NEIGHBOURHOOD MARKET REPORT

KIRKLAND (South East)

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

$950,000

September 1, 2025 – August 31, 2026

+11.8%

VS PRIOR 12-MONTH PERIOD

TRAILING 12-MONTH INDICATORS

Period ending August 31, 2026

Total homes sold	33
Average days on market	49.2
Active listings (monthly avg.)	12.5
Months of inventory	4.5
Total expired listings	9

MARKET INTERPRETATION

The real estate market in **Kirkland (South East)** is currently in a **balanced market with a slight seller advantage**, based on current supply levels relative to sales activity. With approximately **4.5 months of inventory** and an average selling time of **49.2 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 **33 homes sold**, while the median sale price reached **$950,000**, representing an **11.8% 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