

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - January 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
141	41	55	94	70	34.29%	43	43	0.00%	26	35	-25.71%	\$651,500	\$629,950	3.42%	3.62
142	11	14	29	16	81.25%	16	13	23.08%	12	8	50.00%	\$513,625	\$511,200	0.47%	2.42
143	25	16	26	23	13.04%	28	20	40.00%	13	13	0.00%	\$555,000	\$400,000	38.75%	2.00
144	10	8	20	18	11.11%	13	6	116.67%	10	8	25.00%	\$510,000	\$482,200	5.77%	2.00
145	11	5	14	5	180.00%	10	4	150.00%	7	3	133.33%	\$475,000	\$449,500	5.67%	2.00
146	6	0	20	6	233.33%	3	3	0.00%	3	4	-25.00%	\$295,000	\$1,134,950	-74.01%	6.67
147	15	28	18	43	-58.14%	29	25	16.00%	15	15	0.00%	\$596,727	\$750,000	-20.44%	1.20
148	32	31	44	43	2.33%	25	32	-21.88%	14	27	-48.15%	\$388,500	\$420,000	-7.50%	3.14
149	20	27	28	32	-12.50%	20	25	-20.00%	18	12	50.00%	\$459,500	\$451,500	1.77%	1.56
150	18	37	25	48	-47.92%	22	37	-40.54%	17	29	-41.38%	\$520,000	\$494,995	5.05%	1.47
161	3	1	9	3	200.00%	6	2	200.00%	1	5	-80.00%	\$760,000	\$600,000	26.67%	9.00
162	9	10	26	28	-7.14%	11	8	37.50%	3	10	-70.00%	\$640,000	\$819,180	-21.87%	8.67
163	4	1	7	0	0.00%	0	1	-100.00%	1	1	0.00%	\$1,135,000	\$550,000	106.36%	7.00
164	4	1	7	6	16.67%	8	3	166.67%	2	4	-50.00%	\$770,000	\$732,500	5.12%	3.50
165	11	6	22	22	0.00%	14	12	16.67%	10	9	11.11%	\$664,975	\$600,000	10.83%	2.20
166	12	21	27	26	3.85%	16	14	14.29%	15	6	150.00%	\$749,990	\$610,000	22.95%	1.80
167	1	4	4	6	-33.33%	5	2	150.00%	3	1	200.00%	\$419,500	\$425,000	-1.29%	1.33
168	2	2	2	3	-33.33%	3	1	200.00%	1	0	0.00%	\$490,000	\$0	0.00%	2.00
170	19	30	31	50	-38.00%	18	19	-5.26%	18	19	-5.26%	\$967,500	\$1,200,000	-19.38%	1.72
All Kits Co	254	297	453	448	1.12%	290	270	7.41%	189	209	-9.57%	\$559,000	\$544,950	2.58%	2.40

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141	41	55	94	70	34.29%	43	43	0.00%	26	35	-25.71%	\$651,500	\$629,950	3.42%	3.62
142	11	14	29	16	81.25%	16	13	23.08%	12	8	50.00%	\$513,625	\$511,200	0.47%	2.42
143	25	15	26	23	13.04%	26	19	36.84%	12	13	-7.69%	\$556,475	\$400,000	39.12%	2.17
144	10	8	20	17	17.65%	13	6	116.67%	10	8	25.00%	\$510,000	\$482,200	5.77%	2.00
145	11	5	14	5	180.00%	10	4	150.00%	7	3	133.33%	\$475,000	\$449,500	5.67%	2.00
146	6	0	20	6	233.33%	3	2	50.00%	2	4	-50.00%	\$391,000	\$1,134,950	-65.55%	10.00
147	15	28	18	43	-58.14%	28	25	12.00%	14	14	0.00%	\$598,338	\$759,404	-21.21%	1.29
148	29	29	36	31	16.13%	21	32	-34.38%	14	26	-46.15%	\$388,500	\$422,500	-8.05%	2.57
149	16	22	19	20	-5.00%	19	23	-17.39%	17	12	41.67%	\$449,000	\$451,500	-0.55%	1.12
150	18	36	21	46	-54.35%	22	37	-40.54%	17	29	-41.38%	\$520,000	\$494,995	5.05%	1.24
161	3	1	9	3	200.00%	6	2	200.00%	1	5	-80.00%	\$760,000	\$600,000	26.67%	9.00
162	9	7	25	24	4.17%	11	8	37.50%	3	8	-62.50%	\$640,000	\$836,718	-23.51%	8.33
163	4	1	7	0	0.00%	0	1	-100.00%	1	1	0.00%	\$1,135,000	\$550,000	106.36%	7.00
164	4	1	7	6	16.67%	8	3	166.67%	2	4	-50.00%	\$770,000	\$732,500	5.12%	3.50
165	11	6	22	22	0.00%	14	12	16.67%	10	9	11.11%	\$664,975	\$600,000	10.83%	2.20
166	11	19	25	24	4.17%	16	13	23.08%	13	5	160.00%	\$760,000	\$625,000	21.60%	1.92
167	1	4	4	6	-33.33%	5	2	150.00%	3	1	200.00%	\$419,500	\$425,000	-1.29%	1.33
168	2	2	2	3	-33.33%	3	1	200.00%	1	0	0.00%	\$490,000	\$0	0.00%	2.00
170	13	22	21	39	-46.15%	13	14	-7.14%	14	17	-17.65%	\$967,500	\$1,290,000	-25.00%	1.50
All Kits Co	240	275	419	404	3.71%	277	260	6.54%	179	202	-11.39%	\$565,000	\$549,257	2.87%	2.34

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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	1	0	0	0.00%	2	1	100.00%	1	0	0.00%	\$392,000	\$0	0.00%	0.00
144	0	0	0	1	-100.00%	0	0	0.00%	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	0	0	0	0.00%	0	1	-100.00%	1	0	0.00%	\$295,000	\$0	0.00%	0.00
147	0	0	0	0	0.00%	1	0	0.00%	1	1	0.00%	\$415,000	\$310,000	33.87%	0.00
148	3	2	8	12	-33.33%	4	0	0.00%	0	1	-100.00%	\$0	\$245,900	-100.00%	0.00
149	4	5	9	12	-25.00%	1	2	-50.00%	1	0	0.00%	\$500,000	\$0	0.00%	9.00
150	0	1	4	2	100.00%	0	0	0.00%	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	3	1	4	-75.00%	0	0	0.00%	0	2	-100.00%	\$0	\$307,888	-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	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
166	1	2	2	2	0.00%	0	1	-100.00%	2	1	100.00%	\$306,000	\$318,500	-3.92%	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	6	8	10	11	-9.09%	5	5	0.00%	4	2	100.00%	\$987,500	\$662,500	49.06%	2.50
All Kits Co	14	22	34	44	-22.73%	13	10	30.00%	10	7	42.86%	\$452,500	\$318,500	42.07%	3.40