



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Kitsap

Annual Statistical
Review and Highlights

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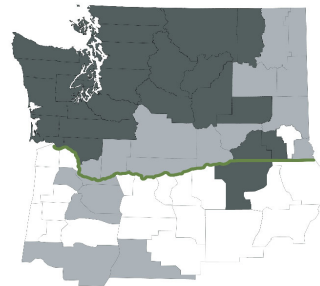
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

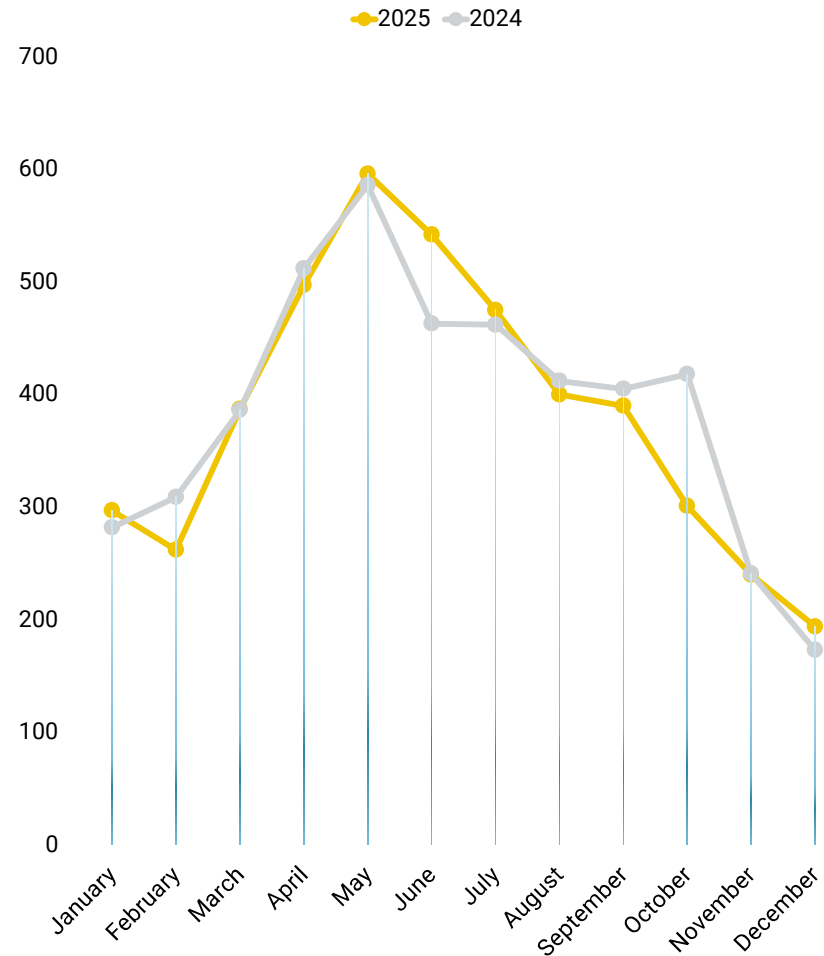
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Kitsap: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	297	282	5.32%
February	262	309	-15.21%
March	387	386	0.26%
April	497	512	-2.93%
May	596	586	1.71%
June	542	463	17.06%
July	475	462	2.81%
August	400	412	-2.91%
September	390	405	-3.70%
October	301	418	-27.99%
November	240	241	-0.41%
December	194	173	12.14%
Total	4,581	4,649	
% chg.	-1.46%		

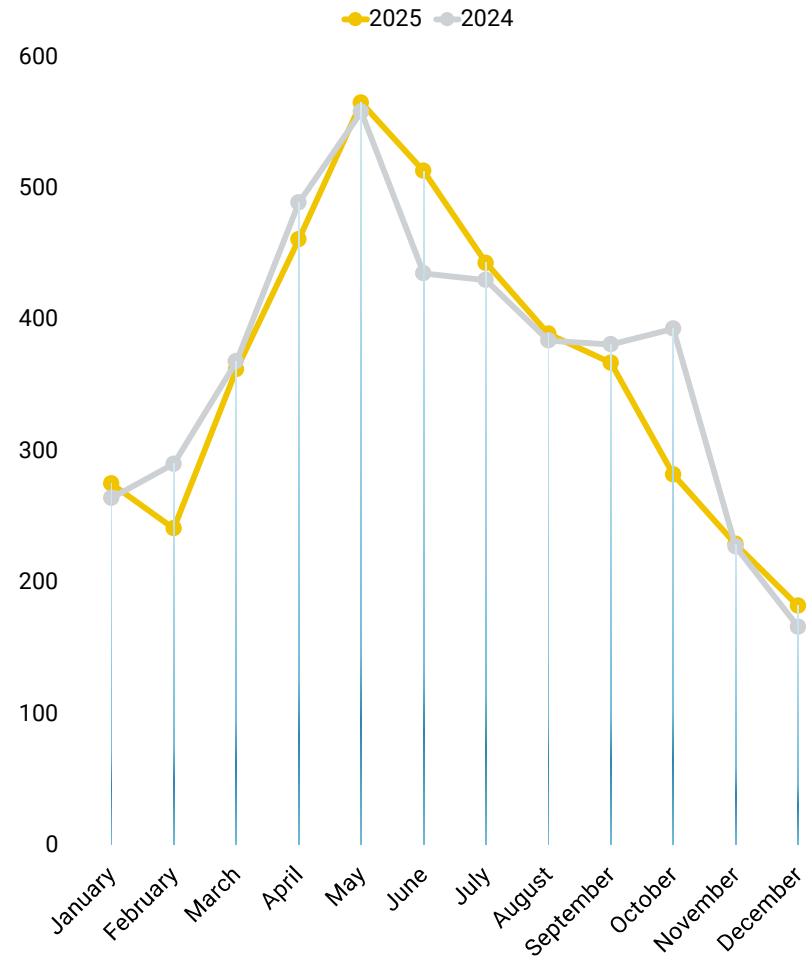


Kitsap: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	275	264	4.17%
February	241	290	-16.90%
March	362	368	-1.63%
April	461	489	-5.73%
May	565	558	1.25%
June	513	435	17.93%
July	443	430	3.02%
August	389	384	1.30%
September	367	381	-3.67%
October	282	393	-28.24%
November	229	227	0.88%
December	182	166	9.64%
Total	4,309	4,385	
% chg.			-1.73%

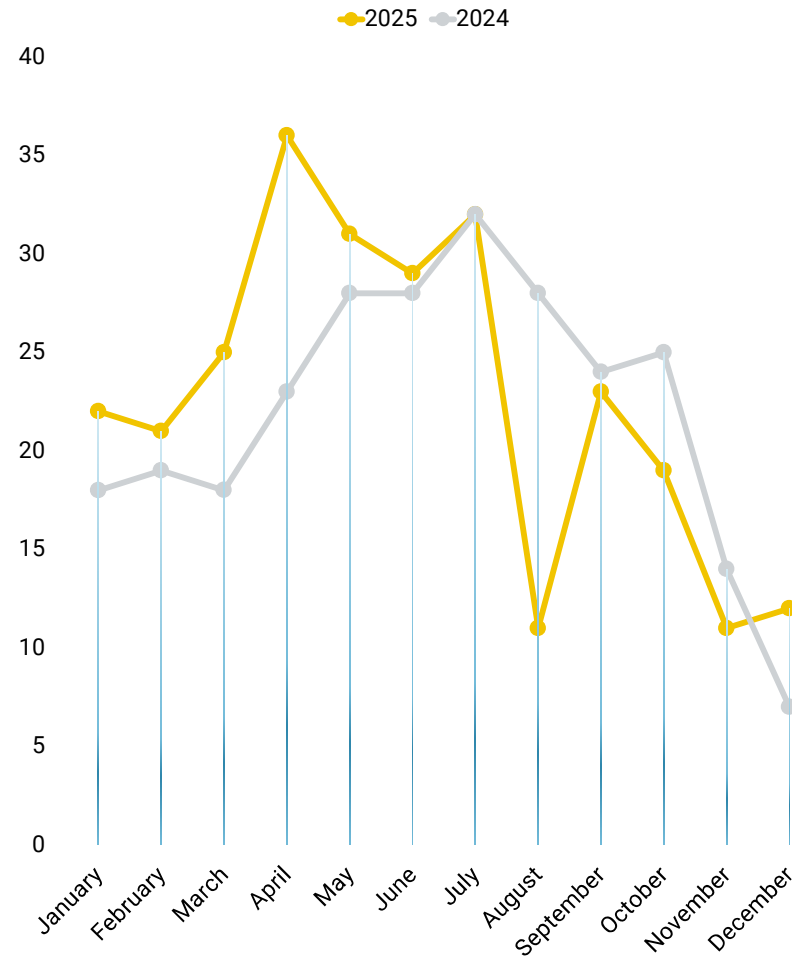


Kitsap: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	22	18	22.22%
February	21	19	10.53%
March	25	18	38.89%
April	36	23	56.52%
May	31	28	10.71%
June	29	28	3.57%
July	32	32	0.00%
August	11	28	-60.71%
September	23	24	-4.17%
October	19	25	-24.00%
November	11	14	-21.43%
December	12	7	71.43%
Total	272	264	
% chg.			3.03%

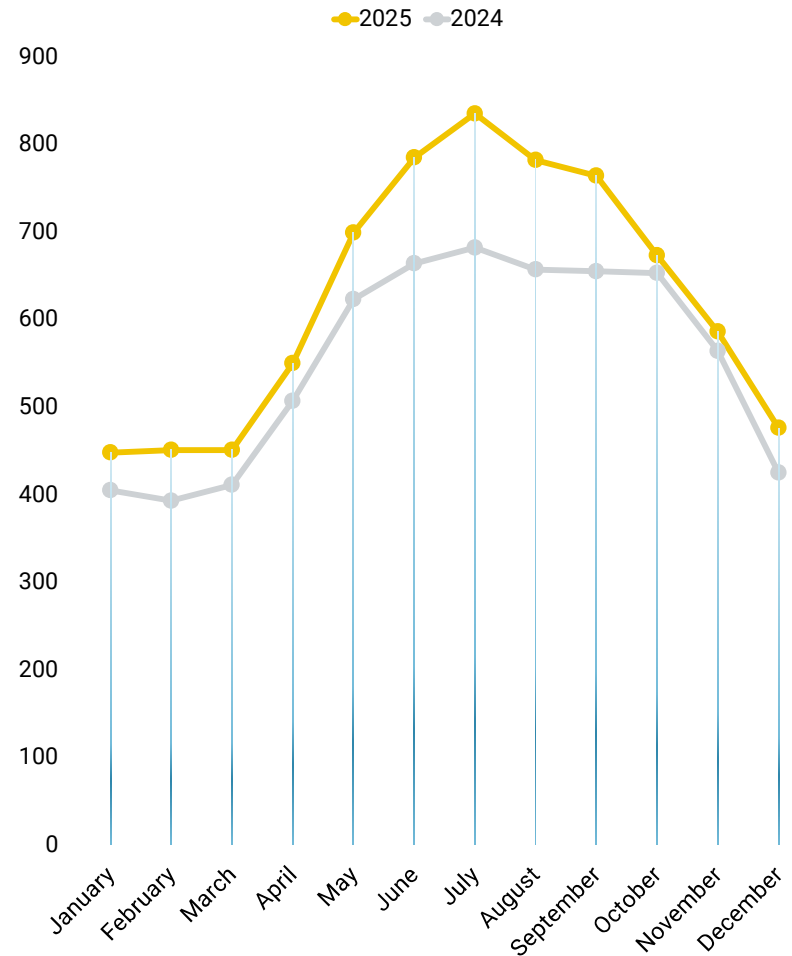


Kitsap: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	448	405	10.62%
February	451	393	14.76%
March	451	411	9.73%
April	550	507	8.48%
May	699	623	12.20%
June	785	664	18.22%
July	835	682	22.43%
August	782	657	19.03%
September	764	655	16.64%
October	673	653	3.06%
November	586	564	3.90%
December	476	425	12.00%
Total	7,500	6,639	
% chg.	12.97%		

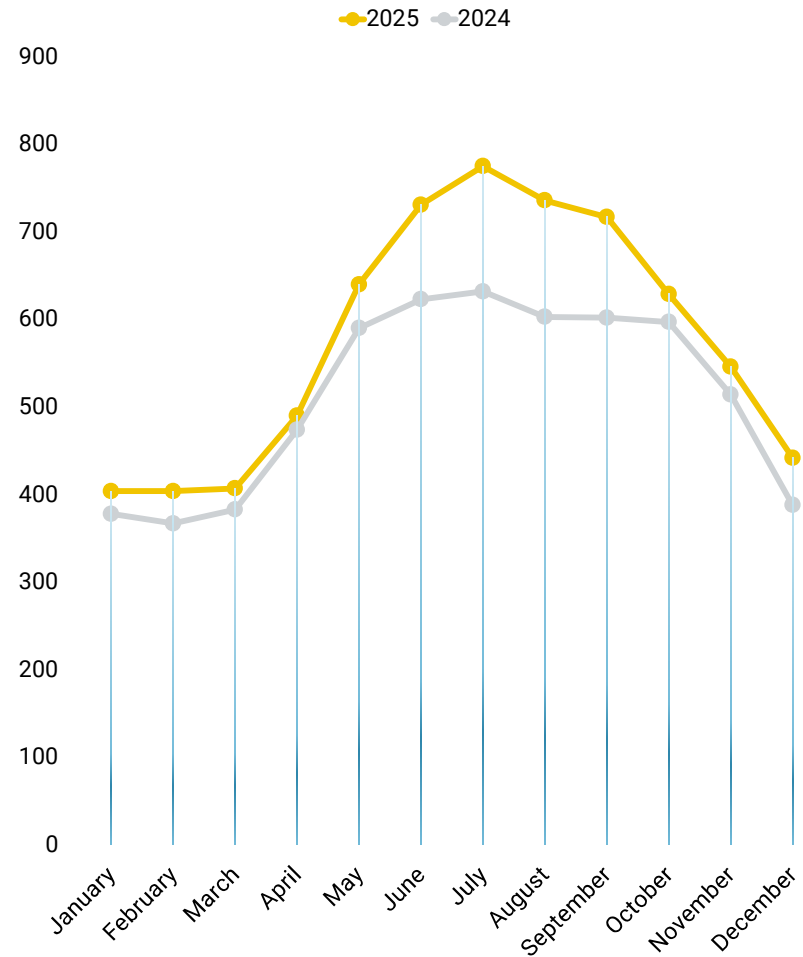


Kitsap: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	404	378	6.88%
February	404	367	10.08%
March	407	383	6.27%
April	490	474	3.38%
May	640	590	8.47%
June	731	623	17.34%
July	775	632	22.63%
August	736	603	22.06%
September	717	602	19.10%
October	629	597	5.36%
November	546	514	6.23%
December	442	388	13.92%
Total	6,921	6,151	
% chg.			12.52%

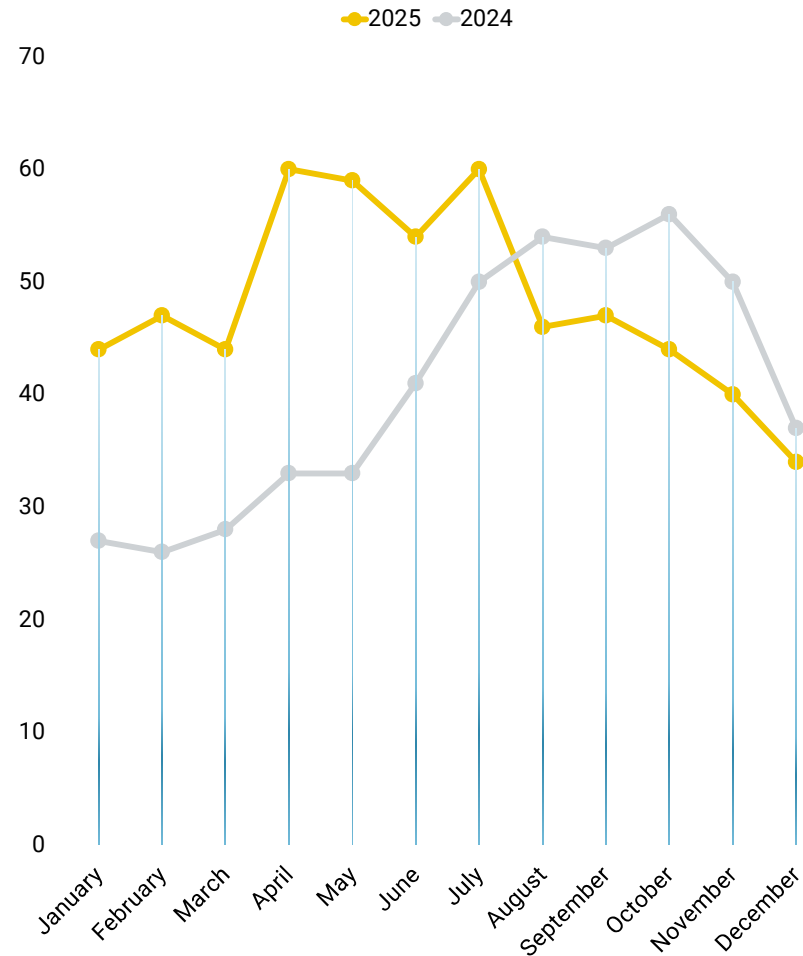


Kitsap: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	44	27	62.96%
February	47	26	80.77%
March	44	28	57.14%
April	60	33	81.82%
May	59	33	78.79%
June	54	41	31.71%
July	60	50	20.00%
August	46	54	-14.81%
September	47	53	-11.32%
October	44	56	-21.43%
November	40	50	-20.00%
December	34	37	-8.11%
Total	579	488	
% chg.	18.65%		



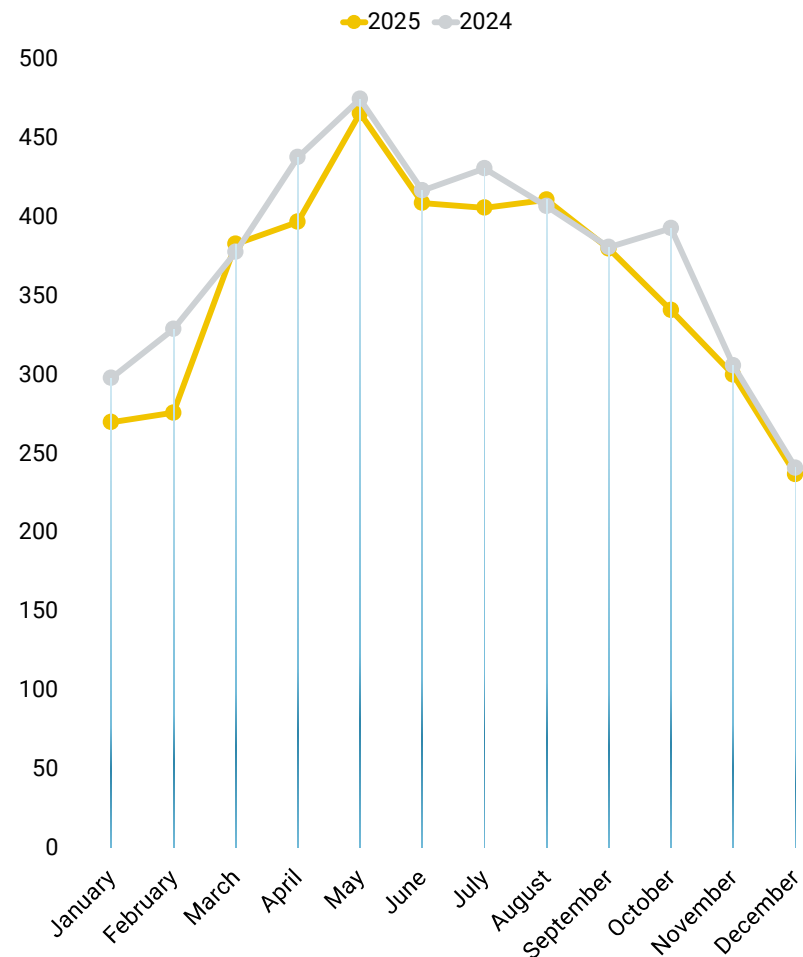
Kitsap: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	270	298	-9.40%
February	276	329	-16.11%
March	383	378	1.32%
April	397	438	-9.36%
May	466	475	-1.89%
June	409	417	-1.92%
July	406	431	-5.80%
August	411	407	0.98%
September	380	381	-0.26%
October	341	393	-13.23%
November	300	306	-1.96%
December	237	241	-1.66%
Total	4,276	4,494	
% chg.			-4.85%



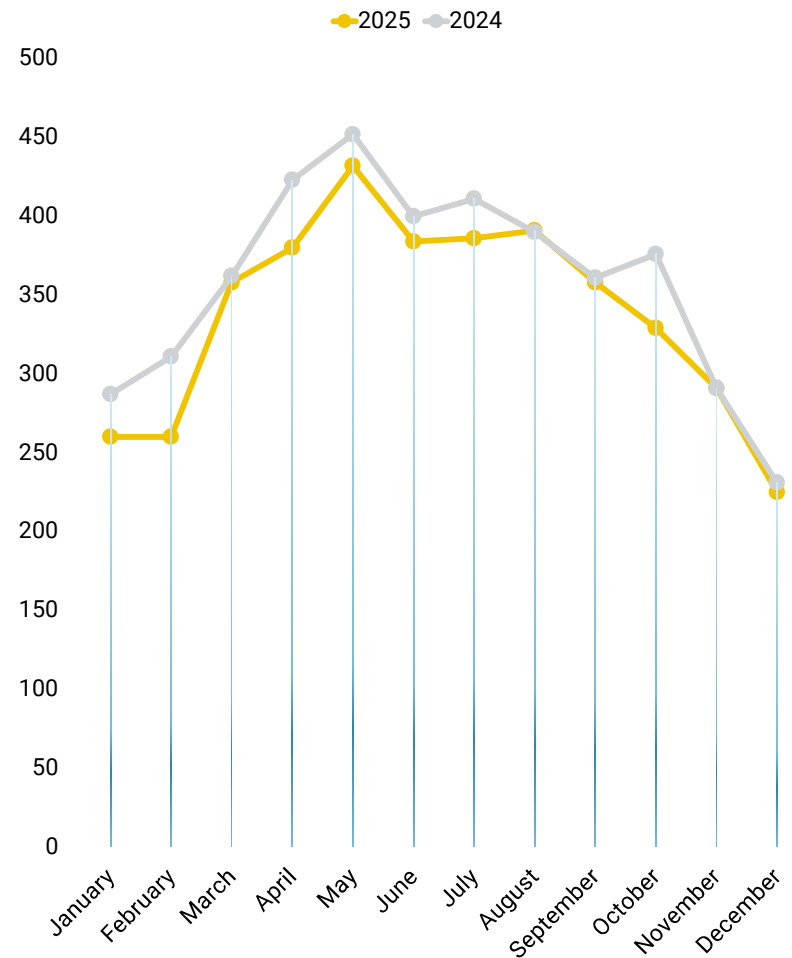
Kitsap: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	260	287	-9.41%
February	260	311	-16.40%
March	358	362	-1.10%
April	380	423	-10.17%
May	432	452	-4.42%
June	384	400	-4.00%
July	386	411	-6.08%
August	391	390	0.26%
September	358	361	-0.83%
October	329	376	-12.50%
November	291	291	0.00%
December	225	231	-2.60%
Total	4,054	4,295	
% chg.			-5.61%



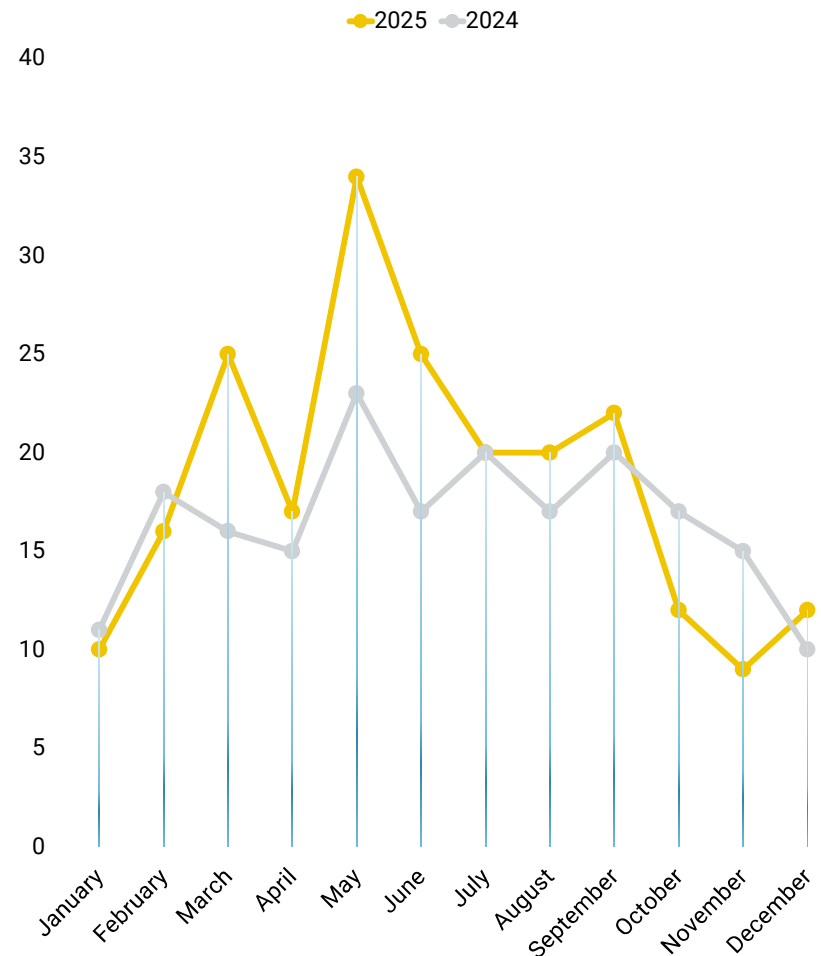
Kitsap: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	10	11	-9.09%
February	16	18	-11.11%
March	25	16	56.25%
April	17	15	13.33%
May	34	23	47.83%
June	25	17	47.06%
July	20	20	0.00%
August	20	17	17.65%
September	22	20	10.00%
October	12	17	-29.41%
November	9	15	-40.00%
December	12	10	20.00%
Total	222	199	
% chg.			11.56%

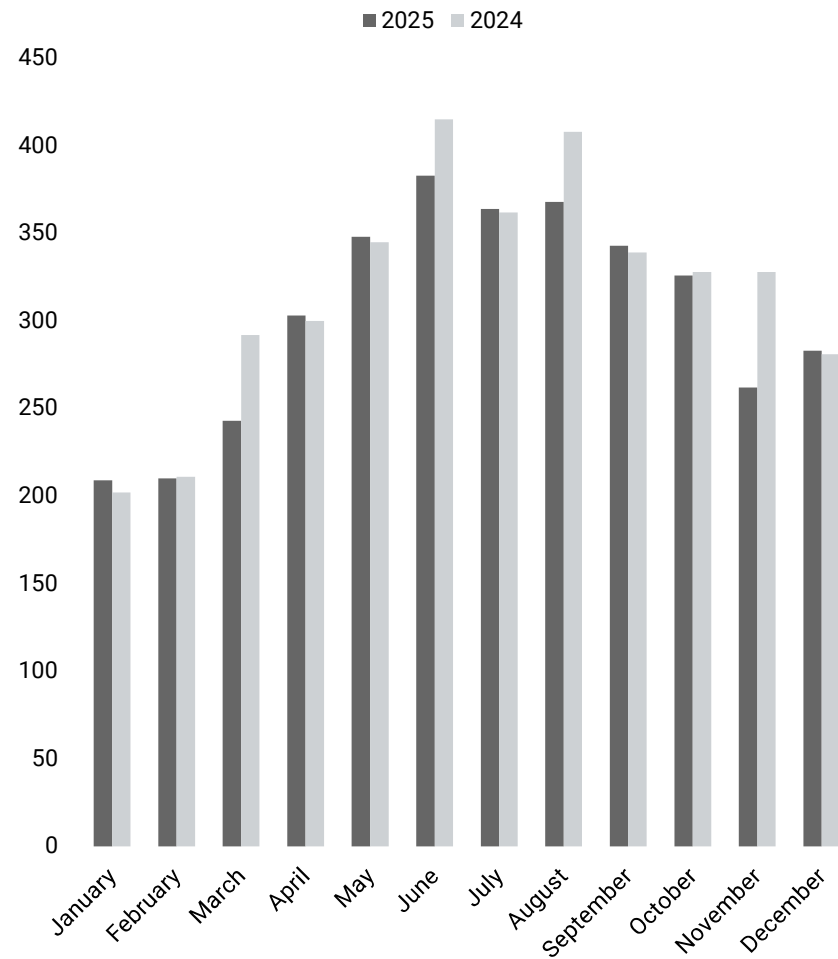


Kitsap: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2025	2024	% chg.
January	209	202	3.47%
February	210	211	-0.47%
March	243	292	-16.78%
April	303	300	1.00%
May	348	345	0.87%
June	383	415	-7.71%
July	364	362	0.55%
August	368	408	-9.80%
September	343	339	1.18%
October	326	328	-0.61%
November	262	328	-20.12%
December	283	281	0.71%
Total	3,642	3,811	
% chg.	-4.43%		

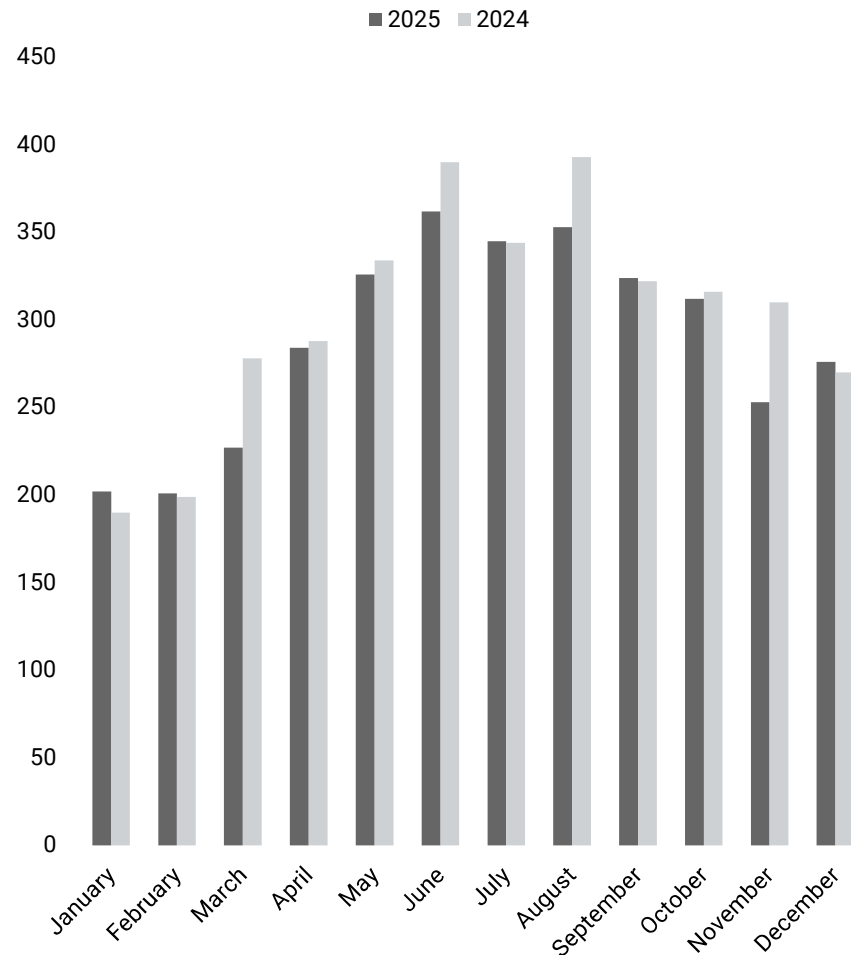


Kitsap: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2025	2024	% chg.
January	202	190	6.32%
February	201	199	1.01%
March	227	278	-18.35%
April	284	288	-1.39%
May	326	334	-2.40%
June	362	390	-7.18%
July	345	344	0.29%
August	353	393	-10.18%
September	324	322	0.62%
October	312	316	-1.27%
November	253	310	-18.39%
December	276	270	2.22%
Total	3,465	3,634	
% chg.	-4.65%		

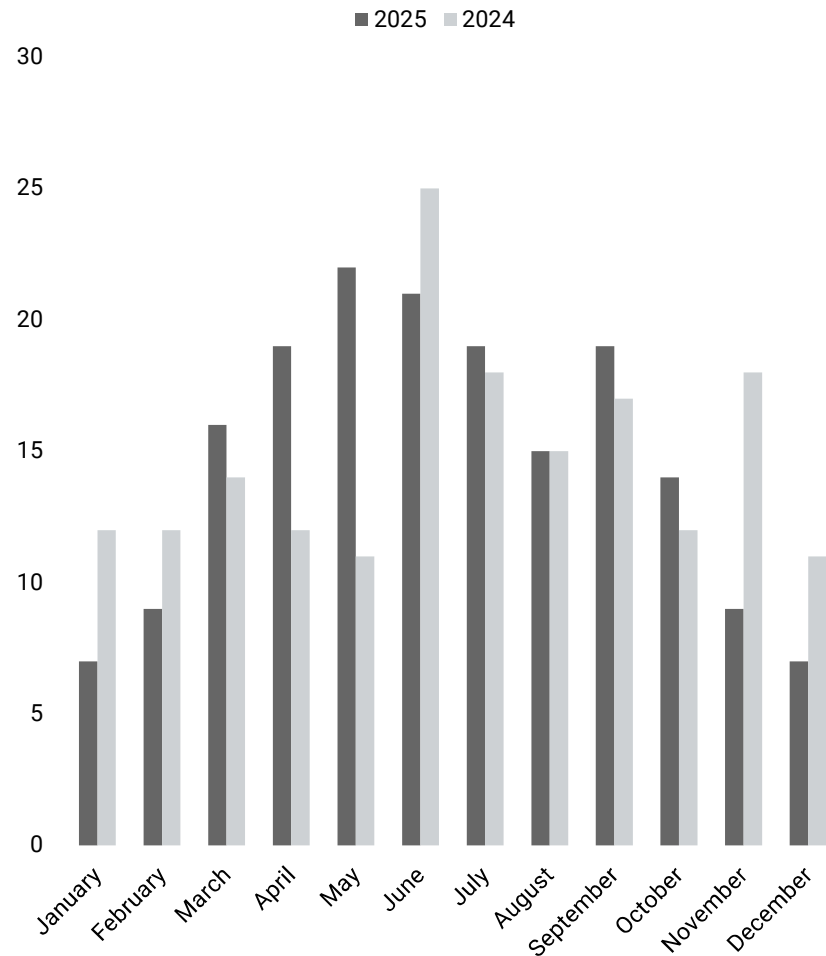


Kitsap: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2025	2024	% chg.
January	7	12	-41.67%
February	9	12	-25.00%
March	16	14	14.29%
April	19	12	58.33%
May	22	11	100.00%
June	21	25	-16.00%
July	19	18	5.56%
August	15	15	0.00%
September	19	17	11.76%
October	14	12	16.67%
November	9	18	-50.00%
December	7	11	-36.36%
Total	177	177	
% chg.	0.00%		

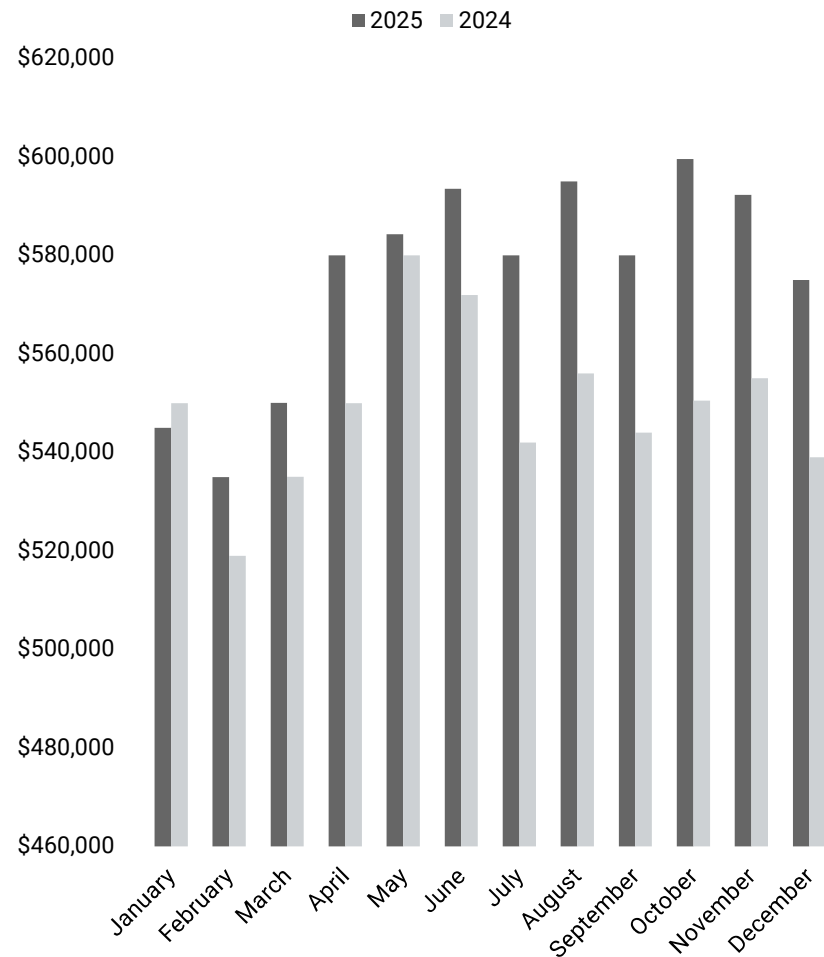


Kitsap: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 544,950	\$ 549,990	-0.92%
February	\$ 534,975	\$ 519,000	3.08%
March	\$ 550,000	\$ 535,000	2.80%
April	\$ 579,950	\$ 549,997	5.45%
May	\$ 584,250	\$ 579,990	0.73%
June	\$ 593,500	\$ 571,927	3.77%
July	\$ 580,000	\$ 541,997	7.01%
August	\$ 595,000	\$ 556,000	7.01%
September	\$ 580,000	\$ 544,000	6.62%
October	\$ 599,500	\$ 550,497	8.90%
November	\$ 592,247	\$ 555,000	6.71%
December	\$ 575,000	\$ 539,000	6.68%
Total	\$ 575,000	\$ 550,000	
% chg.	4.55%		

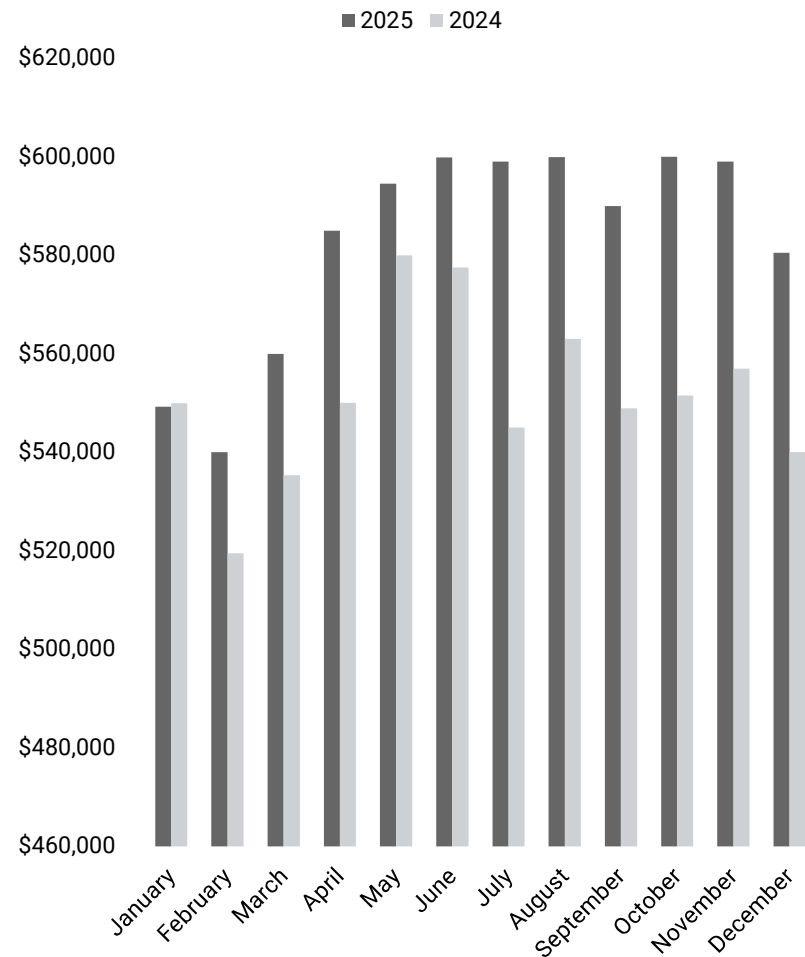


Kitsap: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 549,257	\$ 549,995	-0.13%
February	\$ 540,000	\$ 519,500	3.95%
March	\$ 559,950	\$ 535,350	4.60%
April	\$ 584,975	\$ 550,000	6.36%
May	\$ 594,500	\$ 579,970	2.51%
June	\$ 599,886	\$ 577,500	3.88%
July	\$ 599,000	\$ 545,000	9.91%
August	\$ 599,900	\$ 563,000	6.55%
September	\$ 589,975	\$ 548,950	7.47%
October	\$ 600,000	\$ 551,500	8.79%
November	\$ 599,000	\$ 557,000	7.54%
December	\$ 580,475	\$ 539,995	7.50%
Total	\$ 582,995	\$ 552,794	
% chg.	5.46%		

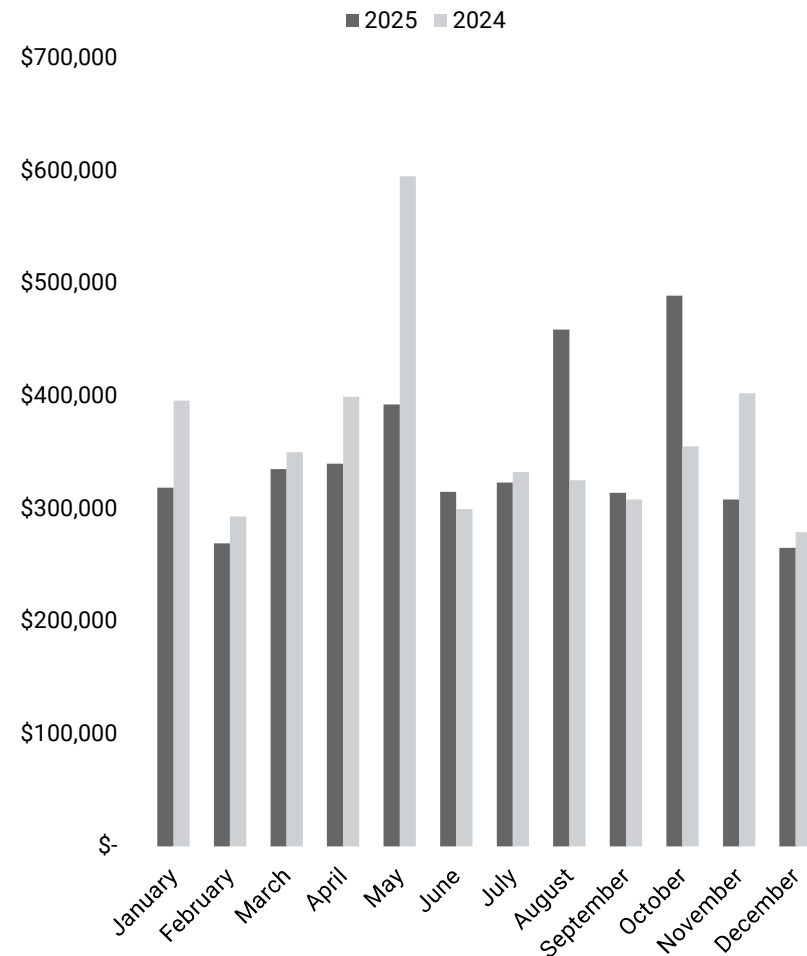


Kitsap: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 318,500	\$ 395,750	-19.52%
February	\$ 269,000	\$ 293,062	-8.21%
March	\$ 335,000	\$ 350,000	-4.29%
April	\$ 340,000	\$ 399,250	-14.84%
May	\$ 392,500	\$ 595,000	-34.03%
June	\$ 315,000	\$ 299,450	5.19%
July	\$ 323,000	\$ 332,500	-2.86%
August	\$ 459,000	\$ 325,000	41.23%
September	\$ 314,000	\$ 308,000	1.95%
October	\$ 489,000	\$ 355,200	37.67%
November	\$ 308,000	\$ 402,500	-23.48%
December	\$ 265,000	\$ 279,000	-5.02%
Total	\$ 330,000	\$ 348,900	
% chg.	-5.42%		



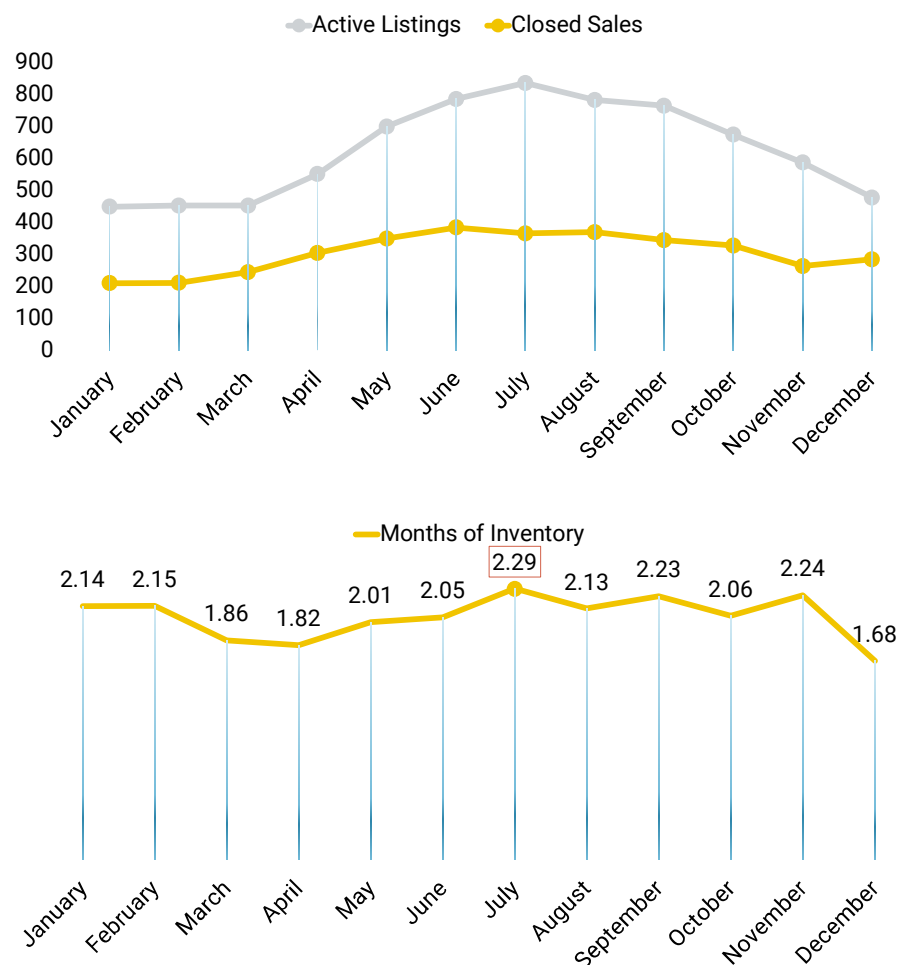
Kitsap: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	448	209	2.14
February	451	210	2.15
March	451	243	1.86
April	550	303	1.82
May	699	348	2.01
June	785	383	2.05
July	835	364	2.29
August	782	368	2.13
September	764	343	2.23
October	673	326	2.06
November	586	262	2.24
December	476	283	1.68



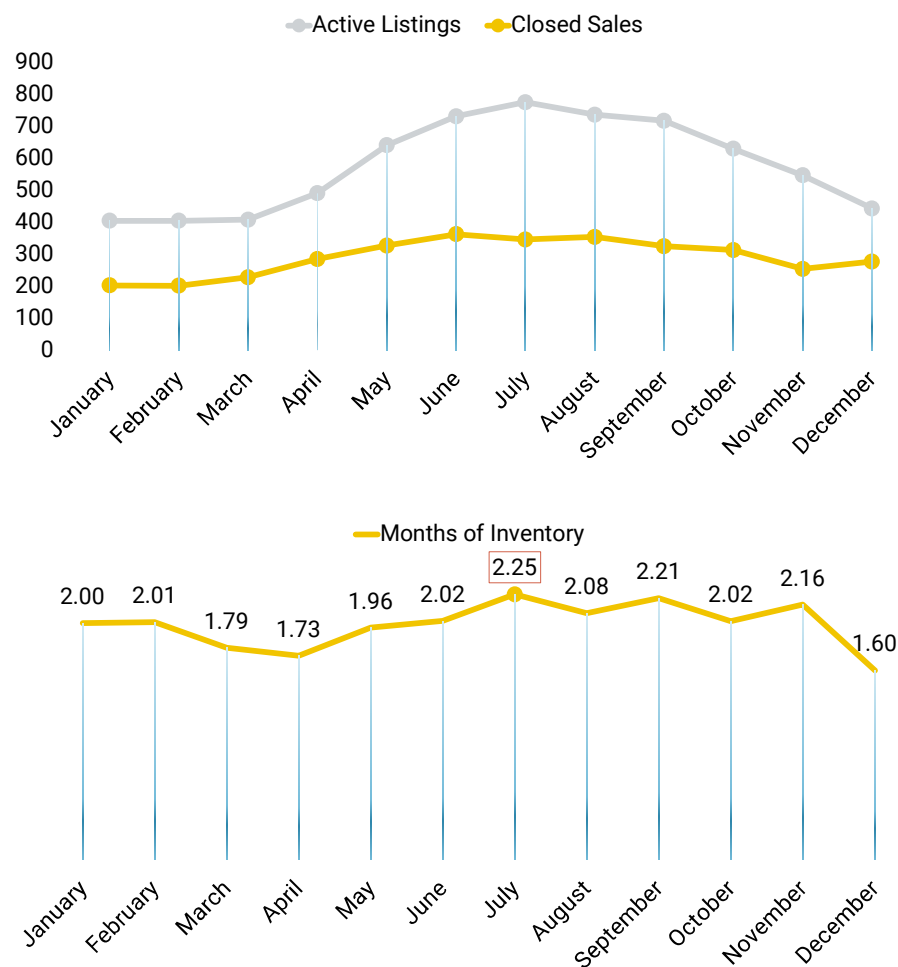
Kitsap: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	404	202	2.00
February	404	201	2.01
March	407	227	1.79
April	490	284	1.73
May	640	326	1.96
June	731	362	2.02
July	775	345	2.25
August	736	353	2.08
September	717	324	2.21
October	629	312	2.02
November	546	253	2.16
December	442	276	1.60



Kitsap: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	44	7	6.29
February	47	9	5.22
March	44	16	2.75
April	60	19	3.16
May	59	22	2.68
June	54	21	2.57
July	60	19	3.16
August	46	15	3.07
September	47	19	2.47
October	44	14	3.14
November	40	9	4.44
December	34	7	4.86

