

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - October 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
141	42	57	102	90	13.33%	52	69	-24.64%	58	38	52.63%	\$626,995	\$563,997	11.17%	1.76
142	8	24	33	28	17.86%	11	22	-50.00%	17	20	-15.00%	\$550,000	\$586,450	-6.22%	1.94
143	16	35	41	32	28.13%	17	31	-45.16%	25	22	13.64%	\$468,000	\$482,500	-3.01%	1.64
144	13	22	34	32	6.25%	19	8	137.50%	12	11	9.09%	\$592,000	\$419,000	41.29%	2.83
145	9	9	22	16	37.50%	9	16	-43.75%	12	11	9.09%	\$622,500	\$575,000	8.26%	1.83
146	5	9	23	16	43.75%	3	8	-62.50%	6	4	50.00%	\$915,000	\$1,124,681	-18.64%	3.83
147	17	31	50	44	13.64%	15	25	-40.00%	15	31	-51.61%	\$655,000	\$584,950	11.98%	3.33
148	33	44	63	84	-25.00%	49	35	40.00%	27	39	-30.77%	\$425,000	\$430,000	-1.16%	2.33
149	30	19	48	31	54.84%	16	22	-27.27%	26	30	-13.33%	\$444,500	\$423,000	5.08%	1.85
150	20	46	36	63	-42.86%	30	50	-40.00%	24	33	-27.27%	\$517,750	\$542,500	-4.56%	1.50
161	3	5	13	12	8.33%	1	3	-66.67%	4	4	0.00%	\$831,500	\$765,500	8.62%	3.25
162	18	29	30	44	-31.82%	14	17	-17.65%	12	15	-20.00%	\$715,988	\$747,990	-4.28%	2.50
163	1	3	6	3	100.00%	1	6	-83.33%	3	3	0.00%	\$801,000	\$750,000	6.80%	2.00
164	2	3	10	11	-9.09%	2	4	-50.00%	3	1	200.00%	\$580,000	\$976,000	-40.57%	3.33
165	12	8	41	17	141.18%	20	7	185.71%	20	3	566.67%	\$687,472	\$530,000	29.71%	2.05
166	21	26	39	34	14.71%	32	21	52.38%	26	22	18.18%	\$705,000	\$674,500	4.52%	1.50
167	5	3	8	4	100.00%	11	4	175.00%	3	9	-66.67%	\$370,000	\$399,950	-7.49%	2.67
168	2	2	1	4	-75.00%	6	5	20.00%	4	4	0.00%	\$1,524,500	\$398,500	282.56%	0.25
170	44	43	73	88	-17.05%	33	40	-17.50%	29	28	3.57%	\$1,169,000	\$1,117,500	4.61%	2.52
All Kits Co	301	418	673	653	3.06%	341	393	-13.23%	326	328	-0.61%	\$599,500	\$550,497	8.90%	2.06

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 2024	% Change, Median Price	Months of Inventory
141	42	57	102	90	13.33%	52	69	-24.64%	58	38	52.63%	\$626,995	\$563,997	11.17%	1.76
142	8	24	33	28	17.86%	11	22	-50.00%	17	20	-15.00%	\$550,000	\$586,450	-6.22%	1.94
143	16	34	39	31	25.81%	17	30	-43.33%	25	22	13.64%	\$468,000	\$482,500	-3.01%	1.56
144	13	21	33	30	10.00%	19	8	137.50%	11	11	0.00%	\$619,000	\$419,000	47.73%	3.00
145	9	9	22	16	37.50%	9	16	-43.75%	12	11	9.09%	\$622,500	\$575,000	8.26%	1.83
146	5	9	22	16	37.50%	2	8	-75.00%	6	4	50.00%	\$915,000	\$1,124,681	-18.64%	3.67
147	17	30	50	44	13.64%	15	25	-40.00%	15	31	-51.61%	\$655,000	\$584,950	11.98%	3.33
148	28	40	53	68	-22.06%	44	30	46.67%	25	37	-32.43%	\$425,000	\$430,000	-1.16%	2.12
149	27	16	41	24	70.83%	16	19	-15.79%	23	28	-17.86%	\$465,000	\$427,000	8.90%	1.78
150	18	45	32	62	-48.39%	30	50	-40.00%	24	32	-25.00%	\$517,750	\$546,245	-5.22%	1.33
161	3	5	13	12	8.33%	1	3	-66.67%	4	4	0.00%	\$831,500	\$765,500	8.62%	3.25
162	16	26	28	37	-24.32%	13	16	-18.75%	12	15	-20.00%	\$715,988	\$747,990	-4.28%	2.33
163	1	3	6	3	100.00%	1	6	-83.33%	3	3	0.00%	\$801,000	\$750,000	6.80%	2.00
164	2	3	10	11	-9.09%	2	4	-50.00%	3	1	200.00%	\$580,000	\$976,000	-40.57%	3.33
165	12	7	41	16	156.25%	20	7	185.71%	20	3	566.67%	\$687,472	\$530,000	29.71%	2.05
166	21	26	38	33	15.15%	31	19	63.16%	25	19	31.58%	\$715,000	\$700,000	2.14%	1.52
167	5	3	8	4	100.00%	11	4	175.00%	3	9	-66.67%	\$370,000	\$399,950	-7.49%	2.67
168	2	2	1	4	-75.00%	6	5	20.00%	4	4	0.00%	\$1,524,500	\$398,500	282.56%	0.25
170	37	33	57	68	-16.18%	29	35	-17.14%	22	24	-8.33%	\$1,272,500	\$1,148,750	10.77%	2.59
All Kits Co	282	393	629	597	5.36%	329	376	-12.50%	312	316	-1.27%	\$600,000	\$551,500	8.79%	2.02

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Oct 2025	New Oct 2024	Ttl Active Oct 2025	Ttl Active Oct 2024	% Change, Ttl Active	Pending Oct 2025	Pending Oct 2024	% Change, Pending	Closed Oct 2025	Closed Oct 2024	% Change, Closed	Median \$, Oct 2025	Median \$, Oct 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	1	2	1	100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
144	0	1	1	2	-50.00%	0	0	0.00%	1	0	0.00%	\$360,000	\$0	0.00%	1.00
145	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
146	0	0	1	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	0	1	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
148	5	4	10	16	-37.50%	5	5	0.00%	2	2	0.00%	\$820,000	\$395,000	107.59%	5.00
149	3	3	7	7	0.00%	0	3	-100.00%	3	2	50.00%	\$250,000	\$355,200	-29.62%	2.33
150	2	1	4	1	300.00%	0	0	0.00%	0	1	-100.00%	\$0	\$302,000	-100.00%	0.00
161	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
162	2	3	2	7	-71.43%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	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	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
166	0	0	1	1	0.00%	1	2	-50.00%	1	3	-66.67%	\$305,000	\$267,000	14.23%	1.00
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	7	10	16	20	-20.00%	4	5	-20.00%	7	4	75.00%	\$678,000	\$962,500	-29.56%	2.29
All Kits Co	19	25	44	56	-21.43%	12	17	-29.41%	14	12	16.67%	\$489,000	\$355,200	37.67%	3.14