

MARKET REPORT

KIRKLAND (South East)
Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Buyer's Market — Moderate Buyer Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$850,000 → 2025: \$867,500

YEAR-OVER-YEAR CHANGE **+2.06%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	25
Average Days on Market	53
Active Listings (Monthly Avg.)	12.8
Months of Inventory	6.2
Total Expired Listings	14

MARKET INTERPRETATION

The real estate market in Kirkland (South East) is currently in a buyer's market, with a moderate advantage for buyers based on current supply levels relative to sales activity. With approximately 6.2 months of inventory and an average selling time of 53 days, buyers have somewhat greater choice in the market while homes that are competitively priced continue to attract interest and sell within typical timeframes. Over the past year, the median sale price increased from \$850,000 to \$867,500, representing a 2.06% year-over-year increase. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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