

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - May 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
141	55	73	103	98	5.10%	65	52	25.00%	53	71	-25.35%	\$661,800	\$599,950	10.31%	1.94
142	32	33	42	30	40.00%	29	19	52.63%	25	19	31.58%	\$660,000	\$625,000	5.60%	1.68
143	44	51	48	40	20.00%	38	37	2.70%	26	10	160.00%	\$479,450	\$471,250	1.74%	1.85
144	25	30	30	32	-6.25%	21	18	16.67%	20	16	25.00%	\$567,725	\$486,500	16.70%	1.50
145	26	16	37	19	94.74%	14	12	16.67%	14	5	180.00%	\$626,600	\$611,000	2.55%	2.64
146	13	16	24	19	26.32%	12	9	33.33%	3	7	-57.14%	\$985,000	\$700,000	40.71%	8.00
147	33	28	36	45	-20.00%	36	30	20.00%	17	22	-22.73%	\$595,000	\$672,450	-11.52%	2.12
148	60	69	66	64	3.13%	53	68	-22.06%	35	44	-20.45%	\$425,000	\$452,500	-6.08%	1.89
149	35	27	42	29	44.83%	25	31	-19.35%	29	18	61.11%	\$454,000	\$469,000	-3.20%	1.45
150	31	44	29	39	-25.64%	26	46	-43.48%	23	27	-14.81%	\$540,000	\$505,000	6.93%	1.26
161	11	13	16	16	0.00%	4	11	-63.64%	3	5	-40.00%	\$665,000	\$601,100	10.63%	5.33
162	34	20	44	32	37.50%	25	16	56.25%	14	15	-6.67%	\$622,470	\$789,550	-21.16%	3.14
163	3	3	3	3	0.00%	1	3	-66.67%	3	2	50.00%	\$700,000	\$597,500	17.15%	1.00
164	10	12	8	9	-11.11%	7	8	-12.50%	6	7	-14.29%	\$675,000	\$535,000	26.17%	1.33
165	18	22	21	39	-46.15%	18	15	20.00%	13	10	30.00%	\$620,000	\$649,500	-4.54%	1.62
166	39	37	41	40	2.50%	29	30	-3.33%	24	25	-4.00%	\$699,995	\$679,000	3.09%	1.71
167	4	9	8	10	-20.00%	7	4	75.00%	2	4	-50.00%	\$367,100	\$518,000	-29.13%	4.00
168	4	4	6	8	-25.00%	4	3	33.33%	2	0	0.00%	\$362,500	\$0	0.00%	3.00
170	84	89	103	127	-18.90%	42	54	-22.22%	45	41	9.76%	\$1,275,000	\$1,250,000	2.00%	2.29
All Kits Co	561	596	707	699	1.14%	456	466	-2.15%	357	348	2.59%	\$585,000	\$584,250	0.13%	1.98

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141	55	73	103	98	5.10%	65	52	25.00%	53	71	-25.35%	\$661,800	\$599,950	10.31%	1.94
142	32	33	42	30	40.00%	29	19	52.63%	25	19	31.58%	\$660,000	\$625,000	5.60%	1.68
143	40	46	43	38	13.16%	38	33	15.15%	26	10	160.00%	\$479,450	\$471,250	1.74%	1.65
144	25	29	29	32	-9.38%	21	17	23.53%	20	15	33.33%	\$567,725	\$483,000	17.54%	1.45
145	26	16	37	19	94.74%	14	12	16.67%	14	5	180.00%	\$626,600	\$611,000	2.55%	2.64
146	13	15	21	18	16.67%	12	9	33.33%	3	7	-57.14%	\$985,000	\$700,000	40.71%	7.00
147	32	27	34	44	-22.73%	34	30	13.33%	17	22	-22.73%	\$595,000	\$672,450	-11.52%	2.00
148	55	61	55	49	12.24%	51	57	-10.53%	33	38	-13.16%	\$430,000	\$452,500	-4.97%	1.67
149	30	25	35	17	105.88%	23	27	-14.81%	25	15	66.67%	\$471,000	\$475,000	-0.84%	1.40
150	30	43	25	39	-35.90%	25	45	-44.44%	23	26	-11.54%	\$540,000	\$509,000	6.09%	1.09
161	11	13	16	16	0.00%	4	11	-63.64%	3	5	-40.00%	\$665,000	\$601,100	10.63%	5.33
162	34	19	38	30	26.67%	25	14	78.57%	13	13	0.00%	\$649,990	\$829,990	-21.69%	2.92
163	3	3	3	3	0.00%	1	3	-66.67%	3	2	50.00%	\$700,000	\$597,500	17.15%	1.00
164	10	12	8	9	-11.11%	7	8	-12.50%	6	7	-14.29%	\$675,000	\$535,000	26.17%	1.33
165	17	22	21	39	-46.15%	17	14	21.43%	13	10	30.00%	\$620,000	\$649,500	-4.54%	1.62
166	37	37	36	38	-5.26%	27	29	-6.90%	23	23	0.00%	\$725,000	\$679,000	6.77%	1.57
167	4	9	8	10	-20.00%	7	4	75.00%	2	4	-50.00%	\$367,100	\$518,000	-29.13%	4.00
168	4	4	6	8	-25.00%	4	3	33.33%	2	0	0.00%	\$362,500	\$0	0.00%	3.00
170	77	78	85	103	-17.48%	37	45	-17.78%	32	34	-5.88%	\$1,438,500	\$1,437,500	0.07%	2.66
All Kits Co	535	565	645	640	0.78%	441	432	2.08%	336	326	3.07%	\$592,475	\$594,500	-0.34%	1.92

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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	4	5	5	2	150.00%	0	4	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
144	0	1	1	0	0.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$517,000	-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	0	1	3	1	200.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	1	1	2	1	100.00%	2	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
148	5	8	11	15	-26.67%	2	11	-81.82%	2	6	-66.67%	\$218,450	\$387,447	-43.62%	5.50
149	5	2	7	12	-41.67%	2	4	-50.00%	4	3	33.33%	\$215,000	\$220,000	-2.27%	1.75
150	1	1	4	0	0.00%	1	1	0.00%	0	1	-100.00%	\$0	\$220,000	-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	1	6	2	200.00%	0	2	-100.00%	1	2	-50.00%	\$305,000	\$335,000	-8.96%	6.00
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	2	0	5	2	150.00%	2	1	100.00%	1	2	-50.00%	\$319,000	\$495,500	-35.62%	5.00
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	11	18	24	-25.00%	5	9	-44.44%	13	7	85.71%	\$678,450	\$579,950	16.98%	1.38
All Kits Co	26	31	62	59	5.08%	15	34	-55.88%	21	22	-4.55%	\$550,000	\$392,500	40.13%	2.95