Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

EXCLUDING BAINBRIDGE ISLAND

Kitsap County

Q2 April - June 2026

In our reporting, we've excluded Bainbridge Island (which we analyzed separately) from Kitsap County data. Compared to Bainbridge Island, which had a median sales price of $1,369,000, Kitsap County had a median of $563,000 in Q2-2026. This was a 1.75% year-over-year decrease from $573,000 in Q2-2025. The average number of days listings spent on the market has seen little change throughout the past three second quarters, with an average of 29 days in Q2-2024 and Q2-2025 and 30 days in Q2-2026. The market was considered a seller's market with 2 months of inventory. In contrast to all of the other markets analyzed in our report (with the exception of Bainbridge Island), the number of homes for sale decreased year-over-year. There was almost no change to the number of homes sold, with just a 0.87% difference between Q2-2025 and Q2-2026.

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↑(0.65%)

$311	$309	$299
2026	2025	2024

MEDIAN SALES PRICE

$563K

↓1.75%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$563,000
2025	$573,000
2024	$550,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
30	29	29

HOMES SOLD

Q2-2026 vs Q2-2025

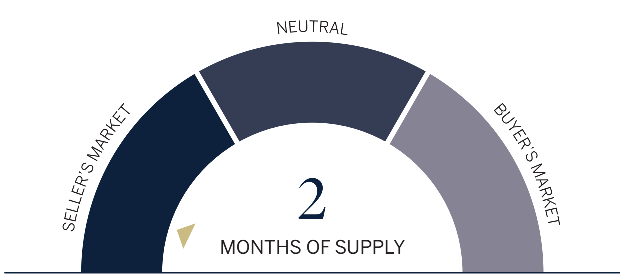
↓(0.87%)

2026 914

2025 922

WHAT KIND OF MARKET

2 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)