

MARKET REPORT

KIRKLAND (North West)
Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Balanced Market — Slight Buyer Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$910,000 → 2025: \$830,000

YEAR-OVER-YEAR CHANGE **-8.79%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	71
Average Days on Market	67
Active Listings (Monthly Avg.)	32.3
Months of Inventory	5.5
Total Expired Listings	29

MARKET INTERPRETATION

The real estate market in Kirkland (North West) is currently in a balanced market, with a slight advantage for buyers based on current supply levels relative to sales activity. With approximately 5.5 months of inventory and an average selling time of 67 days, homes generally continue to sell within typical market timeframes while buyers have slightly more negotiating power. Over the past year, the median sale price decreased from \$910,000 to \$830,000, representing an 8.79% year-over-year decline. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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