



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Kitsap

**Annual Statistical
Review and Highlights**

Table of Contents

p 2.....Table of Contents

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

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

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

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

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

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



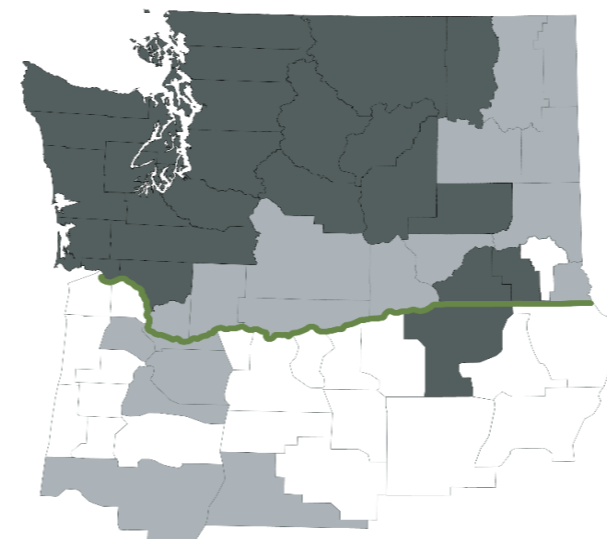
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

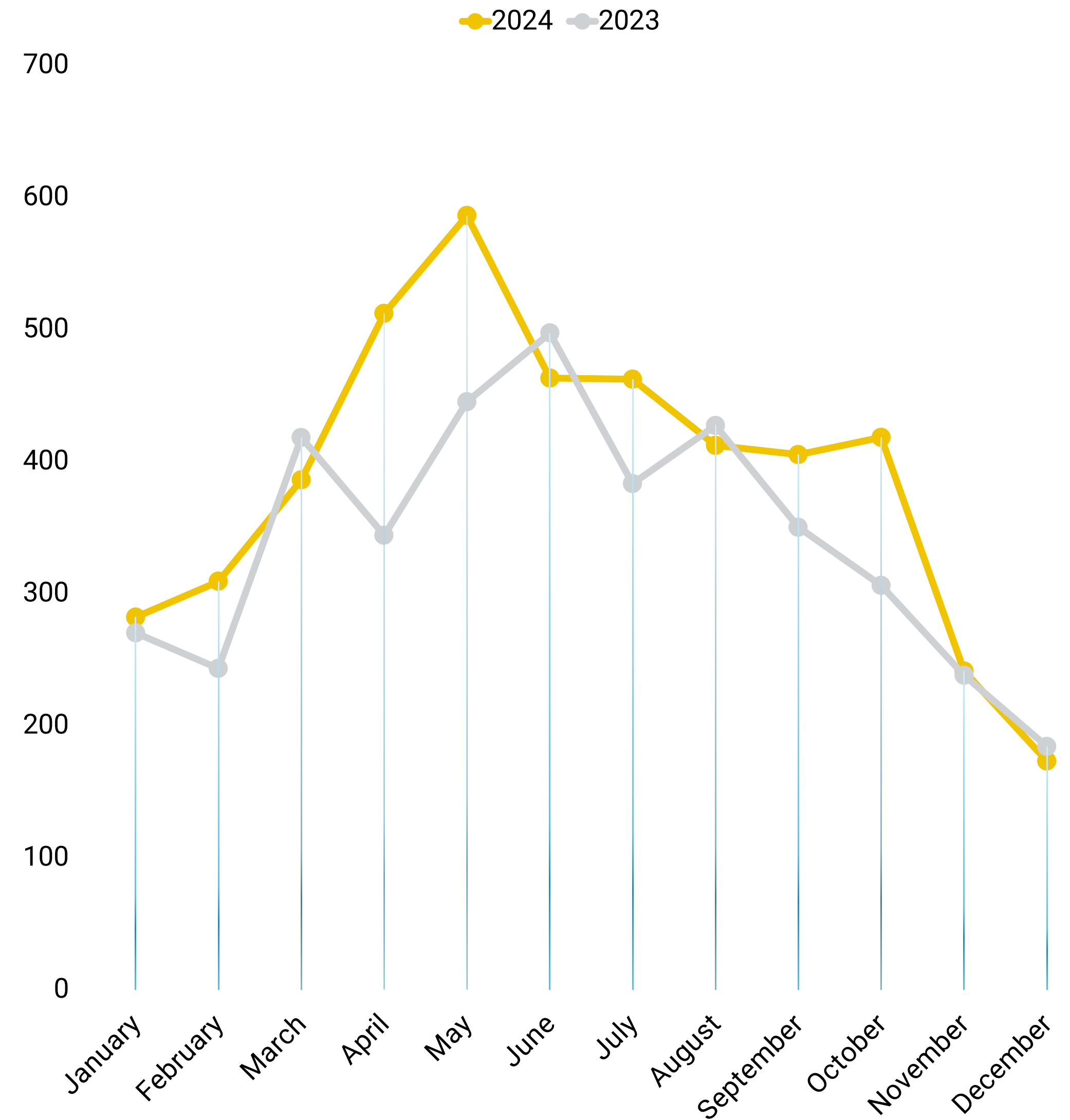
26

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).

	2024	2023	% chg.
January	282	270	4.44%
February	309	243	27.16%
March	386	418	-7.66%
April	512	344	48.84%
May	586	445	31.69%
June	463	497	-6.84%
July	462	383	20.63%
August	412	427	-3.51%
September	405	350	15.71%
October	418	306	36.60%
November	241	238	1.26%
December	173	184	-5.98%
Total	4,649	4,105	
% chg.			13.25%

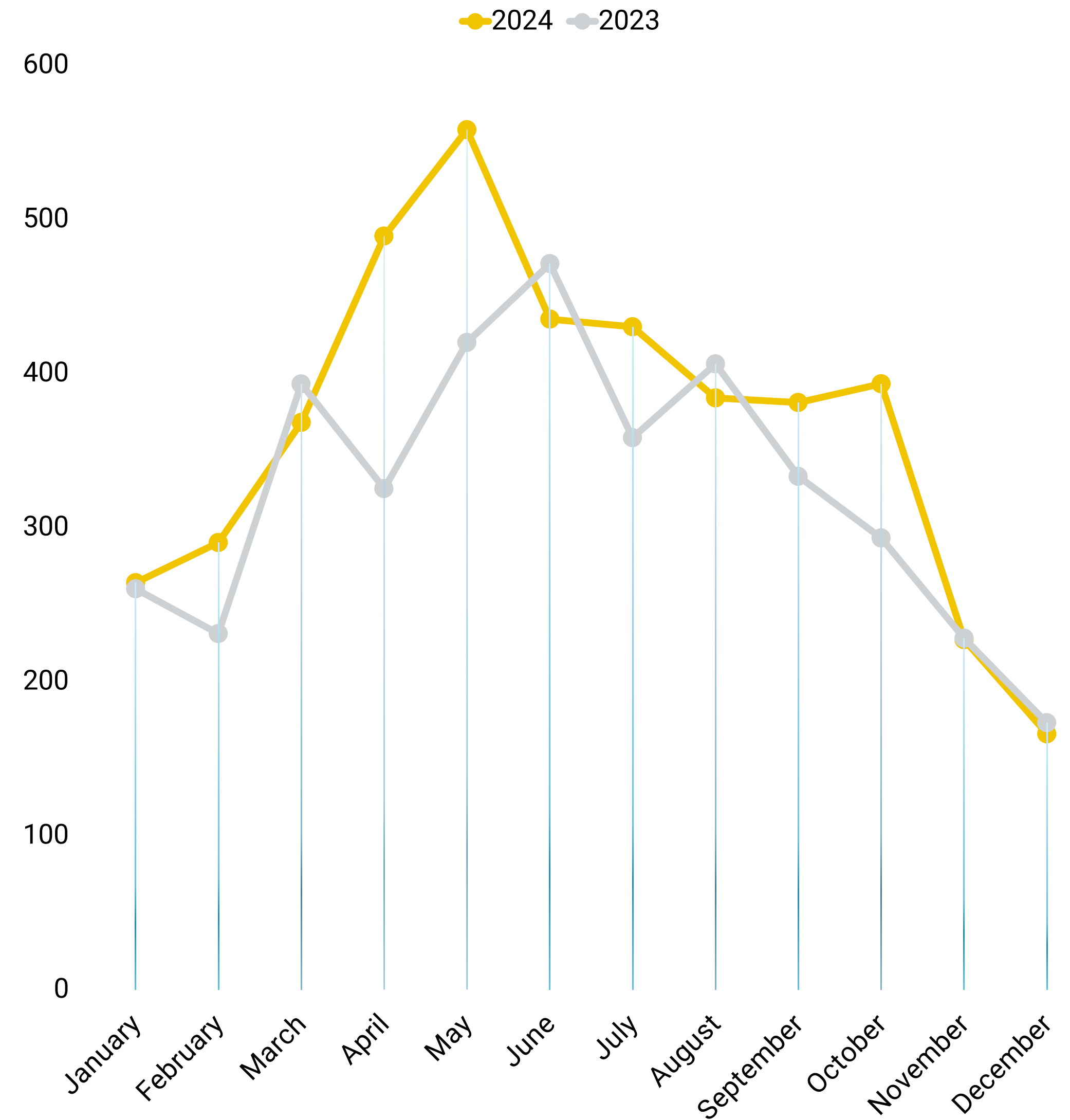


Kitsap: Residential Homes Only

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).

	2024	2023	% chg.
January	264	260	1.54%
February	290	231	25.54%
March	368	393	-6.36%
April	489	325	50.46%
May	558	420	32.86%
June	435	471	-7.64%
July	430	358	20.11%
August	384	406	-5.42%
September	381	333	14.41%
October	393	293	34.13%
November	227	228	-0.44%
December	166	173	-4.05%
Total	4,385	3,891	
% chg.	12.70%		

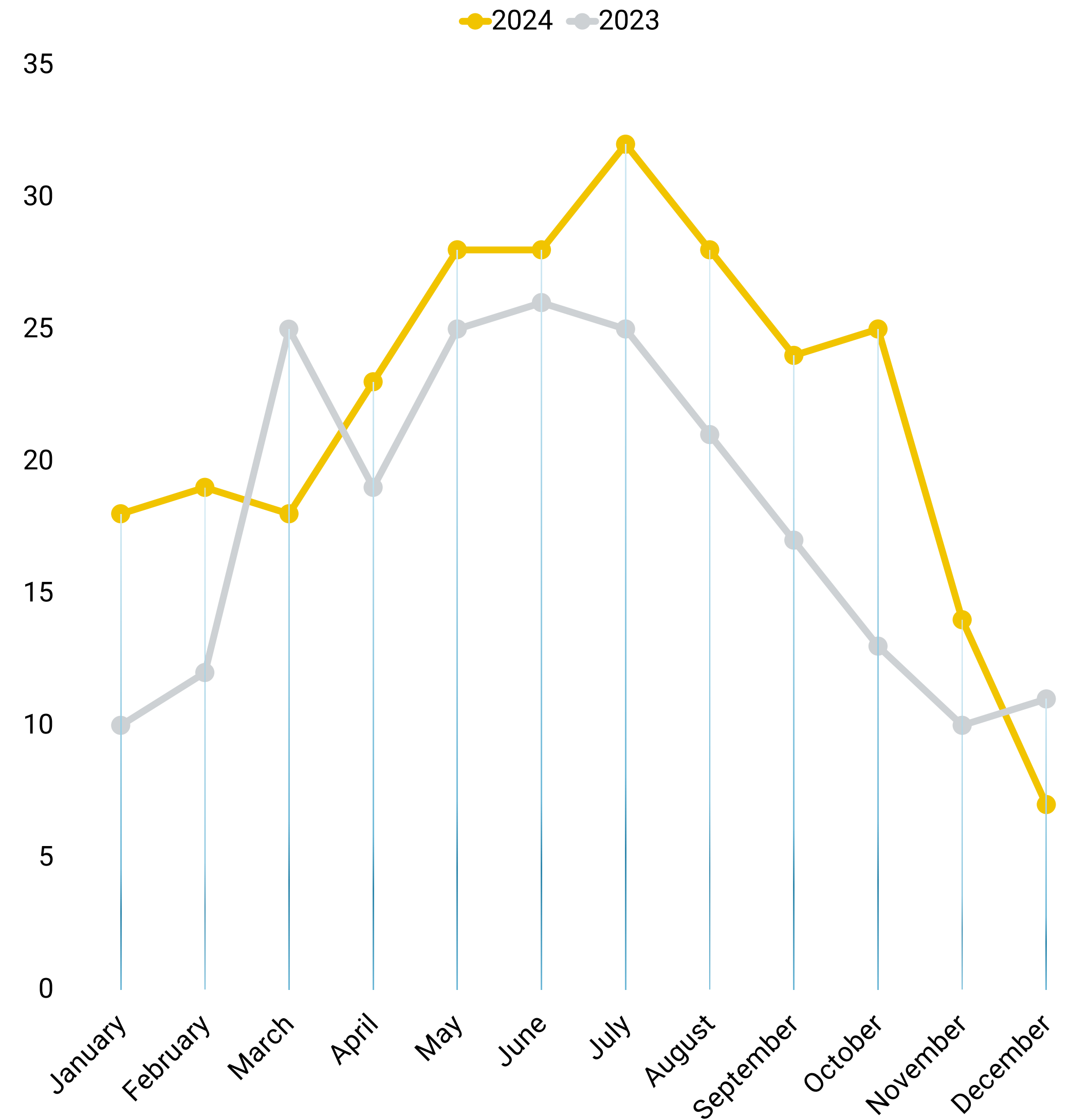


Kitsap: Condominiums Only

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).

	2024	2023	% chg.
January	18	10	80.00%
February	19	12	58.33%
March	18	25	-28.00%
April	23	19	21.05%
May	28	25	12.00%
June	28	26	7.69%
July	32	25	28.00%
August	28	21	33.33%
September	24	17	41.18%
October	25	13	92.31%
November	14	10	40.00%
December	7	11	-36.36%
Total	264	214	
% chg.			23.36%

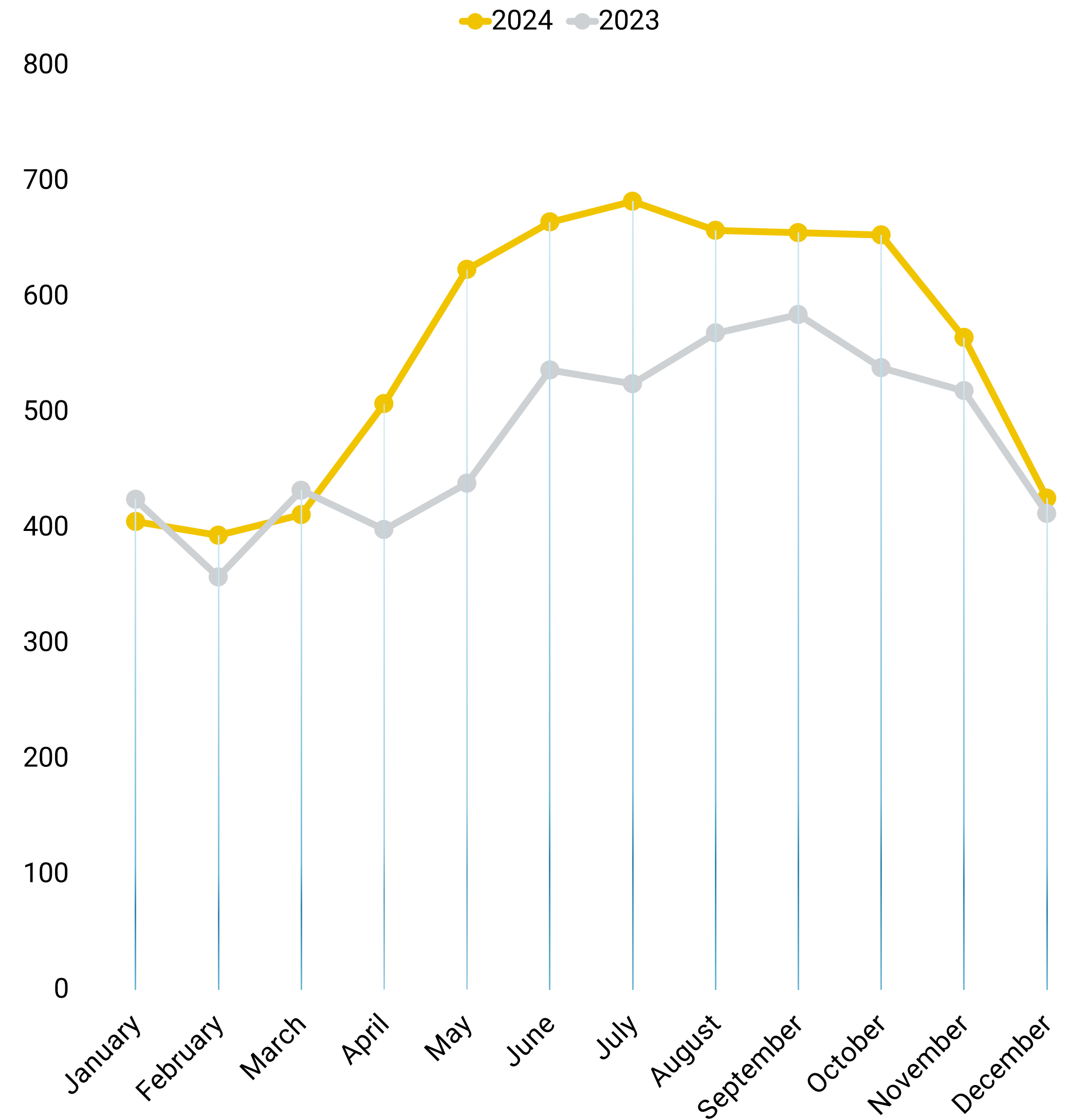


Kitsap: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	405	424	-4.48%
February	393	357	10.08%
March	411	432	-4.86%
April	507	398	27.39%
May	623	438	42.24%
June	664	536	23.88%
July	682	524	30.15%
August	657	568	15.67%
September	655	584	12.16%
October	653	538	21.38%
November	564	518	8.88%
December	425	412	3.16%
Total	6,639	5,729	
% chg.			15.88%

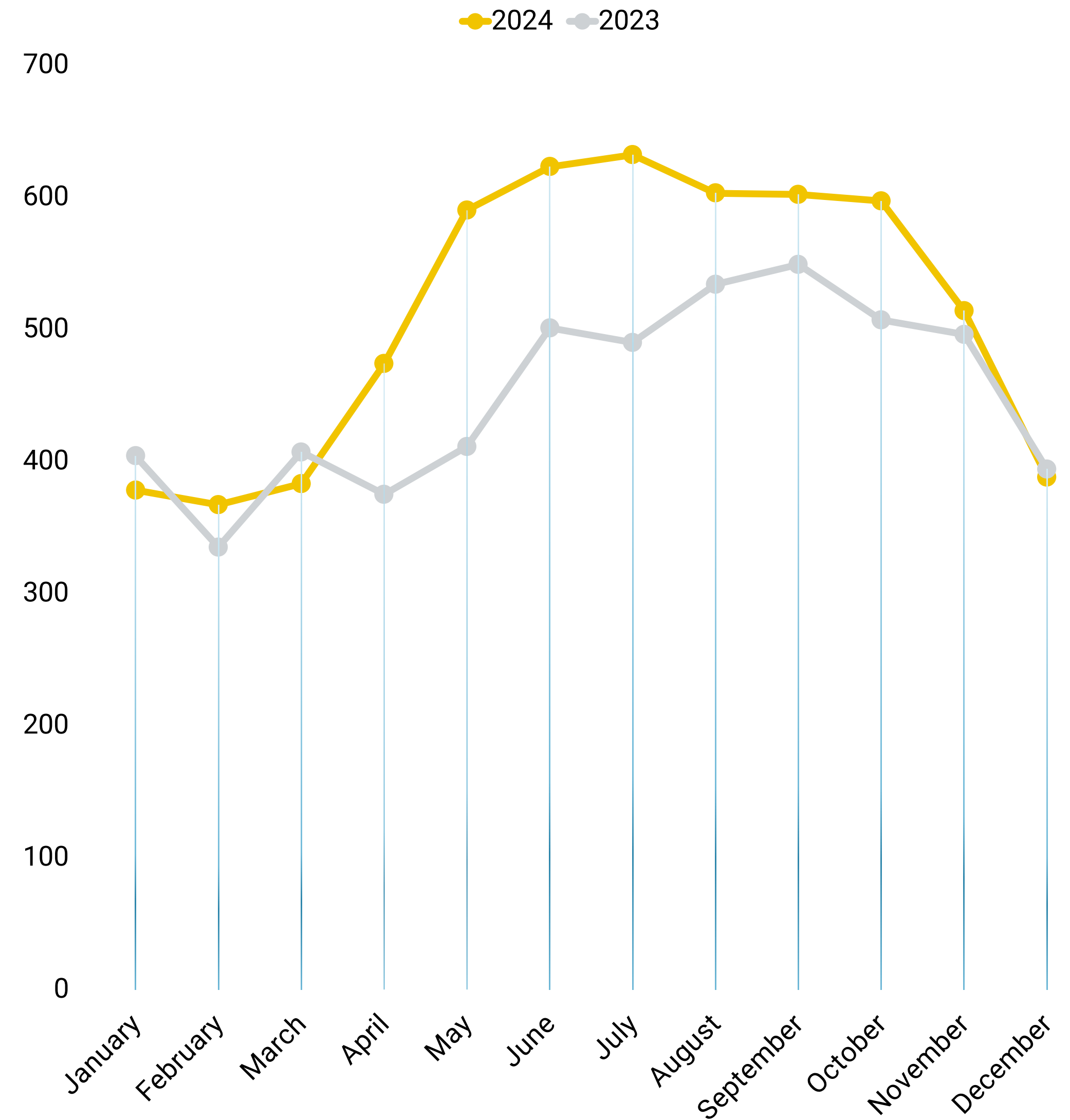


Kitsap: Residential Homes Only

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.

	2024	2023	% chg.
January	378	404	-6.44%
February	367	335	9.55%
March	383	407	-5.90%
April	474	375	26.40%
May	590	411	43.55%
June	623	501	24.35%
July	632	490	28.98%
August	603	534	12.92%
September	602	549	9.65%
October	597	507	17.75%
November	514	496	3.63%
December	388	394	-1.52%
Total	6,151	5,403	
% chg.	13.84%		

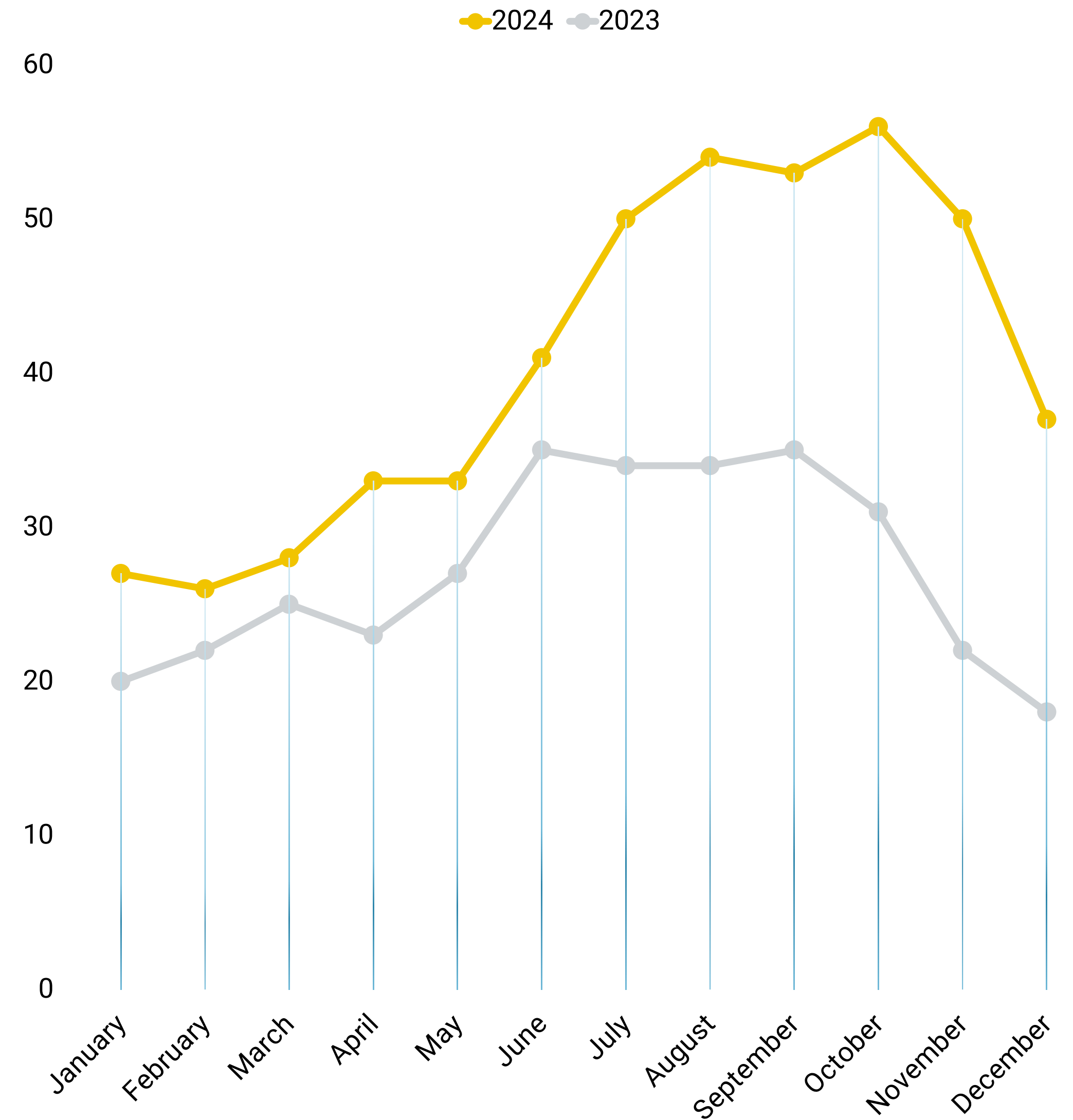


Kitsap: Condominiums Only

Active Listings by Month

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

	2024	2023	% chg.
January	27	20	35.00%
February	26	22	18.18%
March	28	25	12.00%
April	33	23	43.48%
May	33	27	22.22%
June	41	35	17.14%
July	50	34	47.06%
August	54	34	58.82%
September	53	35	51.43%
October	56	31	80.65%
November	50	22	127.27%
December	37	18	105.56%
Total	488	326	
% chg.	49.69%		



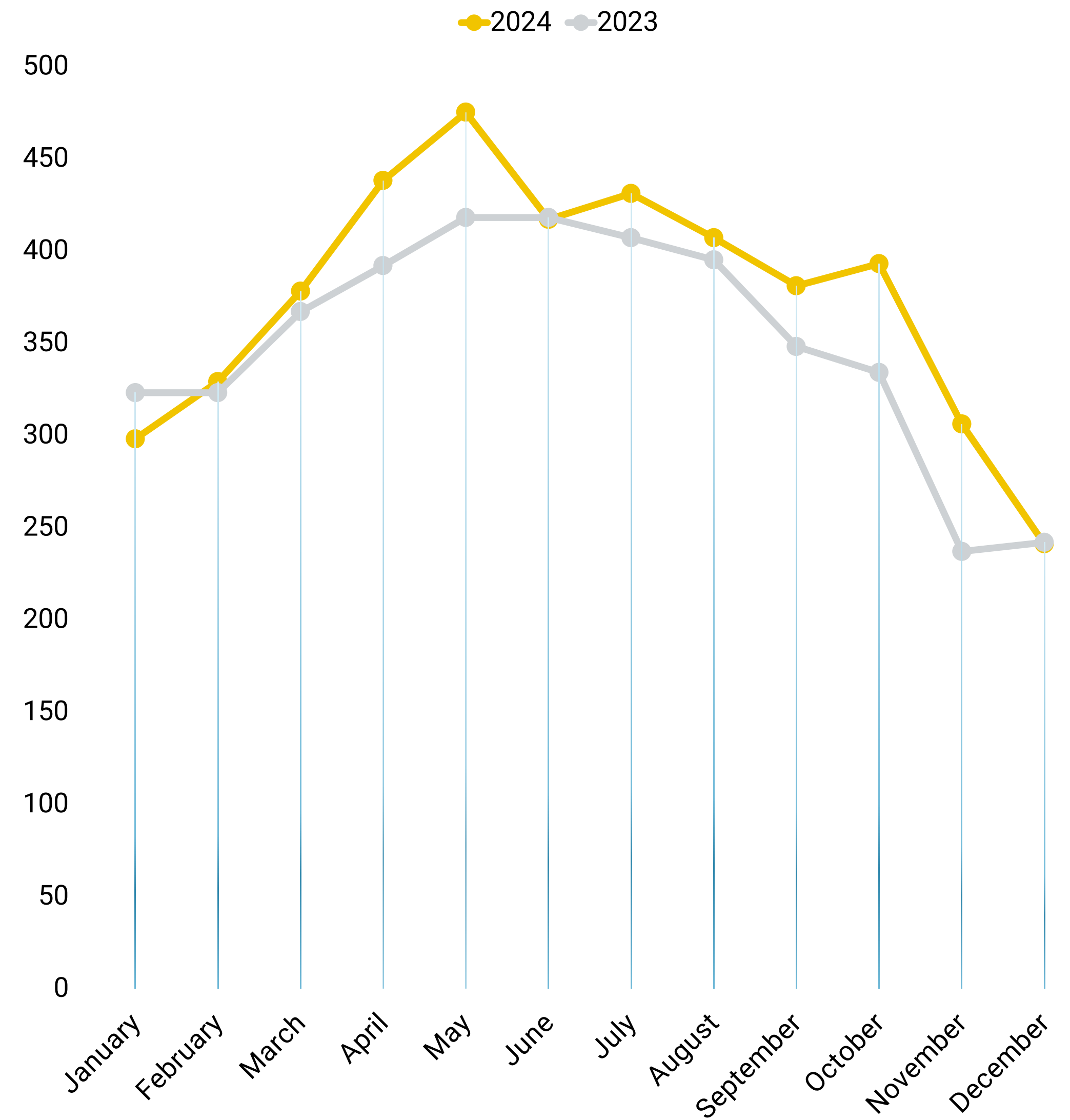
Kitsap: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	298	323	-7.74%
February	329	323	1.86%
March	378	367	3.00%
April	438	392	11.73%
May	475	418	13.64%
June	417	418	-0.24%
July	431	407	5.90%
August	407	395	3.04%
September	381	348	9.48%
October	393	334	17.66%
November	306	237	29.11%
December	241	242	-0.41%
Total	4,494	4,204	
% chg.			6.90%



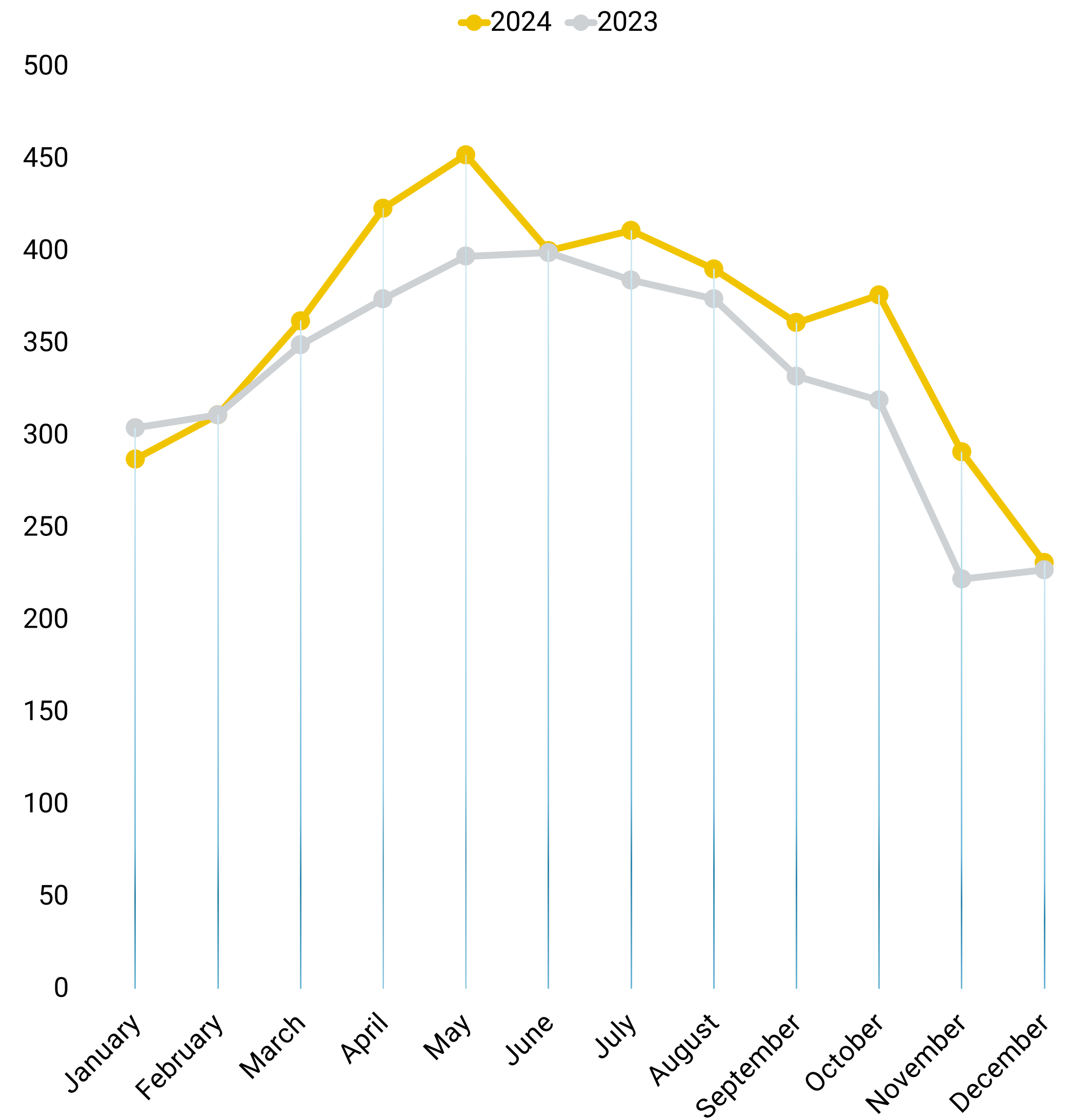
Kitsap: Residential Homes Only

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.

	2024	2023	% chg.
January	287	304	-5.59%
February	311	311	0.00%
March	362	349	3.72%
April	423	374	13.10%
May	452	397	13.85%
June	400	399	0.25%
July	411	384	7.03%
August	390	374	4.28%
September	361	332	8.73%
October	376	319	17.87%
November	291	222	31.08%
December	231	227	1.76%
Total	4,295	3,992	
% chg.			7.59%



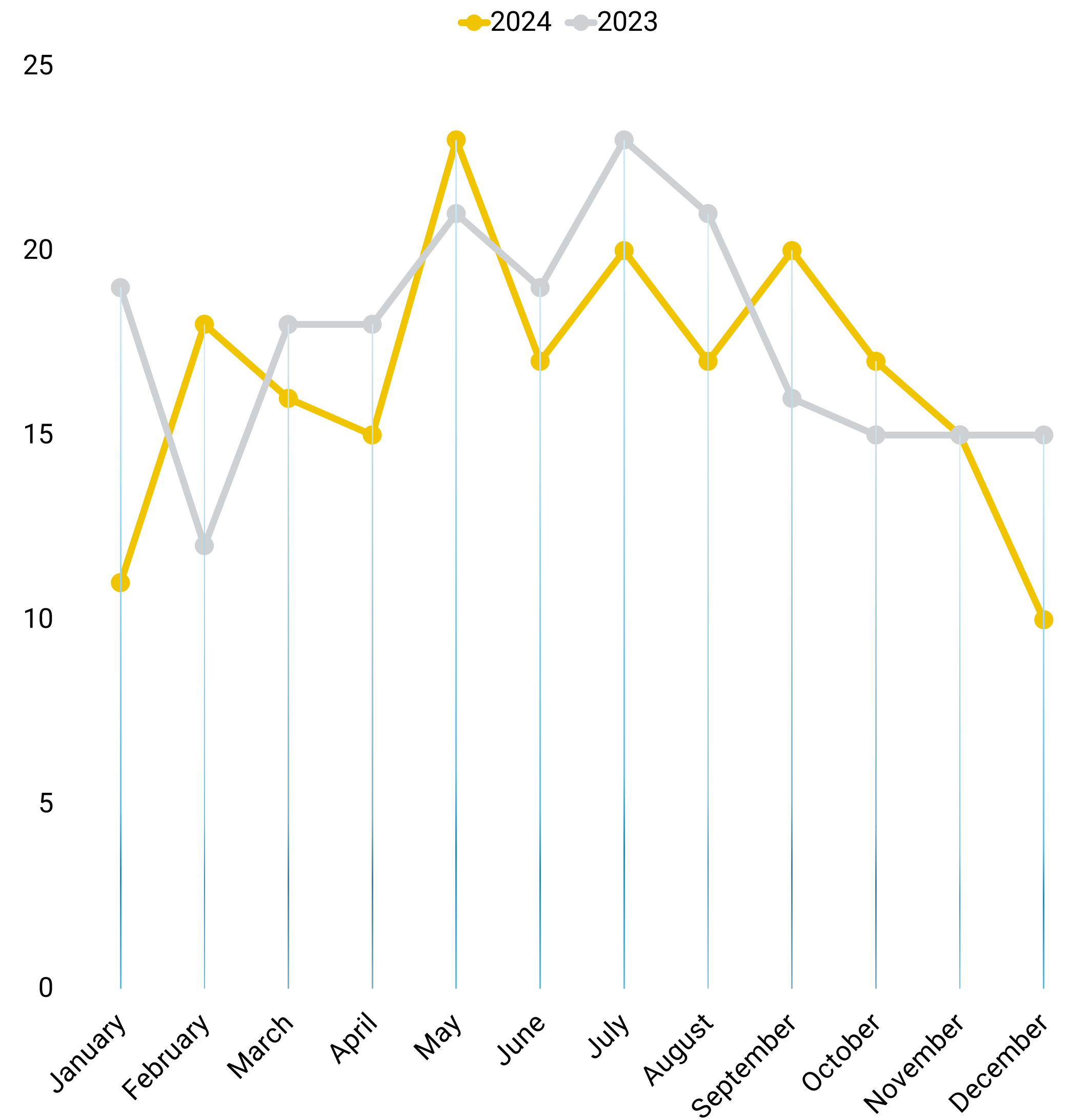
Kitsap: Condominiums Only

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.

	2024	2023	% chg.
January	11	19	-42.11%
February	18	12	50.00%
March	16	18	-11.11%
April	15	18	-16.67%
May	23	21	9.52%
June	17	19	-10.53%
July	20	23	-13.04%
August	17	21	-19.05%
September	20	16	25.00%
October	17	15	13.33%
November	15	15	0.00%
December	10	15	-33.33%
Total	199	212	
% chg.	-6.13%		

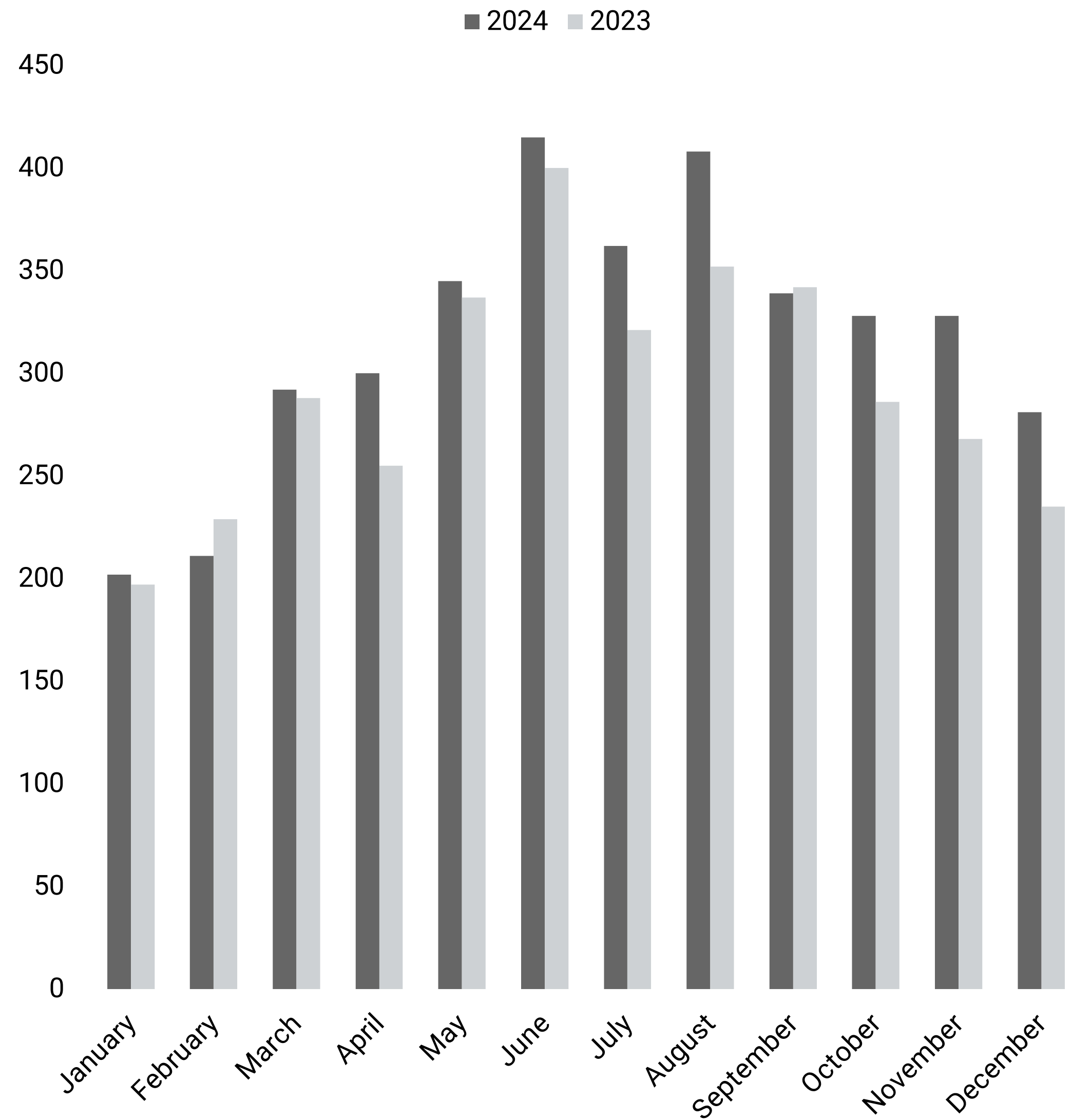


Kitsap: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	202	197	2.54%
February	211	229	-7.86%
March	292	288	1.39%
April	300	255	17.65%
May	345	337	2.37%
June	415	400	3.75%
July	362	321	12.77%
August	408	352	15.91%
September	339	342	-0.88%
October	328	286	14.69%
November	328	268	22.39%
December	281	235	19.57%
Total	3,811	3,510	
% chg.			8.58%

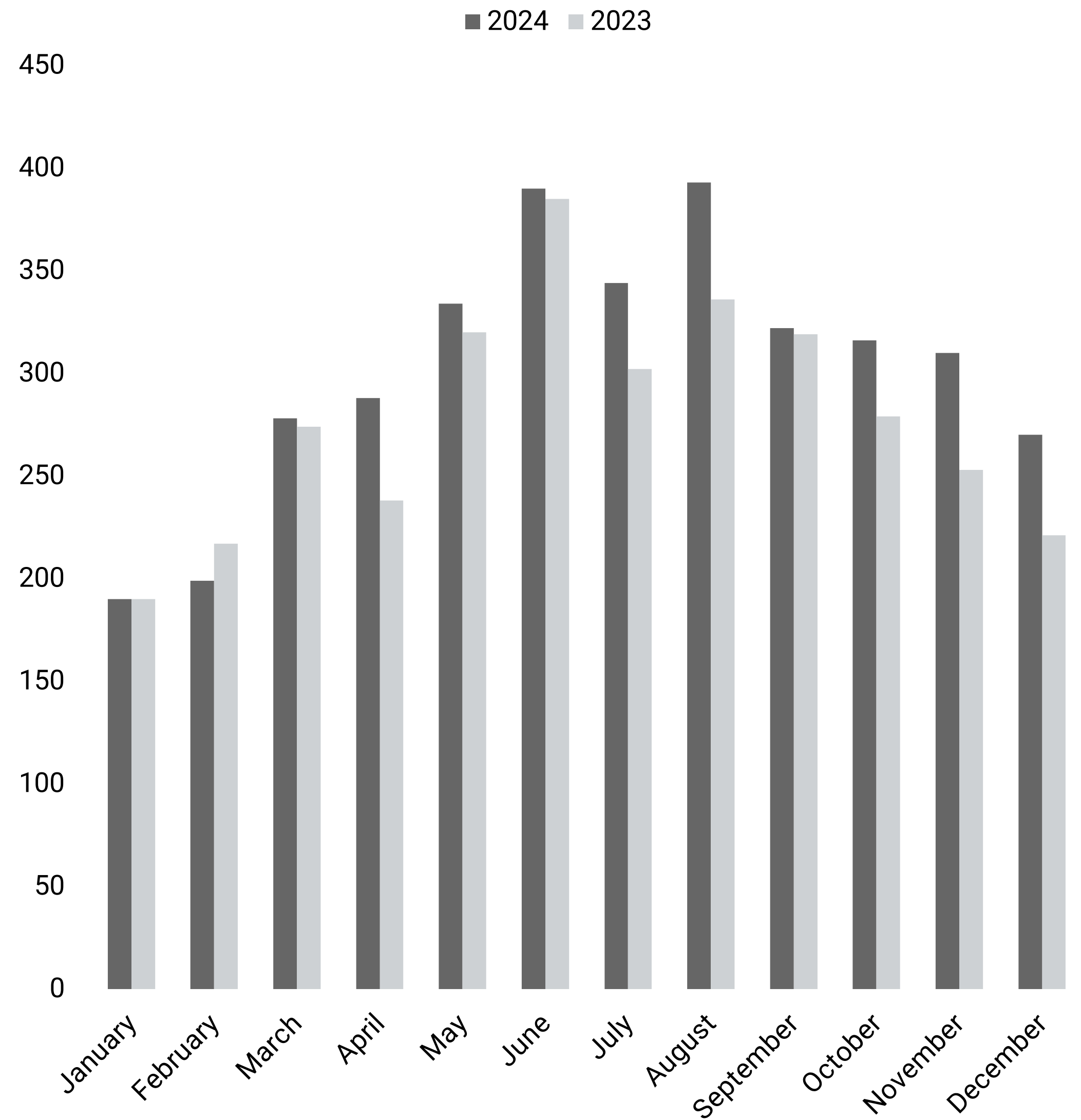


Kitsap: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	190	190	0.00%
February	199	217	-8.29%
March	278	274	1.46%
April	288	238	21.01%
May	334	320	4.38%
June	390	385	1.30%
July	344	302	13.91%
August	393	336	16.96%
September	322	319	0.94%
October	316	279	13.26%
November	310	253	22.53%
December	270	221	22.17%
Total	3,634	3,334	
% chg.			9.00%

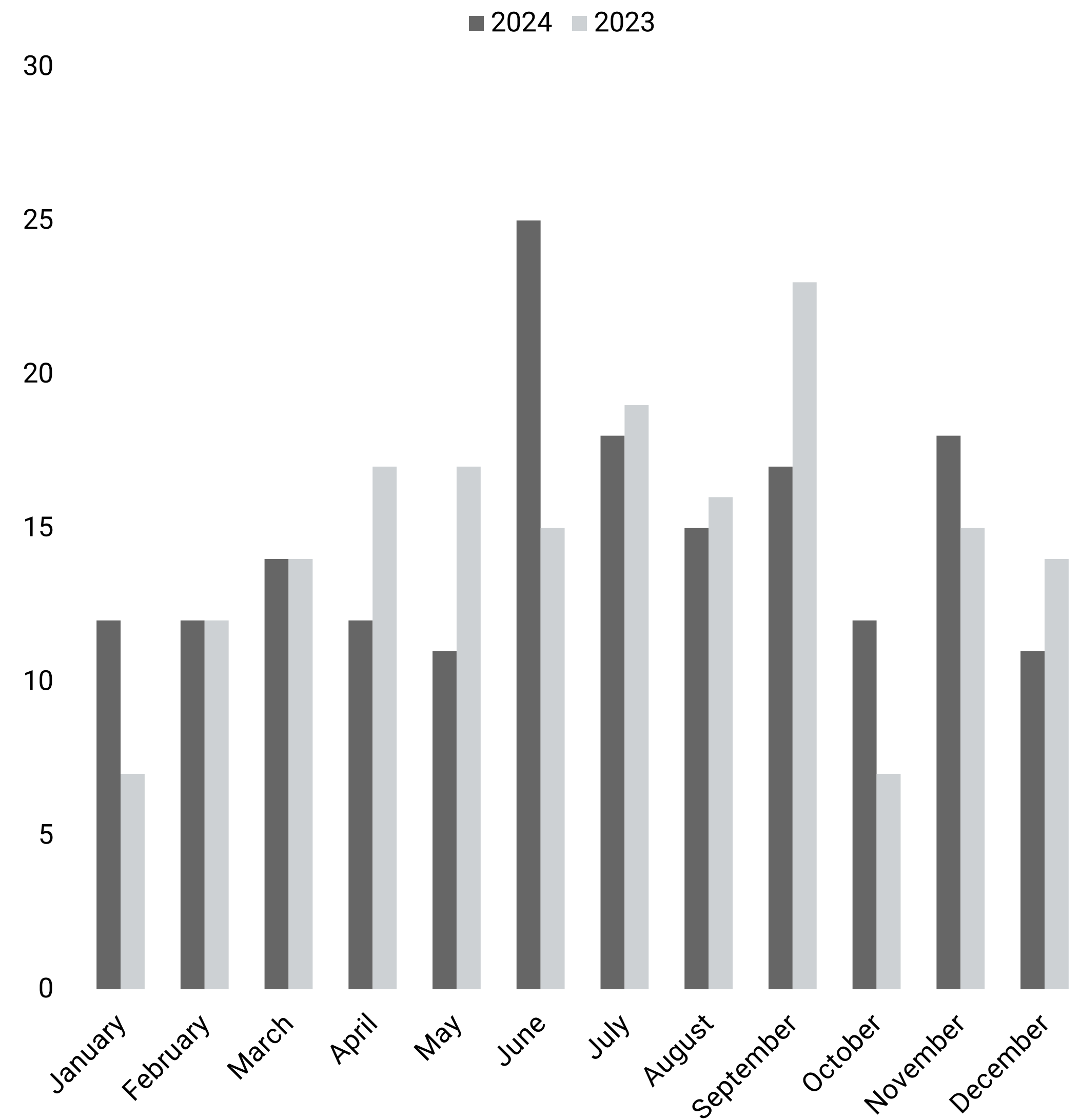


Kitsap: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	12	7	71.43%
February	12	12	0.00%
March	14	14	0.00%
April	12	17	-29.41%
May	11	17	-35.29%
June	25	15	66.67%
July	18	19	-5.26%
August	15	16	-6.25%
September	17	23	-26.09%
October	12	7	71.43%
November	18	15	20.00%
December	11	14	-21.43%
Total	177	176	
% chg.			0.57%

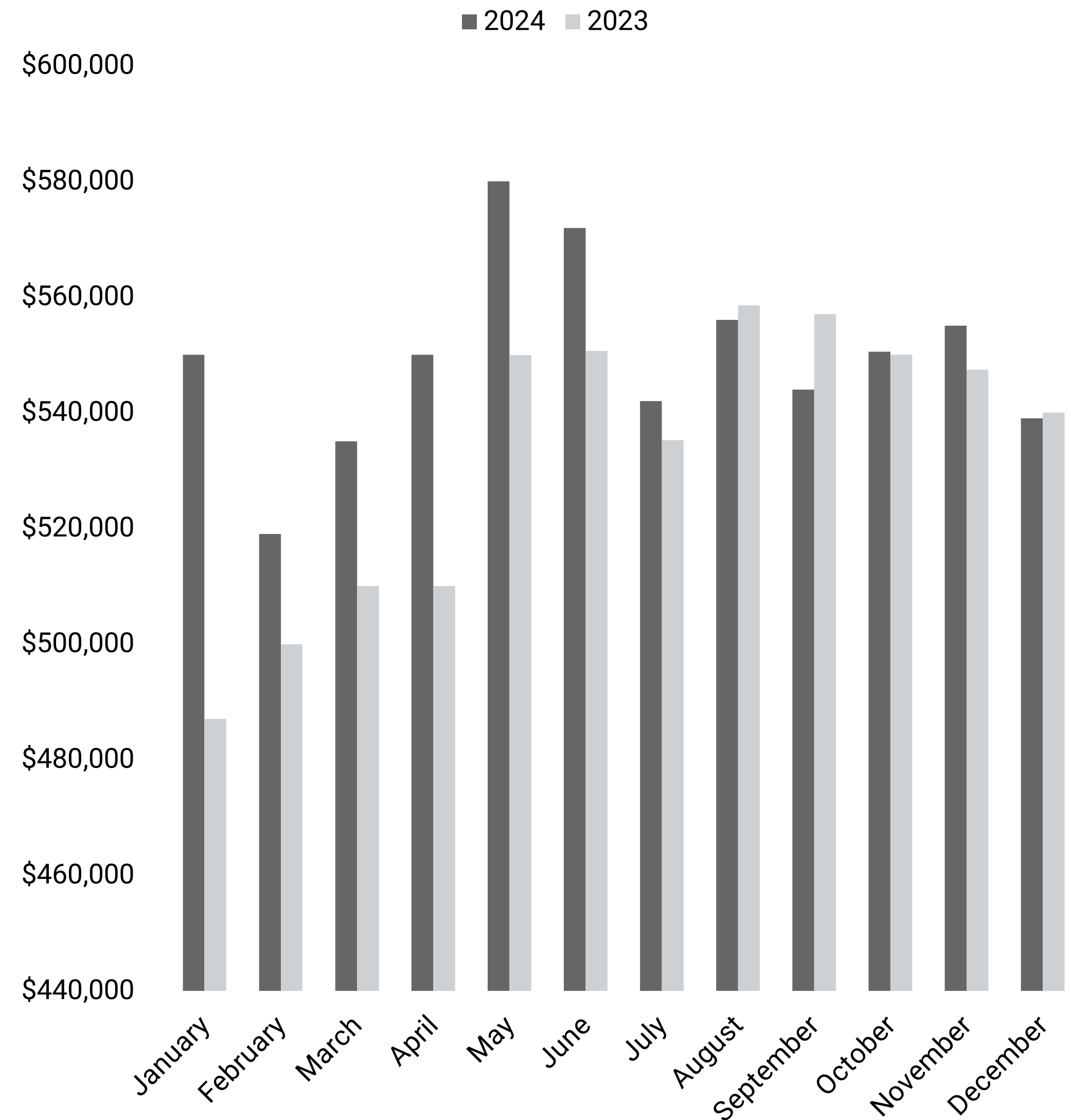


Kitsap: Residential Homes and Condominiums

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.

	2024		2023	% chg.
January	\$ 549,990	\$ 487,000		12.93%
February	\$ 519,000	\$ 499,950		3.81%
March	\$ 535,000	\$ 510,000		4.90%
April	\$ 549,997	\$ 510,000		7.84%
May	\$ 579,990	\$ 549,900		5.47%
June	\$ 571,927	\$ 550,666		3.86%
July	\$ 541,997	\$ 535,225		1.27%
August	\$ 556,000	\$ 558,500		-0.45%
September	\$ 544,000	\$ 557,000		-2.33%
October	\$ 550,497	\$ 549,995		0.09%
November	\$ 555,000	\$ 547,400		1.39%
December	\$ 539,000	\$ 540,000		-0.19%
Total	\$ 550,000	\$ 535,000		
% chg.				2.80%

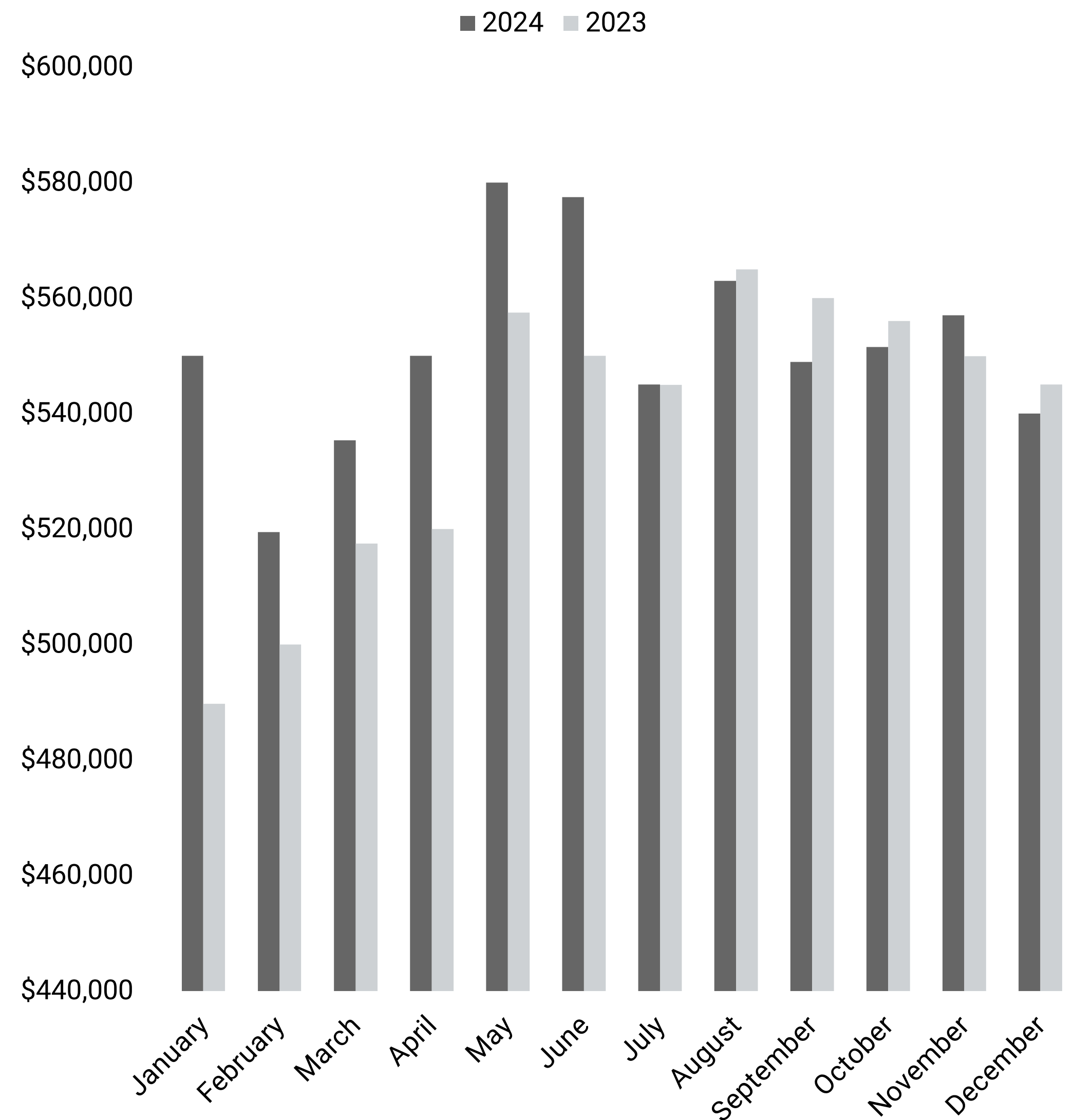


Kitsap: Residential Homes Only

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.

	2024	2023	% chg.
January	\$ 549,995	\$ 489,725	12.31%
February	\$ 519,500	\$ 499,995	3.90%
March	\$ 535,350	\$ 517,500	3.45%
April	\$ 550,000	\$ 520,000	5.77%
May	\$ 579,970	\$ 557,450	4.04%
June	\$ 577,500	\$ 550,000	5.00%
July	\$ 545,000	\$ 544,975	0.00%
August	\$ 563,000	\$ 564,947	-0.34%
September	\$ 548,950	\$ 559,995	-1.97%
October	\$ 551,500	\$ 556,000	-0.81%
November	\$ 557,000	\$ 549,950	1.28%
December	\$ 539,995	\$ 545,000	-0.92%
Total	\$ 552,794	\$ 540,000	
% chg.			2.37%

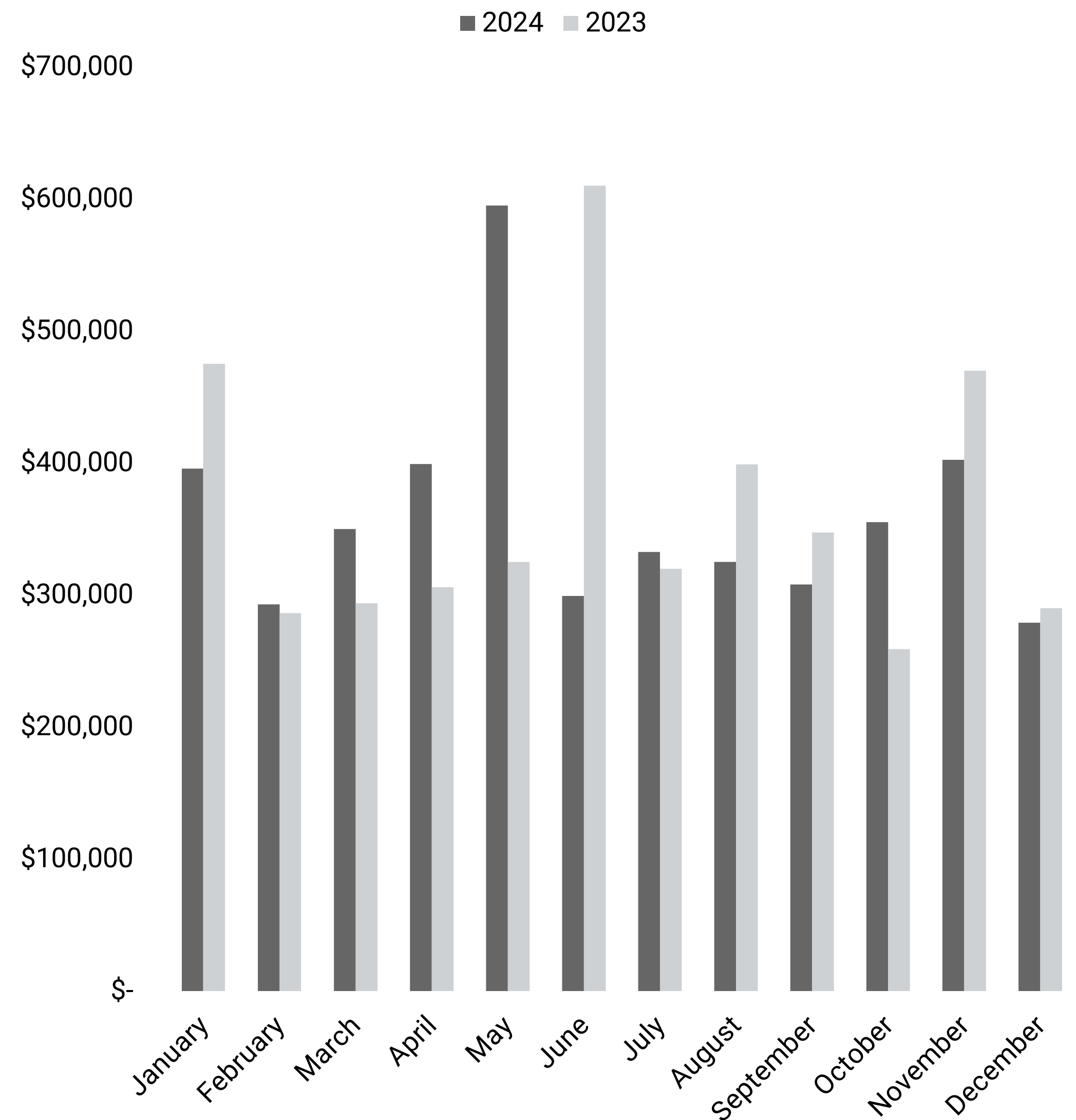


Kitsap: Condominiums Only

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.

	2024	2023	% chg.
January	\$ 395,750	\$ 475,000	-16.68%
February	\$ 293,062	\$ 286,249	2.38%
March	\$ 350,000	\$ 293,750	19.15%
April	\$ 399,250	\$ 306,000	30.47%
May	\$ 595,000	\$ 325,000	83.08%
June	\$ 299,450	\$ 610,000	-50.91%
July	\$ 332,500	\$ 320,000	3.91%
August	\$ 325,000	\$ 398,950	-18.54%
September	\$ 308,000	\$ 347,500	-11.37%
October	\$ 355,200	\$ 259,000	37.14%
November	\$ 402,500	\$ 470,000	-14.36%
December	\$ 279,000	\$ 290,000	-3.79%
Total	\$ 348,900	\$ 325,000	
% chg.	7.35%		



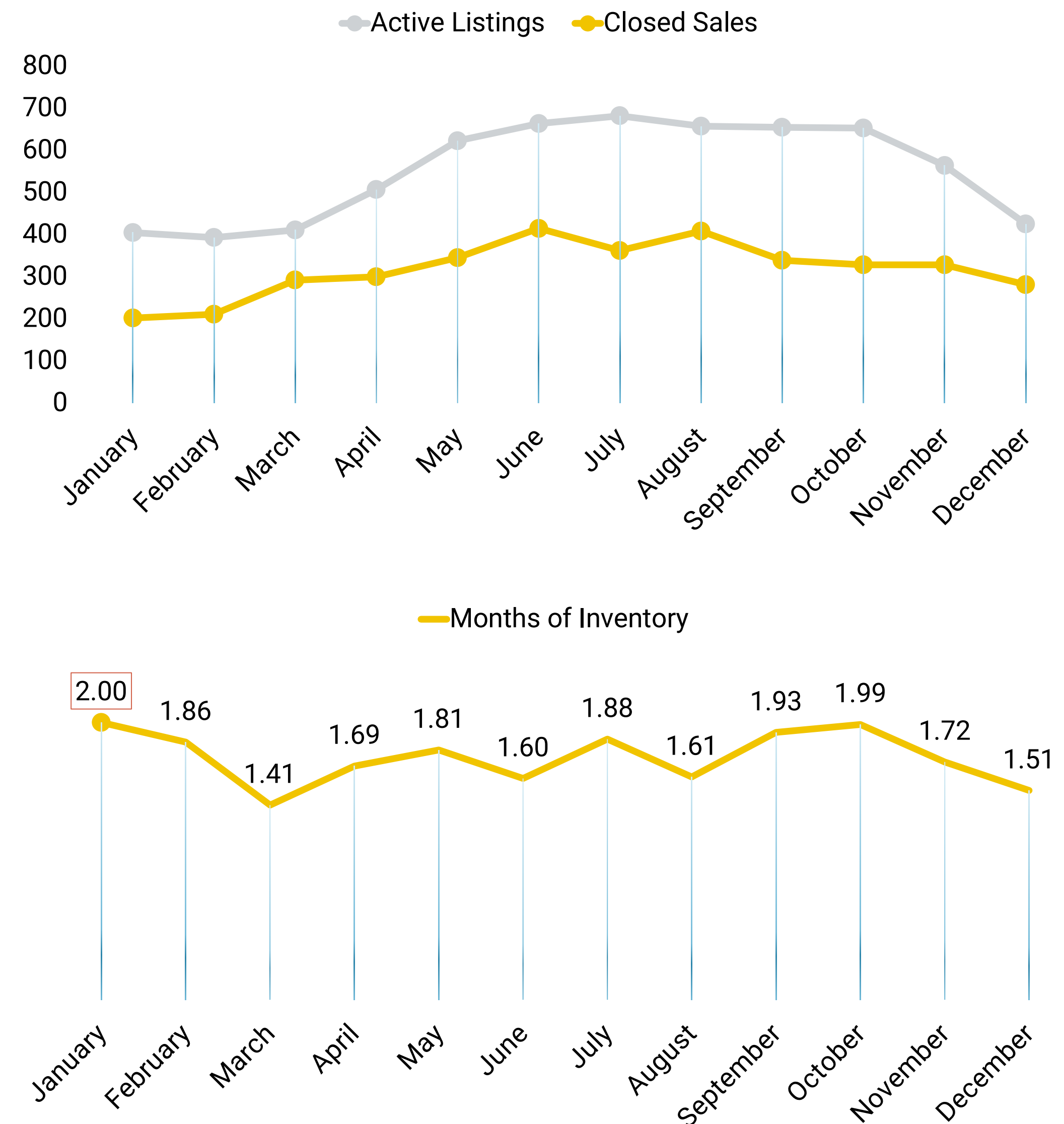
Kitsap: Residential Homes and Condominiums

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	405	202	2.00
February	393	211	1.86
March	411	292	1.41
April	507	300	1.69
May	623	345	1.81
June	664	415	1.60
July	682	362	1.88
August	657	408	1.61
September	655	339	1.93
October	653	328	1.99
November	564	328	1.72
December	425	281	1.51



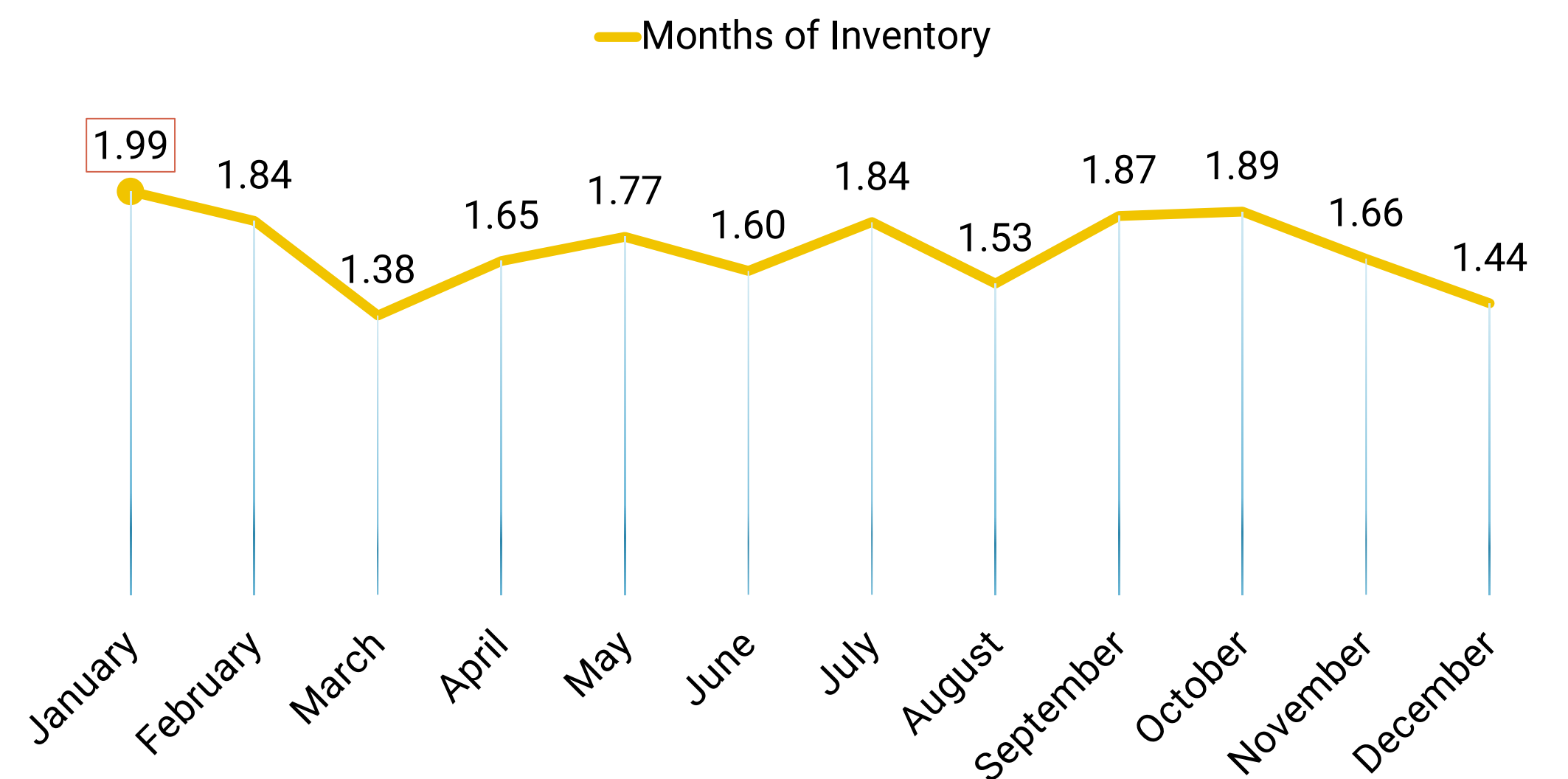
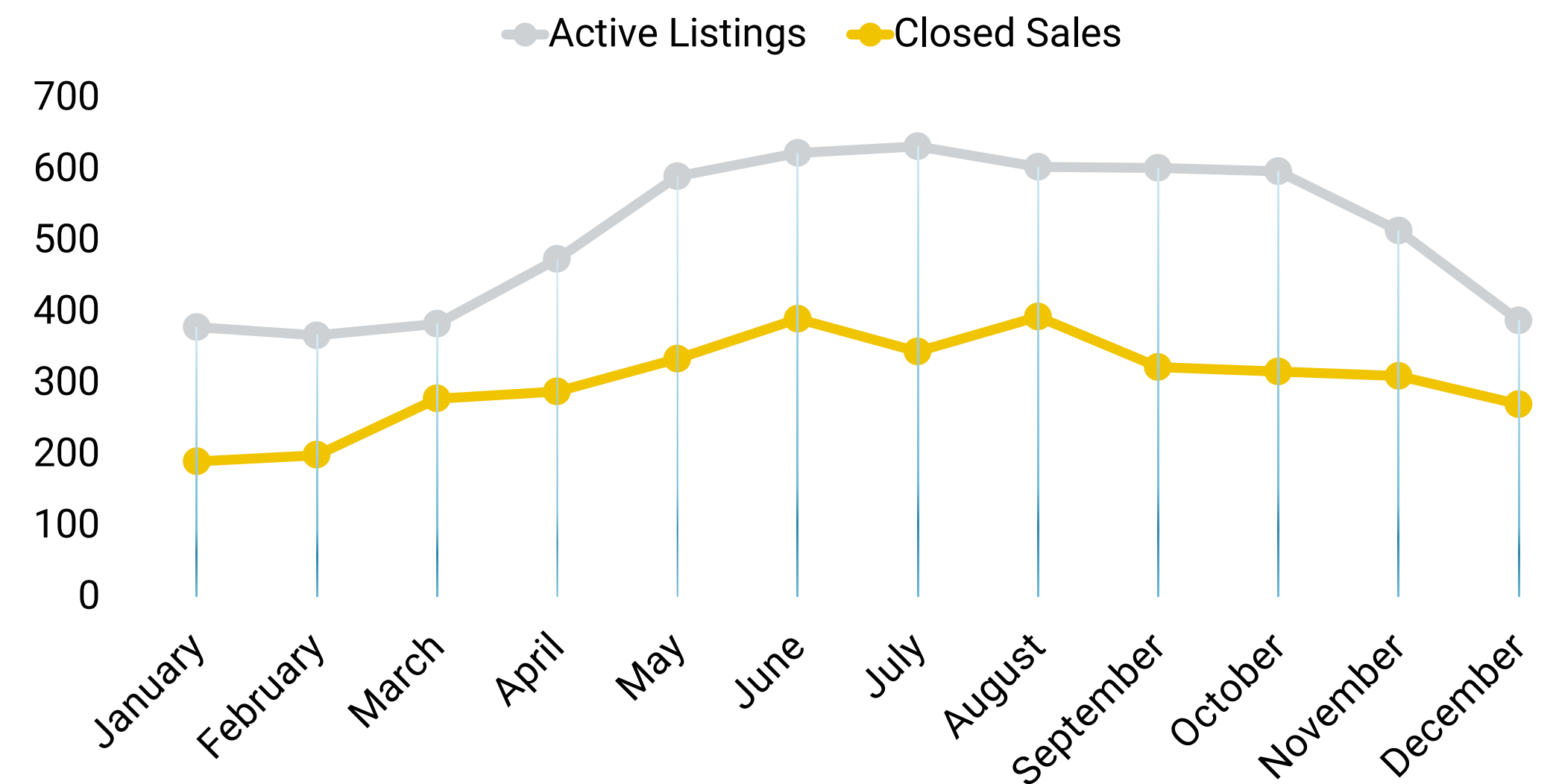
Kitsap: Residential Homes Only

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	378	190	1.99
February	367	199	1.84
March	383	278	1.38
April	474	288	1.65
May	590	334	1.77
June	623	390	1.60
July	632	344	1.84
August	603	393	1.53
September	602	322	1.87
October	597	316	1.89
November	514	310	1.66
December	388	270	1.44



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	27	12	2.25
February	26	12	2.17
March	28	14	2.00
April	33	12	2.75
May	33	11	3.00
June	41	25	1.64
July	50	18	2.78
August	54	15	3.60
September	53	17	3.12
October	56	12	4.67
November	50	18	2.78
December	37	11	3.36

