

MARKET REPORT

KIRKLAND (Timberlea)
Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Balanced Market — Slight Buyer Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$878,500 → 2025: \$869,000

YEAR-OVER-YEAR CHANGE **-1.08%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	22
Average Days on Market	54
Active Listings (Monthly Avg.)	10.8
Months of Inventory	5.9
Total Expired Listings	12

MARKET INTERPRETATION

The real estate market in Kirkland (Timberlea) is currently in a balanced market, with a slight advantage for buyers based on current supply levels relative to sales activity. With approximately 5.9 months of inventory and an average selling time of 54 days, homes that are competitively priced continue to attract interest and generally sell within typical market timeframes. Over the past year, the median sale price decreased slightly from \$878,500 to \$869,000, representing a 1.08% year-over-year decline. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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