

Q3-2026

Quarterly Market Snapshot

EXCLUDING BAINBRIDGE ISLAND

Kitsap County

Q3 July - September 2026

Examining the year-over-year market data in Kitsap County (with Bainbridge Island excluded and reported on separately) reveals a relatively unchanged market. There was less than a 1% year-over-year difference between Q3-2025's median sales price (\$565,000) and Q3-2026's median (\$560,000). The average number of days a home spent on the market rose by 1, from 36 to 37 days on average. It remained a seller's market with 2.6 months of supply, compared to 2.2 months in Q3-2025. The increase was due to more homes being listed for sale—up by 10.6% year over year—and fewer homes being sold—down by 5.24% year over year. For sellers and buyers, moving strategically within the Kitsap County market by paying attention to market trends, understanding a home's value compared to comparable properties in the area, and working with an experienced advisor made the difference.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(5.24%)

2026

2025

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↑(1.32%)



MEDIAN SALES PRICE



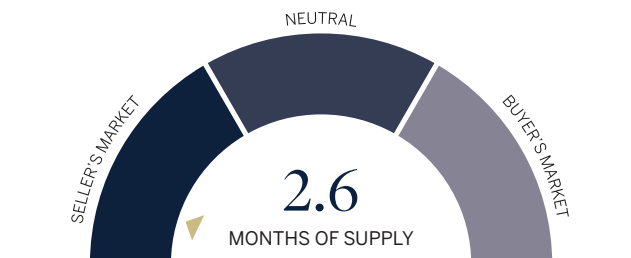
\$560K

↓0.88%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$560,000
2025	\$565,000
2024	\$536,000

WHAT KIND OF MARKET

2.6 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)



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