

MARKET REPORT

KIRKLAND (South West)
Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Buyer's Market — Moderate Buyer Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$972,000 → 2025: \$854,000

YEAR-OVER-YEAR CHANGE **-12.14%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	24
Average Days on Market	80
Active Listings (Monthly Avg.)	13.3
Months of Inventory	6.7
Total Expired Listings	13

MARKET INTERPRETATION

The real estate market in Kirkland (South West) is currently in a buyer's market, with a moderate advantage for buyers based on current supply levels relative to sales activity. With approximately 6.7 months of inventory and an average selling time of 80 days, properties are generally taking longer to sell as buyers have greater choice and negotiating power in the market. Over the past year, the median sale price decreased from \$972,000 to \$854,000, representing a 12.14% year-over-year decline. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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