



# John L. Scott®

## REAL ESTATE

### Peek At Bainbridge Island Real Estate Inventory and Trends January 1, 2010

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#### Condominium (The last 3 months of 2009 sales were hot – Buyers Credit!)

|                              | Dec. 2009                  | Dec. 2008 | 2010 YTD | 2009   | 2008   | 2007   | 2006   | 2005   |
|------------------------------|----------------------------|-----------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u>            | 8 sold                     | 1         | -        | 53     | 42     | 133    | 152    | 74     |
| Median Price                 | \$329K                     | \$281K    | -        | \$330K | 392K   | 464K   | 342K   | 385K   |
| Price per Square Foot        | \$295.00 sq/ft             | \$357.00  | -        | \$275. | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market       | 220 days                   | 92 days   | -        | 281    | 137    | 230    | 96     | 60     |
| <u>Actively Listed Units</u> | January 1, 2010 – 83 units |           |          |        |        |        |        |        |
| Median Price                 | \$348,950.00               |           |          |        |        |        |        |        |
| Price per Square Foot        | \$314.00 per square foot   |           |          |        |        |        |        |        |
| Average Days on Market       | 357 days                   |           |          |        |        |        |        |        |
| <u>Pending Units</u>         | January 1, 2010 – 3 units  |           |          |        |        |        |        |        |
| Average Days on Market       | 969 days                   |           |          |        |        |        |        |        |

#### Vacant Land (Very slow market due to few new homes starts & funding)

|                             | Dec. 2009   | Dec. 2008 | 2010 YTD | 2009 | 2008 | 2007 | 2006 | 2005 |
|-----------------------------|---|-----------|----------|------|------|------|------|------|
| <u>Lots Sold</u>            | 1   | 2         | -        | 11   | 15   | 30   | 53   | 87   |
| Average Days on Market      | 117   | 7         | -        | 291  | 124  | 164  | 183  | 188  |
| <u>Actively Listed lots</u> | January 1, 2010 – 64 vacant lots / 404 average days on market |           |          |      |      |      |      |      |
| <u>Pending</u>              | January 1, 2010 – 2 vacant lots / 191 average days on market  |           |          |      |      |      |      |      |

#### Single Family Residential Homes (Steady sales in 2010 but <\$300K is hot)

|                                       | <\$500K   | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M>      |
|---------------------------------------|-----------|------------------|--------------------|-------------|
| <u>Homes Sold 2009</u>                | 86 sold   | 98 sold          | 24 sold            | 4 sold      |
| Median Price                          | \$389,500 | \$647,500        | \$1,250,000        | \$1,732,350 |
| Price per Square Foot                 | \$205.00  | \$252.00         | \$323.00           | \$587.00    |
| Average Days on Market                | 160 days  | 189 days         | 316 days           | 180 days    |
| <u>Actively Listed Homes 1/1/2010</u> | 34 listed | 79 listed        | 28 listed          | 19 listed   |
| Median Price                          | \$395,000 | \$695,000        | \$1,296,500        | \$2,350,000 |
| Price per Square Foot                 | \$256.00  | \$288.00         | \$443.00           | \$549.00    |
| Average Days on Market                | 157days   | 237 days         | 286 days           | 318 days    |

#### Waterfront Homes:

33 Sold in 2009 / 0 Sold Year to Date in 2010 / 49 Actively Listed Waterfront Homes on 1/1/2010

## PEEK at Bainbridge Island Residential Real Estate

\*Not Including Manufactured Home, Pre-sales, Condominiums, Town-homes or Vacant Land

### December 31, 2009

| Price Range   | Active<br>1/1/2010 | Active<br>2/1/2010 | STI or<br>Pending<br>1/1/2010 | Sold<br>Dec.<br>2009 | Sold<br>YTD<br>2010 | Sold<br>2009 | Sold<br>2008 | Sold<br>2007 | Sold<br>2006 | Sold<br>2005 |
|---------------|--------------------|--------------------|-------------------------------|----------------------|---------------------|--------------|--------------|--------------|--------------|--------------|
| Under 200K    | 0                  | -                  | 2                             | 0                    | -                   | 1            | 2            | 1            | 2            | 1            |
| 200 - 300     | 2                  | -                  | 1                             | 2                    | -                   | 15           | 6            | 1            | 8            | 11           |
| 300 - 400     | 17                 | -                  | 0                             | 4                    | -                   | 28           | 10           | 13           | 15           | 55           |
| 400 - 500     | 15                 | -                  | 3                             | 5                    | -                   | 42           | 44           | 48           | 56           | 94           |
| 500 - 600     | 24                 | -                  | 6                             | 4                    | -                   | 32           | 36           | 54           | 65           | 83           |
| 600 - 700     | 21                 | -                  | 1                             | 1                    | -                   | 26           | 22           | 62           | 42           | 48           |
| 700 - 800     | 15                 | -                  | 2                             | 2                    | -                   | 15           | 14           | 33           | 42           | 45           |
| 800 - 900     | 8                  | -                  | 3                             | 1                    | -                   | 16           | 11           | 27           | 34           | 30           |
| 900 - 1,000   | 11                 | -                  | 1                             | 0                    | -                   | 9            | 8            | 26           | 29           | 21           |
| 1,000 - 1,100 | 4                  | -                  | 1                             | 1                    | -                   | 7            | 7            | 10           | 10           | 6            |
| 1,100 - 1,200 | 4                  | -                  | 2                             | 1                    | -                   | 4            | 7            | 8            | 16           | 10           |
| 1,200 - 1,300 | 8                  | -                  | 2                             | 0                    | -                   | 5            | 6            | 13           | 10           | 12           |
| 1,300 - 1,400 | 2                  | -                  | 1                             | 0                    | -                   | 5            | 6            | 7            | 6            | 4            |
| 1,400 - 1,500 | 7                  | -                  | 0                             | 0                    | -                   | 1            | 1            | 8            | 2            | 4            |
| 1,500 - 1,600 | 2                  | -                  | 0                             | 1                    | -                   | 2            | 1            | 3            | 3            | 2            |
| Above 1,600   | 18                 | -                  | 1                             | 2                    | -                   | 4            | 6            | 18           | 10           | 11           |
| <b>Totals</b> | <b>158</b>         | <b>-</b>           | <b>26</b>                     | <b>22</b>            | <b>-</b>            | <b>212</b>   | <b>187</b>   | <b>332</b>   | <b>350</b>   | <b>437</b>   |

### Monthly Number of Homes Sold / Corresponding Median Sale Price by Year

| 2010          | \$ Median Price | 2009          | \$ Median Price      | 2008          | \$ Median Price      |
|---------------|-----------------|---------------|----------------------|---------------|----------------------|
| Homes Sold    |                 | Homes Sold    |                      | Homes Sold    |                      |
| January       |                 | January       | 12 \$538,000         | January       | 9 \$562,000          |
| February      |                 | February      | 11 \$525,000         | February      | 8 \$715,000          |
| March         |                 | March         | 14 \$787,000         | March         | 17 \$697,500         |
| April         |                 | April         | 13 \$510,000         | April         | 19 \$607,000         |
| May           |                 | May           | 18 \$539,500         | May           | 15 \$549,000         |
| June          |                 | June          | 15 \$705,000         | June          | 18 \$615,000         |
| July          |                 | July          | 21 \$623,000         | July          | 18 \$555,500         |
| August        |                 | August        | 20 \$592,000         | August        | 26 \$598,000         |
| September     |                 | September     | 26 \$492,000         | September     | 16 \$686,500         |
| October       |                 | October       | 23 \$495,000         | October       | 12 \$620,000         |
| November      |                 | November      | 17 \$517,000         | November      | 16 \$508,000         |
| December      |                 | December      | 22 \$502,000         | December      | 13 \$427,500         |
| <b>Totals</b> |                 | <b>Totals</b> | <b>212 \$546,000</b> | <b>Totals</b> | <b>187 \$589,500</b> |

Statistics not compiled or published by Northwest Multiple Service – This report is updated & posted to my website on the 5<sup>th</sup> of every month. View this report along the previous 6 months at: [www.jimpeek.com](http://www.jimpeek.com)



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\*See my “Bainbridge Island Inventory & Trends” report for Condo and Vacant Land Activities on at: [www.jimpeek.com](http://www.jimpeek.com)

