

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Kitsap County

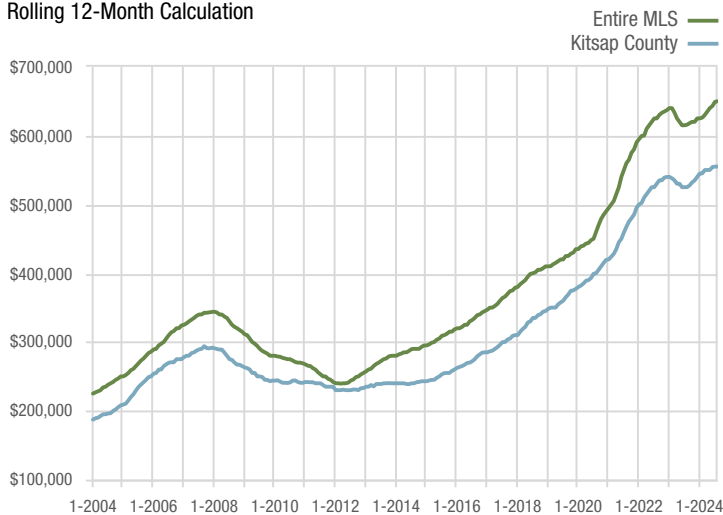
Residential Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	394	374	- 5.1%	2,757	3,122	+ 13.2%
Pending Sales	315	350	+ 11.1%	2,442	2,604	+ 6.6%
Closed Sales	342	374	+ 9.4%	2,273	2,399	+ 5.5%
Days on Market Until Sale	26	30	+ 15.4%	34	32	- 5.9%
Median Sales Price*	\$569,998	\$560,890	- 1.6%	\$535,000	\$555,000	+ 3.7%
Average Sales Price*	\$662,579	\$706,880	+ 6.7%	\$652,535	\$680,964	+ 4.4%
Percent of List Price Received*	100.1%	100.1%	0.0%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	552	602	+ 9.1%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	20	26	+ 30.0%	154	181	+ 17.5%
Pending Sales	17	18	+ 5.9%	132	122	- 7.6%
Closed Sales	17	15	- 11.8%	120	120	0.0%
Days on Market Until Sale	61	46	- 24.6%	42	38	- 9.5%
Median Sales Price*	\$399,900	\$325,000	- 18.7%	\$325,000	\$362,500	+ 11.5%
Average Sales Price*	\$710,341	\$510,060	- 28.2%	\$482,828	\$543,216	+ 12.5%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	35	53	+ 51.4%	—	—	—
Months Supply of Inventory	2.2	3.6	+ 63.6%	—	—	—

* 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.

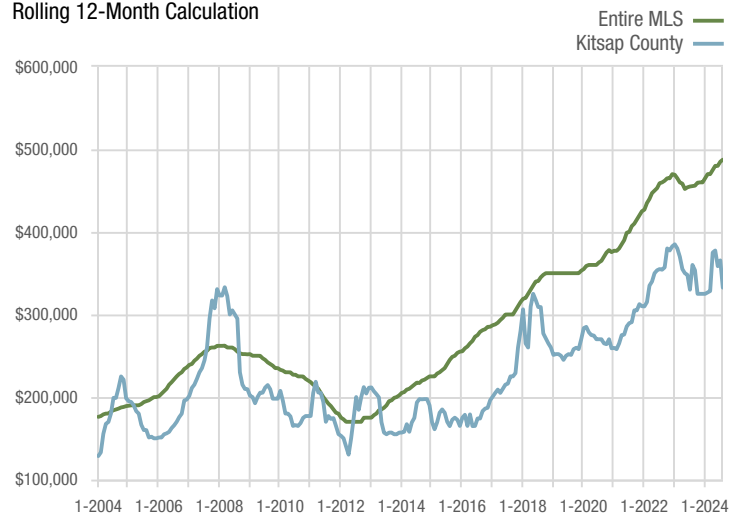
Median Sales Price - Residential

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.