



John L. Scott®

REAL ESTATE

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

Jim Peek – (206) 817-5879 - Statistics Not Compiled or Published by NWMLS

Condominium (Up To \$8,000 Buyer's Tax Credit Applies Until 4/30/2010)

	Jan. 2010	Jan. 2009	2010 YTD	2009	2008	2007	2006	2005
<u>Units Sold</u>	1 sold	0	1	53	42	133	152	74
Median Price	\$205K	N/A	\$205	\$330K	392K	464K	342K	385K
Price per Square Foot	\$171.00 sq/ft	N/A	\$171	\$335.	\$362.	\$318.	\$281.	
Average Days on Market	134 days	N/A	134	137	230	96	60	
<u>Actively Listed Units</u>	February 1, 2010 – 75 units							
Median Price	\$339,500							
Price per Square Foot	\$308.00 per square foot							
Average Days on Market	297 days							
<u>Pending Units</u>	February 1, 2010 – 8 units							
Average Days on Market	891 days							

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

	Jan. 2010	Jan. 2009	2010 YTD	2009	2008	2007	2006	2005
<u>Lots Sold</u>	1	1	1	11	15	30	53	87
Average Days on Market	102	1012	102	291	124	164	183	188
<u>Actively Listed lots</u>	February 1, 2010 – 58 vacant lots / 393 average days on market							
<u>Pending</u>	February 1, 2010 – 5 vacant lots / 157 average days on market							

Single Family Residential Homes (Steady sales in Jan. Inv. < \$500K is low)

(Tax Credit Effective Until 4/30/10)	<\$500K	\$500 – \$1,000K	\$1,000K – \$1.6 M	1.6 M>
<u>Homes Sold 2010 YTD</u>	5 sold	7 sold	2 sold	0 sold
Median Price	\$400,000	\$661,000	\$1,092,500	N/A
Price per Square Foot	\$124.00	\$190.00	\$281.00	N/A
Average Days on Market	15 days	240 days	327 days	N/A
<u>Actively Listed Homes 2/1/2010</u>	<500K	\$500 - \$1,000K	\$1,000K – 1.6 M	1.6 M>
	36 listed	73 listed	22 listed	17 listed
Median Price	\$392,000	\$784,567	\$1,269,000	\$1,998,500
Price per Square Foot	\$250.00	\$275.00	\$445.00	\$496.00
Average Days on Market	147days	249 days	280 days	293 days

Waterfront Homes:

33 Sold in 2009 / 1 Sold Year to Date in 2010 / 44 Actively Listed Waterfront Homes on 2/1/2010

PEEK at Bainbridge Island Residential Real Estate

*Not Including Manufactured Home, Pre-sales, Condominiums, Town-homes or Vacant Land
February 1, 2010

Price Range	Active 1/1/2010	Active 2/1/2010	STI or Pending 2/1/2010	Sold Jan. 2010	Sold YTD 2010	Sold 2009	Sold 2008	Sold 2007	Sold 2006	Sold 2005
Under 200K	0	0	0	2	2	1	2	1	2	1
200 - 300	2	4	2	0	0	15	6	1	8	11
300 - 400	17	18	2	0	0	28	10	13	15	55
400 - 500	15	14	4	3	3	42	44	48	56	94
500 - 600	24	15	6	3	3	33	36	54	65	83
600 - 700	21	21	2	1	1	26	22	62	42	48
700 - 800	15	18	1	1	1	15	14	33	42	45
800 - 900	8	8	3	2	2	16	11	27	34	30
900 - 1,000	11	11	1	0	0	9	8	26	29	21
1,000 - 1,100	4	5	0	1	1	7	7	10	10	6
1,100 - 1,200	4	2	2	1	1	4	7	8	16	10
1,200 - 1,300	8	6	1	0	0	6	6	13	10	12
1,300 - 1,400	2	2	1	0	0	5	6	7	6	4
1,400 - 1,500	7	6	1	0	0	1	1	8	2	4
1,500 - 1,600	2	1	0	0	0	2	1	3	3	2
Above 1,600	18	17	3	0	0	4	6	18	10	11
Totals	158	148	29	14	14	214	187	332	350	437

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	14	\$553,500	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
Totals			Totals	212	\$546,000	Totals	187	\$589,500

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



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Five Year Award Winner “Five Star: Best In Client Satisfaction” by Seattle Magazine

*See my “Bainbridge Island Inventory & Trends” report for Condo and Vacant Land Activities on at: www.jimpeek.com

