

Q1-2025

Quarterly Market Snapshot

EXCLUDING BAINBRIDGE ISLAND

Kitsap County

Q1 January - March 2025

When we examine Kitsap County's data in our reporting, we exclude Bainbridge Island, which we look at separately due to its significantly different market compared to that of the rest of the county. The median sales price in Kitsap County in Q1-2025 was \$531,000, which was nearly exactly the same as Q1-2024's median of \$530,000. The similarities between Q1-2024's data and Q1-2025's data don't end at the median sales price. In fact, the market looked very similar to the previous year's market. There were 1.8 months of inventory (just slightly more than 1.7 months in Q1-2024), 367 homes for sale (just one less than in Q1-2024), and homes spent an average of 48 days on market (which is just one less than in Q1-2024). The biggest change was in the number of homes sold, down 10.01% year-over-year from 669 homes to 602 homes.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q1 OVER THE LAST THREE YEARS



HOMES SOLD

Q1-2025 vs Q1-2024

↓(10.01%)

2025

2024

602
669

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Movement Mortgage)



AVERAGE PRICE PER SQ. FT.

Q1-2025 vs. Q1-2024 ↑(3.97%)



MEDIAN SALES PRICE

Single-Family Homes Q1-2025



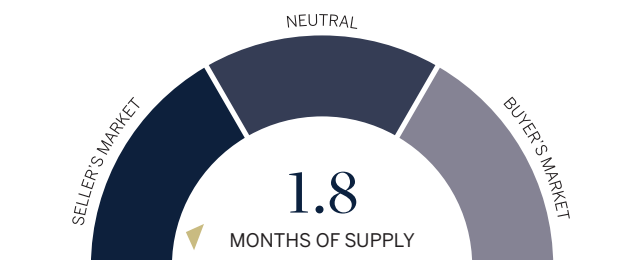
\$531K

↑0.19%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$531,000
2024	\$530,000
2023	\$498,000

WHAT KIND OF MARKET

1.8 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q1-2025 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

