

Breakouts: KITSAP MAP AREAS						Northwest Multiple Listing Service - April 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
141	63	54	73	70	4.29%	67	58	15.52%	40	43	-6.98%	\$617,450	\$550,000	12.26%	1.83
142	24	36	20	31	-35.48%	20	38	-47.37%	10	29	-65.52%	\$670,000	\$549,990	21.82%	2.00
143	21	33	20	33	-39.39%	20	27	-25.93%	26	28	-7.14%	\$485,500	\$456,250	6.41%	0.77
144	23	29	17	28	-39.29%	22	30	-26.67%	18	19	-5.26%	\$452,500	\$500,000	-9.50%	0.94
145	16	15	16	9	77.78%	8	14	-42.86%	13	11	18.18%	\$584,000	\$724,900	-19.44%	1.23
146	6	9	11	14	-21.43%	8	5	60.00%	6	5	20.00%	\$658,750	\$858,000	-23.22%	1.83
147	29	35	44	40	10.00%	27	30	-10.00%	18	16	12.50%	\$667,500	\$615,000	8.54%	2.44
148	48	39	56	47	19.15%	49	38	28.95%	29	29	0.00%	\$392,000	\$435,000	-9.89%	1.93
149	26	26	33	21	57.14%	16	16	0.00%	16	15	6.67%	\$440,000	\$447,500	-1.68%	2.06
150	36	64	40	54	-25.93%	37	49	-24.49%	27	17	58.82%	\$547,918	\$530,185	3.34%	1.48
161	15	14	12	12	0.00%	8	7	14.29%	7	5	40.00%	\$990,000	\$650,000	52.31%	1.71
162	18	35	30	30	0.00%	16	29	-44.83%	13	8	62.50%	\$778,221	\$515,000	51.11%	2.31
163	3	3	2	3	-33.33%	2	2	0.00%	2	3	-33.33%	\$1,318,750	\$624,999	111.00%	1.00
164	11	11	7	10	-30.00%	9	6	50.00%	7	5	40.00%	\$614,500	\$680,000	-9.63%	1.00
165	30	16	31	13	138.46%	17	18	-5.56%	4	13	-69.23%	\$636,562	\$679,990	-6.39%	7.75
166	30	23	33	24	37.50%	26	27	-3.70%	28	19	47.37%	\$642,500	\$605,000	6.20%	1.18
167	4	7	4	7	-42.86%	6	6	0.00%	2	5	-60.00%	\$675,000	\$535,000	26.17%	2.00
168	3	3	6	3	100.00%	1	2	-50.00%	3	3	0.00%	\$595,000	\$530,000	12.26%	2.00
170	91	60	95	58	63.79%	38	36	5.56%	34	27	25.93%	\$1,343,671	\$1,345,000	-0.10%	2.79
All Kits Co	497	512	550	507	8.48%	397	438	-9.36%	303	300	1.00%	\$579,950	\$549,997	5.45%	1.82

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
141	63	54	73	70	4.29%	67	58	15.52%	40	43	-6.98%	\$617,450	\$550,000	12.26%	1.83
142	24	36	20	31	-35.48%	20	38	-47.37%	10	29	-65.52%	\$670,000	\$549,990	21.82%	2.00
143	21	33	20	31	-35.48%	20	27	-25.93%	26	28	-7.14%	\$485,500	\$456,250	6.41%	0.77
144	22	29	17	27	-37.04%	21	30	-30.00%	18	19	-5.26%	\$452,500	\$500,000	-9.50%	0.94
145	16	15	16	9	77.78%	8	14	-42.86%	13	11	18.18%	\$584,000	\$724,900	-19.44%	1.23
146	6	8	11	14	-21.43%	8	5	60.00%	6	5	20.00%	\$658,750	\$858,000	-23.22%	1.83
147	29	35	44	40	10.00%	27	30	-10.00%	17	16	6.25%	\$675,000	\$615,000	9.76%	2.59
148	40	31	38	36	5.56%	43	30	43.33%	23	24	-4.17%	\$412,000	\$442,000	-6.79%	1.65
149	21	25	19	20	-5.00%	14	16	-12.50%	15	13	15.38%	\$440,000	\$460,000	-4.35%	1.27
150	35	63	38	52	-26.92%	36	48	-25.00%	27	17	58.82%	\$547,918	\$530,185	3.34%	1.41
161	15	14	12	12	0.00%	8	7	14.29%	7	5	40.00%	\$990,000	\$650,000	52.31%	1.71
162	18	32	27	29	-6.90%	15	27	-44.44%	11	7	57.14%	\$799,500	\$550,000	45.36%	2.45
163	3	3	2	3	-33.33%	2	2	0.00%	2	3	-33.33%	\$1,318,750	\$624,999	111.00%	1.00
164	11	11	7	10	-30.00%	9	6	50.00%	7	5	40.00%	\$614,500	\$680,000	-9.63%	1.00
165	29	16	30	12	150.00%	17	18	-5.56%	3	13	-76.92%	\$735,000	\$679,990	8.09%	10.00
166	27	22	30	22	36.36%	24	26	-7.69%	26	19	36.84%	\$652,500	\$605,000	7.85%	1.15
167	4	7	4	7	-42.86%	6	6	0.00%	2	5	-60.00%	\$675,000	\$535,000	26.17%	2.00
168	3	3	6	3	100.00%	1	2	-50.00%	3	3	0.00%	\$595,000	\$530,000	12.26%	2.00
170	74	52	76	46	65.22%	34	33	3.03%	28	23	21.74%	\$1,380,000	\$1,398,000	-1.29%	2.71
All Kits Co	461	489	490	474	3.38%	380	423	-10.17%	284	288	-1.39%	\$584,975	\$550,000	6.36%	1.73

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
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	0	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
144	1	0	0	1	-100.00%	1	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	1	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
147	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$340,000	\$0	0.00%	0.00
148	8	8	18	11	63.64%	6	8	-25.00%	6	5	20.00%	\$257,500	\$310,000	-16.94%	3.00
149	5	1	14	1	1300.00%	2	0	0.00%	1	2	-50.00%	\$185,000	\$331,750	-44.24%	14.00
150	1	1	2	2	0.00%	1	1	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	3	1	200.00%	1	2	-50.00%	2	1	100.00%	\$349,999	\$340,000	2.94%	1.50
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	1	1	0.00%	0	0	0.00%	1	0	0.00%	\$329,000	\$0	0.00%	1.00
166	3	1	3	2	50.00%	2	1	100.00%	2	0	0.00%	\$358,837	\$0	0.00%	1.50
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	17	8	19	12	58.33%	4	3	33.33%	6	4	50.00%	\$765,500	\$860,000	-10.99%	3.17
All Kits Co	36	23	60	33	81.82%	17	15	13.33%	19	12	58.33%	\$340,000	\$399,250	-14.84%	3.16