

Local Market Update – June 2021

A Research Tool Provided by Northwest Multiple Listing Service®



Kitsap County

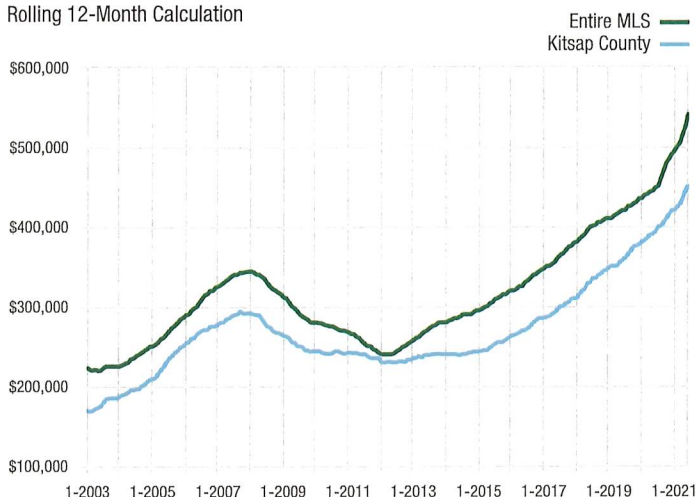
Residential Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	465	559	+ 20.2%	2,290	2,463	+ 7.6%
Pending Sales	504	516	+ 2.4%	2,041	2,331	+ 14.2%
Closed Sales	400	491	+ 22.8%	1,673	2,035	+ 21.6%
Days on Market Until Sale	25	12	- 52.0%	29	16	- 44.8%
Median Sales Price*	\$416,944	\$510,000	+ 22.3%	\$400,000	\$475,000	+ 18.8%
Average Sales Price*	\$532,885	\$656,851	+ 23.3%	\$488,426	\$592,635	+ 21.3%
Percent of List Price Received*	101.0%	107.3%	+ 6.2%	101.0%	105.9%	+ 4.9%
Inventory of Homes for Sale	425	258	- 39.3%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	23	36	+ 56.5%	123	151	+ 22.8%
Pending Sales	18	30	+ 66.7%	112	135	+ 20.5%
Closed Sales	22	27	+ 22.7%	112	123	+ 9.8%
Days on Market Until Sale	31	11	- 64.5%	35	19	- 45.7%
Median Sales Price*	\$251,950	\$430,000	+ 70.7%	\$247,750	\$295,000	+ 19.1%
Average Sales Price*	\$426,261	\$453,626	+ 6.4%	\$355,778	\$410,315	+ 15.3%
Percent of List Price Received*	99.9%	103.5%	+ 3.6%	99.2%	102.0%	+ 2.8%
Inventory of Homes for Sale	32	30	- 6.3%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

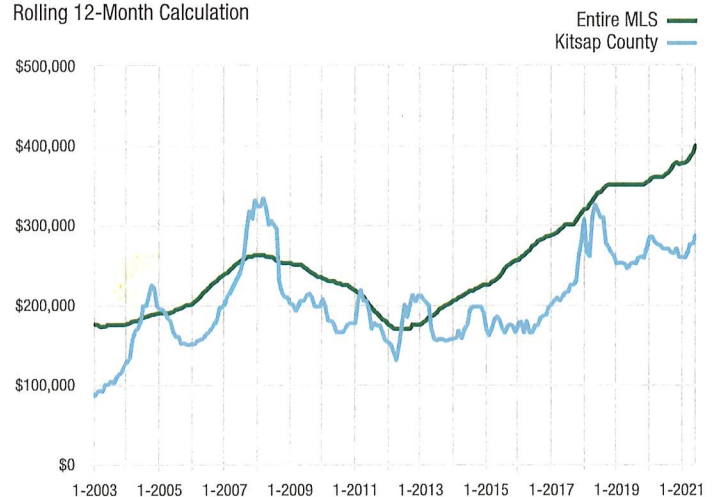
Median Sales Price

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.