

Local Market Update – April 2024

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Kitsap County

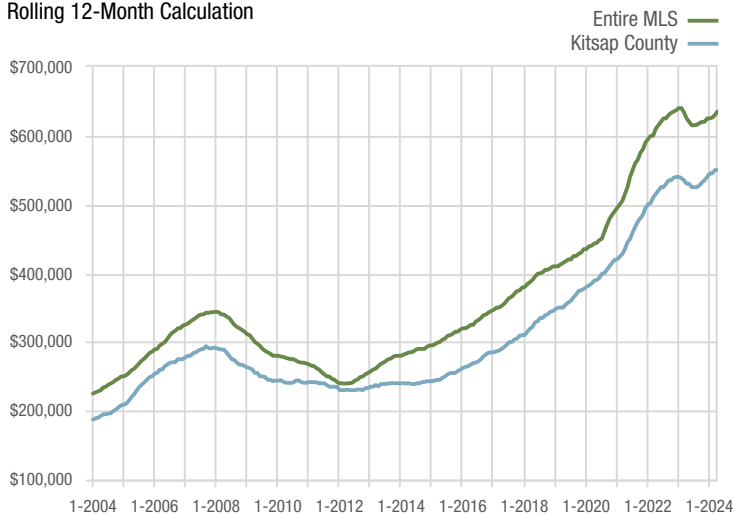
Residential Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	322	478	+ 48.4%	1,164	1,378	+ 18.4%
Pending Sales	331	378	+ 14.2%	1,143	1,190	+ 4.1%
Closed Sales	229	264	+ 15.3%	918	938	+ 2.2%
Days on Market Until Sale	27	28	+ 3.7%	41	41	0.0%
Median Sales Price*	\$525,000	\$549,998	+ 4.8%	\$509,950	\$540,000	+ 5.9%
Average Sales Price*	\$648,504	\$692,298	+ 6.8%	\$596,482	\$636,333	+ 6.7%
Percent of List Price Received*	100.7%	100.5%	- 0.2%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	397	473	+ 19.1%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

Condo Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	17	21	+ 23.5%	61	73	+ 19.7%
Pending Sales	16	15	- 6.3%	60	52	- 13.3%
Closed Sales	19	12	- 36.8%	53	50	- 5.7%
Days on Market Until Sale	41	29	- 29.3%	47	38	- 19.1%
Median Sales Price*	\$290,000	\$399,250	+ 37.7%	\$299,000	\$382,500	+ 27.9%
Average Sales Price*	\$349,110	\$526,200	+ 50.7%	\$408,226	\$548,206	+ 34.3%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	98.4%	100.4%	+ 2.0%
Inventory of Homes for Sale	23	33	+ 43.5%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

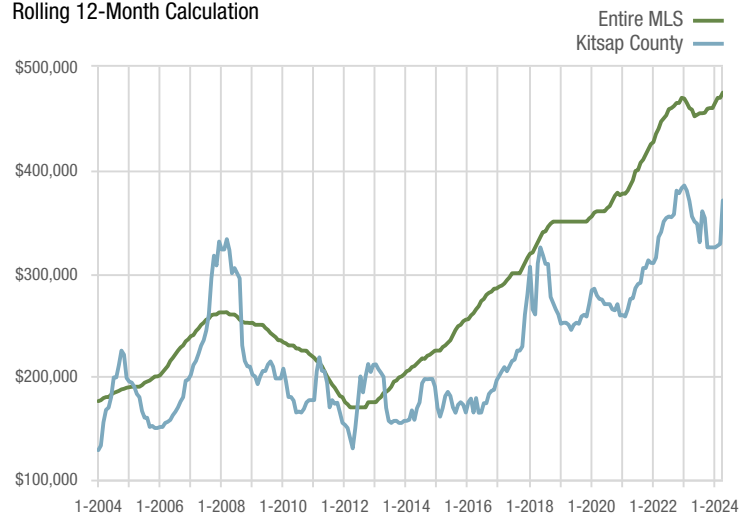
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.