

Q2-2025

Quarterly Market Snapshot

EXCLUDING BAINBRIDGE ISLAND

Kitsap County

Q2 April - June 2025

Excluding Bainbridge Island (which was analyzed separately in our reporting), the Q2-2025 market data in Kitsap County reveals a county with more inventory, but still not enough to balance the market. A 14.46% year-over-year increase in homes for sale helped the supply level inch up to 2.1 months, compared to 1.8 months in Q2-2024, but it was still considered a seller's market. As with many of the other communities analyzed in our reporting, prices remained steady, with just a slight increase. The median sales price in the county was up 4.18% from \$550,000 in Q2-2024 to \$573,000 in Q2-2025. The average price per square foot increased a similar amount, from \$299 to \$310 per square foot. Buyers took their time on their home searches in Kitsap County, as evidenced by the 29-day average for the number of days a listing spent on the market.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



HOMES SOLD

Q2-2025 vs Q2-2024

↓(2.88%)

2025

2024

912
939

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q2-2025 vs. Q2-2024 ↑(3.68%)



MEDIAN SALES PRICE

Single-Family Homes Q2-2025



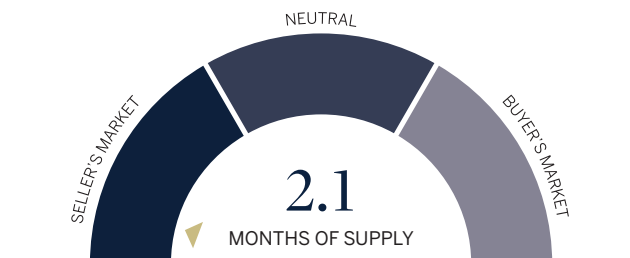
\$573K

↑4.18%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$573,000
2024	\$550,000
2023	\$525,000

WHAT KIND OF MARKET

2.1 MONTHS OF INVENTORY - SELLER'S MARKET



Based on Q2-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory

