



2026 EDITION

A KIRKLAND RELOCATION GUIDE

Moving to Kirkland? Start Here

Five neighborhoods, real numbers, and the questions people ask every single time — answered straight, before you ever talk to an agent.

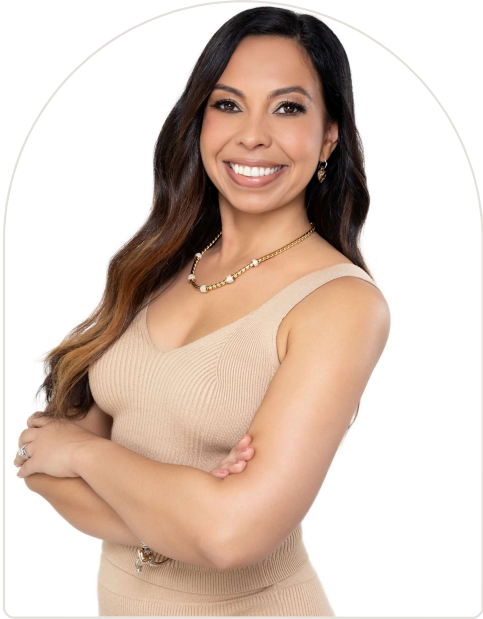
Amanda Aguiar

BROKER · EXP REALTY · KIRKLAND, WA



LUXURY

Straight answers, before you ever talk to an agent.



AMANDA AGUIAR
BROKER · EXP REALTY

This guide is for anyone relocating to Kirkland, Washington — whether you're coming from Portland, the Bay Area, out of state, or across the border.

Inside you'll find real neighborhoods, real numbers, and the questions people ask every single time. No listings dressed up as advice, and nothing you have to hand over your phone number to read.

I'm a broker with eXp Realty, based here in Kirkland. I handle local buyers and out-of-state moves end to end, including fully remote purchases. I'm fluent in English and Portuguese, with conversational Spanish, so language is never a barrier either.

“Luxury is not a price point — it's how I treat my clients.”

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The Questions Everyone Asks

Moving to a city you've never lived in is one of the biggest decisions you'll make — and most of what's online is just listings dressed up as advice.

Every single time someone relocates to Kirkland, the same questions come up:

-
- 01 Which neighborhood actually fits
 - 02 What your money really gets you here
 - 03 Condo or house
 - 04 Why HOA fees run high
 - 05 Whether the home will hold its value long-term
-

This guide answers all of it, in plain language, from someone who does this for a living.

Coming From There? Here's What Changes

PORTLAND, OR MEDIAN	BAY AREA MEDIAN	KIRKLAND MEDIAN
\$536,000	\$1.67M	\$1.32M

Coming from Portland, OR	Portland's median home price is around \$536,000 (Redfin, mid-2026). Kirkland's median runs about \$1.32M (Redfin). That's a real jump — but it comes with being 15–25 minutes from Microsoft and Amazon's Bellevue campuses instead of a much longer commute for the same kind of job.
Coming from the San Francisco Bay Area	Bay Area medians are running around \$1.67M (Redfin, mid-2026) — noticeably higher than Kirkland's \$1.32M median. Many Bay Area buyers find their money goes further here: more house, more land, and a shorter, calmer commute to the same tech employers.
Coming from Texas, Arizona, Colorado, Idaho, or Utah	This is one of the fastest-growing groups of buyers relocating here right now. Expect a real price increase from most of these markets — but also milder summers, easy access to mountains and water, and one of the strongest tech job markets in the country.
Coming from elsewhere in Washington	Spokane, Vancouver WA, Bellingham, Yakima: the most common move is a smaller WA city to the Eastside for the job market. Expect higher local prices, but no state income tax to plan around either way, and a much wider range of employers and schools to choose from.
Coming from Canada	Real example — a Canadian relocation buyer's \$1M budget didn't stretch to Kirkland proper, so the search widened and the right home turned up in Covington instead. Same region, real savings, still close to everything. If Kirkland's price point doesn't fit, there's almost always a nearby option that does.

Where To Live: 5 Kirkland Neighborhoods

Juanita

NE KIRKLAND, ON LAKE WASHINGTON

\$800K–\$1.1M · 3–4 bed

Homes mostly built 1980s–2000s on mature, tree-lined lots. Juanita Beach Park has a public swimming beach right on the lake. Feeds into Juanita High School (Lake Washington School District). Quieter and more residential than downtown.

Downtown Kirkland

WATERFRONT

Houses \$1.2M+ · Condos \$700K–\$900K

A mix of older craftsman homes, newer townhomes, and condos, walking distance to the marina, Peter Kirk Park, the Saturday farmers market, and a growing restaurant and retail strip. You're paying for the address and the walkability.

Bridle Trails / Rose Hill

BETWEEN KIRKLAND AND BELLEVUE

\$900K–\$1.5M+

Larger, wooded lots with more privacy than most of the Eastside, and a short commute to Microsoft, Amazon's Bellevue offices, and the 405 corridor. Bridle Trails State Park (482 acres of hiking and equestrian trails) sits right next to it.

Totem Lake / Kingsgate

NORTH KIRKLAND — THE ONE TO WATCH IN 2026

\$750K–\$1M · 4 bed

Active redevelopment is bringing new mixed-use retail and better trail connections to the Eastside Rail Corridor. Newer construction here generally means more square footage per dollar than downtown or Juanita. Kingsgate feeds into strong Lake Washington School District schools. It's the best value play in Kirkland right now, with newer townhomes below that range.

Finn Hill

A RIDGE ABOVE LAKE WASHINGTON

\$850K–\$1.1M · View lots
\$1.2M+

Many homes have partial or full lake and mountain views. There's a genuinely active neighborhood association here — block parties, community events. Finn Hill Park and its trail connections are right there too.

What Everyone Gets Wrong

WHAT SURPRISES TRANSPLANTS

There's a lot to do here for people of every age and interest — but it's not always the easiest place to make friends unless you get out and actually join something: a class, a club, a kids' activity, a group. That surprises a lot of transplants.

THE FLIP SIDE

On the flip side, Kirkland itself is a genuinely cozy town. Downtown comes alive in summer with waterfront events. And Totem Lake Mall is a year-round go-to — shops, coffee, a movie theater, Trader Joe's, and Whole Foods, all in one spot.



MARINA PARK, DOWNTOWN KIRKLAND

It's a place that takes a little effort socially but gives a lot back once you put it in.

The Mistakes Relocating Buyers Make

FIVE THINGS I SEE EVERY SEASON

01

Picking a neighborhood off photos alone, without checking the actual commute at rush hour.

02

Underestimating closing costs and moving costs on top of the down payment.

03

Waiting to get pre-approved until after finding “the one” — by then, it can already be gone.

04

Assuming a higher price automatically means a better long-term investment — location and school district matter more than square footage alone.

05

Not asking about HOA dues upfront. Condos and some newer communities carry higher HOA fees than buyers expect, and it changes the real monthly cost.

What To Do, And When

6–12
months out

Shortlist 2–3 of the neighborhoods above. Talk to a lender about financing across state or country lines — it works differently than a local move.

3–6
months out

Get pre-approved and set your real budget, including HOA, taxes, and insurance — not just the mortgage. Plan one visit if you can.

1–3
months out

Tour homes, in person or virtually. Make the offer. Get the inspection done.

Moving
month

Possession, utilities transferred, and a first-week list — school registration, local services, finding the closest grocery store.

What Good Looks Like

A client relocating from Atlanta for work flew out once in March, toured homes, and didn't make an offer. The search kept going after she went home — fully remote.

In September, I walked her through a home in Mill Creek by video call alone. She never saw it in person.

She bought it for \$1,075,000, and we closed that October.

CLOSED PRICE

\$1,075,000

HOME TOURS IN PERSON

None

CLOSED

October

If you're worried you have to be here in person for every step of this — you don't.

What Clients Say

YEARS IN THE MARKET	SALES TRACKED ON ZILLOW	PRICE RANGE CLOSED
22+	25	\$315,000– \$2,600,000



“We contacted her a year before we were ready to start looking for a house, and even though we weren't ready, she always went the extra mile to answer our questions and guide us through the process.”

VITORIA CAROLINE

“Your immediate response to every email, text and calls is so appreciated. You were always there for us.”

RUSHWALD LO



“She made everything so smooth and clear. I couldn't recommend her more.”

MAIZA LIMA

“Amanda's friendliness, professionalism and follow up was top notch... I'd definitely recommend her in order to list or find your next home.”

STEVE AND ELAINE MARIANO

The Kirkland Relocation Checklist

Every step from this guide, in the order it happens. Print this page and work down it.

6-12 MONTHS OUT

- ☐ Shortlist 2-3 neighborhoods from this guide
- ☐ Drive or check the real commute at rush hour
- ☐ Talk to a lender about financing across state or country lines

1-3 MONTHS OUT

- ☐ Tour homes, in person or by video call
- ☐ Make the offer
- ☐ Get the inspection done

3-6 MONTHS OUT

- ☐ Get pre-approved before you find “the one”
- ☐ Set the real budget: mortgage, HOA, taxes, insurance
- ☐ Ask HOA dues on every condo and newer community
- ☐ Add closing and moving costs on top of the down payment
- ☐ Plan one visit if you can

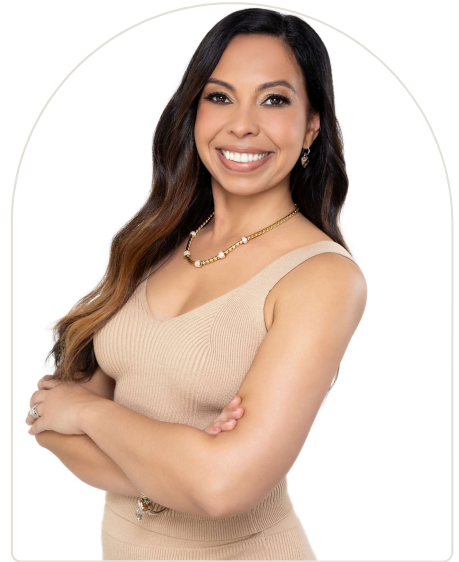
MOVING MONTH

- ☐ Confirm possession and transfer utilities
- ☐ Register schools and sort local services
- ☐ Find the closest grocery store in week one



How Amanda Helps Next

Wherever you are in this right now — still deciding if you're moving, or ready to start touring homes — I run every relocating client through the same process that got the story above to a closing: clear steps from day one, so you're never left wondering what's happening. A lender, inspector, and everyone else coordinated on your behalf, so you have one point of contact, not five. And yes, the option to do all of it remotely if that's what you need. I'm fluent in English and Portuguese, with conversational Spanish, so language is never a barrier either.



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You can reach me directly at
amanda@amandaaguiarrealestate.com —
no call booking required, just reach out.

ONE POINT OF CONTACT

Lender, inspector, and everyone else coordinated on your behalf.

FULLY REMOTE IF YOU NEED IT

Video tours, offers, and closing handled from wherever you are.

THREE LANGUAGES

English and Portuguese fluently, with conversational Spanish.



Relocating to Kirkland? Start with a call and a plan.

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LUXURY

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Equal Housing Opportunity. Market figures cited in this guide are from Redfin, mid-2026, and are provided for general information only — not an appraisal or a promise of price.