

Local Market Update – April 2019

This is a research tool provided by Northwest Multiple Listing Service®.



Kitsap County

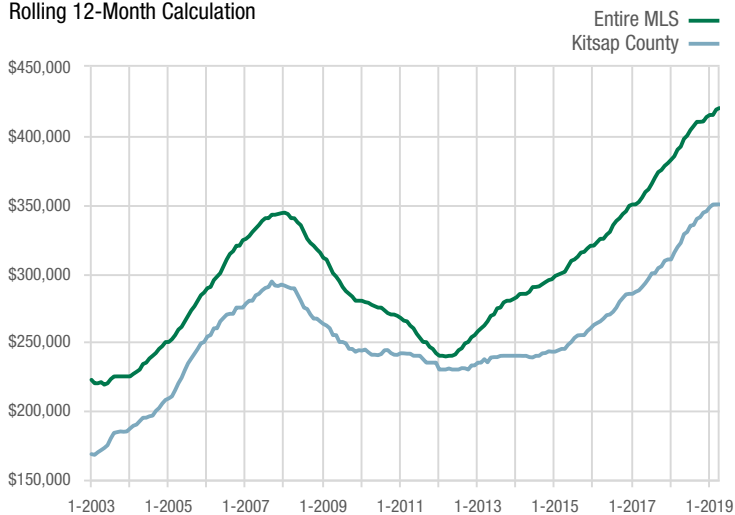
Residential Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	459	505	+ 10.0%	1,498	1,473	- 1.7%
Pending Sales	400	455	+ 13.8%	1,409	1,395	- 1.0%
Closed Sales	377	309	- 18.0%	1,301	1,077	- 17.2%
Days on Market Until Sale	32	36	+ 12.5%	40	43	+ 7.5%
Median Sales Price*	\$339,000	\$350,000	+ 3.2%	\$326,225	\$350,000	+ 7.3%
Average Sales Price*	\$409,049	\$425,990	+ 4.1%	\$397,254	\$409,296	+ 3.0%
Percent of List Price Received*	101.3%	100.5%	- 0.8%	100.6%	99.8%	- 0.8%
Inventory of Homes for Sale	434	481	+ 10.8%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Condo Key Metrics	April			Year to Date		
	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	24	24	0.0%	102	95	- 6.9%
Pending Sales	24	25	+ 4.2%	100	76	- 24.0%
Closed Sales	25	22	- 12.0%	90	63	- 30.0%
Days on Market Until Sale	12	34	+ 183.3%	28	27	- 3.6%
Median Sales Price*	\$410,000	\$237,500	- 42.1%	\$280,375	\$237,000	- 15.5%
Average Sales Price*	\$437,214	\$346,977	- 20.6%	\$385,950	\$341,217	- 11.6%
Percent of List Price Received*	103.5%	99.5%	- 3.9%	101.2%	99.7%	- 1.5%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

* 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.

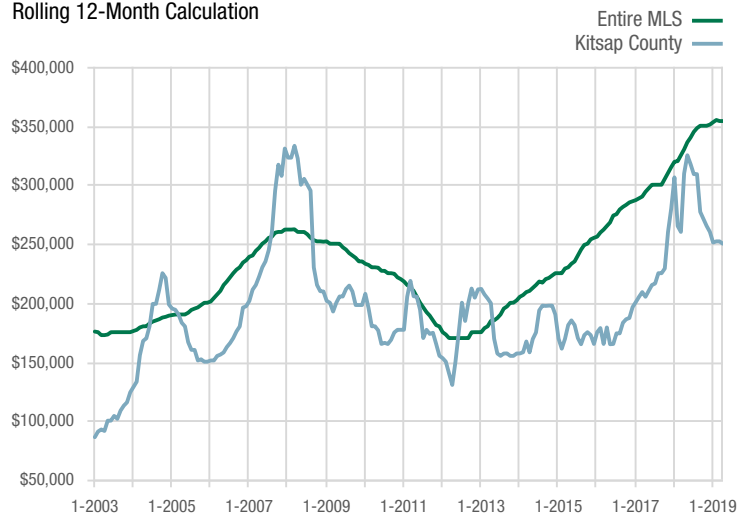
Median Sales Price - Residential

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.