

# Local Market Update – May 2019

A Research Tool Provided by Northwest Multiple Listing Service®



## Kitsap County

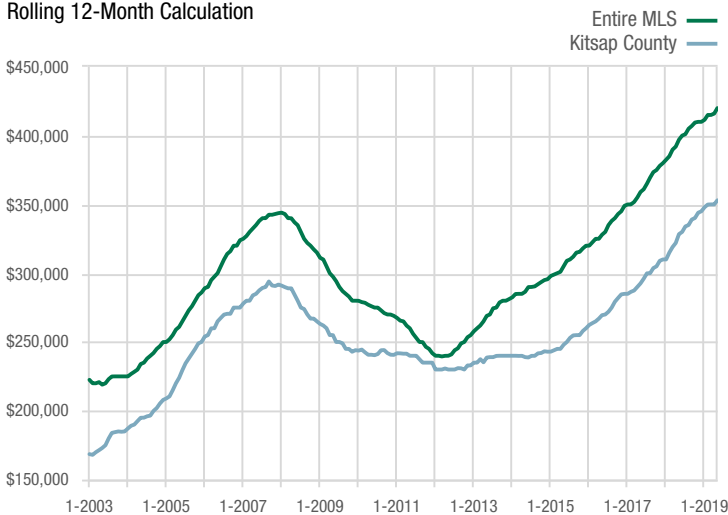
Residential Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	641	<b>639</b>	- 0.3%	2,134	<b>2,103</b>	- 1.5%
Pending Sales	456	<b>489</b>	+ 7.2%	1,862	<b>1,842</b>	- 1.1%
Closed Sales	385	<b>421</b>	+ 9.4%	1,684	<b>1,502</b>	- 10.8%
Days on Market Until Sale	29	<b>28</b>	- 3.4%	38	<b>39</b>	+ 2.6%
Median Sales Price*	\$362,750	<b>\$385,000</b>	+ 6.1%	\$335,725	<b>\$360,000</b>	+ 7.2%
Average Sales Price*	\$459,882	<b>\$473,966</b>	+ 3.1%	\$411,179	<b>\$427,939</b>	+ 4.1%
Percent of List Price Received*	101.9%	<b>100.8%</b>	- 1.1%	100.9%	<b>100.1%</b>	- 0.8%
Inventory of Homes for Sale	580	<b>623</b>	+ 7.4%	—	—	—
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	—	—	—

Condo Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	33	<b>32</b>	- 3.0%	135	<b>128</b>	- 5.2%
Pending Sales	25	<b>31</b>	+ 24.0%	125	<b>106</b>	- 15.2%
Closed Sales	27	<b>16</b>	- 40.7%	117	<b>81</b>	- 30.8%
Days on Market Until Sale	12	<b>25</b>	+ 108.3%	24	<b>26</b>	+ 8.3%
Median Sales Price*	\$398,000	<b>\$283,500</b>	- 28.8%	\$327,500	<b>\$240,000</b>	- 26.7%
Average Sales Price*	\$370,570	<b>\$360,975</b>	- 2.6%	\$382,401	<b>\$340,979</b>	- 10.8%
Percent of List Price Received*	102.8%	<b>100.2%</b>	- 2.5%	101.6%	<b>99.8%</b>	- 1.8%
Inventory of Homes for Sale	25	<b>28</b>	+ 12.0%	—	—	—
Months Supply of Inventory	1.1	<b>1.5</b>	+ 36.4%	—	—	—

\* 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.

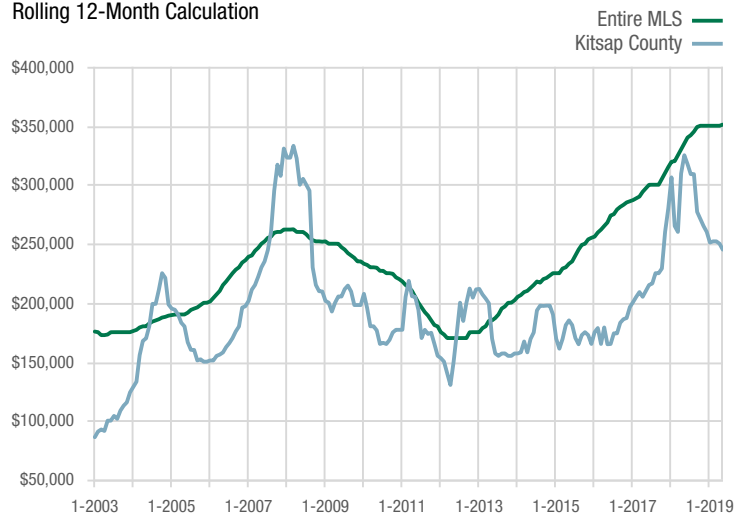
### Median Sales Price - Residential

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.