



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2022

Kitsap

Annual Statistical Review and Highlights



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Member Offices

2,603



Total Members/Subscribers

33,861



Counties

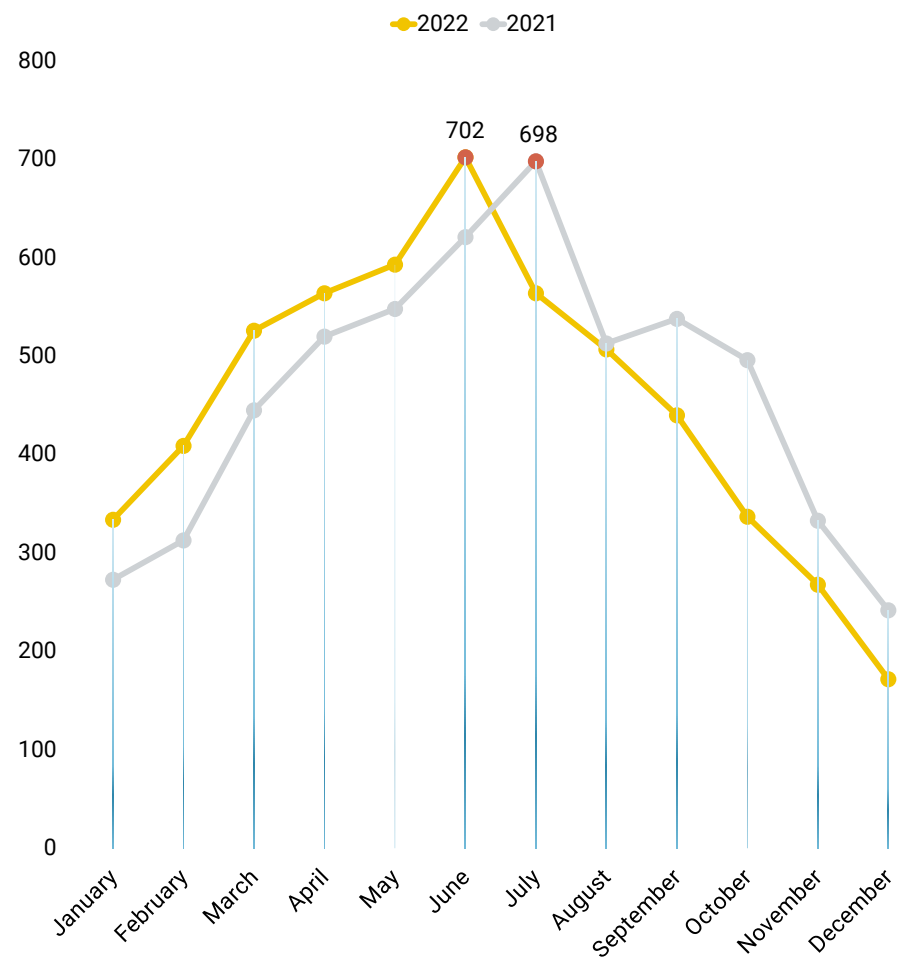
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Kitsap: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	334	273	22.34%
February	409	313	30.67%
March	526	445	18.20%
April	564	520	8.46%
May	593	548	8.21%
June	702	621	13.04%
July	564	698	-19.20%
August	507	513	-1.17%
September	440	538	-18.22%
October	337	496	-32.06%
November	268	333	-19.52%
December	172	242	-28.93%
Total	5,416	5,540	
% chg.			-2.24%

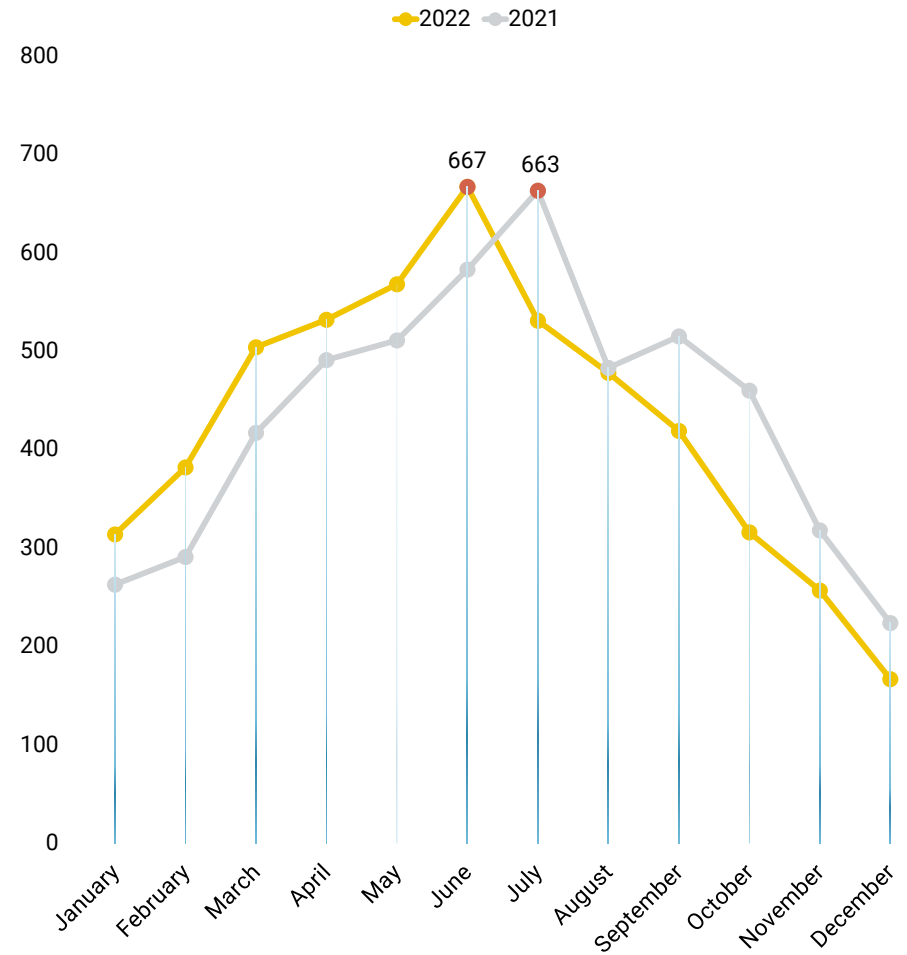


Kitsap: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	314	263	19.39%
February	382	291	31.27%
March	504	417	20.86%
April	532	491	8.35%
May	568	511	11.15%
June	667	583	14.41%
July	531	663	-19.91%
August	478	483	-1.04%
September	419	515	-18.64%
October	316	460	-31.30%
November	257	318	-19.18%
December	167	224	-25.45%
Total	5,135	5,219	
% chg.			-1.61%

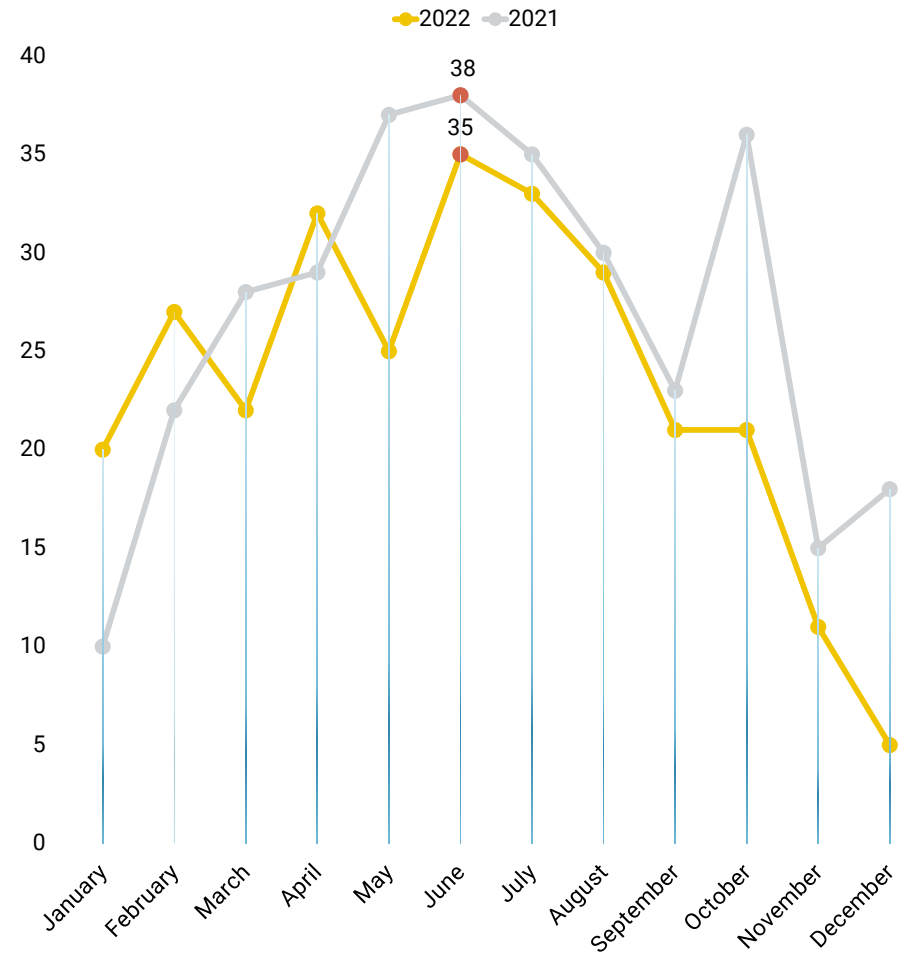


Kitsap: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	20	10	100.00%
February	27	22	22.73%
March	22	28	-21.43%
April	32	29	10.34%
May	25	37	-32.43%
June	35	38	-7.89%
July	33	35	-5.71%
August	29	30	-3.33%
September	21	23	-8.70%
October	21	36	-41.67%
November	11	15	-26.67%
December	5	18	-72.22%
Total	281	321	
% chg.			-12.46%

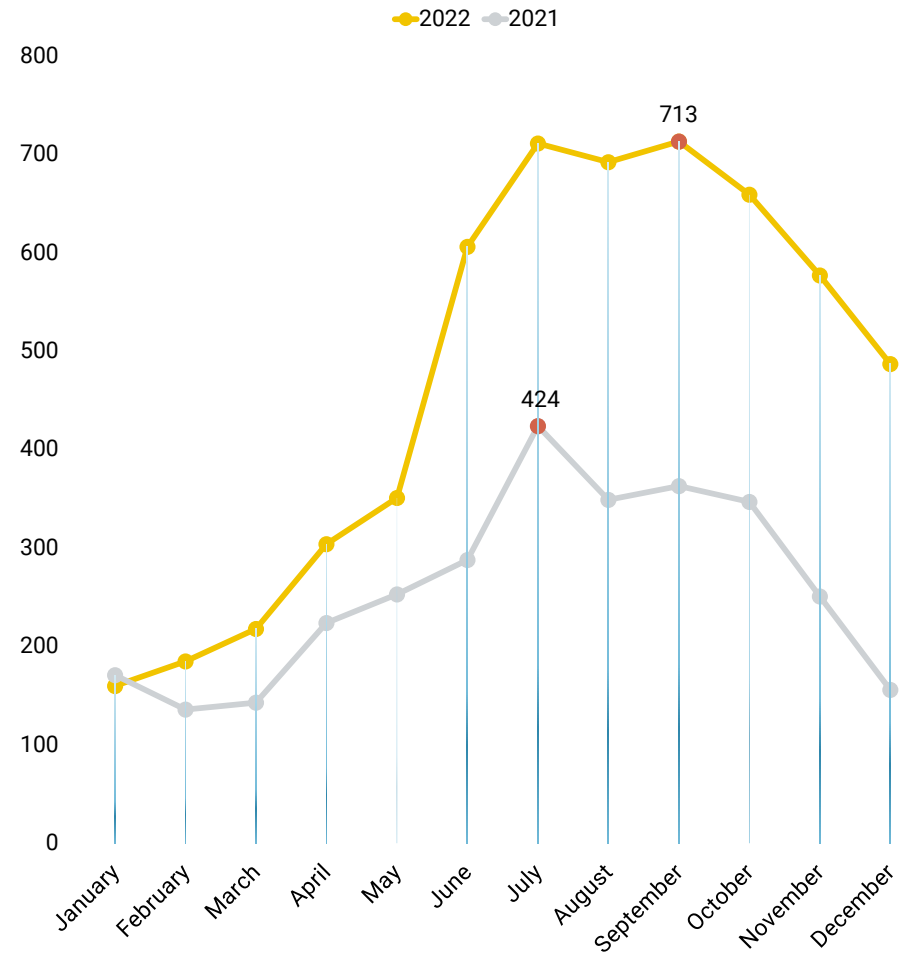


Kitsap: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	160	171	-6.43%
February	185	136	36.03%
March	218	143	52.45%
April	304	224	35.71%
May	351	253	38.74%
June	606	288	110.42%
July	711	424	67.69%
August	692	349	98.28%
September	713	363	96.42%
October	659	347	89.91%
November	577	251	129.88%
December	487	156	212.18%
Total	5,663	3,105	
% chg.			82.38%

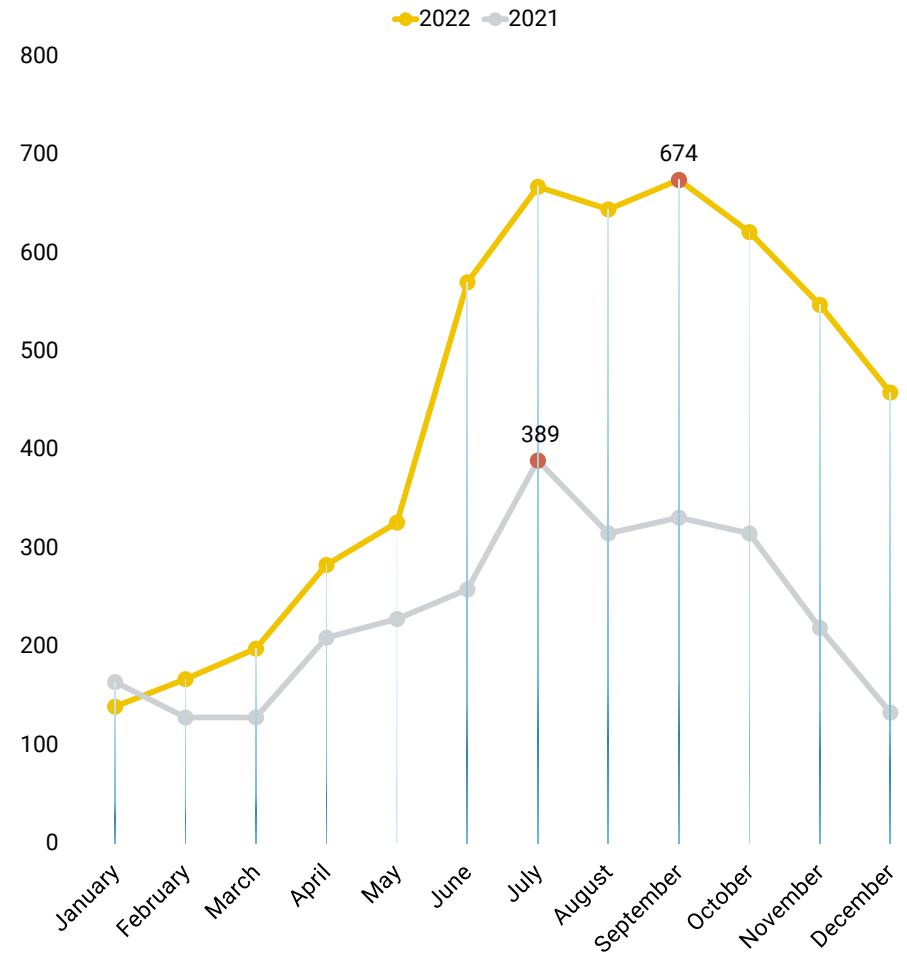


Kitsap: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	139	164	-15.24%
February	167	128	30.47%
March	198	128	54.69%
April	283	209	35.41%
May	326	228	42.98%
June	570	258	120.93%
July	667	389	71.47%
August	644	315	104.44%
September	674	331	103.63%
October	621	315	97.14%
November	547	219	149.77%
December	458	133	244.36%
Total	5,294	2,817	
% chg.			87.93%

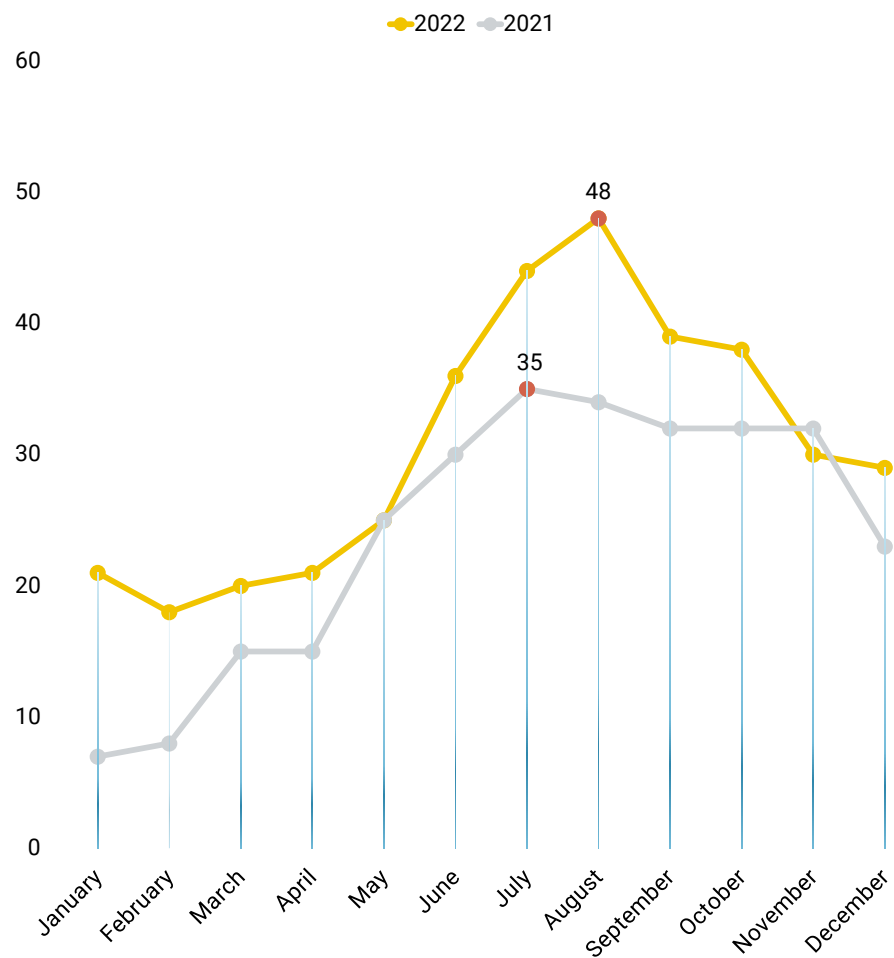


Kitsap: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	21	7	200.00%
February	18	8	125.00%
March	20	15	33.33%
April	21	15	40.00%
May	25	25	0.00%
June	36	30	20.00%
July	44	35	25.71%
August	48	34	41.18%
September	39	32	21.88%
October	38	32	18.75%
November	30	32	-6.25%
December	29	23	26.09%
Total	369	288	
% chg.			28.13%



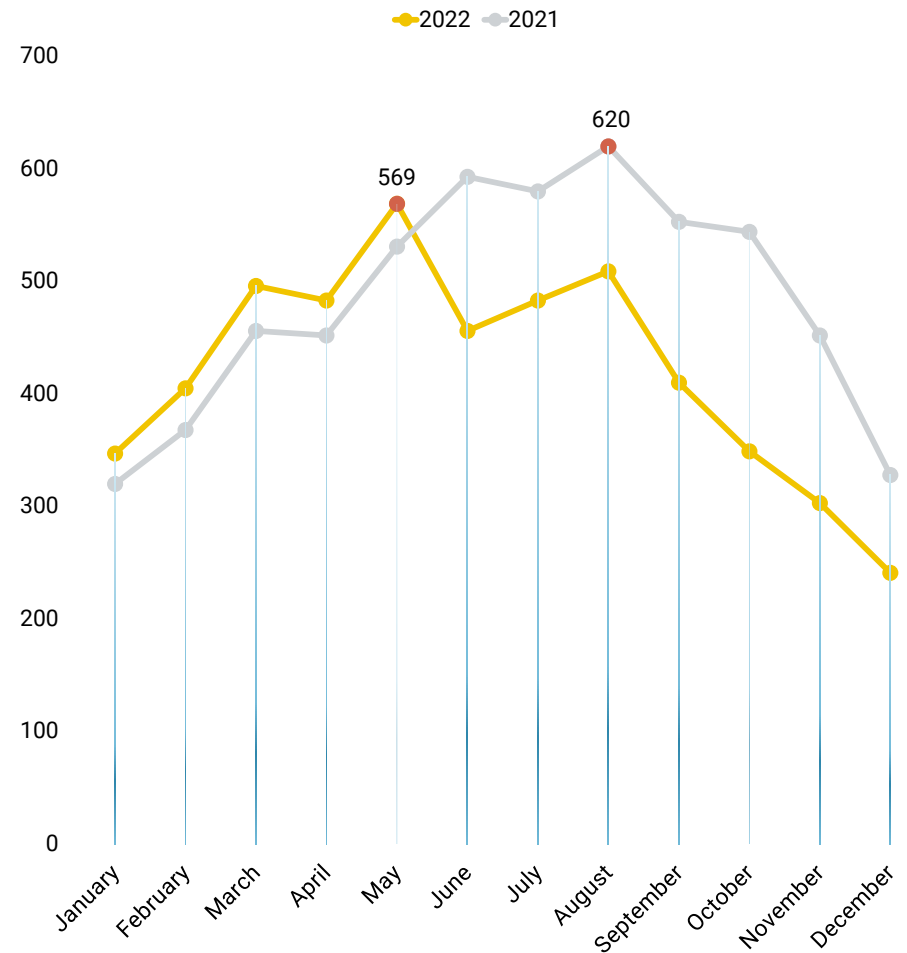
Kitsap: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	347	320	8.44%
February	405	368	10.05%
March	496	456	8.77%
April	483	452	6.86%
May	569	531	7.16%
June	456	593	-23.10%
July	483	580	-16.72%
August	509	620	-17.90%
September	410	553	-25.86%
October	349	544	-35.85%
November	303	452	-32.96%
December	241	328	-26.52%
Total	5,051	5,797	
% chg.	-12.87%		



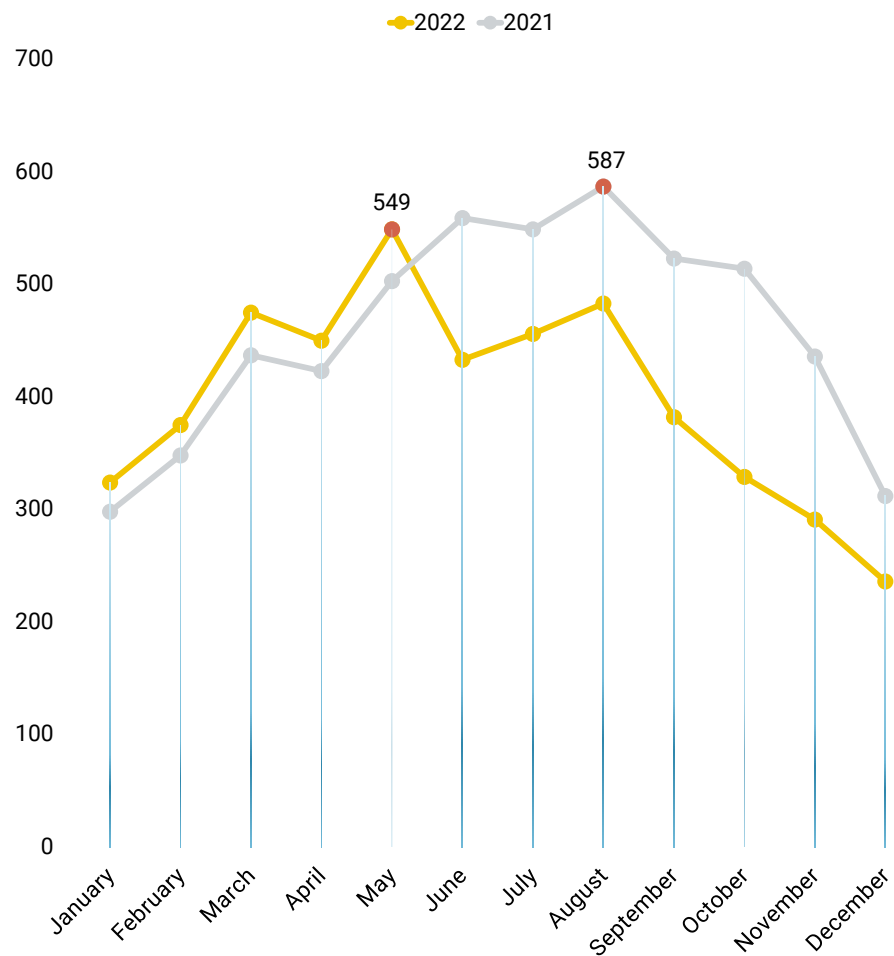
Kitsap: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	324	298	8.72%
February	375	348	7.76%
March	475	437	8.70%
April	450	423	6.38%
May	549	503	9.15%
June	433	559	-22.54%
July	456	549	-16.94%
August	483	587	-17.72%
September	382	523	-26.96%
October	329	514	-35.99%
November	291	436	-33.26%
December	236	312	-24.36%
Total	4,783	5,489	
% chg.	-12.86%		



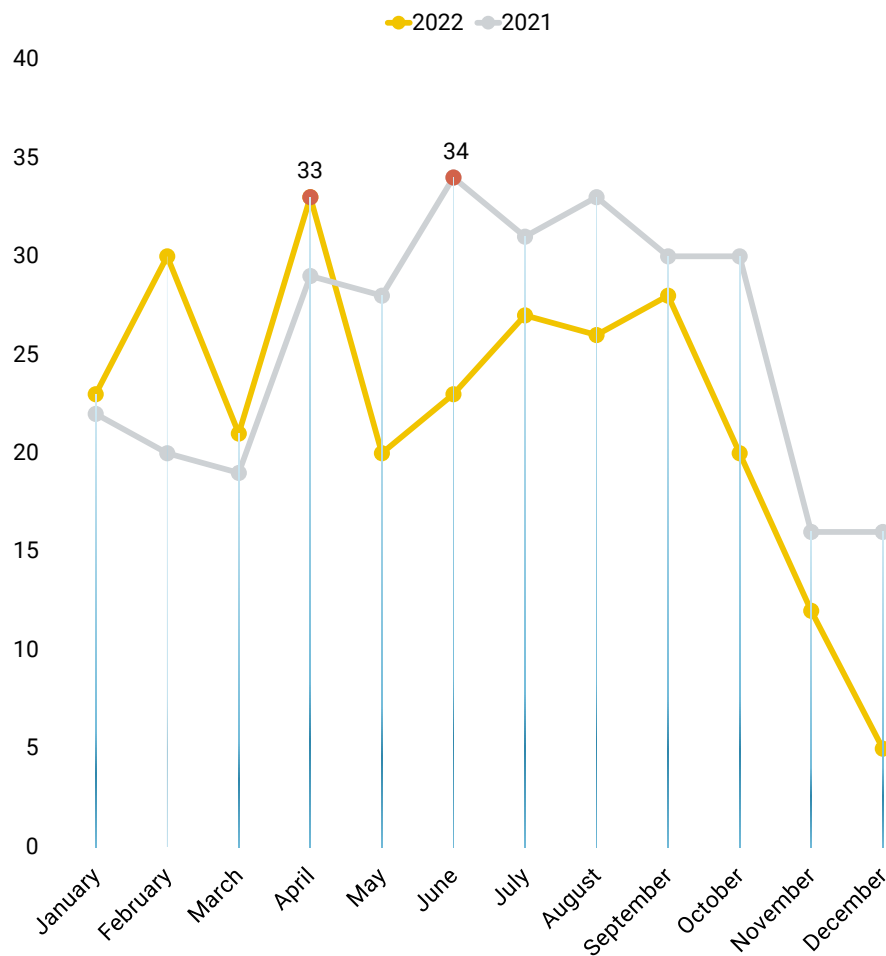
Kitsap: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	23	22	4.55%
February	30	20	50.00%
March	21	19	10.53%
April	33	29	13.79%
May	20	28	-28.57%
June	23	34	-32.35%
July	27	31	-12.90%
August	26	33	-21.21%
September	28	30	-6.67%
October	20	30	-33.33%
November	12	16	-25.00%
December	5	16	-68.75%
Total	268	308	
% chg.	-12.99%		

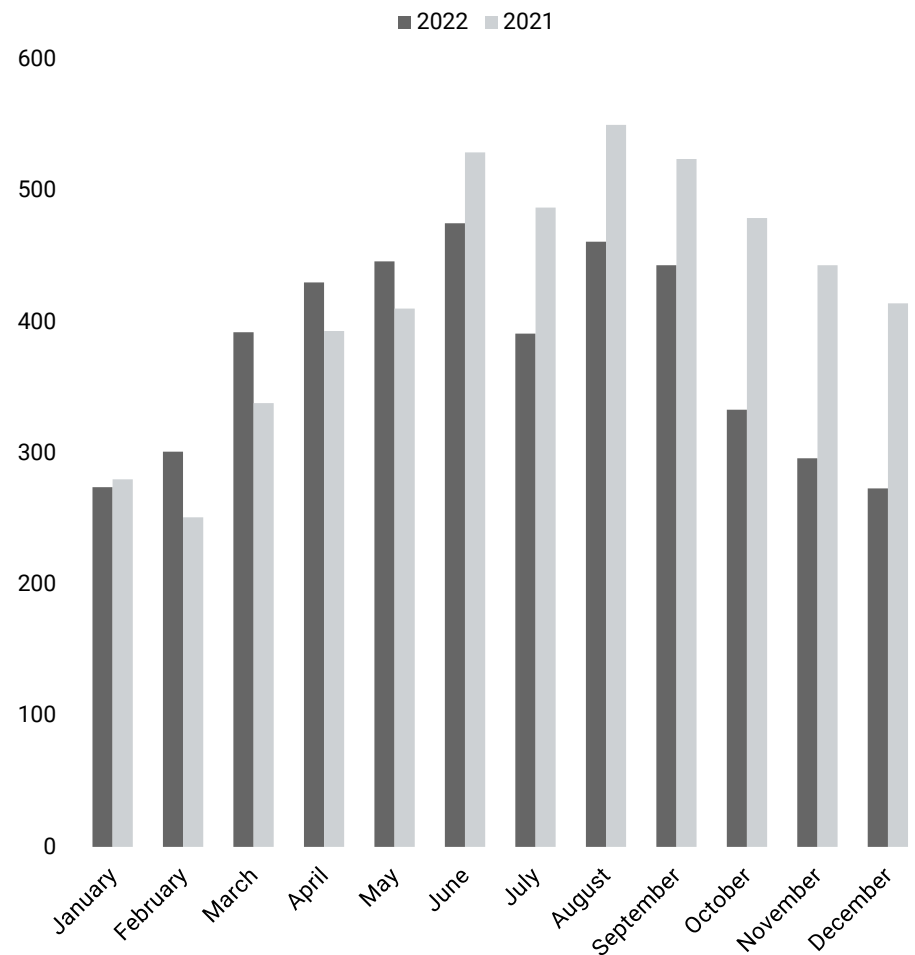


Kitsap: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2022	2021	% chg.
January	274	280	-2.14%
February	301	251	19.92%
March	392	338	15.98%
April	430	393	9.41%
May	446	410	8.78%
June	475	529	-10.21%
July	391	487	-19.71%
August	461	550	-16.18%
September	443	524	-15.46%
October	333	479	-30.48%
November	296	443	-33.18%
December	273	414	-34.06%
Total	4,515	5,098	
% chg.			-11.44%

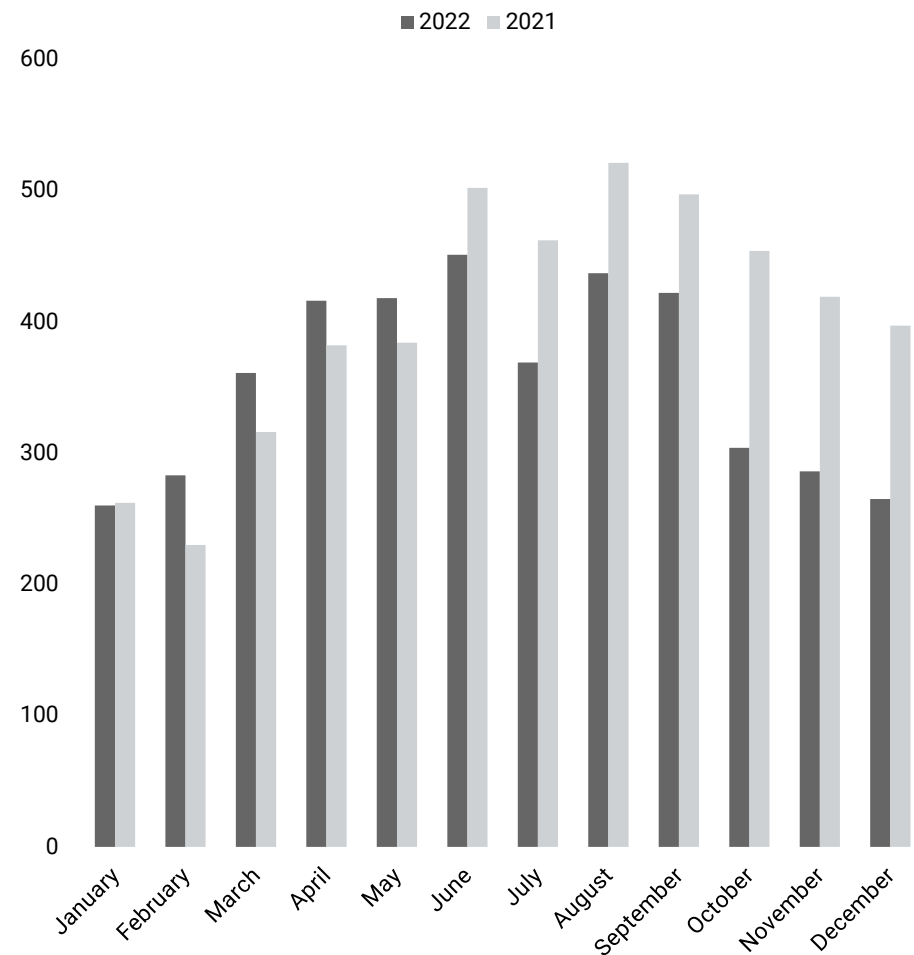


Kitsap: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2022	2021	% chg.
January	260	262	-0.76%
February	283	230	23.04%
March	361	316	14.24%
April	416	382	8.90%
May	418	384	8.85%
June	451	502	-10.16%
July	369	462	-20.13%
August	437	521	-16.12%
September	422	497	-15.09%
October	304	454	-33.04%
November	286	419	-31.74%
December	265	397	-33.25%
Total	4,272	4,826	
% chg.			-11.48%

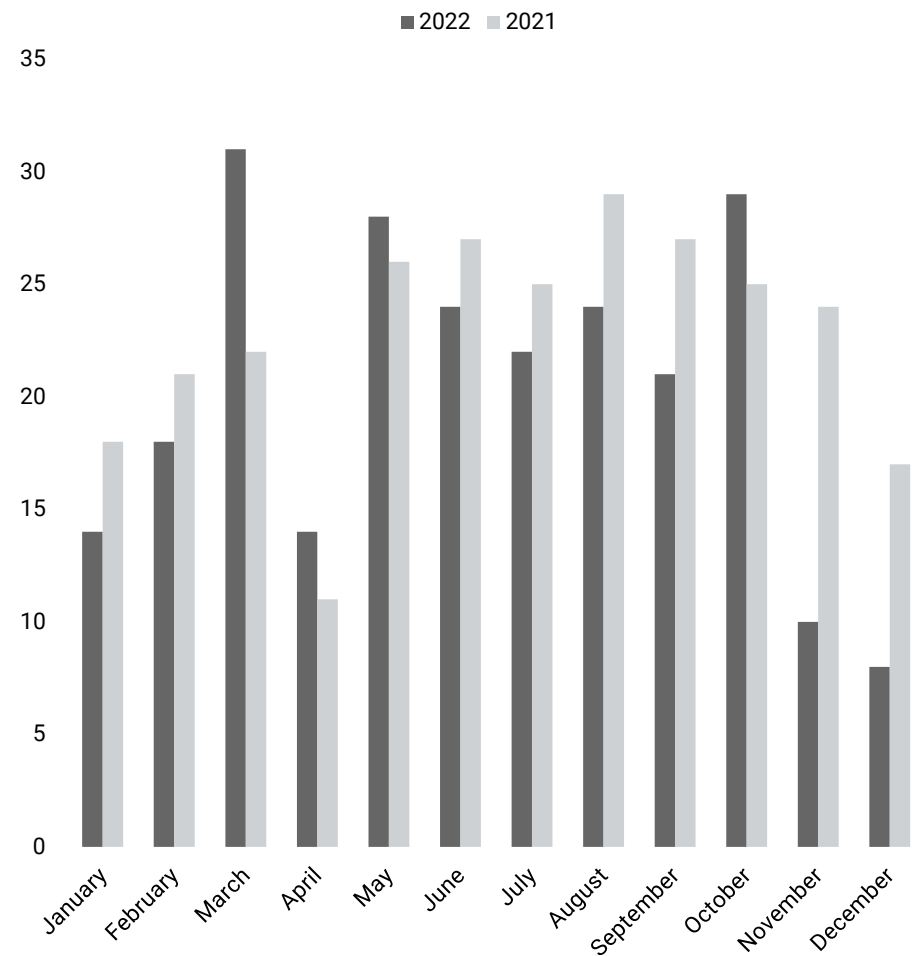


Kitsap: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2022	2021	% chg.
January	14	18	-22.22%
February	18	21	-14.29%
March	31	22	40.91%
April	14	11	27.27%
May	28	26	7.69%
June	24	27	-11.11%
July	22	25	-12.00%
August	24	29	-17.24%
September	21	27	-22.22%
October	29	25	16.00%
November	10	24	-58.33%
December	8	17	-52.94%
Total	243	272	
% chg.			-10.66%

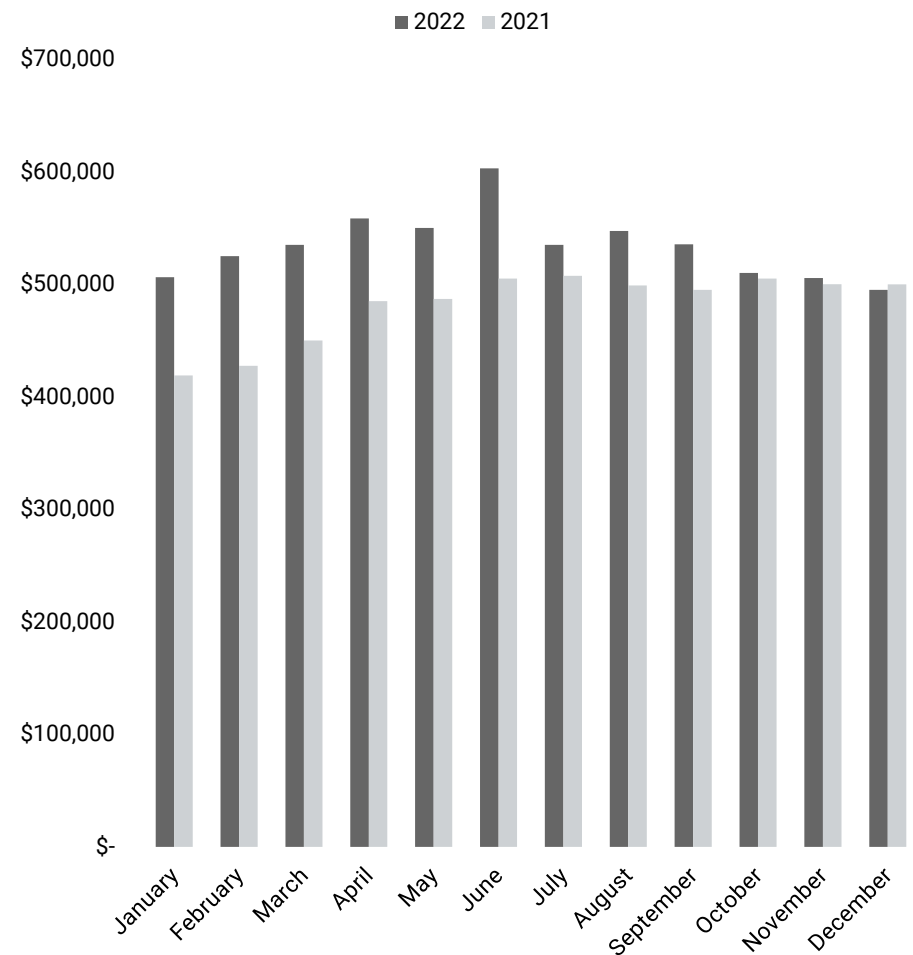


Kitsap: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022	2021	% chg.
January	\$ 506,250	\$ 418,950	20.84%
February	\$ 525,000	\$ 427,500	22.81%
March	\$ 534,997	\$ 450,000	18.89%
April	\$ 558,500	\$ 485,000	15.15%
May	\$ 550,000	\$ 486,944	12.95%
June	\$ 603,025	\$ 505,000	19.41%
July	\$ 535,000	\$ 507,500	5.42%
August	\$ 547,380	\$ 498,925	9.71%
September	\$ 535,500	\$ 494,950	8.19%
October	\$ 510,000	\$ 505,000	0.99%
November	\$ 505,471	\$ 500,000	1.09%
December	\$ 495,000	\$ 499,950	-0.99%
Total	\$ 535,000	\$ 486,000	
% chg.			10.08%

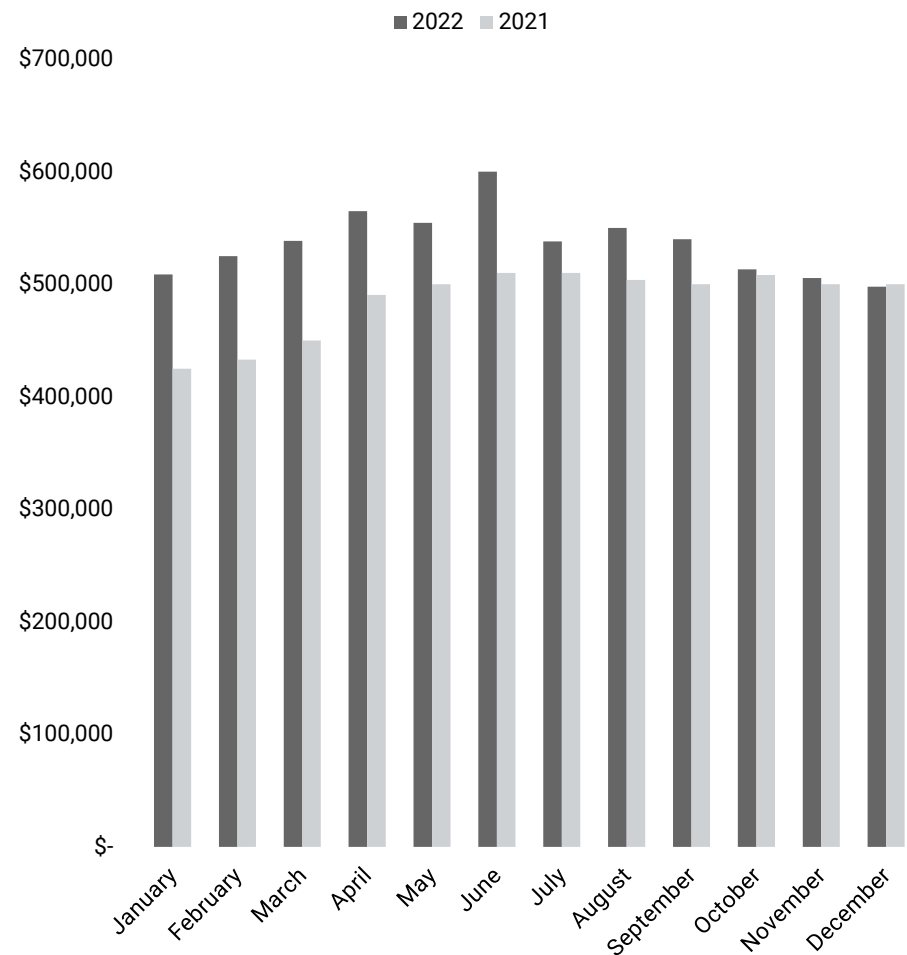


Kitsap: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022	2021	% chg.
January	\$ 508,750	\$ 425,000	19.71%
February	\$ 525,000	\$ 432,950	21.26%
March	\$ 538,500	\$ 450,000	19.67%
April	\$ 565,000	\$ 490,500	15.19%
May	\$ 554,550	\$ 500,000	10.91%
June	\$ 600,000	\$ 510,000	17.65%
July	\$ 538,000	\$ 510,000	5.49%
August	\$ 550,000	\$ 503,750	9.18%
September	\$ 539,997	\$ 500,000	8.00%
October	\$ 513,250	\$ 508,250	0.98%
November	\$ 505,471	\$ 500,000	1.09%
December	\$ 497,777	\$ 500,000	-0.44%
Total	\$ 539,711	\$ 494,700	
% chg.			9.10%

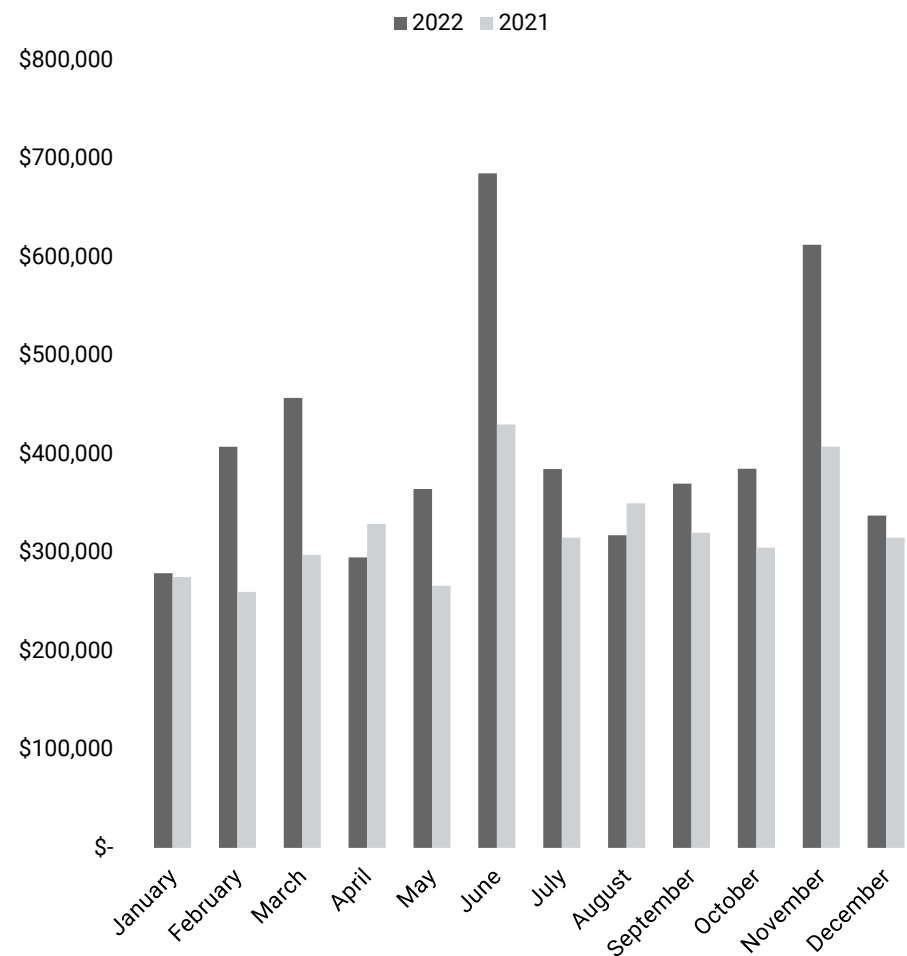


Kitsap: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022	2021	% chg.
January	\$ 279,000	\$ 275,000	1.45%
February	\$ 407,450	\$ 260,000	56.71%
March	\$ 457,000	\$ 297,500	53.61%
April	\$ 295,000	\$ 329,000	-10.33%
May	\$ 364,500	\$ 266,250	36.90%
June	\$ 685,000	\$ 430,000	59.30%
July	\$ 384,750	\$ 315,000	22.14%
August	\$ 317,500	\$ 350,000	-9.29%
September	\$ 370,000	\$ 320,000	15.63%
October	\$ 385,000	\$ 305,000	26.23%
November	\$ 612,500	\$ 407,500	50.31%
December	\$ 337,500	\$ 315,000	7.14%
Total	\$ 385,000	\$ 309,900	
% chg.	24.23%		



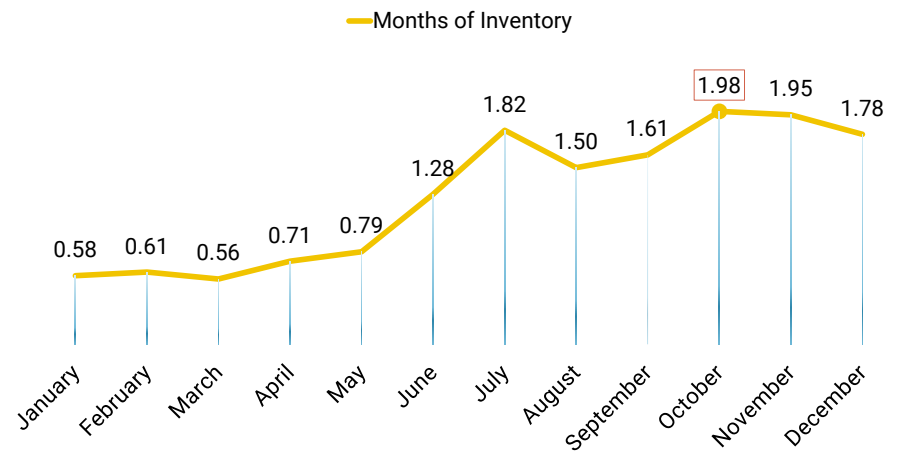
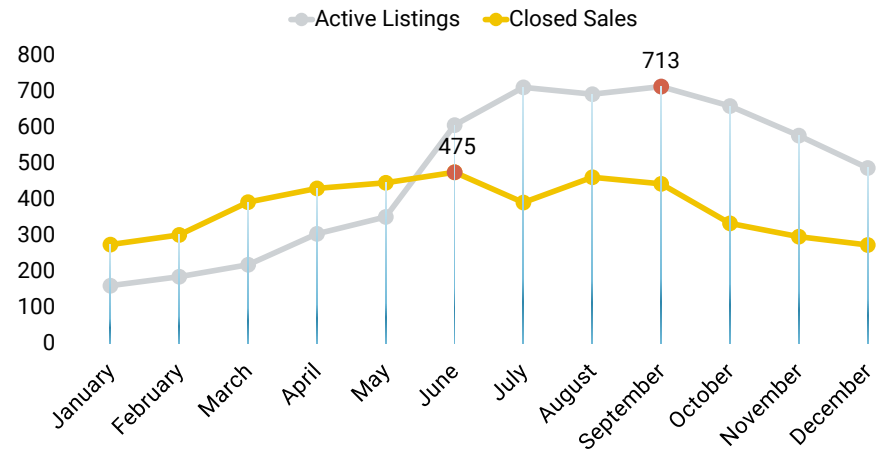
Kitsap: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	160	274	0.58
February	185	301	0.61
March	218	392	0.56
April	304	430	0.71
May	351	446	0.79
June	606	475	1.28
July	711	391	1.82
August	692	461	1.50
September	713	443	1.61
October	659	333	1.98
November	577	296	1.95
December	487	273	1.78



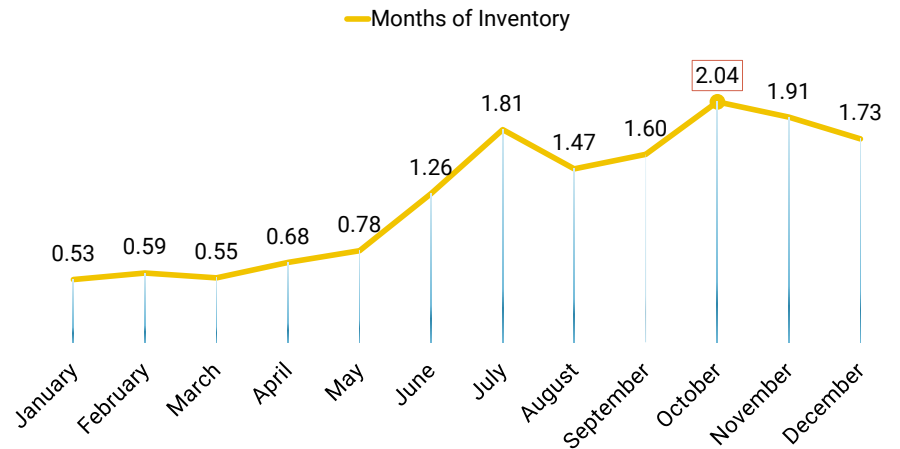
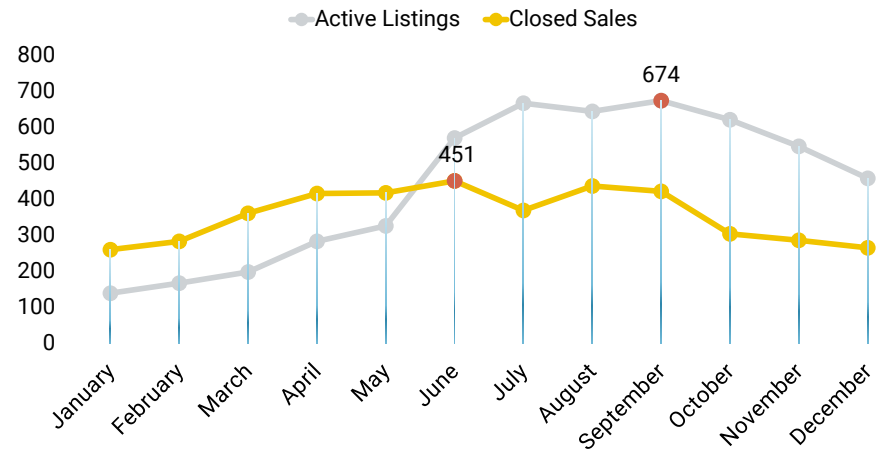
Kitsap: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	139	260	0.53
February	167	283	0.59
March	198	361	0.55
April	283	416	0.68
May	326	418	0.78
June	570	451	1.26
July	667	369	1.81
August	644	437	1.47
September	674	422	1.60
October	621	304	2.04
November	547	286	1.91
December	458	265	1.73



Kitsap: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	21	14	1.50
February	18	18	1.00
March	20	31	0.65
April	21	14	1.50
May	25	28	0.89
June	36	24	1.50
July	44	22	2.00
August	48	24	2.00
September	39	21	1.86
October	38	29	1.31
November	30	10	3.00
December	29	8	3.63

