

# Local Market Update – December 2022

A Research Tool Provided by Northwest Multiple Listing Service®



## Kitsap County

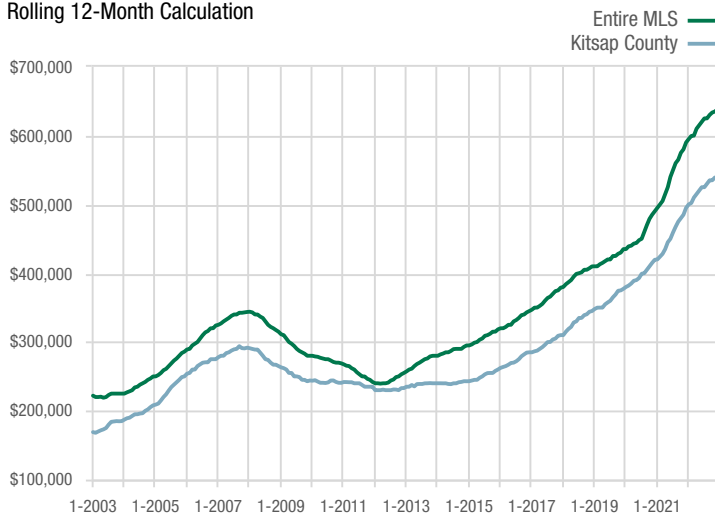
Residential Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	203	161	- 20.7%	4,984	4,949	- 0.7%
Pending Sales	265	201	- 24.2%	4,751	4,076	- 14.2%
Closed Sales	389	249	- 36.0%	4,803	4,242	- 11.7%
Days on Market Until Sale	17	39	+ 129.4%	15	20	+ 33.3%
Median Sales Price*	\$500,000	\$489,000	- 2.2%	\$495,000	\$539,950	+ 9.1%
Average Sales Price*	\$596,071	\$543,733	- 8.8%	\$603,524	\$645,404	+ 6.9%
Percent of List Price Received*	103.5%	98.5%	- 4.8%	104.9%	102.3%	- 2.5%
Inventory of Homes for Sale	203	459	+ 126.1%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	16	5	- 68.8%	295	278	- 5.8%
Pending Sales	12	4	- 66.7%	265	235	- 11.3%
Closed Sales	15	7	- 53.3%	269	244	- 9.3%
Days on Market Until Sale	25	37	+ 48.0%	18	22	+ 22.2%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$310,000	\$382,500	+ 23.4%
Average Sales Price*	\$403,213	\$502,857	+ 24.7%	\$424,034	\$552,298	+ 30.2%
Percent of List Price Received*	101.2%	97.8%	- 3.4%	102.3%	103.0%	+ 0.7%
Inventory of Homes for Sale	22	29	+ 31.8%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

\* 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.

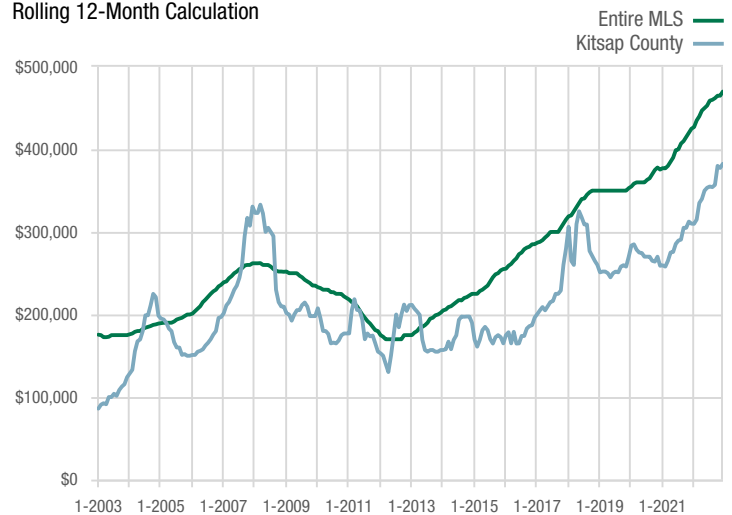
### Median Sales Price - Residential

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.