

Local Market Update – March 2024

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Kitsap County

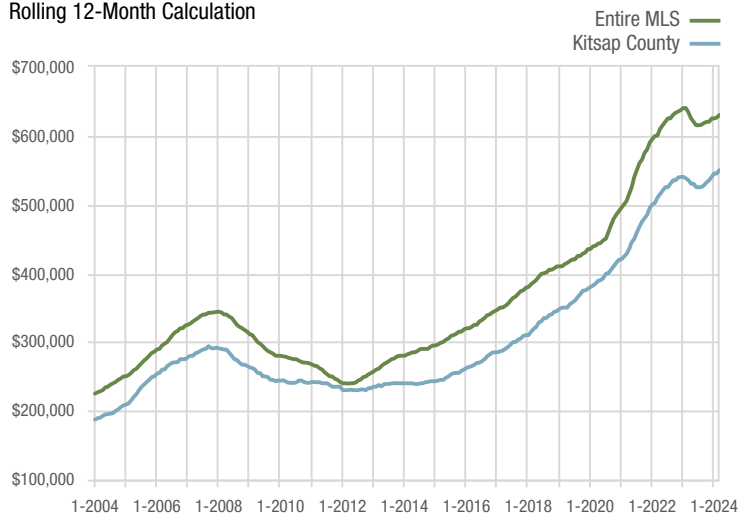
Residential Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	372	360	- 3.2%	842	901	+ 7.0%
Pending Sales	295	332	+ 12.5%	812	839	+ 3.3%
Closed Sales	275	271	- 1.5%	689	663	- 3.8%
Days on Market Until Sale	38	40	+ 5.3%	45	46	+ 2.2%
Median Sales Price*	\$510,000	\$535,700	+ 5.0%	\$500,000	\$537,500	+ 7.5%
Average Sales Price*	\$602,551	\$622,649	+ 3.3%	\$579,192	\$615,720	+ 6.3%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.2%	99.7%	+ 0.5%
Inventory of Homes for Sale	424	386	- 9.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	22	17	- 22.7%	44	52	+ 18.2%
Pending Sales	18	15	- 16.7%	44	38	- 13.6%
Closed Sales	13	14	+ 7.7%	34	38	+ 11.8%
Days on Market Until Sale	34	30	- 11.8%	51	41	- 19.6%
Median Sales Price*	\$323,000	\$350,000	+ 8.4%	\$299,000	\$373,000	+ 24.7%
Average Sales Price*	\$370,731	\$552,606	+ 49.1%	\$441,262	\$555,156	+ 25.8%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	98.9%	100.8%	+ 1.9%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* 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.

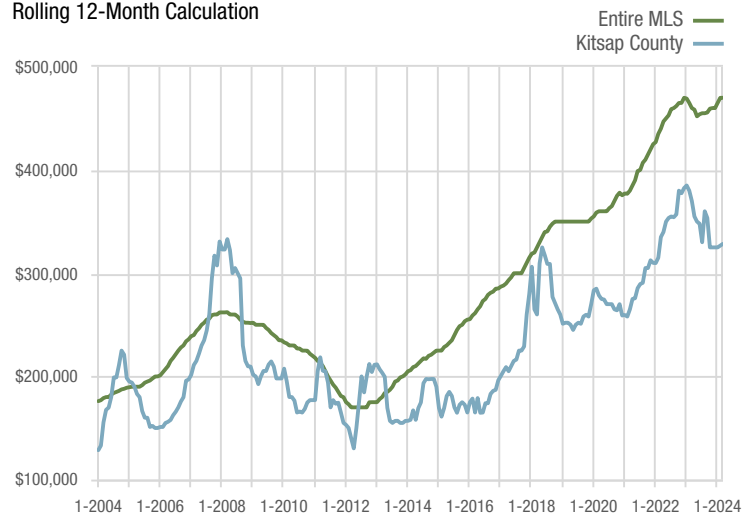
Median Sales Price - Residential

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.