



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Kitsap

Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



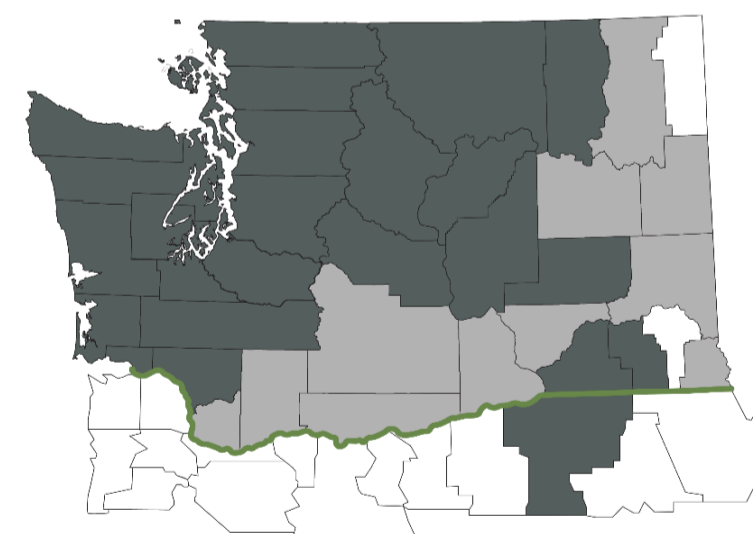
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

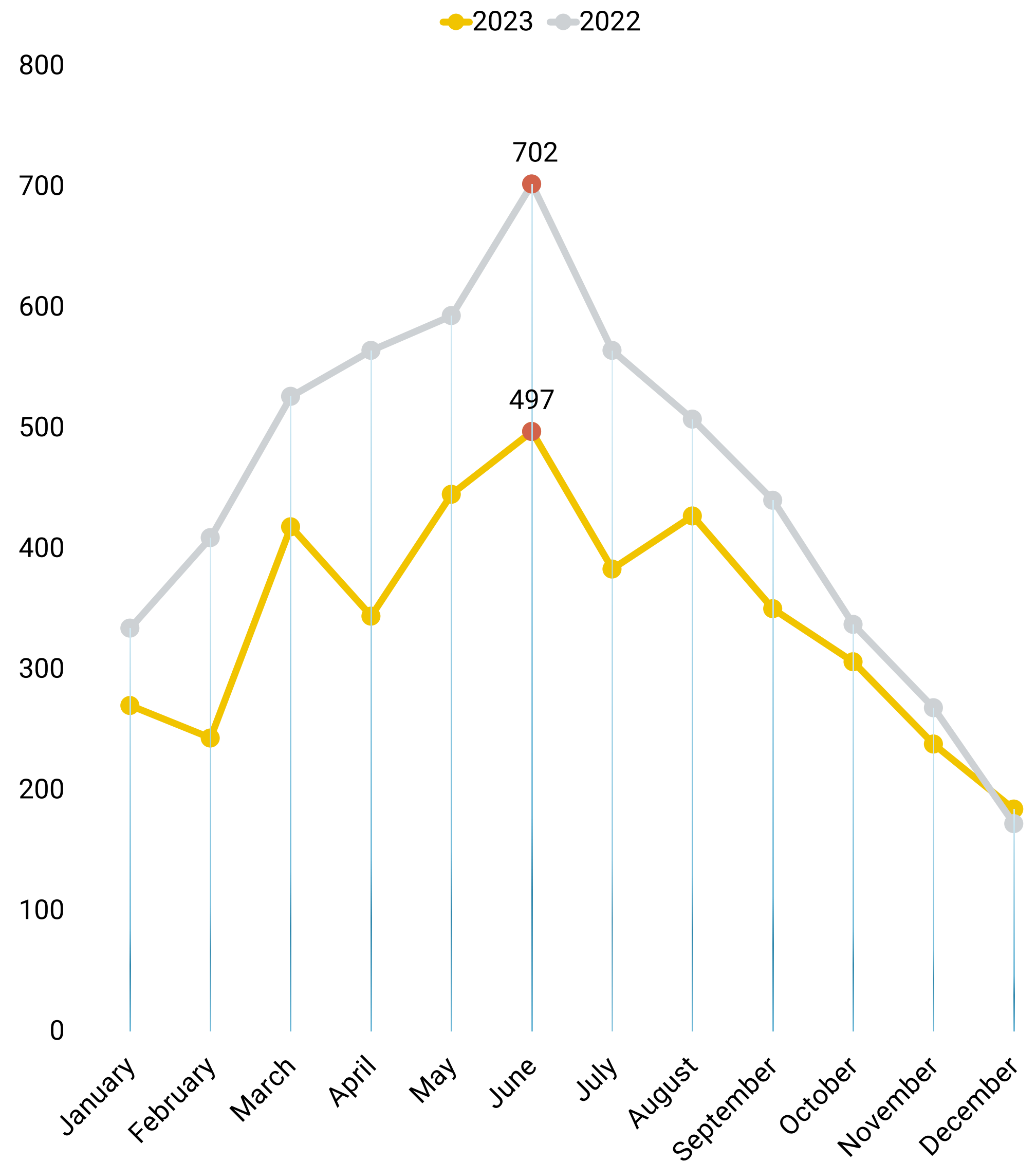
26

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).

	2023	2022	% chg.
January	270	334	-19.16%
February	243	409	-40.59%
March	418	526	-20.53%
April	344	564	-39.01%
May	445	593	-24.96%
June	497	702	-29.20%
July	383	564	-32.09%
August	427	507	-15.78%
September	350	440	-20.45%
October	306	337	-9.20%
November	238	268	-11.19%
December	184	172	6.98%
Total	4,105	5,416	
% chg.			-24.21%

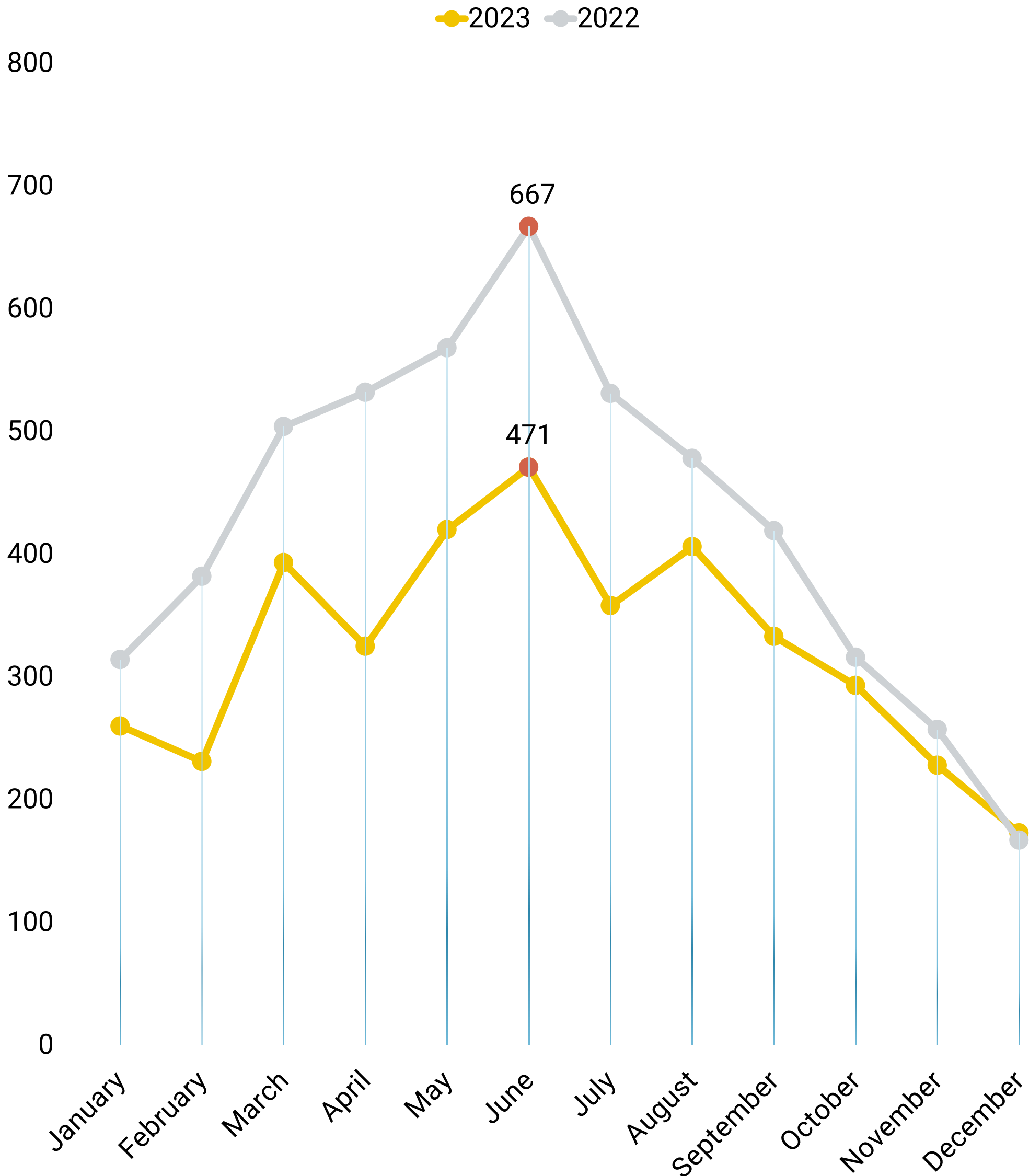


Kitsap: Residential Homes Only

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).

	2023	2022	% chg.
January	260	314	-17.20%
February	231	382	-39.53%
March	393	504	-22.02%
April	325	532	-38.91%
May	420	568	-26.06%
June	471	667	-29.39%
July	358	531	-32.58%
August	406	478	-15.06%
September	333	419	-20.53%
October	293	316	-7.28%
November	228	257	-11.28%
December	173	167	3.59%
Total	3,891	5,135	
% chg.			-24.23%

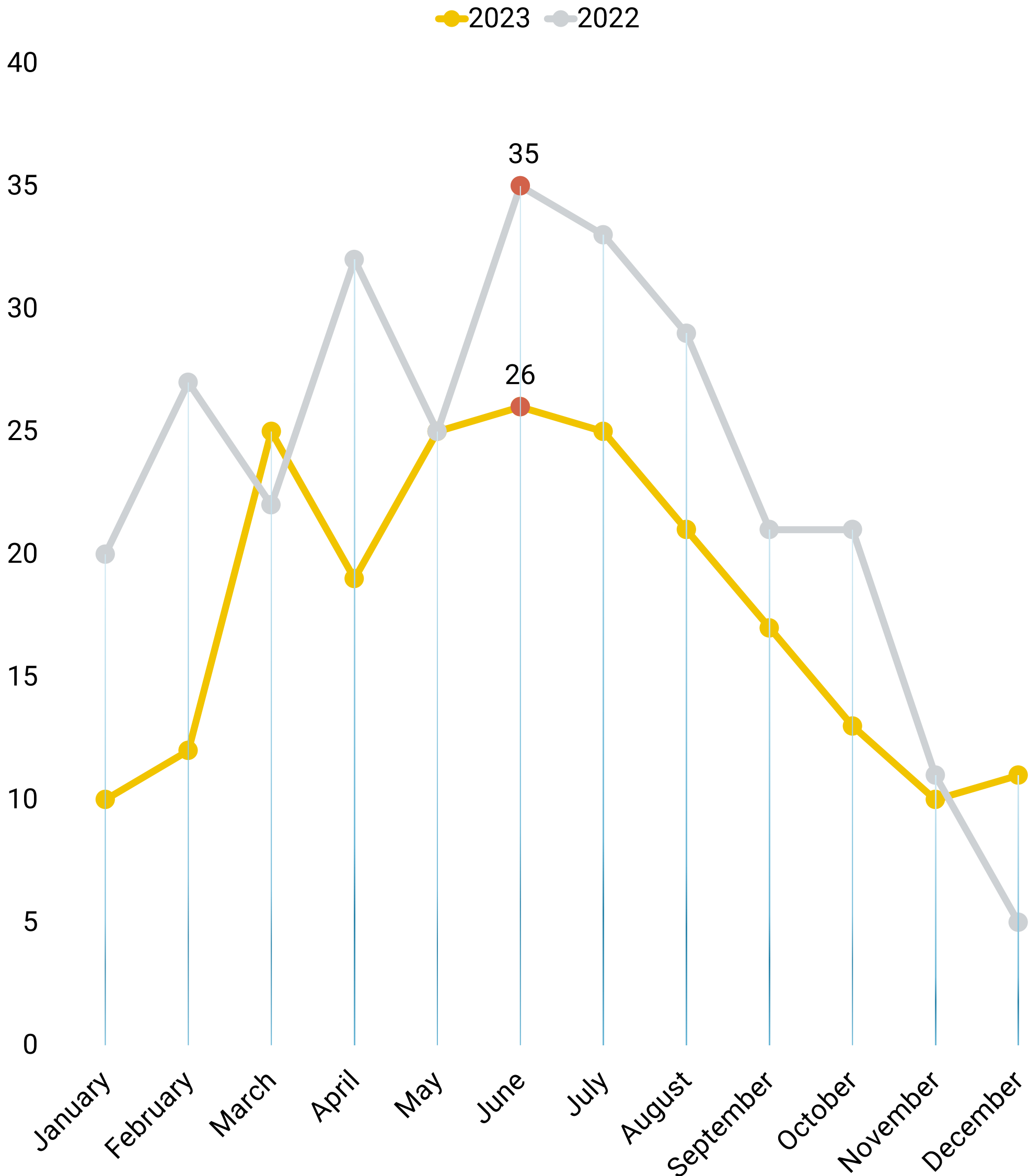


Kitsap: Condominiums Only

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).

	2023	2022	% chg.
January	10	20	-50.00%
February	12	27	-55.56%
March	25	22	13.64%
April	19	32	-40.63%
May	25	25	0.00%
June	26	35	-25.71%
July	25	33	-24.24%
August	21	29	-27.59%
September	17	21	-19.05%
October	13	21	-38.10%
November	10	11	-9.09%
December	11	5	120.00%
Total	214	281	
% chg.			-23.84%

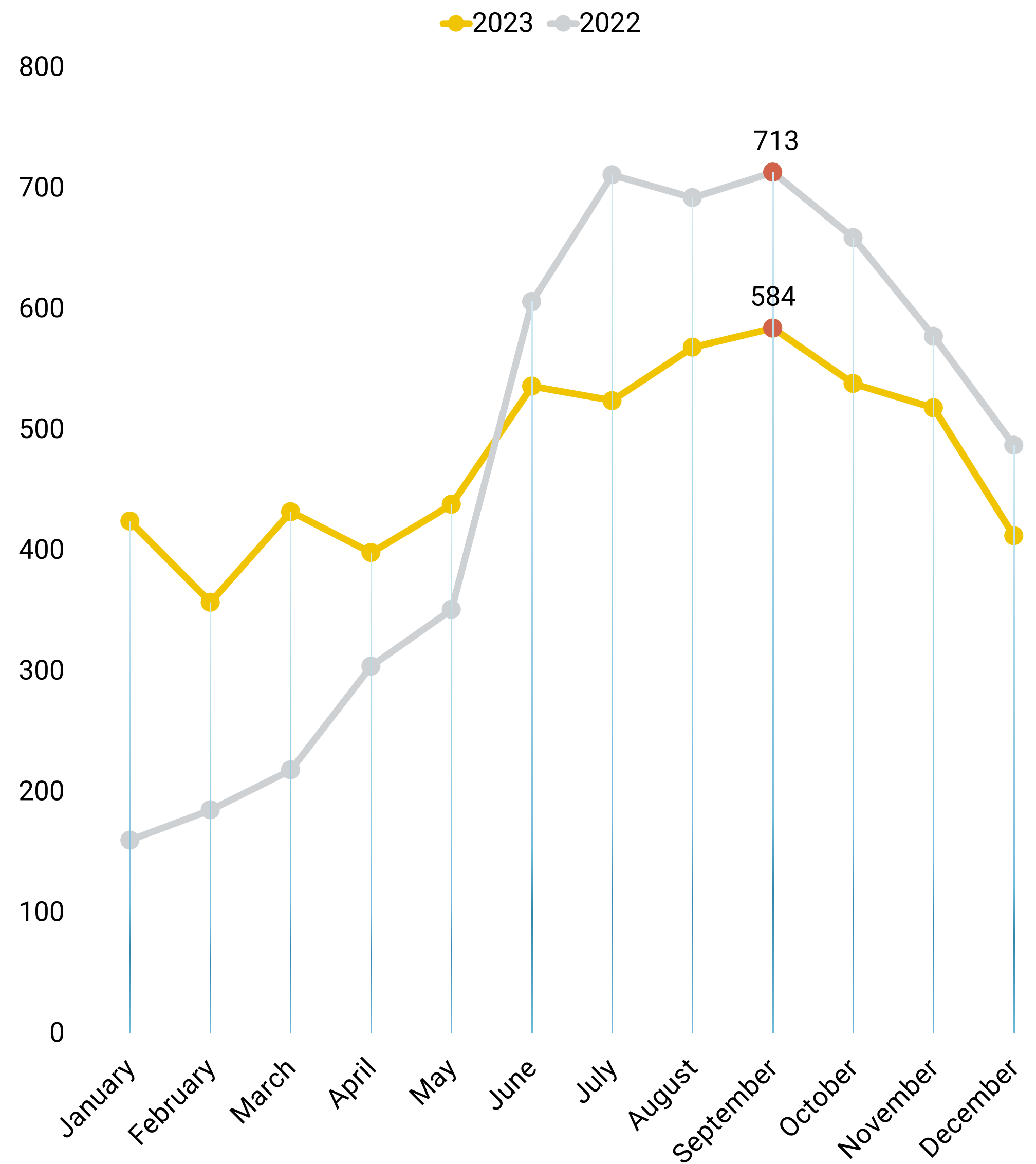


Kitsap: Residential Homes and Condominiums

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.

	2023	2022	% chg.
January	424	160	165.00%
February	357	185	92.97%
March	432	218	98.17%
April	398	304	30.92%
May	438	351	24.79%
June	536	606	-11.55%
July	524	711	-26.30%
August	568	692	-17.92%
September	584	713	-18.09%
October	538	659	-18.36%
November	518	577	-10.23%
December	412	487	-15.40%
Total	5,729	5,663	
% chg.	1.17%		

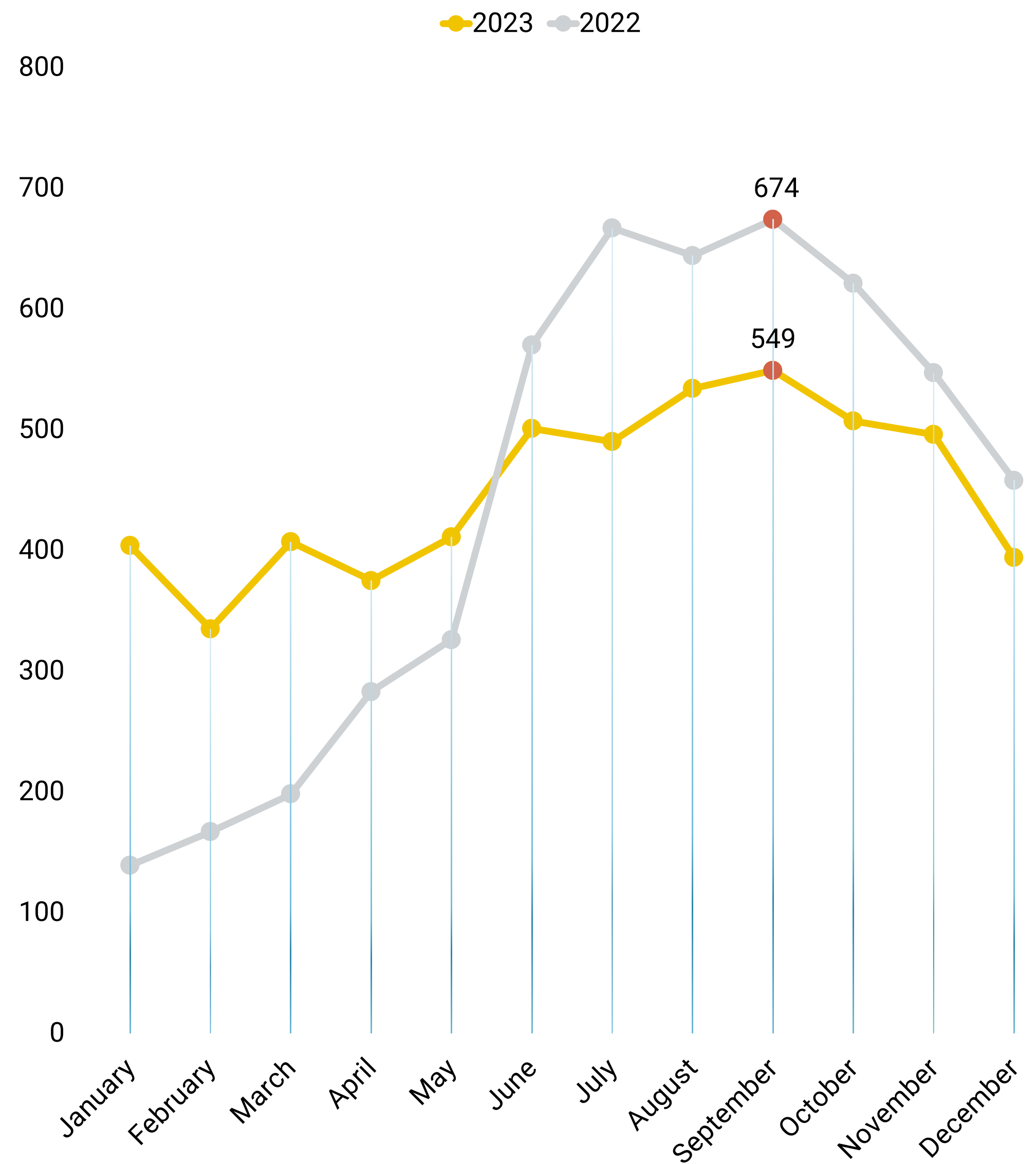


Kitsap: Residential Homes Only

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.

	2023	2022	% chg.
January	404	139	190.65%
February	335	167	100.60%
March	407	198	105.56%
April	375	283	32.51%
May	411	326	26.07%
June	501	570	-12.11%
July	490	667	-26.54%
August	534	644	-17.08%
September	549	674	-18.55%
October	507	621	-18.36%
November	496	547	-9.32%
December	394	458	-13.97%
Total	5,403	5,294	
% chg.	2.06%		

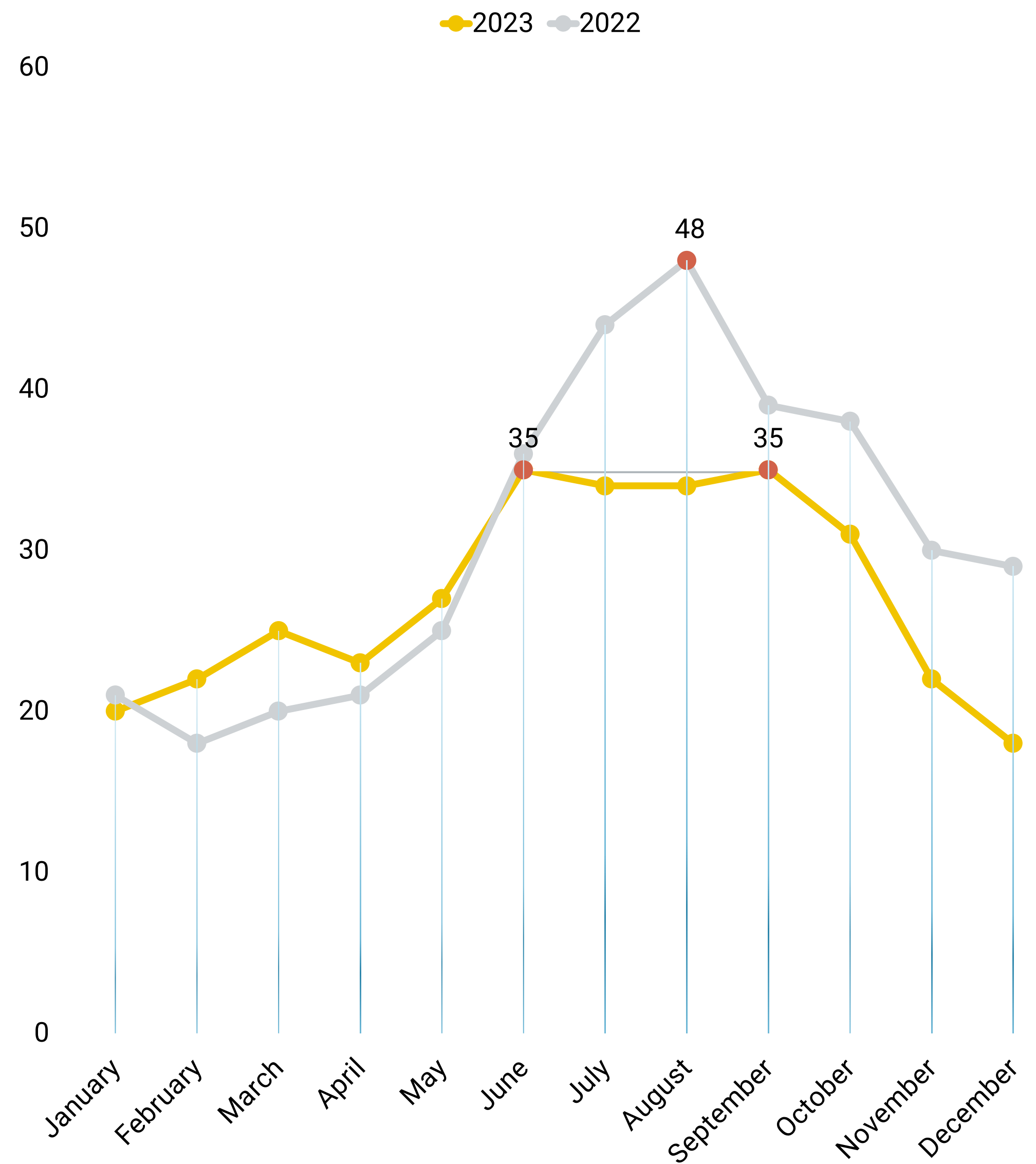


Kitsap: Condominiums Only

Active Listings by Month

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

	2023	2022	% chg.
January	20	21	-4.76%
February	22	18	22.22%
March	25	20	25.00%
April	23	21	9.52%
May	27	25	8.00%
June	35	36	-2.78%
July	34	44	-22.73%
August	34	48	-29.17%
September	35	39	-10.26%
October	31	38	-18.42%
November	22	30	-26.67%
December	18	29	-37.93%
Total	326	369	
% chg.			-11.65%



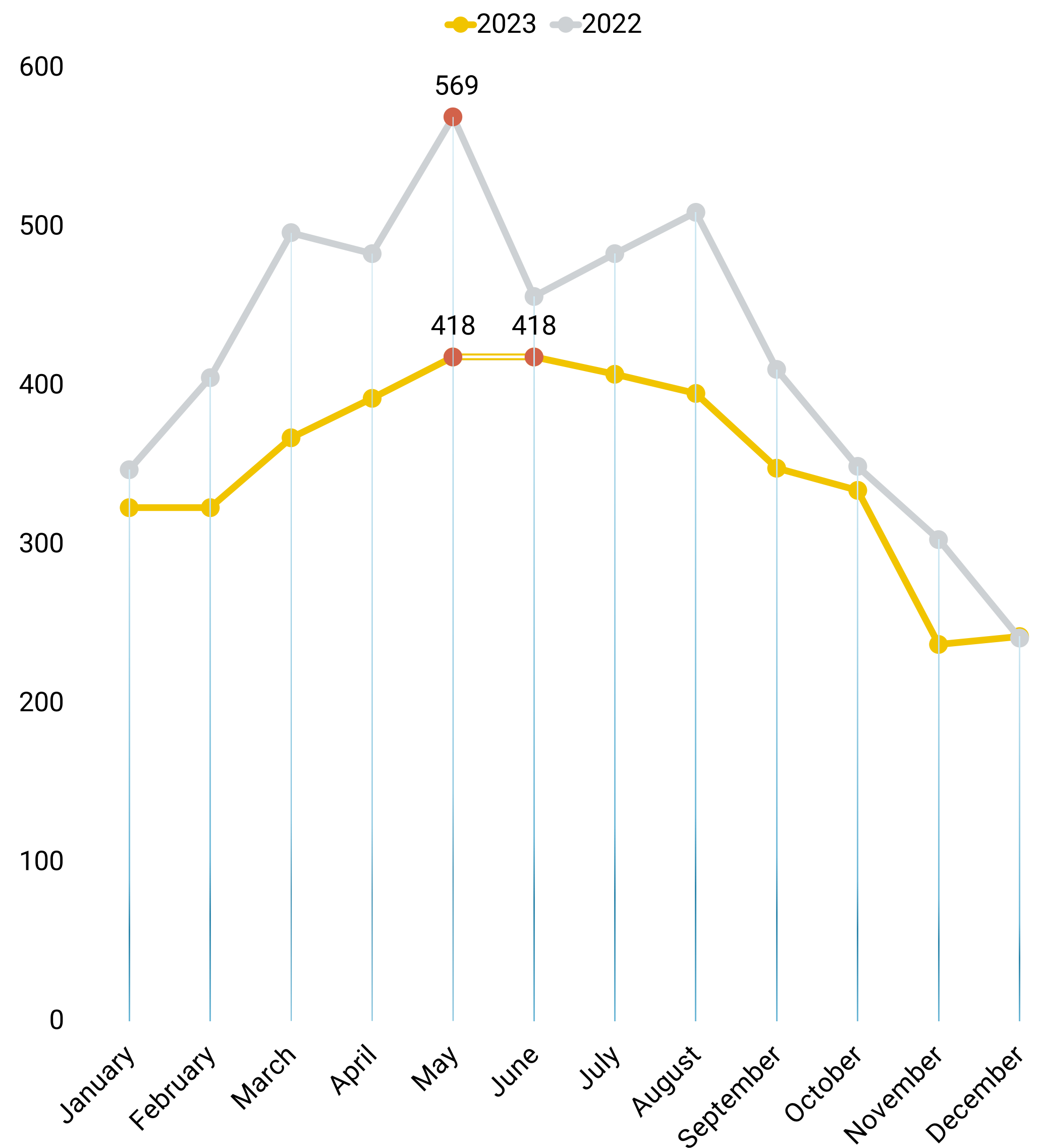
Kitsap: Residential Homes and Condominiums

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.

	2023	2022	% chg.
January	323	347	-6.92%
February	323	405	-20.25%
March	367	496	-26.01%
April	392	483	-18.84%
May	418	569	-26.54%
June	418	456	-8.33%
July	407	483	-15.73%
August	395	509	-22.40%
September	348	410	-15.12%
October	334	349	-4.30%
November	237	303	-21.78%
December	242	241	0.41%
Total	4,204	5,051	
% chg.			-16.77%



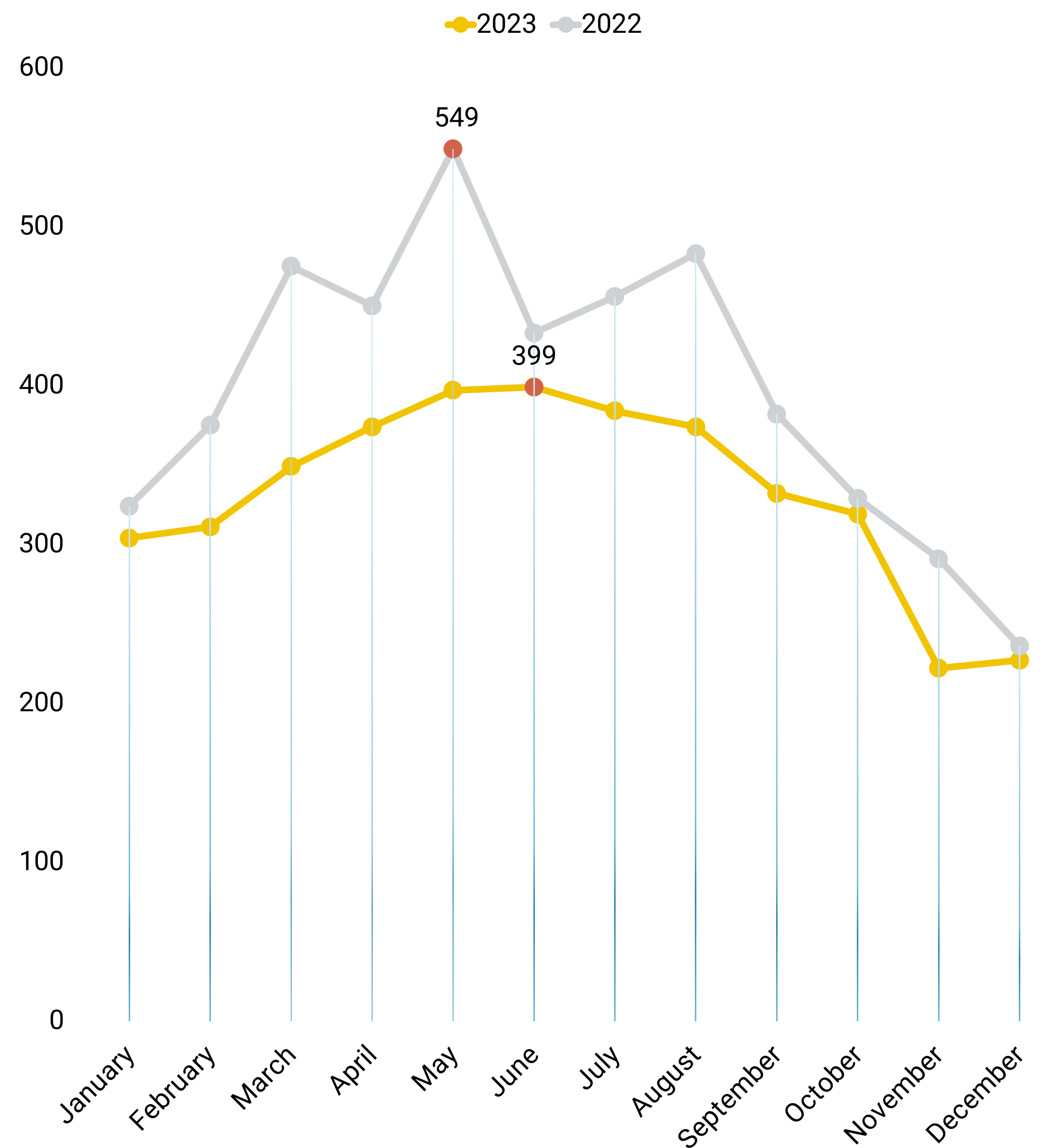
Kitsap: Residential Homes Only

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.

	2023	2022	% chg.
January	304	324	-6.17%
February	311	375	-17.07%
March	349	475	-26.53%
April	374	450	-16.89%
May	397	549	-27.69%
June	399	433	-7.85%
July	384	456	-15.79%
August	374	483	-22.57%
September	332	382	-13.09%
October	319	329	-3.04%
November	222	291	-23.71%
December	227	236	-3.81%
Total	3,992	4,783	
% chg.			-16.54%



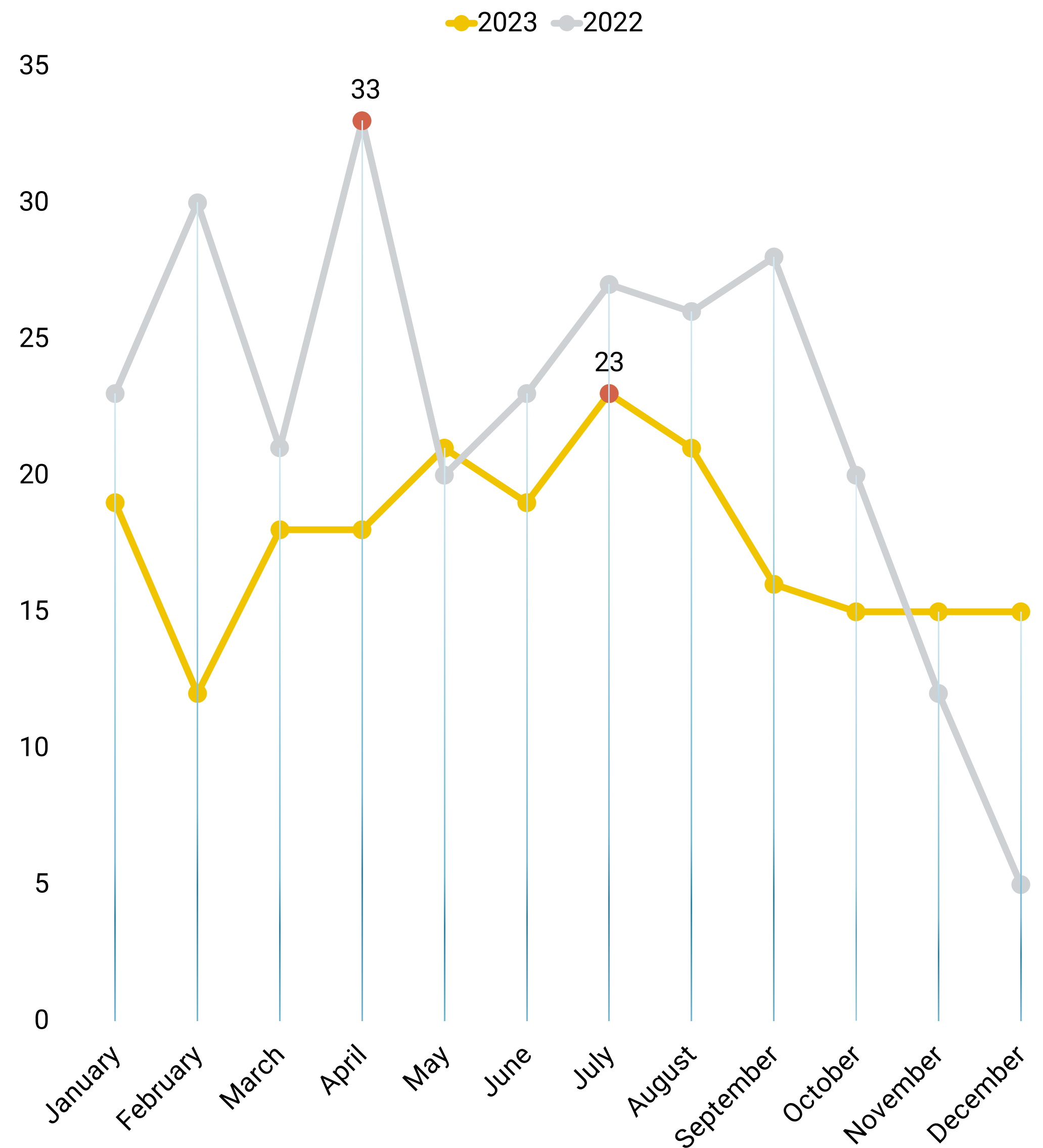
Kitsap: Condominiums Only

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.

	2023	2022	% chg.
January	19	23	-17.39%
February	12	30	-60.00%
March	18	21	-14.29%
April	18	33	-45.45%
May	21	20	5.00%
June	19	23	-17.39%
July	23	27	-14.81%
August	21	26	-19.23%
September	16	28	-42.86%
October	15	20	-25.00%
November	15	12	25.00%
December	15	5	200.00%
Total	212	268	
% chg.			-20.90%

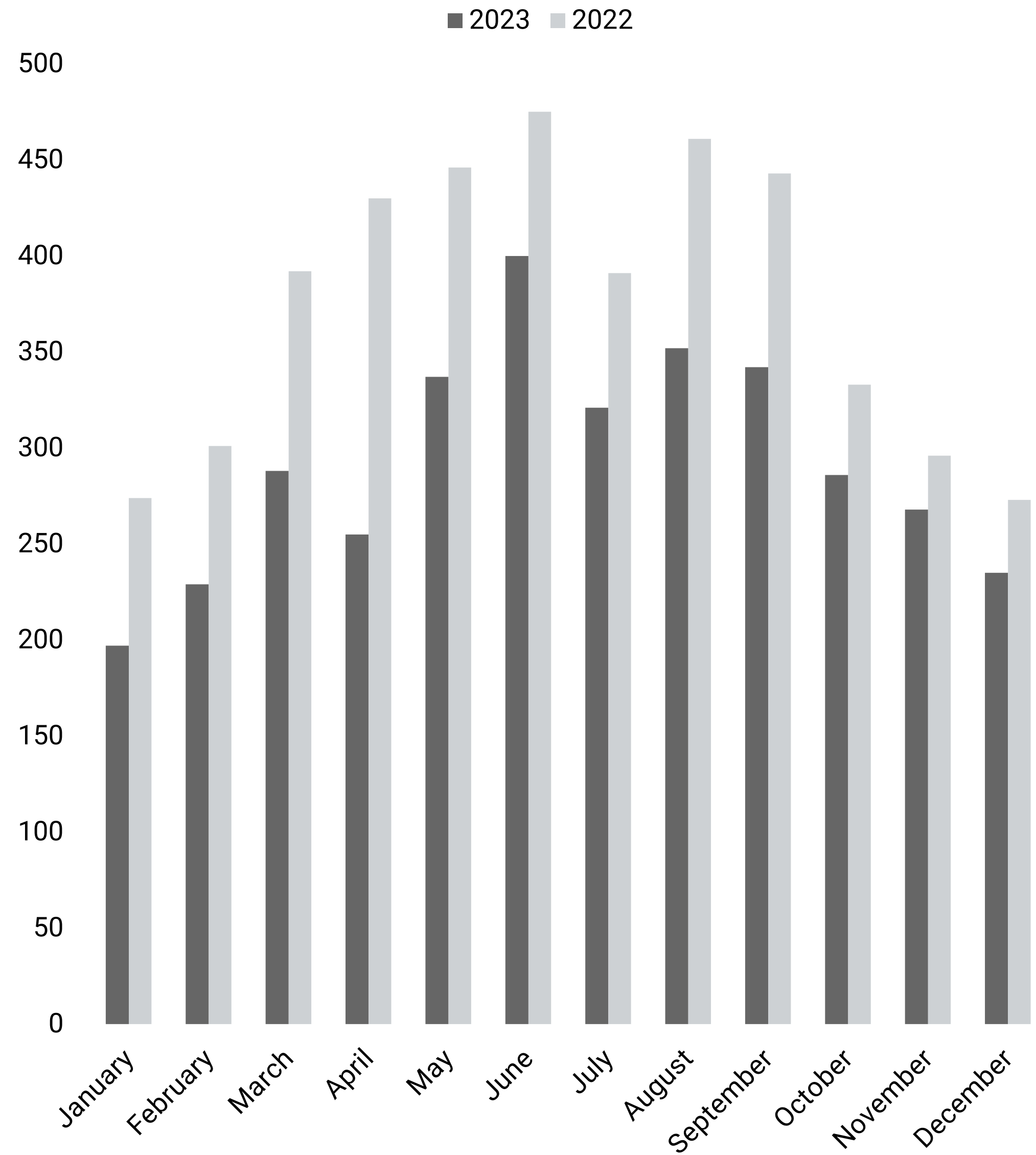


Kitsap: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	197	274	-28.10%
February	229	301	-23.92%
March	288	392	-26.53%
April	255	430	-40.70%
May	337	446	-24.44%
June	400	475	-15.79%
July	321	391	-17.90%
August	352	461	-23.64%
September	342	443	-22.80%
October	286	333	-14.11%
November	268	296	-9.46%
December	235	273	-13.92%
Total	3,510	4,515	
% chg.			-22.26%

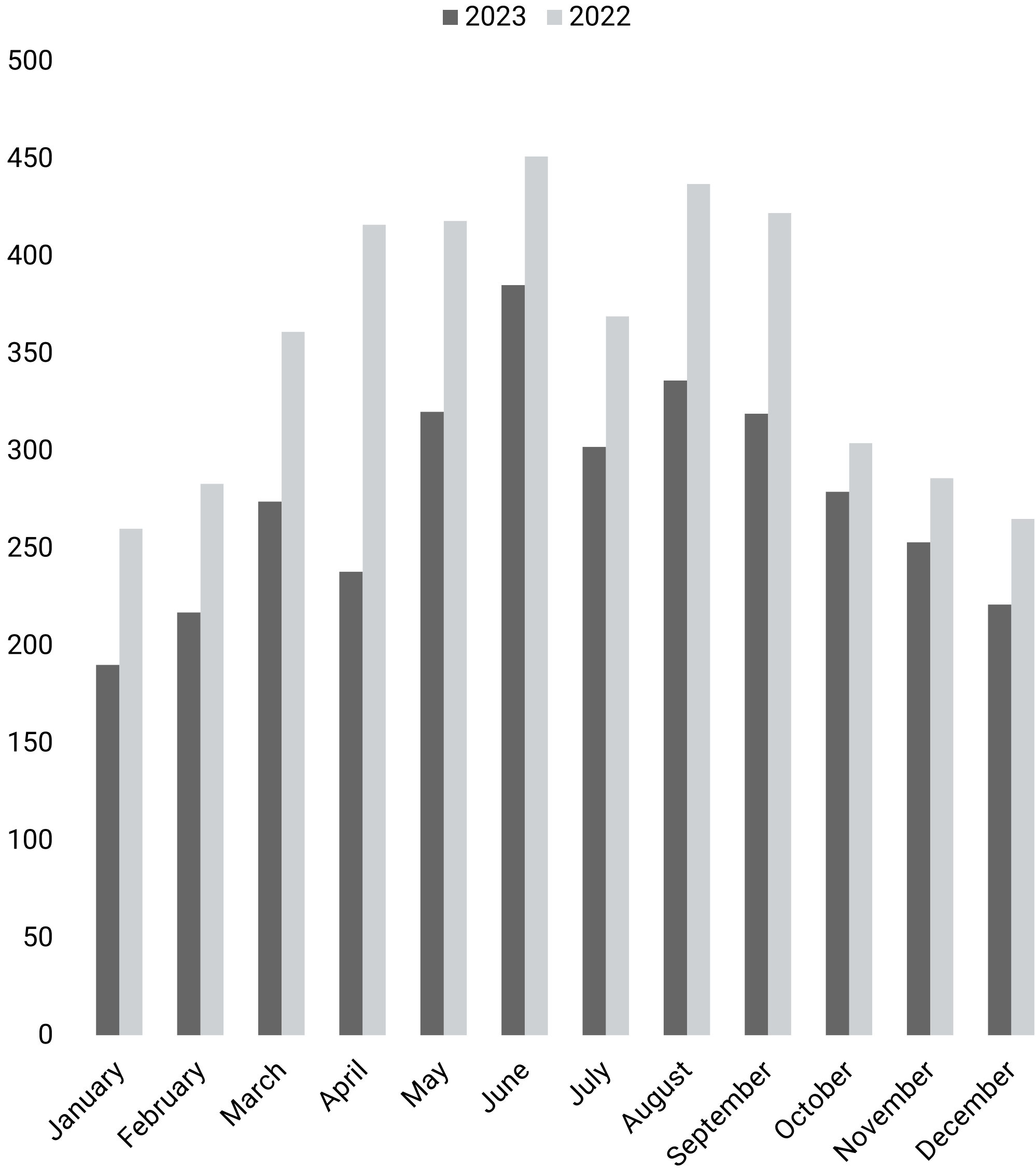


Kitsap: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	190	260	-26.92%
February	217	283	-23.32%
March	274	361	-24.10%
April	238	416	-42.79%
May	320	418	-23.44%
June	385	451	-14.63%
July	302	369	-18.16%
August	336	437	-23.11%
September	319	422	-24.41%
October	279	304	-8.22%
November	253	286	-11.54%
December	221	265	-16.60%
Total	3,334	4,272	
% chg.			-21.96%

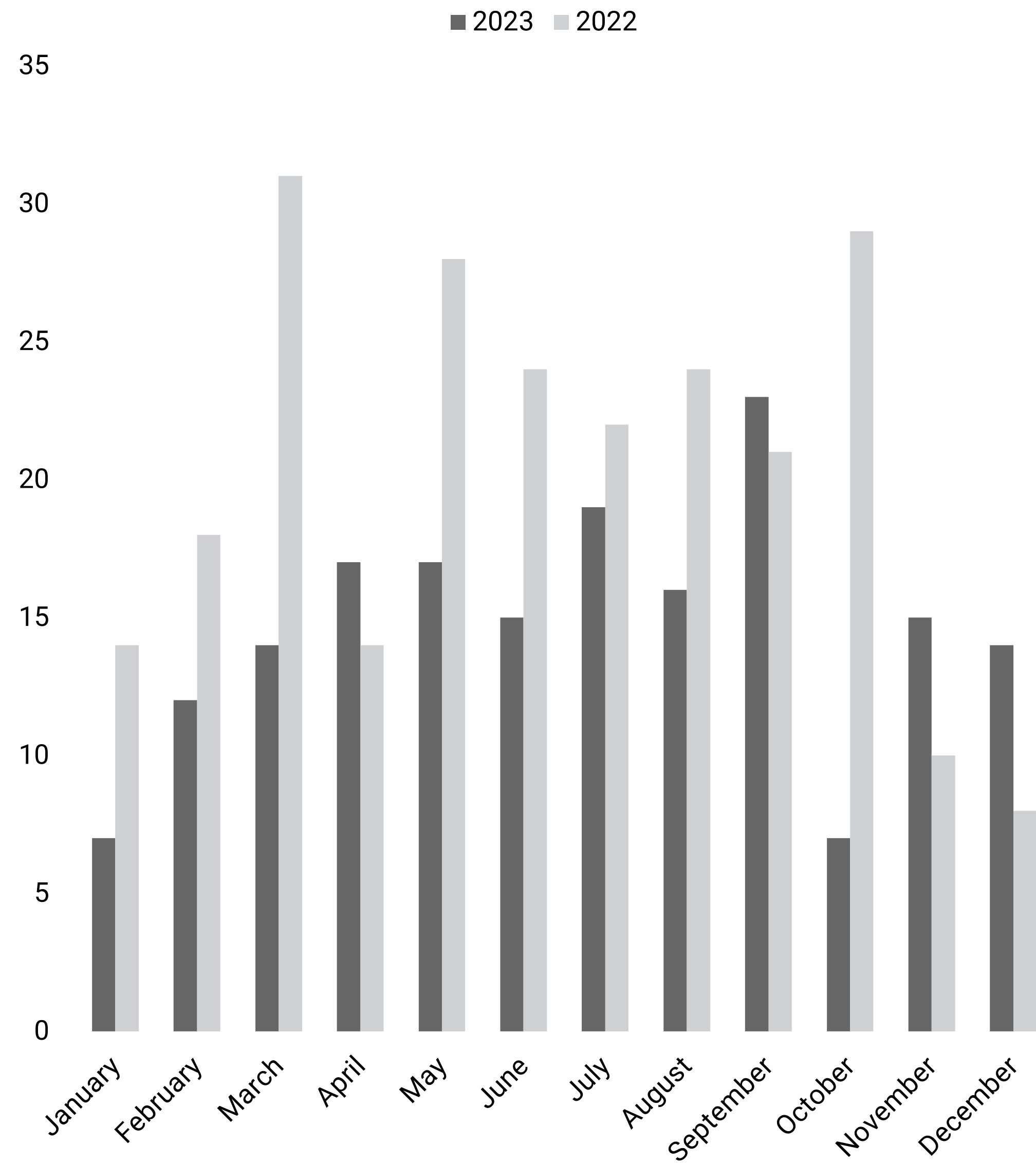


Kitsap: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	7	14	-50.00%
February	12	18	-33.33%
March	14	31	-54.84%
April	17	14	21.43%
May	17	28	-39.29%
June	15	24	-37.50%
July	19	22	-13.64%
August	16	24	-33.33%
September	23	21	9.52%
October	7	29	-75.86%
November	15	10	50.00%
December	14	8	75.00%
Total	176	243	
% chg.			-27.57%

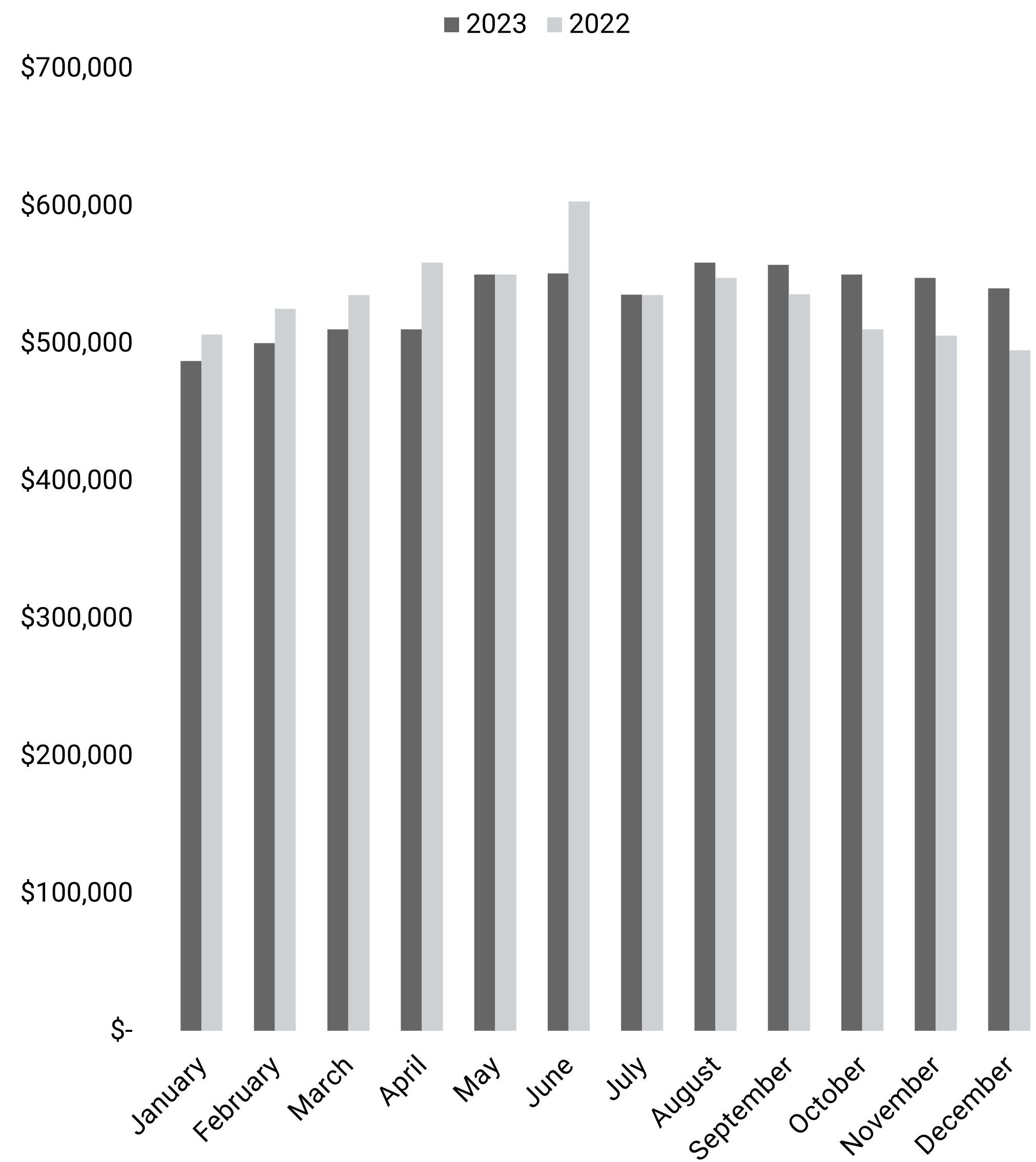


Kitsap: Residential Homes and Condominiums

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.

	2023	2022	% chg.
January	\$ 487,000	\$ 506,250	-3.80%
February	\$ 499,950	\$ 525,000	-4.77%
March	\$ 510,000	\$ 534,997	-4.67%
April	\$ 510,000	\$ 558,500	-8.68%
May	\$ 549,900	\$ 550,000	-0.02%
June	\$ 550,666	\$ 603,025	-8.68%
July	\$ 535,225	\$ 535,000	0.04%
August	\$ 558,500	\$ 547,380	2.03%
September	\$ 557,000	\$ 535,500	4.01%
October	\$ 549,995	\$ 510,000	7.84%
November	\$ 547,400	\$ 505,471	8.30%
December	\$ 540,000	\$ 495,000	9.09%
Total	\$ 535,000	\$ 535,000	
% chg.	0.00%		

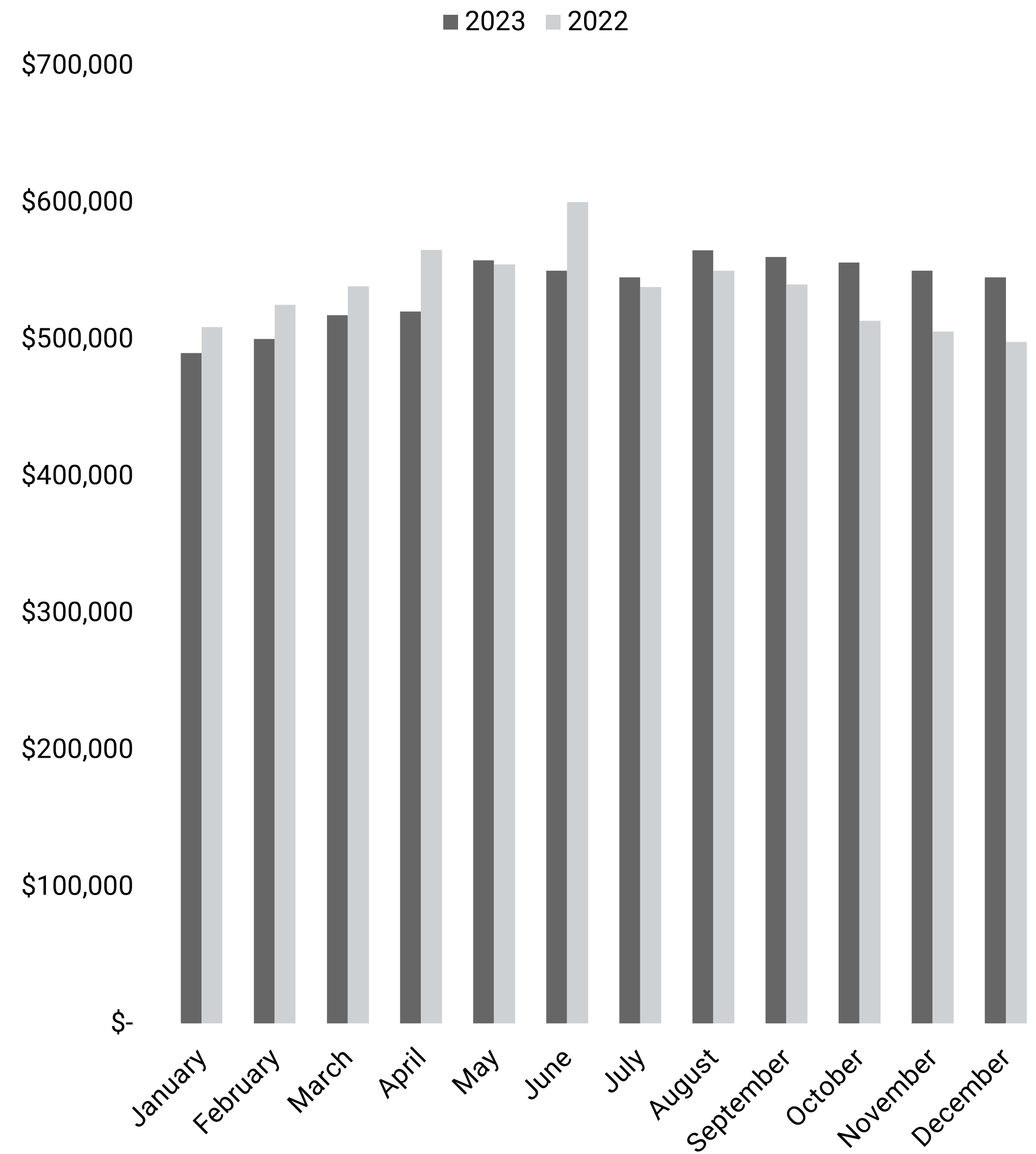


Kitsap: Residential Homes Only

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.

	2023	2022	% chg.
January	\$ 489,725	\$ 508,750	-3.74%
February	\$ 499,995	\$ 525,000	-4.76%
March	\$ 517,500	\$ 538,500	-3.90%
April	\$ 520,000	\$ 565,000	-7.96%
May	\$ 557,450	\$ 554,550	0.52%
June	\$ 550,000	\$ 600,000	-8.33%
July	\$ 544,975	\$ 538,000	1.30%
August	\$ 564,947	\$ 550,000	2.72%
September	\$ 559,995	\$ 539,997	3.70%
October	\$ 556,000	\$ 513,250	8.33%
November	\$ 549,950	\$ 505,471	8.80%
December	\$ 545,000	\$ 497,777	9.49%
Total	\$ 540,000	\$ 539,711	
% chg.	0.05%		

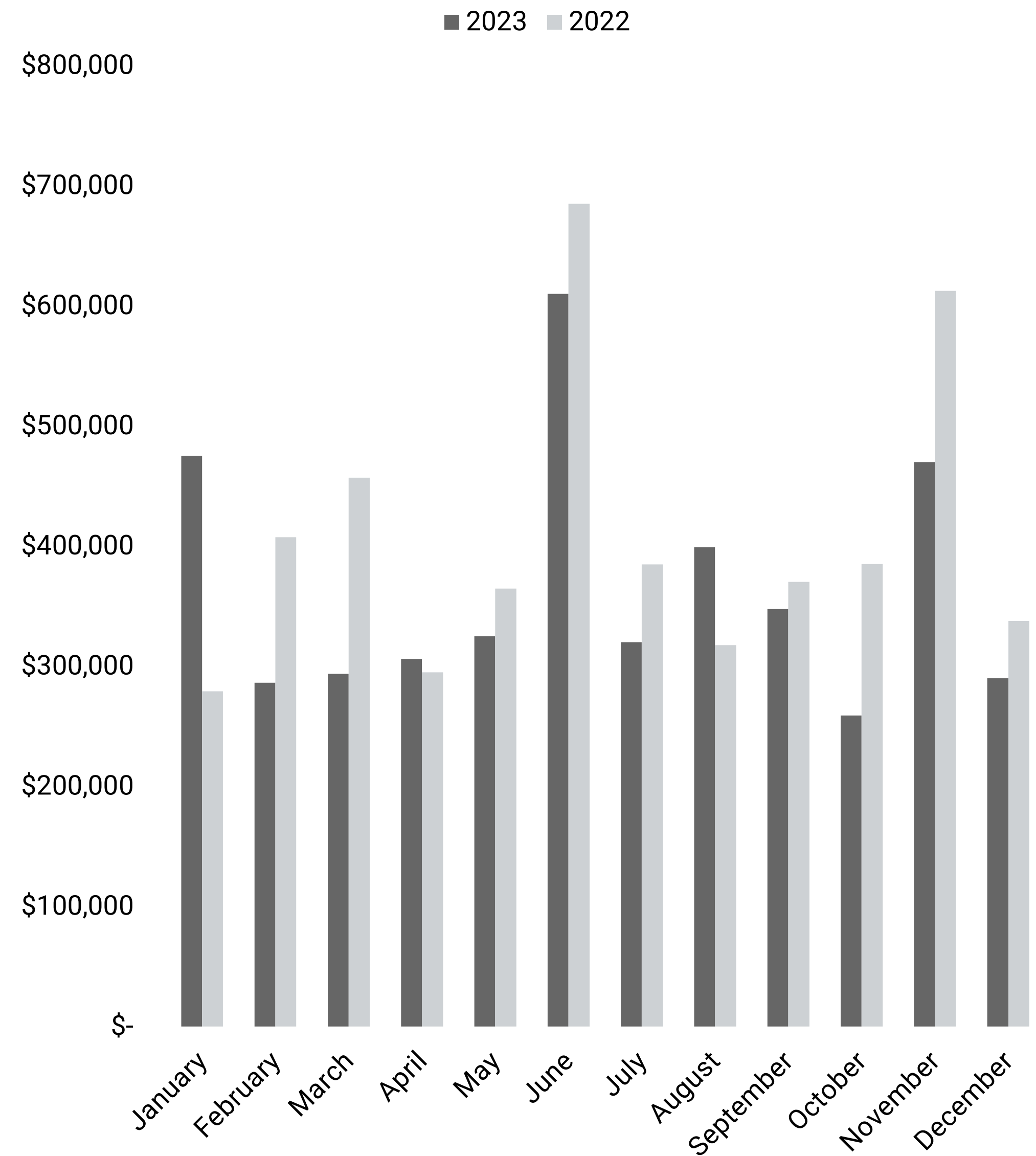


Kitsap: Condominiums Only

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.

	2023	2022	% chg.
January	\$ 475,000	\$ 279,000	70.25%
February	\$ 286,249	\$ 407,450	-29.75%
March	\$ 293,750	\$ 457,000	-35.72%
April	\$ 306,000	\$ 295,000	3.73%
May	\$ 325,000	\$ 364,500	-10.84%
June	\$ 610,000	\$ 685,000	-10.95%
July	\$ 320,000	\$ 384,750	-16.83%
August	\$ 398,950	\$ 317,500	25.65%
September	\$ 347,500	\$ 370,000	-6.08%
October	\$ 259,000	\$ 385,000	-32.73%
November	\$ 470,000	\$ 612,500	-23.27%
December	\$ 290,000	\$ 337,500	-14.07%
Total	\$ 325,000	\$ 385,000	
% chg.			-15.58%



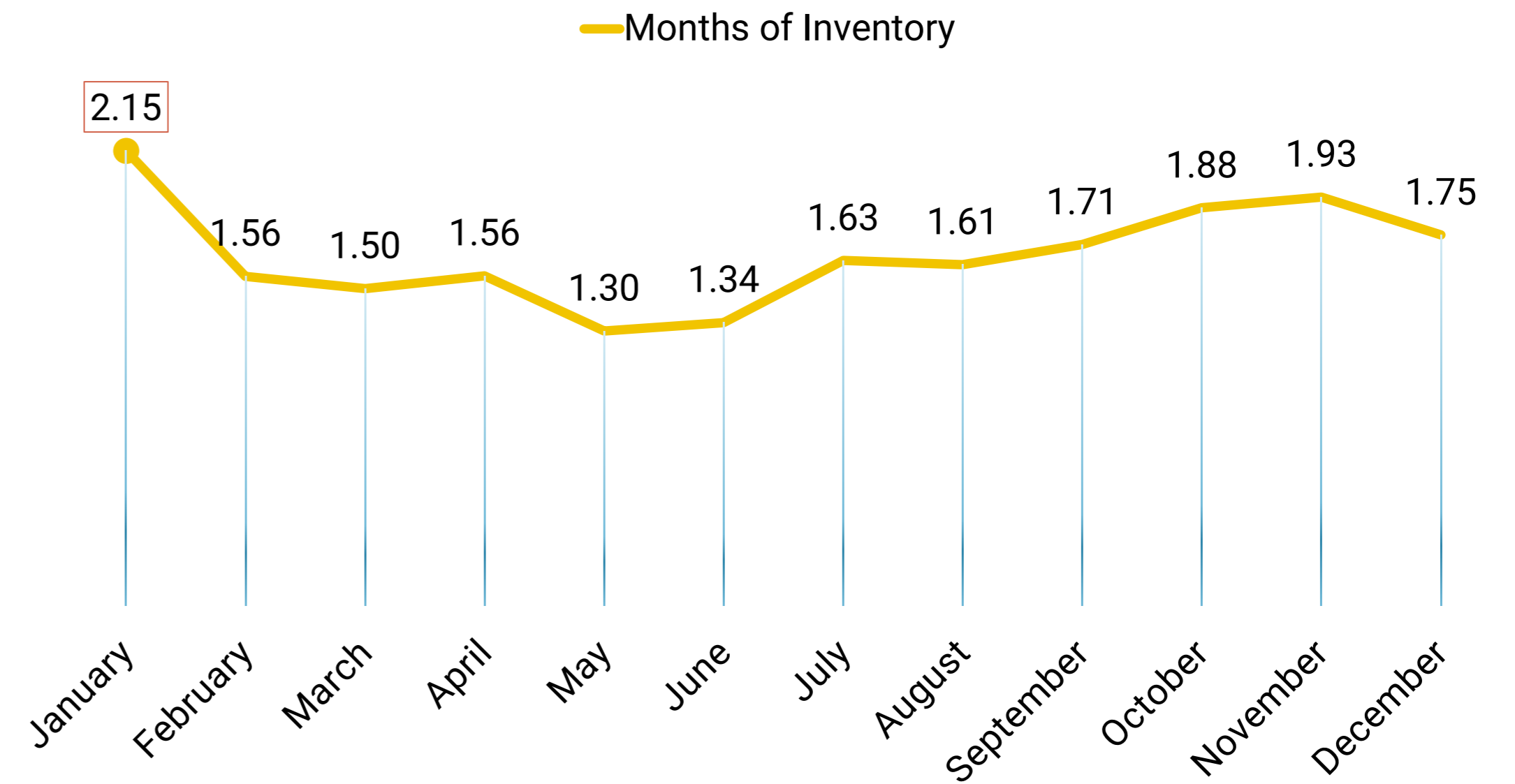
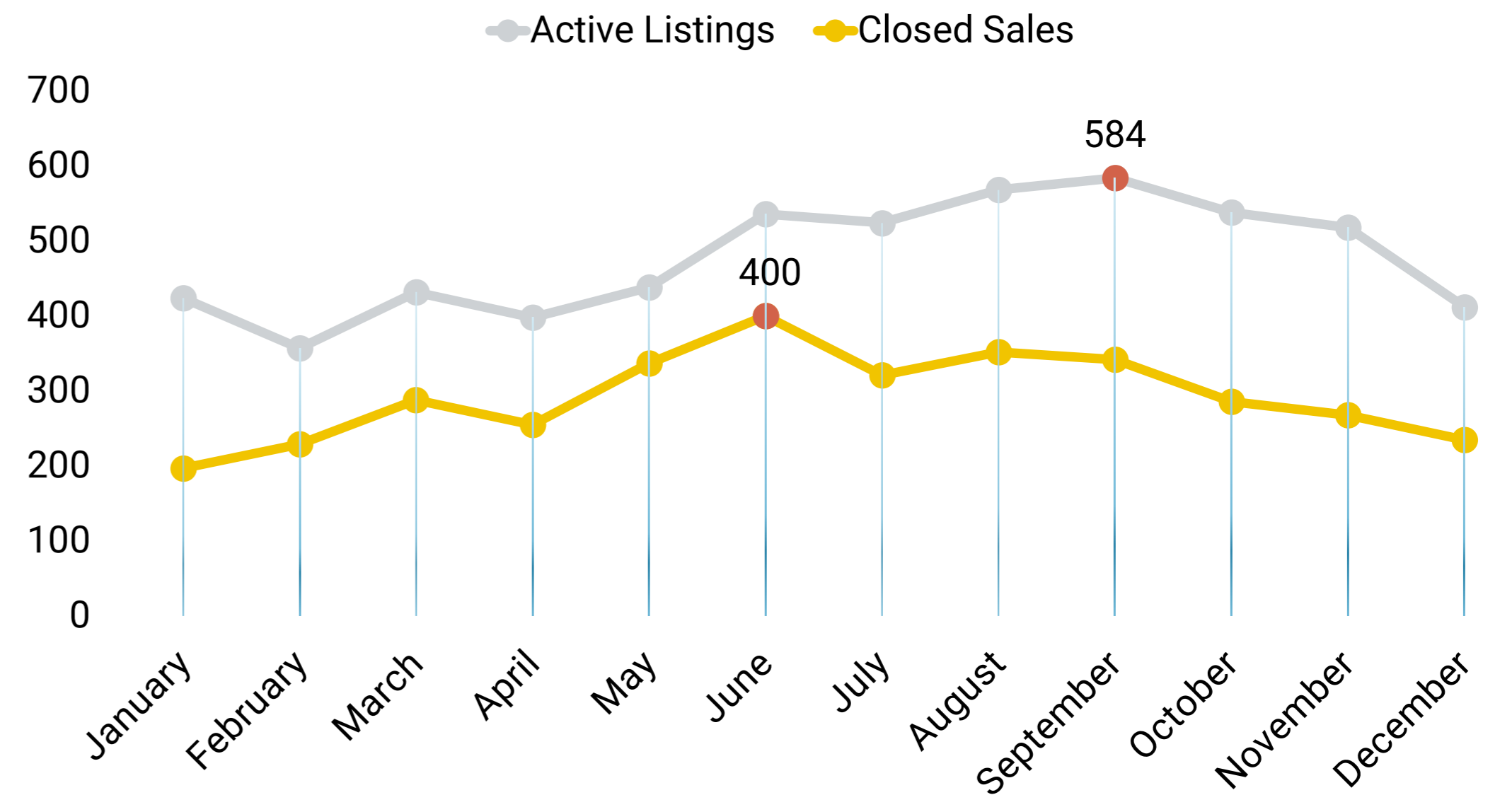
Kitsap: Residential Homes and Condominiums

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	424	197	2.15
February	357	229	1.56
March	432	288	1.50
April	398	255	1.56
May	438	337	1.30
June	536	400	1.34
July	524	321	1.63
August	568	352	1.61
September	584	342	1.71
October	538	286	1.88
November	518	268	1.93
December	412	235	1.75



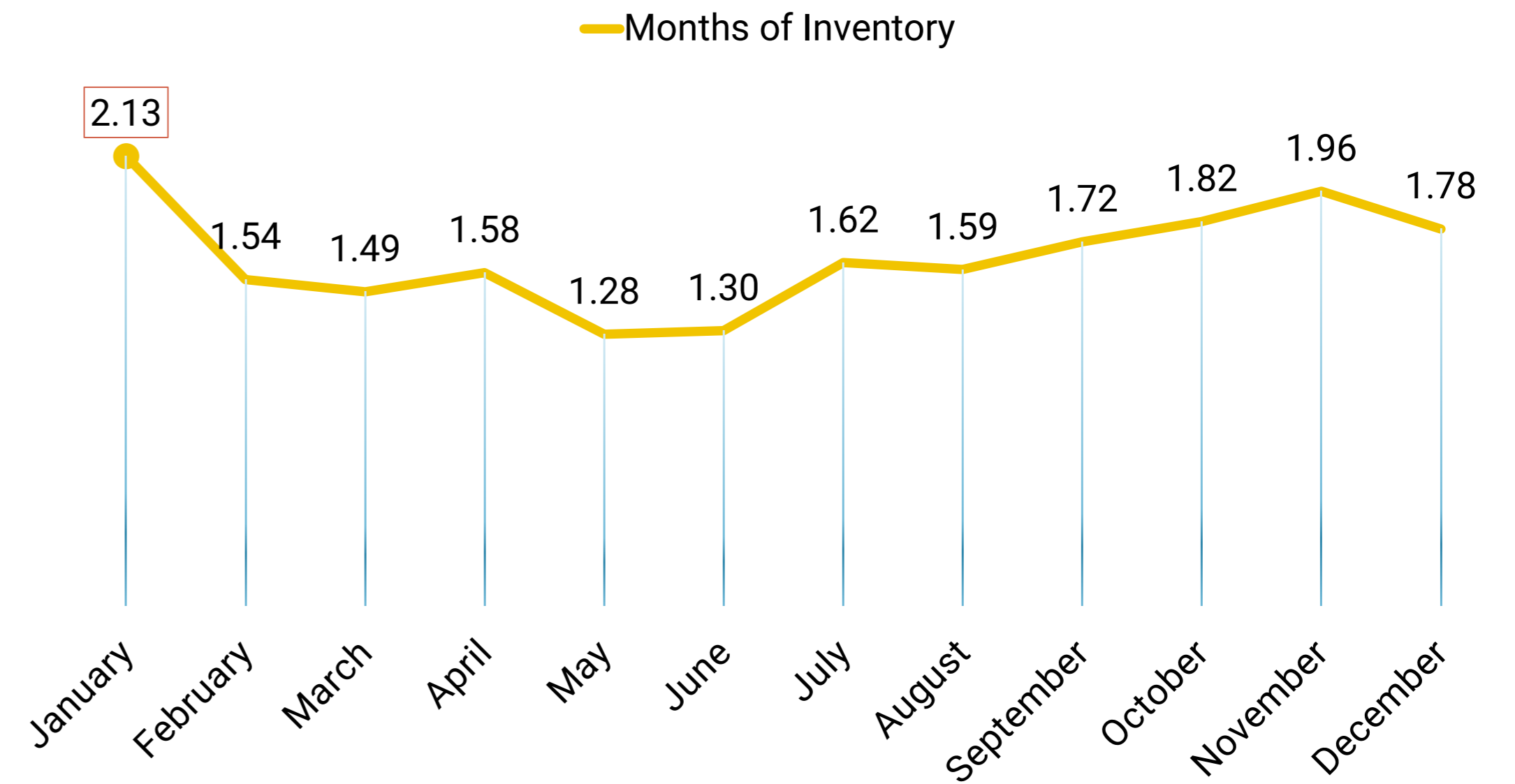
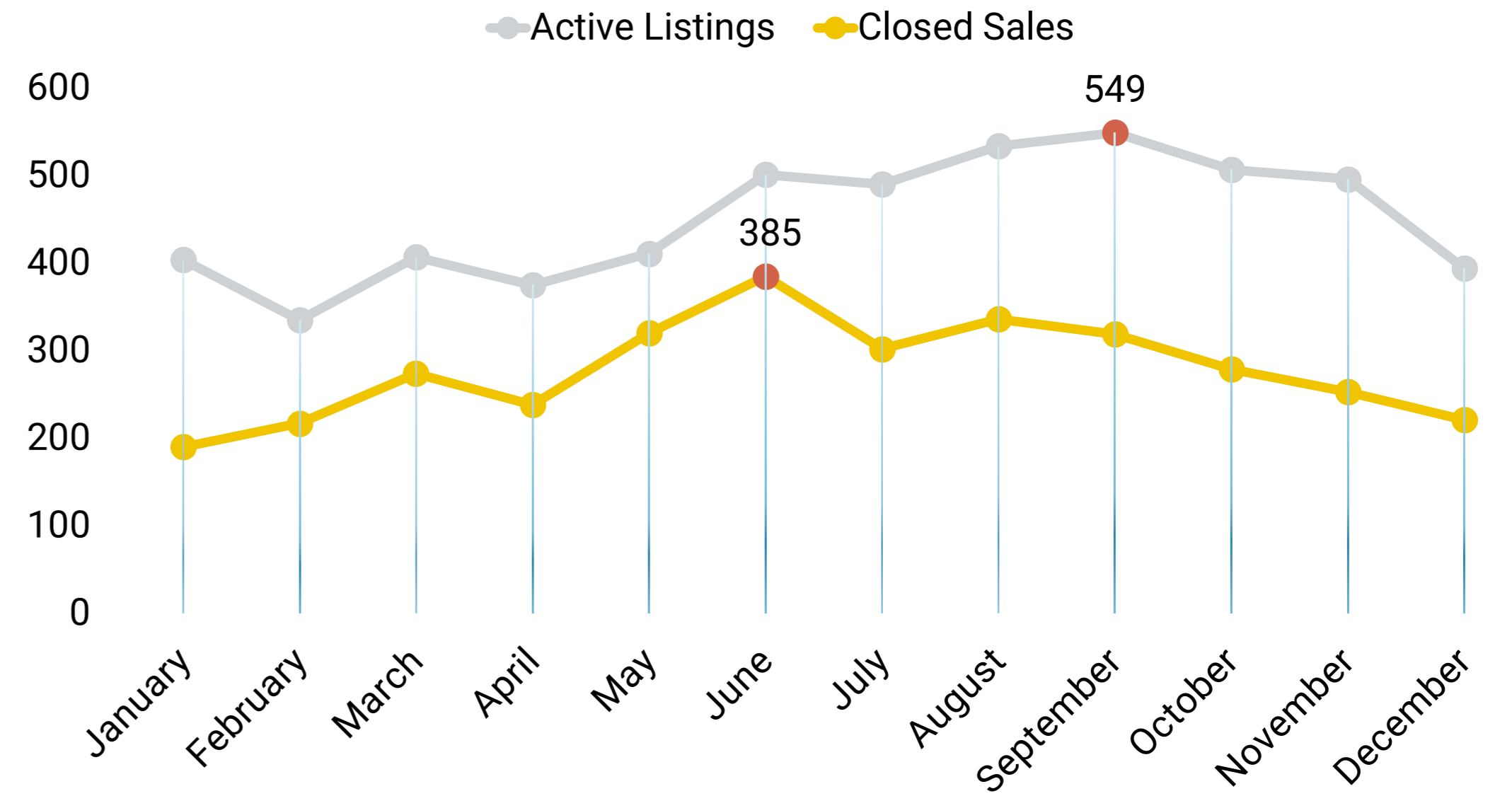
Kitsap: Residential Homes Only

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	190	2.13
February	335	217	1.54
March	407	274	1.49
April	375	238	1.58
May	411	320	1.28
June	501	385	1.30
July	490	302	1.62
August	534	336	1.59
September	549	319	1.72
October	507	279	1.82
November	496	253	1.96
December	394	221	1.78



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	20	7	2.86
February	22	12	1.83
March	25	14	1.79
April	23	17	1.35
May	27	17	1.59
June	35	15	2.33
July	34	19	1.79
August	34	16	2.13
September	35	23	1.52
October	31	7	4.43
November	22	15	1.47
December	18	14	1.29

