MARKET REPORT

KIRKLAND (North East)
Single-Family Homes
June 1, 2025 – May 31, 2026

MARKET CONDITIONS

CURRENT MARKET TYPE
Buyer's Market — Strong Buyer Advantage

Median Sale Price (June 1, 2025 – May 31, 2026)
$1,209,000

Price Change vs Prior 12-Month Period +6.6%

TRAILING 12-MONTH MARKET INDICATORS
Period Ending May 31, 2026

Total Homes Sold	34
Average Days on Market	84
Active Listings (Monthly Avg.)	22.1
Months of Inventory	7.8
Total Expired Listings	23

MARKET INTERPRETATION

The real estate market in Kirkland (North East) is currently in a buyer's market with a strong buyer advantage, based on current supply levels relative to sales activity. With approximately 7.8 months of inventory and an average selling time of 84 days, buyers benefit from increased choice and negotiating leverage, while sellers may experience longer selling periods than in a balanced market. During the 12-month period ending May 31, 2026, a total of 34 homes sold, while the median sale price reached $1,209,000, representing a 6.6% increase compared to the preceding 12-month period. Although current market conditions favour buyers, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.

Sincerely,

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