

Local Market Update – August 2021

A Research Tool Provided by Northwest Multiple Listing Service®



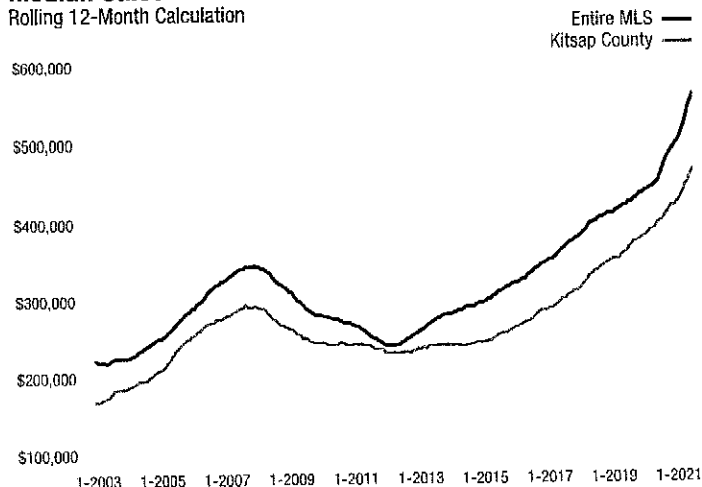
Kitsap County

Residential Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	517	466	- 9.9%	3,291	3,560	+ 8.2%
Pending Sales	538	537	- 0.2%	3,016	3,326	+ 10.3%
Closed Sales	430	501	+ 16.5%	2,584	3,021	+ 16.9%
Days on Market Until Sale	21	12	- 42.9%	27	14	- 48.1%
Median Sales Price*	\$435,640	\$505,000	+ 15.9%	\$410,000	\$485,000	+ 18.3%
Average Sales Price*	\$550,623	\$634,879	+ 15.3%	\$506,847	\$602,270	+ 18.8%
Percent of List Price Received*	101.5%	104.8%	+ 3.3%	101.1%	105.8%	+ 4.6%
Inventory of Homes for Sale	411	315	- 23.4%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

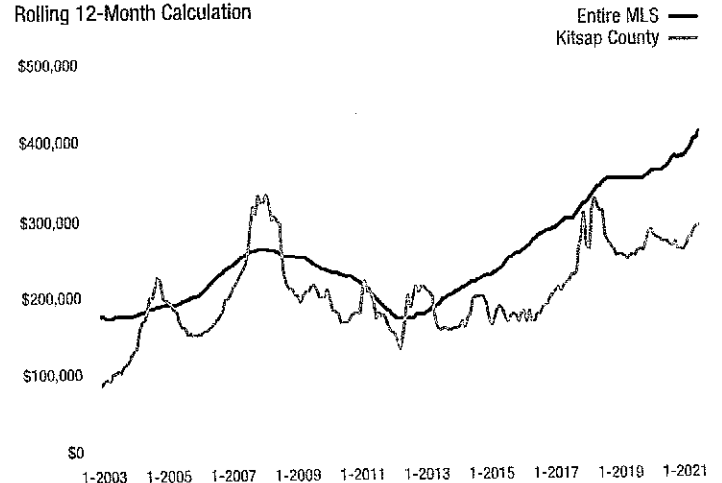
Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	22	28	+ 27.3%	175	212	+ 21.1%
Pending Sales	25	28	+ 12.0%	164	190	+ 15.9%
Closed Sales	23	29	+ 26.1%	155	176	+ 13.5%
Days on Market Until Sale	38	20	- 47.4%	34	18	- 47.1%
Median Sales Price*	\$360,000	\$350,000	- 2.8%	\$252,000	\$303,000	+ 20.2%
Average Sales Price*	\$546,222	\$390,290	- 28.5%	\$404,666	\$398,144	- 1.6%
Percent of List Price Received*	99.5%	103.8%	+ 4.3%	99.5%	102.5%	+ 3.0%
Inventory of Homes for Sale	29	34	+ 17.2%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

* 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.