

# MARKET REPORT

KIRKLAND (North East)  
Single-Family Homes

FEBRUARY 2026

## MARKET CONDITIONS

### CURRENT MARKET TYPE

Buyer's Market — Strong Buyer Advantage

### MEDIAN SALE PRICE — ANNUAL TREND

2024: \$1,084,000 → 2025: \$1,152,000

YEAR-OVER-YEAR CHANGE **+6.27%** 

### TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	39
Average Days on Market	83
Active Listings (Monthly Avg.)	23.7
Months of Inventory	7.3
Total Expired Listings	20

## MARKET INTERPRETATION

The real estate market in Kirkland (North East) is currently in a buyer's market, with a strong advantage for buyers based on current supply levels relative to sales activity. With approximately 7.3 months of inventory and an average selling time of 83 days, properties are generally taking longer to sell as buyers have greater choice in the market. Over the past year, the median sale price increased from \$1,084,000 to \$1,152,000, representing a 6.27% year-over-year increase. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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