

Local Market Update – March 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Kitsap County

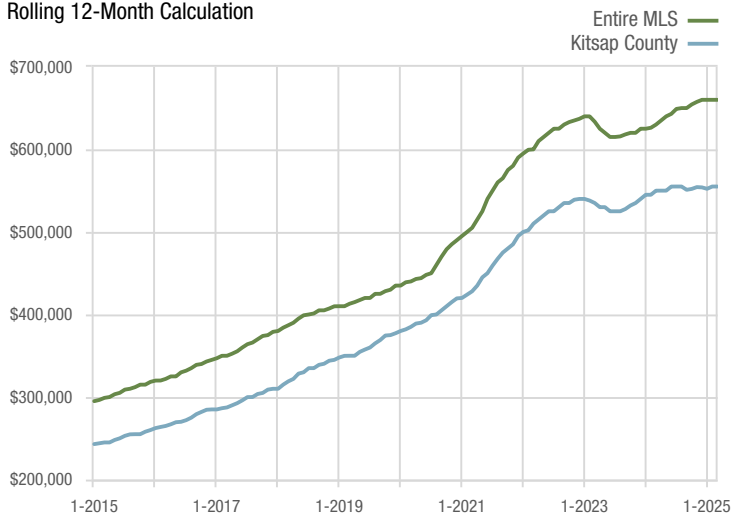
Residential Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	360	348	- 3.3%	898	850	- 5.3%
Pending Sales	306	333	+ 8.8%	804	769	- 4.4%
Closed Sales	286	219	- 23.4%	682	605	- 11.3%
Days on Market Until Sale	39	43	+ 10.3%	45	47	+ 4.4%
Median Sales Price*	\$540,000	\$564,631	+ 4.6%	\$539,950	\$545,950	+ 1.1%
Average Sales Price*	\$618,759	\$664,415	+ 7.4%	\$614,237	\$641,648	+ 4.5%
Percent of List Price Received*	99.8%	100.4%	+ 0.6%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	425	408	- 4.0%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	17	23	+ 35.3%	52	66	+ 26.9%
Pending Sales	13	23	+ 76.9%	36	45	+ 25.0%
Closed Sales	14	16	+ 14.3%	38	32	- 15.8%
Days on Market Until Sale	30	31	+ 3.3%	41	57	+ 39.0%
Median Sales Price*	\$350,000	\$335,000	- 4.3%	\$373,000	\$319,250	- 14.4%
Average Sales Price*	\$552,606	\$469,156	- 15.1%	\$555,156	\$400,252	- 27.9%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.8%	99.2%	- 1.6%
Inventory of Homes for Sale	30	44	+ 46.7%	—	—	—
Months Supply of Inventory	2.0	2.9	+ 45.0%	—	—	—

* 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.

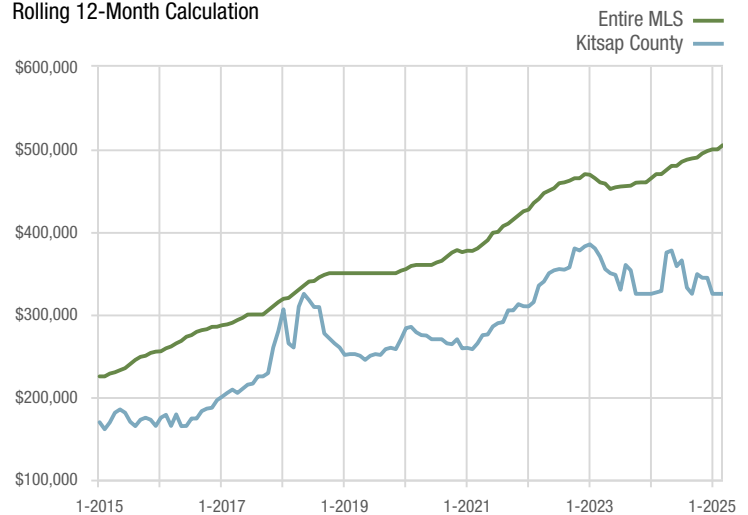
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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.