



Poulsbo

With the lowest average days on market of all the communities examined in our report at 29 days, Poulsbo had more activity, relative to the size of its waterfront market, than many other regions in 2023 affected by the downturn in the market. There was minimal year-over-year change in prices, with a 5.56% decrease in the median sales price to \$1,400,000 and just a 2.41% decrease in the average price per square foot from \$565 in 2022 to \$551 in 2023. The year-over-year similarities don't stop at pricing—buyers received the same average of linear feet of waterfront in both 2022 and 2023 at an average of 106 feet. During times like the past few years where the market highs soared and the lows were potent, the Poulsbo waterfront market has proven stable. In Poulsbo, 14 out of the 23 waterfront home sales ranged between sales prices of \$1 million and \$5 million.

TOP THREE WATERFRONT SALES IN 2023

- 1 **28657 Shorebrook Dr NW, Poulsbo**
MLS #2057432 | \$2,600,000
- 2 **14070 NE Sandy Hook Rd, Poulsbo**
MLS #2140364 | \$2,376,000
- 3 **275 NW Scandia Rd, Poulsbo***
MLS #2051396 | \$1,887,000

MEDIAN SALES PRICE

Single-Family Homes ↓(5.56%)

\$1.4M | 2023 **\$1.482M** | 2022

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

106 FT.
2023

106 FT.
2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↓(2.41%)

\$551 SQ. FT.
2023

\$565 SQ. FT.
2022

CLOSED SALES IN 2023

Single-Family Homes

23
CLOSED
WATERFRONT SALES

442
TOTAL
CLOSED SALES

5.20%
PERCENTAGE OF
WATERFRONT VS TOTAL

