

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - January 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
141	55	42	70	69	1.45%	43	46	-6.52%	35	31	12.90%	\$629,950	\$569,995	10.52%	2.00
142	14	9	16	31	-48.39%	13	16	-18.75%	8	13	-38.46%	\$511,200	\$525,000	-2.63%	2.00
143	16	25	23	36	-36.11%	20	30	-33.33%	13	15	-13.33%	\$400,000	\$465,000	-13.98%	1.77
144	8	8	18	12	50.00%	6	10	-40.00%	8	8	0.00%	\$482,200	\$485,000	-0.58%	2.25
145	5	3	5	12	-58.33%	4	7	-42.86%	3	4	-25.00%	\$449,500	\$584,000	-23.03%	1.67
146	0	4	6	13	-53.85%	3	6	-50.00%	4	2	100.00%	\$1,134,950	\$640,000	77.34%	1.50
147	28	29	43	32	34.38%	25	18	38.89%	15	12	25.00%	\$750,000	\$554,950	35.15%	2.87
148	31	44	43	37	16.22%	32	65	-50.77%	27	24	12.50%	\$420,000	\$392,000	7.14%	1.59
149	27	11	32	13	146.15%	25	17	47.06%	12	14	-14.29%	\$451,500	\$479,000	-5.74%	2.67
150	37	33	48	44	9.09%	37	15	146.67%	29	22	31.82%	\$494,995	\$504,250	-1.84%	1.66
161	1	0	3	6	-50.00%	2	2	0.00%	5	1	400.00%	\$600,000	\$475,000	26.32%	0.60
162	10	8	28	17	64.71%	8	8	0.00%	10	8	25.00%	\$819,180	\$674,500	21.45%	2.80
163	1	0	0	5	-100.00%	1	1	0.00%	1	1	0.00%	\$550,000	\$862,000	-36.19%	0.00
164	1	1	6	8	-25.00%	3	0	0.00%	4	2	100.00%	\$732,500	\$484,500	51.19%	1.50
165	6	9	22	12	83.33%	12	9	33.33%	9	10	-10.00%	\$600,000	\$682,000	-12.02%	2.44
166	21	31	26	22	18.18%	14	24	-41.67%	6	13	-53.85%	\$610,000	\$625,000	-2.40%	4.33
167	4	4	6	5	20.00%	2	4	-50.00%	1	3	-66.67%	\$425,000	\$430,000	-1.16%	6.00
168	2	3	3	4	-25.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
170	30	18	50	27	85.19%	19	19	0.00%	19	19	0.00%	\$1,200,000	\$1,148,000	4.53%	2.63
All Kits Co	297	282	448	405	10.62%	270	298	-9.40%	209	202	3.47%	\$544,950	\$549,990	-0.92%	2.14

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
141	55	41	70	69	1.45%	43	45	-4.44%	35	31	12.90%	\$629,950	\$569,995	10.52%	2.00
142	14	9	16	31	-48.39%	13	16	-18.75%	8	13	-38.46%	\$511,200	\$525,000	-2.63%	2.00
143	15	25	23	34	-32.35%	19	29	-34.48%	13	14	-7.14%	\$400,000	\$466,250	-14.21%	1.77
144	8	8	17	10	70.00%	6	10	-40.00%	8	8	0.00%	\$482,200	\$485,000	-0.58%	2.13
145	5	3	5	12	-58.33%	4	7	-42.86%	3	4	-25.00%	\$449,500	\$584,000	-23.03%	1.67
146	0	4	6	13	-53.85%	2	6	-66.67%	4	2	100.00%	\$1,134,950	\$640,000	77.34%	1.50
147	28	29	43	31	38.71%	25	18	38.89%	14	12	16.67%	\$759,404	\$554,950	36.84%	3.07
148	29	39	31	30	3.33%	32	62	-48.39%	26	21	23.81%	\$422,500	\$405,000	4.32%	1.19
149	22	9	20	12	66.67%	23	16	43.75%	12	14	-14.29%	\$451,500	\$479,000	-5.74%	1.67
150	36	33	46	42	9.52%	37	14	164.29%	29	20	45.00%	\$494,995	\$538,450	-8.07%	1.59
161	1	0	3	6	-50.00%	2	2	0.00%	5	1	400.00%	\$600,000	\$475,000	26.32%	0.60
162	7	6	24	16	50.00%	8	7	14.29%	8	7	14.29%	\$836,718	\$720,000	16.21%	3.00
163	1	0	0	5	-100.00%	1	1	0.00%	1	1	0.00%	\$550,000	\$862,000	-36.19%	0.00
164	1	1	6	8	-25.00%	3	0	0.00%	4	2	100.00%	\$732,500	\$484,500	51.19%	1.50
165	6	9	22	11	100.00%	12	9	33.33%	9	10	-10.00%	\$600,000	\$682,000	-12.02%	2.44
166	19	30	24	21	14.29%	13	24	-45.83%	5	13	-61.54%	\$625,000	\$625,000	0.00%	4.80
167	4	4	6	5	20.00%	2	4	-50.00%	1	3	-66.67%	\$425,000	\$430,000	-1.16%	6.00
168	2	3	3	4	-25.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
170	22	11	39	18	116.67%	14	16	-12.50%	17	14	21.43%	\$1,290,000	\$1,305,350	-1.18%	2.29
All Kits Co	275	264	404	378	6.88%	260	287	-9.41%	202	190	6.32%	\$549,257	\$549,995	-0.13%	2.00

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Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
141	0	1	0	0	0.00%	0	1	-100.00%	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	1	0	0	2	-100.00%	1	1	0.00%	0	1	-100.00%	\$0	\$366,000	-100.00%	0.00
144	0	0	1	2	-50.00%	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%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	0	0	0	1	-100.00%	0	0	0.00%	1	0	0.00%	\$310,000	\$0	0.00%	0.00
148	2	5	12	7	71.43%	0	3	-100.00%	1	3	-66.67%	\$245,900	\$300,000	-18.03%	12.00
149	5	2	12	1	1100.00%	2	1	100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
150	1	0	2	2	0.00%	0	1	-100.00%	0	2	-100.00%	\$0	\$239,200	-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	3	2	4	1	300.00%	0	1	-100.00%	2	1	100.00%	\$307,888	\$386,500	-20.34%	2.00
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	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
166	2	1	2	1	100.00%	1	0	0.00%	1	0	0.00%	\$318,500	\$0	0.00%	2.00
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	8	7	11	9	22.22%	5	3	66.67%	2	5	-60.00%	\$662,500	\$1,046,500	-36.69%	5.50
All Kits Co	22	18	44	27	62.96%	10	11	-9.09%	7	12	-41.67%	\$318,500	\$395,750	-19.52%	6.29