MARKET REPORT

KIRKLAND (North West)
Single-Family Homes

June 1, 2025 – May 31, 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Balanced Market — Slight Buyer Advantage

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

$843,000

Price Change vs Prior 12-Month Period -8.9%

TRAILING 12-MONTH MARKET INDICATORS

Period Ending May 31, 2026

Total Homes Sold	61
Average Days on Market	69
Active Listings (Monthly Avg.)	30.1
Months of Inventory	5.9
Total Expired Listings	30

MARKET INTERPRETATION

The real estate market in Kirkland (North West) is currently in a balanced market with a slight buyer advantage, based on current supply levels relative to sales activity. With approximately 5.9 months of inventory and an average selling time of 69 days, buyers benefit from increased choice and negotiating leverage, while sellers may experience slightly longer selling periods than in a seller's market. During the 12-month period ending May 31, 2026, a total of 61 homes sold, while the median sale price reached $843,000, representing an 8.9% decrease compared to the preceding 12-month period. Although current market conditions slightly favour buyers, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.

Sincerely,

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