

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - August 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
141	53	52	122	82	48.78%	53	65	-18.46%	50	63	-20.63%	\$632,500	\$599,700	5.47%	2.44
142	23	26	46	36	27.78%	25	22	13.64%	22	29	-24.14%	\$648,000	\$554,275	16.91%	2.09
143	28	28	41	22	86.36%	25	22	13.64%	24	28	-14.29%	\$468,500	\$467,500	0.21%	1.71
144	19	18	41	25	64.00%	20	21	-4.76%	12	28	-57.14%	\$460,000	\$452,500	1.66%	3.42
145	17	15	37	21	76.19%	14	13	7.69%	12	10	20.00%	\$486,750	\$604,500	-19.48%	3.08
146	9	10	18	15	20.00%	16	7	128.57%	4	7	-42.86%	\$847,500	\$515,000	64.56%	4.50
147	25	19	51	53	-3.77%	23	24	-4.17%	26	16	62.50%	\$625,000	\$542,000	15.31%	1.96
148	40	51	62	79	-21.52%	47	35	34.29%	35	36	-2.78%	\$420,000	\$439,500	-4.44%	1.77
149	27	27	48	44	9.09%	34	31	9.68%	29	24	20.83%	\$437,500	\$446,000	-1.91%	1.66
150	35	37	49	61	-19.67%	24	51	-52.94%	26	44	-40.91%	\$501,000	\$517,805	-3.25%	1.88
161	7	7	15	13	15.38%	5	7	-28.57%	6	7	-14.29%	\$665,000	\$875,000	-24.00%	2.50
162	8	18	34	37	-8.11%	14	15	-6.67%	10	17	-41.18%	\$725,565	\$619,818	17.06%	3.40
163	5	4	7	3	133.33%	3	5	-40.00%	1	2	-50.00%	\$645,000	\$937,500	-31.20%	7.00
164	8	2	8	9	-11.11%	8	3	166.67%	8	5	60.00%	\$702,500	\$850,000	-17.35%	1.00
165	21	13	47	14	235.71%	15	19	-21.05%	23	15	53.33%	\$707,788	\$730,000	-3.04%	2.04
166	20	26	52	31	67.74%	22	22	0.00%	23	21	9.52%	\$756,783	\$685,000	10.48%	2.26
167	5	8	10	9	11.11%	2	3	-33.33%	7	10	-30.00%	\$478,450	\$500,000	-4.31%	1.43
168	5	6	5	7	-28.57%	6	4	50.00%	7	3	133.33%	\$440,000	\$545,000	-19.27%	0.71
170	45	45	89	96	-7.29%	55	38	44.74%	43	43	0.00%	\$1,275,000	\$1,385,000	-7.94%	2.07
All Kits Co	400	412	782	657	19.03%	411	407	0.98%	368	408	-9.80%	\$595,000	\$556,000	7.01%	2.13

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
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141	53	52	122	82	48.78%	53	65	-18.46%	50	63	-20.63%	\$632,500	\$599,700	5.47%	2.44
142	23	26	46	36	27.78%	25	22	13.64%	22	29	-24.14%	\$648,000	\$554,275	16.91%	2.09
143	28	28	41	21	95.24%	24	22	9.09%	23	27	-14.81%	\$462,000	\$470,000	-1.70%	1.78
144	19	17	40	22	81.82%	20	20	0.00%	12	28	-57.14%	\$460,000	\$452,500	1.66%	3.33
145	17	15	37	21	76.19%	14	13	7.69%	12	10	20.00%	\$486,750	\$604,500	-19.48%	3.08
146	9	9	17	15	13.33%	15	6	150.00%	4	7	-42.86%	\$847,500	\$515,000	64.56%	4.25
147	25	19	50	53	-5.66%	23	24	-4.17%	26	15	73.33%	\$625,000	\$555,000	12.61%	1.92
148	36	44	50	63	-20.63%	43	30	43.33%	34	34	0.00%	\$422,500	\$439,500	-3.87%	1.47
149	26	24	38	37	2.70%	32	27	18.52%	23	21	9.52%	\$449,000	\$461,000	-2.60%	1.65
150	34	36	47	60	-21.67%	24	50	-52.00%	26	44	-40.91%	\$501,000	\$517,805	-3.25%	1.81
161	7	7	15	13	15.38%	5	7	-28.57%	6	7	-14.29%	\$665,000	\$875,000	-24.00%	2.50
162	8	12	34	32	6.25%	12	14	-14.29%	10	15	-33.33%	\$725,565	\$670,000	8.29%	3.40
163	5	4	7	3	133.33%	3	5	-40.00%	1	2	-50.00%	\$645,000	\$937,500	-31.20%	7.00
164	8	2	8	9	-11.11%	8	3	166.67%	8	5	60.00%	\$702,500	\$850,000	-17.35%	1.00
165	21	13	47	13	261.54%	15	19	-21.05%	22	15	46.67%	\$708,642	\$730,000	-2.93%	2.14
166	20	23	49	28	75.00%	22	21	4.76%	22	19	15.79%	\$760,513	\$753,766	0.90%	2.23
167	5	8	10	9	11.11%	2	3	-33.33%	7	10	-30.00%	\$478,450	\$500,000	-4.31%	1.43
168	5	6	5	7	-28.57%	6	4	50.00%	7	3	133.33%	\$440,000	\$545,000	-19.27%	0.71
170	40	39	73	79	-7.59%	45	35	28.57%	38	39	-2.56%	\$1,345,000	\$1,431,000	-6.01%	1.92
All Kits Co	389	384	736	603	22.06%	391	390	0.26%	353	393	-10.18%	\$599,900	\$563,000	6.55%	2.08

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
141	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
142	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
143	0	0	0	1	-100.00%	1	0	0.00%	1	1	0.00%	\$475,000	\$255,000	86.27%	0.00
144	0	1	1	3	-66.67%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
145	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
146	0	1	1	0	0.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	0	0	1	0	0.00%	0	0	0.00%	0	1	-100.00%	\$0	\$325,000	-100.00%	0.00
148	4	7	12	16	-25.00%	4	5	-20.00%	1	2	-50.00%	\$253,000	\$425,000	-40.47%	12.00
149	1	3	10	7	42.86%	2	4	-50.00%	6	3	100.00%	\$378,500	\$225,000	68.22%	1.67
150	1	1	2	1	100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
161	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
162	0	6	0	5	-100.00%	2	1	100.00%	0	2	-100.00%	\$0	\$342,500	-100.00%	0.00
163	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
164	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
165	0	0	0	1	-100.00%	0	0	0.00%	1	0	0.00%	\$210,000	\$0	0.00%	0.00
166	0	3	3	3	0.00%	0	1	-100.00%	1	2	-50.00%	\$315,000	\$318,700	-1.16%	3.00
167	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
168	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
170	5	6	16	17	-5.88%	10	3	233.33%	5	4	25.00%	\$745,000	\$657,500	13.31%	3.20
All Kits Co	11	28	46	54	-14.81%	20	17	17.65%	15	15	0.00%	\$459,000	\$325,000	41.23%	3.07