NEIGHBOURHOOD MARKET REPORT

KIRKLAND (North West)

Single-Family Homes

September 1, 2025 – August 31, 2026

YOUR MOVE. DONE RIGHT. WITH KNIGHT.

MARKET POSITION

Balanced Market

Slight seller advantage

MEDIAN SALE PRICE

$855,000

September 1, 2025 – August 31, 2026

+0.6%

VS PRIOR 12-MONTH PERIOD

TRAILING 12-MONTH INDICATORS

Period ending August 31, 2026

Total homes sold	69
Average days on market	69.3
Active listings (monthly avg.)	28.3
Months of inventory	4.9
Total expired listings	29

MARKET INTERPRETATION

The real estate market in **Kirkland (North West)** is currently in a **balanced market with a slight seller advantage**, based on current supply levels relative to sales activity. With approximately **4.9 months of inventory** and an average selling time of **69.3 days**, sellers benefit from somewhat favourable market conditions, while buyers continue to have a reasonable selection of available properties. During the 12-month period ending August 31, 2026, a total of **69 homes sold**, while the median sale price reached **$855,000**, representing a **0.6% increase** compared to the preceding 12-month period. Although current market conditions **slightly favour sellers**, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.

CHRISTOPHER KNIGHT

Residential Real Estate Broker

M Immobilier, Real Estate Agency

514.625.4301 • info@christopherknight.ca

christopherknight.ca