

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - December 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
141	29	22	97	60	61.67%	28	41	-31.71%	49	47	4.26%	\$614,990	\$569,900	7.91%	1.98
142	15	8	31	14	121.43%	20	9	122.22%	14	13	7.69%	\$667,000	\$610,000	9.34%	2.21
143	13	16	28	24	16.67%	18	22	-18.18%	21	26	-19.23%	\$484,000	\$465,000	4.09%	1.33
144	9	6	22	16	37.50%	12	9	33.33%	8	12	-33.33%	\$491,250	\$566,038	-13.21%	2.75
145	4	2	14	6	133.33%	6	3	100.00%	10	13	-23.08%	\$623,250	\$565,000	10.31%	1.40
146	8	2	17	9	88.89%	10	5	100.00%	6	2	200.00%	\$777,500	\$716,800	8.47%	2.83
147	11	11	31	38	-18.42%	14	13	7.69%	18	12	50.00%	\$595,000	\$573,975	3.66%	1.72
148	20	23	35	45	-22.22%	25	35	-28.57%	33	27	22.22%	\$425,000	\$425,000	0.00%	1.06
149	15	11	24	28	-14.29%	20	12	66.67%	22	14	57.14%	\$480,000	\$431,250	11.30%	1.09
150	17	25	29	41	-29.27%	17	29	-41.38%	21	38	-44.74%	\$505,000	\$482,498	4.66%	1.38
161	2	2	10	6	66.67%	3	3	0.00%	5	4	25.00%	\$1,270,000	\$698,250	81.88%	2.00
162	5	3	26	27	-3.70%	8	9	-11.11%	16	10	60.00%	\$689,749	\$716,944	-3.79%	1.63
163	0	1	2	0	0.00%	3	1	200.00%	1	1	0.00%	\$475,000	\$399,000	19.05%	2.00
164	2	2	9	8	12.50%	2	2	0.00%	2	5	-60.00%	\$595,000	\$855,000	-30.41%	4.50
165	13	12	25	30	-16.67%	16	14	14.29%	10	3	233.33%	\$682,500	\$700,000	-2.50%	2.50
166	11	11	32	20	60.00%	16	15	6.67%	19	18	5.56%	\$665,000	\$725,000	-8.28%	1.68
167	1	2	6	4	50.00%	3	1	200.00%	5	3	66.67%	\$415,000	\$544,000	-23.71%	1.20
168	1	1	3	2	50.00%	1	1	0.00%	3	3	0.00%	\$479,000	\$745,000	-35.70%	1.00
170	18	13	35	47	-25.53%	15	17	-11.76%	20	30	-33.33%	\$1,100,000	\$1,047,500	5.01%	1.75
All Kits Co	194	173	476	425	12.00%	237	241	-1.66%	283	281	0.71%	\$575,000	\$539,000	6.68%	1.68

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
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141	29	22	97	60	61.67%	28	41	-31.71%	49	47	4.26%	\$614,990	\$569,900	7.91%	1.98
142	15	8	31	14	121.43%	20	9	122.22%	14	13	7.69%	\$667,000	\$610,000	9.34%	2.21
143	13	16	26	23	13.04%	18	22	-18.18%	21	26	-19.23%	\$484,000	\$465,000	4.09%	1.24
144	9	6	22	15	46.67%	12	8	50.00%	8	11	-27.27%	\$491,250	\$635,000	-22.64%	2.75
145	4	2	14	6	133.33%	6	3	100.00%	10	13	-23.08%	\$623,250	\$565,000	10.31%	1.40
146	7	2	17	8	112.50%	9	5	80.00%	6	2	200.00%	\$777,500	\$716,800	8.47%	2.83
147	11	11	30	38	-21.05%	14	12	16.67%	18	12	50.00%	\$595,000	\$573,975	3.66%	1.67
148	16	20	27	34	-20.59%	21	30	-30.00%	31	23	34.78%	\$435,000	\$430,000	1.16%	0.87
149	13	8	18	19	-5.26%	19	12	58.33%	20	13	53.85%	\$487,500	\$437,500	11.43%	0.90
150	17	25	25	40	-37.50%	17	29	-41.38%	21	37	-43.24%	\$505,000	\$484,995	4.12%	1.19
161	2	2	10	6	66.67%	3	3	0.00%	5	4	25.00%	\$1,270,000	\$698,250	81.88%	2.00
162	5	3	25	26	-3.85%	7	7	0.00%	15	10	50.00%	\$693,362	\$716,944	-3.29%	1.67
163	0	1	2	0	0.00%	3	1	200.00%	1	1	0.00%	\$475,000	\$399,000	19.05%	2.00
164	2	2	9	8	12.50%	2	2	0.00%	2	5	-60.00%	\$595,000	\$855,000	-30.41%	4.50
165	12	12	25	30	-16.67%	15	13	15.38%	10	3	233.33%	\$682,500	\$700,000	-2.50%	2.50
166	10	10	31	19	63.16%	14	15	-6.67%	19	17	11.76%	\$665,000	\$750,000	-11.33%	1.63
167	1	2	6	4	50.00%	3	1	200.00%	5	3	66.67%	\$415,000	\$544,000	-23.71%	1.20
168	1	1	3	2	50.00%	1	1	0.00%	3	3	0.00%	\$479,000	\$745,000	-35.70%	1.00
170	15	13	24	36	-33.33%	13	17	-23.53%	18	27	-33.33%	\$1,187,500	\$1,264,000	-6.05%	1.33
All Kits Co	182	166	442	388	13.92%	225	231	-2.60%	276	270	2.22%	\$580,475	\$539,995	7.50%	1.60

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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	2	1	100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
144	0	0	0	1	-100.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$225,000	-100.00%	0.00
145	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
146	1	0	0	1	-100.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	0	0	1	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
148	4	3	8	11	-27.27%	4	5	-20.00%	2	4	-50.00%	\$247,000	\$271,750	-9.11%	4.00
149	2	3	6	9	-33.33%	1	0	0.00%	2	1	100.00%	\$207,000	\$279,000	-25.81%	3.00
150	0	0	4	1	300.00%	0	0	0.00%	0	1	-100.00%	\$0	\$239,000	-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	0	0	1	1	0.00%	1	2	-50.00%	1	0	0.00%	\$315,000	\$0	0.00%	1.00
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	1	0	0	0	0.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
166	1	1	1	1	0.00%	2	0	0.00%	0	1	-100.00%	\$0	\$332,000	-100.00%	0.00
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	3	0	11	11	0.00%	2	0	0.00%	2	3	-33.33%	\$400,000	\$560,000	-28.57%	5.50
All Kits Co	12	7	34	37	-8.11%	12	10	20.00%	7	11	-36.36%	\$265,000	\$279,000	-5.02%	4.86