

# Kitsap



## 2020 NWMLS Annual Statistical Review and Highlights



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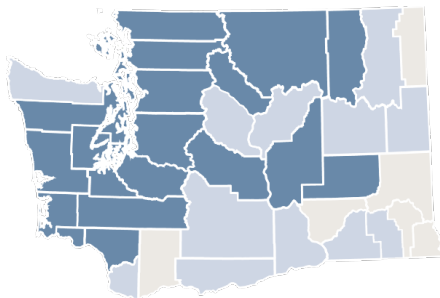
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

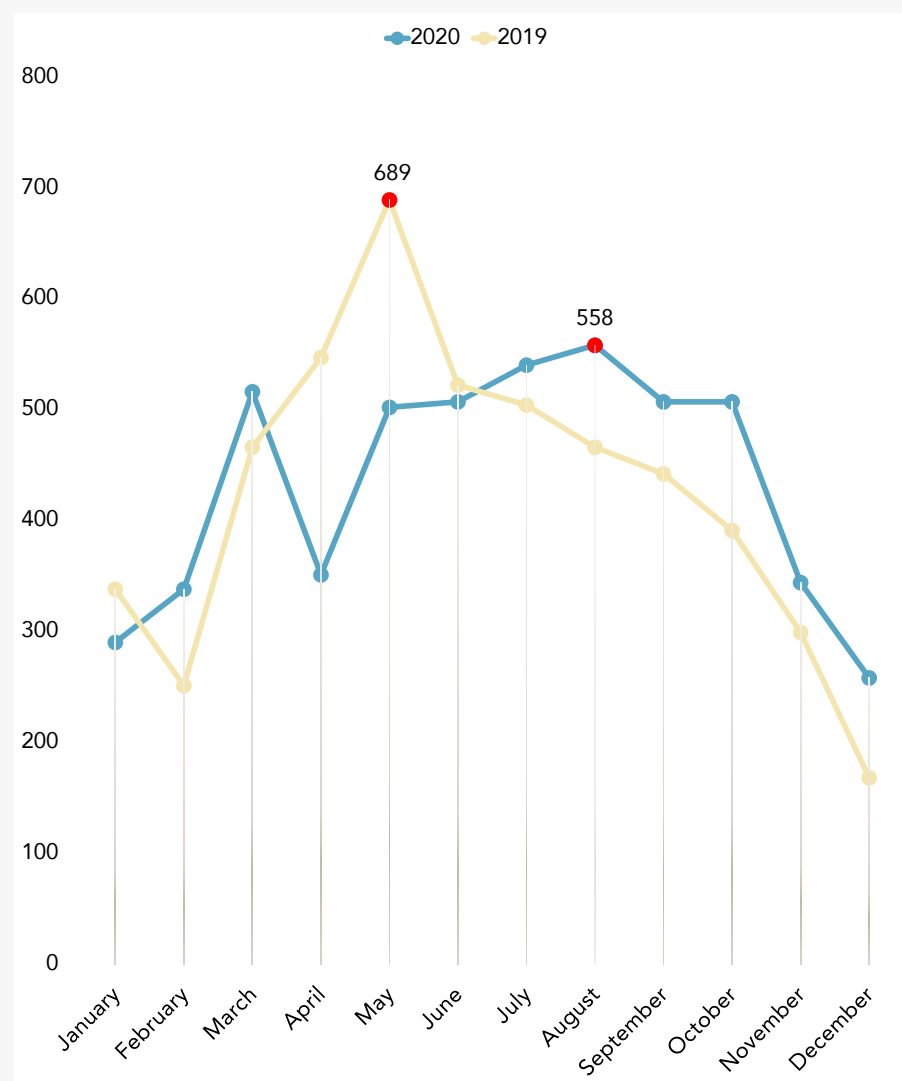
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# Kitsap: Residential Homes and Condominiums

## 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).

	2020	2019	% chg.
January	290	338	-14.20%
February	338	251	34.66%
March	516	466	10.73%
April	351	547	-35.83%
May	502	689	-27.14%
June	507	522	-2.87%
July	540	504	7.14%
August	558	466	19.74%
September	507	442	14.71%
October	507	391	29.67%
November	344	299	15.05%
December	258	168	53.57%
<b>Total</b>	<b>5,218</b>	<b>5,083</b>	
<b>% chg.</b>	<b>2.66%</b>		

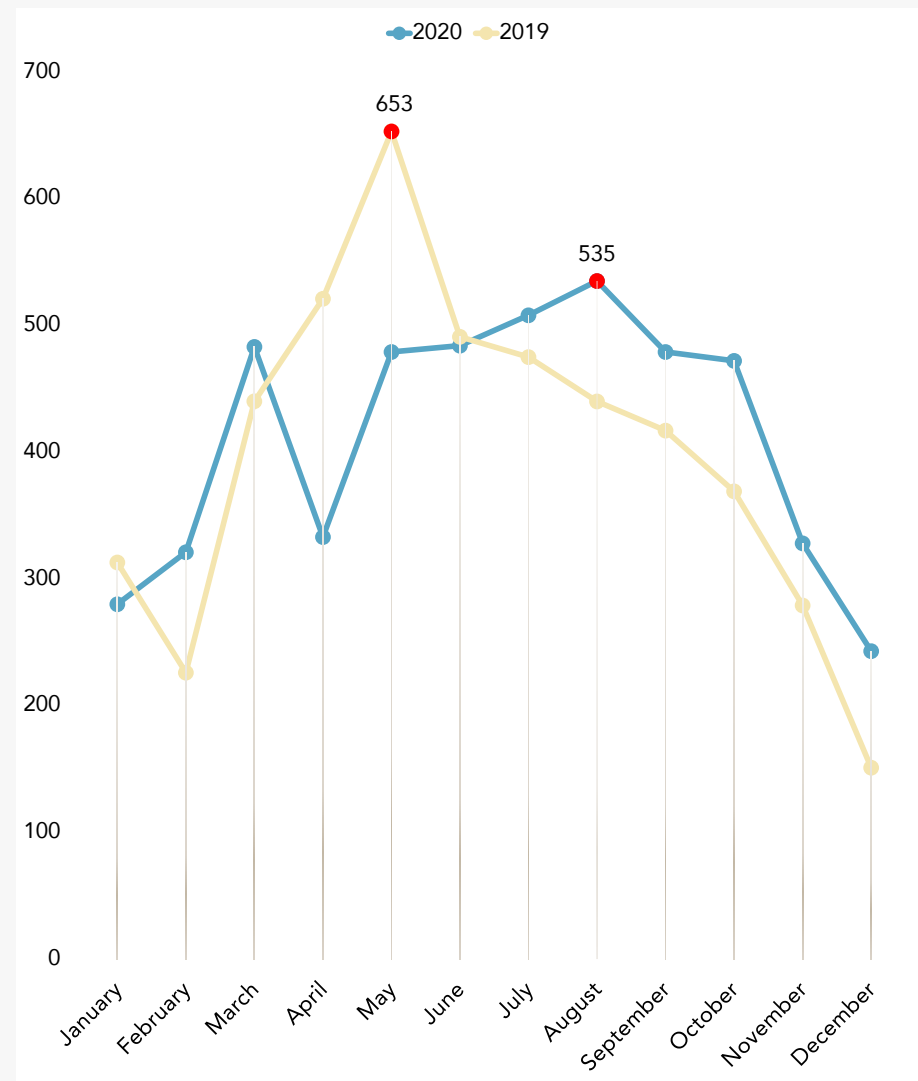


# Kitsap: Residential Homes Only

## 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).

	2020	2019	% chg.
January	280	313	-10.54%
February	321	226	42.04%
March	483	440	9.77%
April	333	521	-36.08%
May	479	653	-26.65%
June	484	491	-1.43%
July	508	475	6.95%
August	535	440	21.59%
September	479	417	14.87%
October	472	369	27.91%
November	328	279	17.56%
December	243	151	60.93%
<b>Total</b>	<b>4,945</b>	<b>4,775</b>	
<b>% chg.</b>	<b>3.56%</b>		

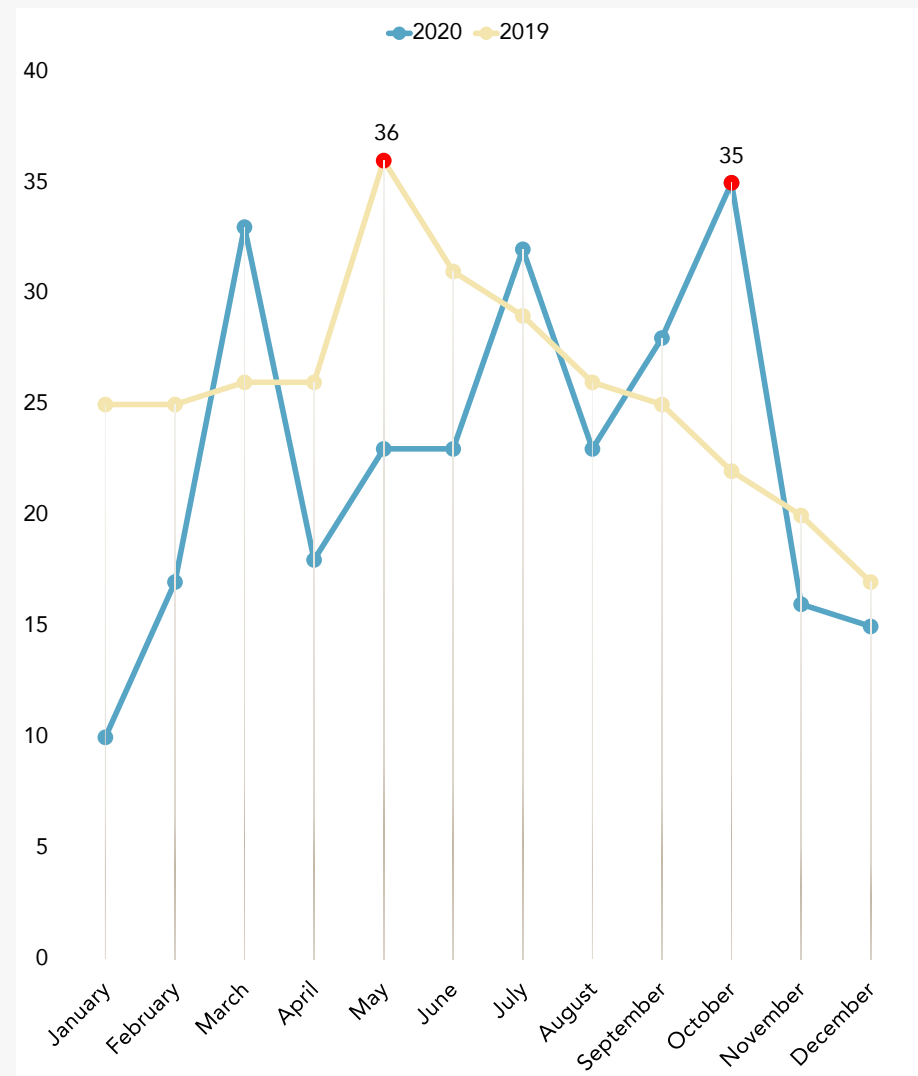


# Kitsap: Condominiums Only

## 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).

	2020	2019	% chg.
January	10	25	-60.00%
February	17	25	-32.00%
March	33	26	26.92%
April	18	26	-30.77%
May	23	36	-36.11%
June	23	31	-25.81%
July	32	29	10.34%
August	23	26	-11.54%
September	28	25	12.00%
October	35	22	59.09%
November	16	20	-20.00%
December	15	17	-11.76%
<b>Total</b>	<b>273</b>	<b>308</b>	
<b>% chg.</b>	<b>-11.36%</b>		

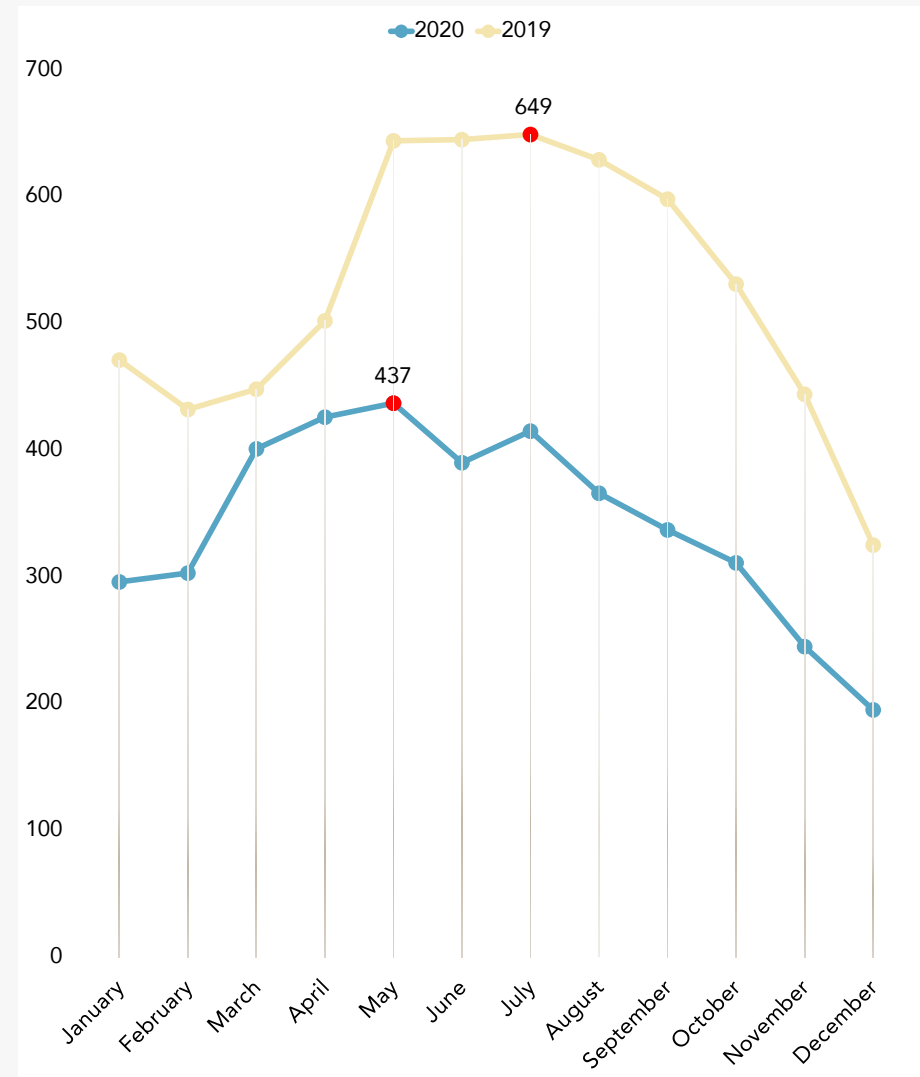


# Kitsap: Residential Homes and Condominiums

## 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.

	2020	2019	% chg.
January	296	471	-37.15%
February	303	432	-29.86%
March	401	448	-10.49%
April	426	502	-15.14%
May	437	644	-32.14%
June	390	645	-39.53%
July	415	649	-36.06%
August	366	629	-41.81%
September	337	598	-43.65%
October	311	531	-41.43%
November	245	444	-44.82%
December	195	325	-40.00%
<b>Total</b>	<b>4,122</b>	<b>6,318</b>	
<b>% chg.</b>	<b>-34.76%</b>		

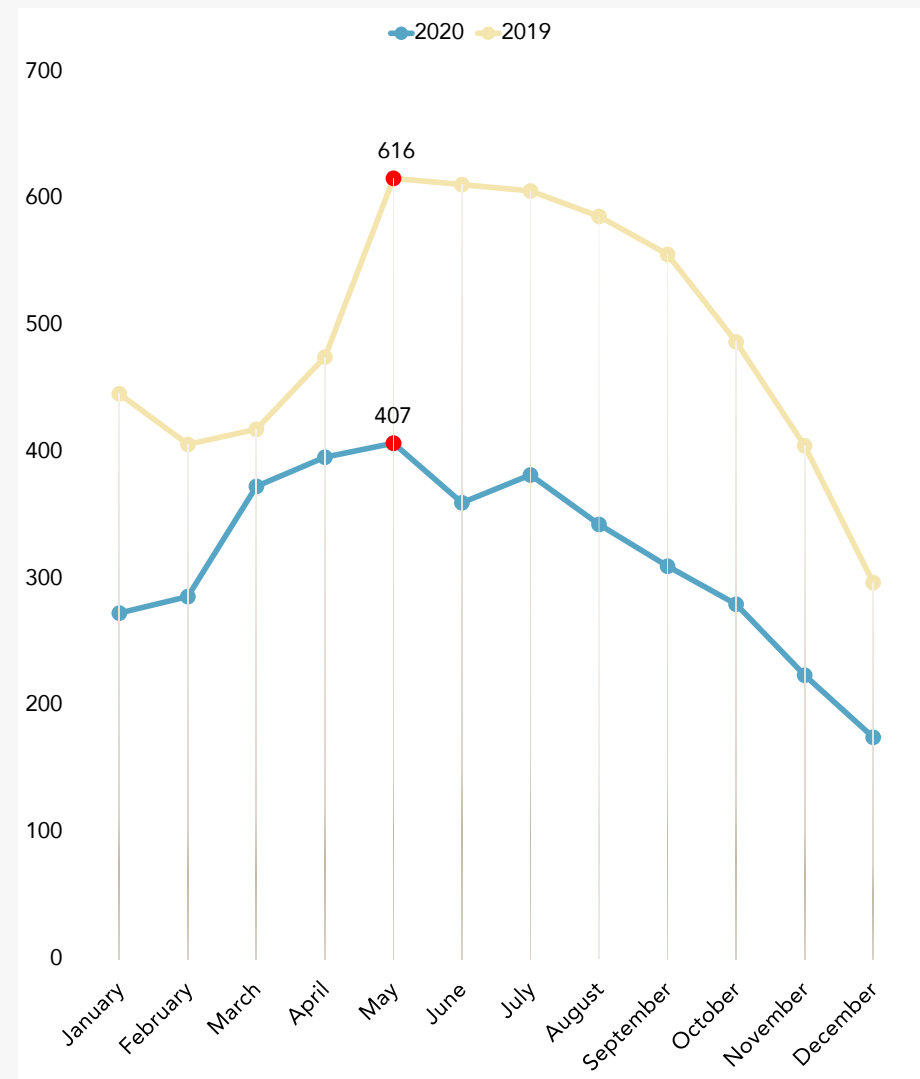


# Kitsap: Residential Homes Only

## 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.

	2020	2019	% chg.
January	273	446	-38.79%
February	286	406	-29.56%
March	373	418	-10.77%
April	396	475	-16.63%
May	407	616	-33.93%
June	360	611	-41.08%
July	382	606	-36.96%
August	343	586	-41.47%
September	310	556	-44.24%
October	280	487	-42.51%
November	224	405	-44.69%
December	175	297	-41.08%
<b>Total</b>	<b>3,809</b>	<b>5,909</b>	
<b>% chg.</b>	<b>-35.54%</b>		





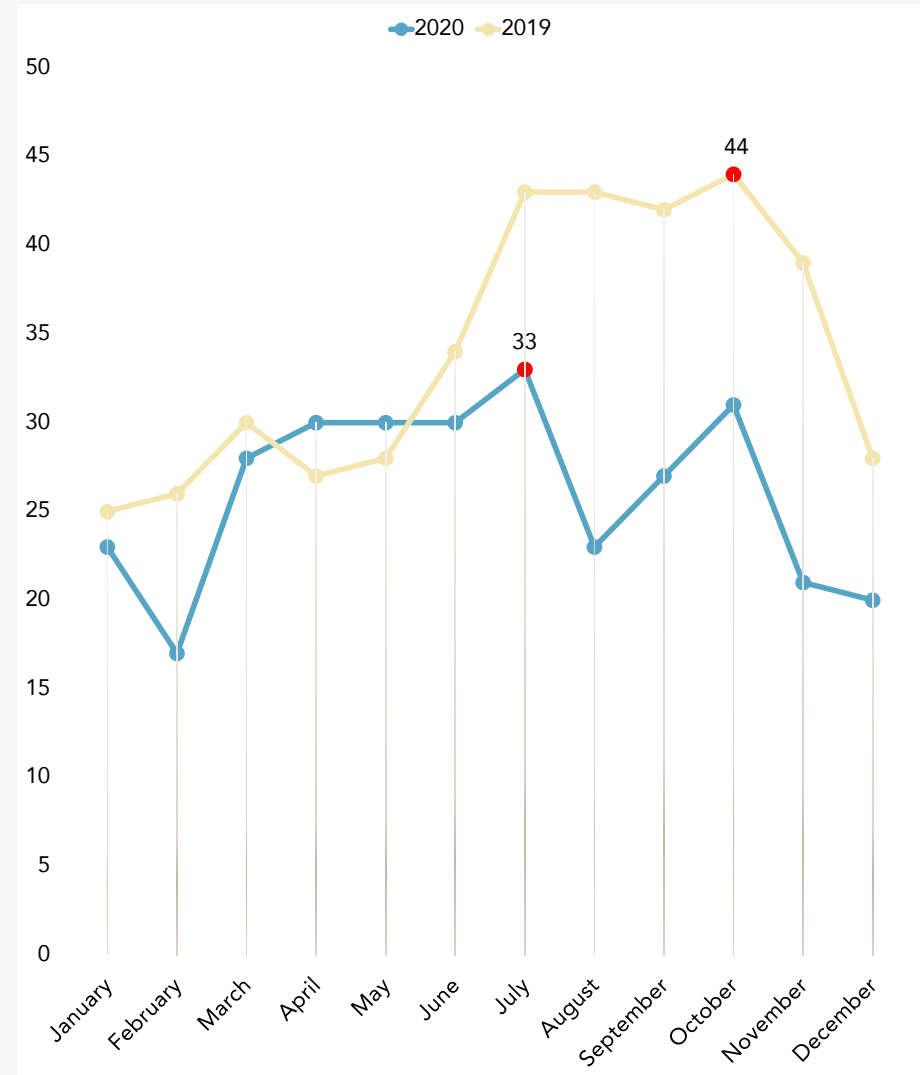
# Kitsap: Condominiums Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	23	25	-8.00%
February	17	26	-34.62%
March	28	30	-6.67%
April	30	27	11.11%
May	30	28	7.14%
June	30	34	-11.76%
July	33	43	-23.26%
August	23	43	-46.51%
September	27	42	-35.71%
October	31	44	-29.55%
November	21	39	-46.15%
December	20	28	-28.57%
<b>Total</b>	<b>313</b>	<b>409</b>	
<b>% chg.</b>	<b>-23.47%</b>		





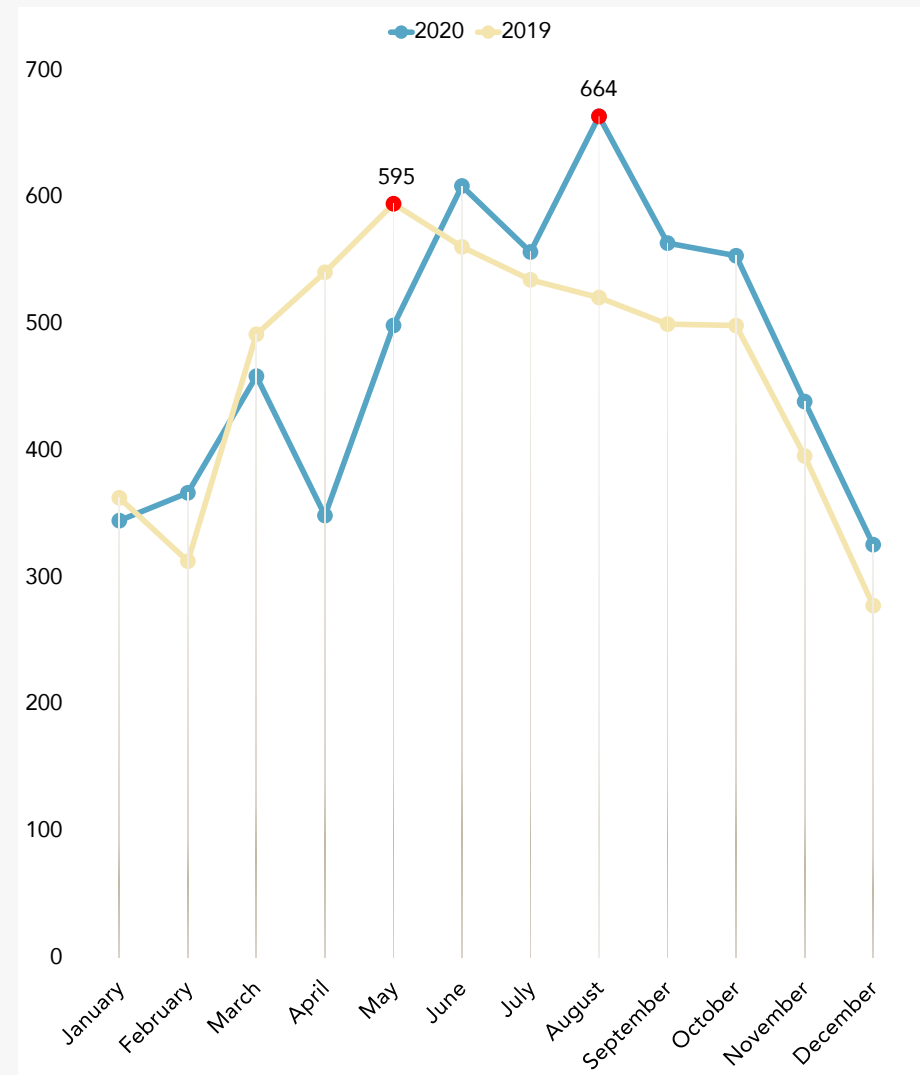
# Kitsap: Residential Homes and Condominiums

## 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.

	2020	2019	% chg.
January	345	363	-4.96%
February	367	313	17.25%
March	459	492	-6.71%
April	349	541	-35.49%
May	499	595	-16.13%
June	609	561	8.56%
July	557	535	4.11%
August	664	521	27.45%
September	564	500	12.80%
October	554	499	11.02%
November	439	396	10.86%
December	326	278	17.27%
<b>Total</b>	<b>5,732</b>	<b>5,594</b>	
<b>% chg.</b>	<b>2.47%</b>		



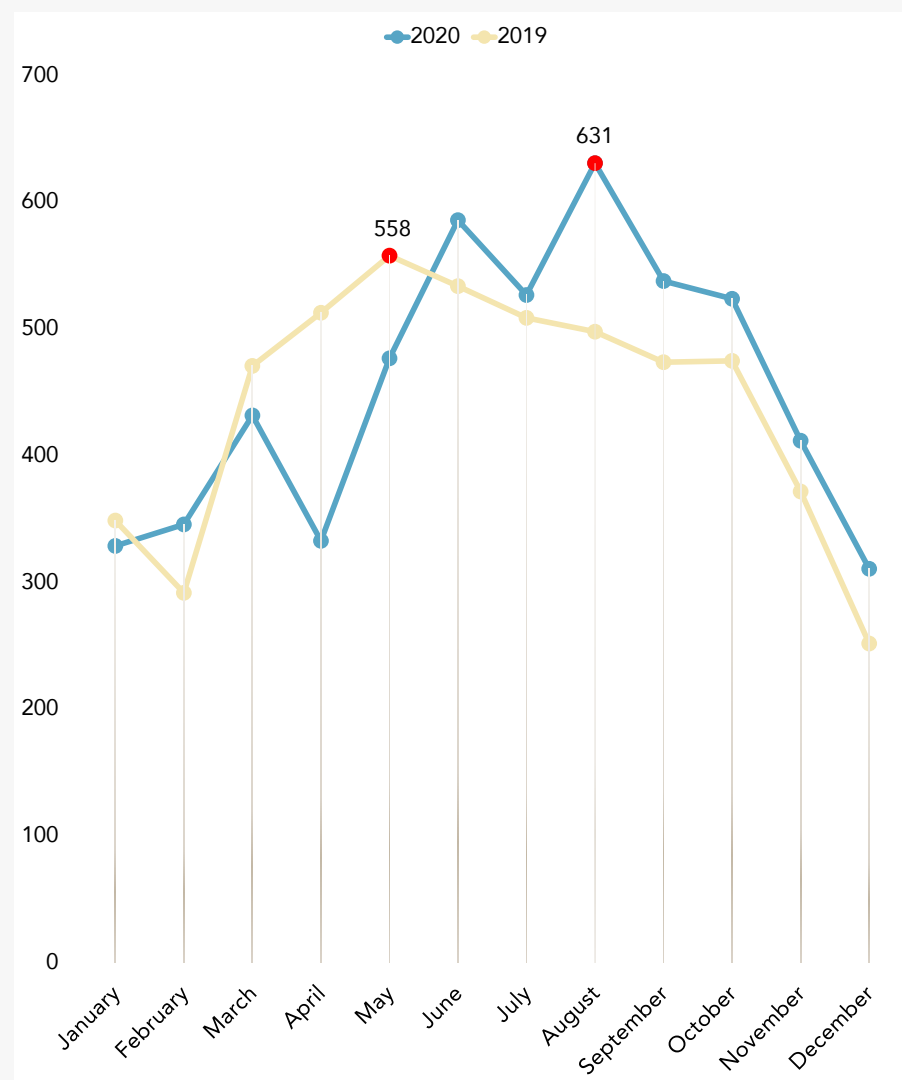
# Kitsap: Residential Homes Only

## 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.

	2020	2019	% chg.
January	329	349	-5.73%
February	346	292	18.49%
March	432	471	-8.28%
April	333	513	-35.09%
May	477	558	-14.52%
June	586	534	9.74%
July	527	509	3.54%
August	631	498	26.71%
September	538	474	13.50%
October	524	475	10.32%
November	412	372	10.75%
December	311	252	23.41%
<b>Total</b>	<b>5,446</b>	<b>5,297</b>	
<b>% chg.</b>	<b>2.81%</b>		



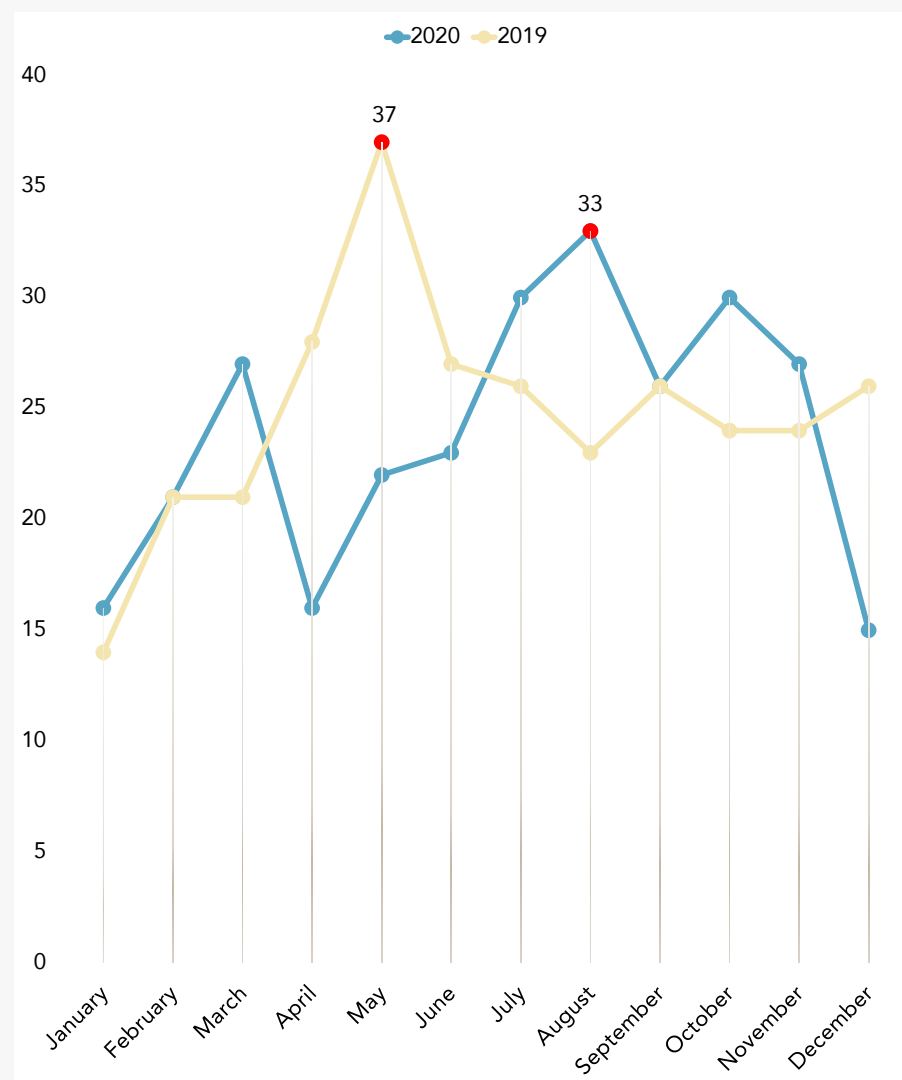
# Kitsap: Condominiums Only

## 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.

	2020	2019	% chg.
January	16	14	14.29%
February	21	21	0.00%
March	27	21	28.57%
April	16	28	-42.86%
May	22	37	-40.54%
June	23	27	-14.81%
July	30	26	15.38%
August	33	23	43.48%
September	26	26	0.00%
October	30	24	25.00%
November	27	24	12.50%
December	15	26	-42.31%
<b>Total</b>	<b>286</b>	<b>297</b>	
<b>% chg.</b>	<b>-3.70%</b>		

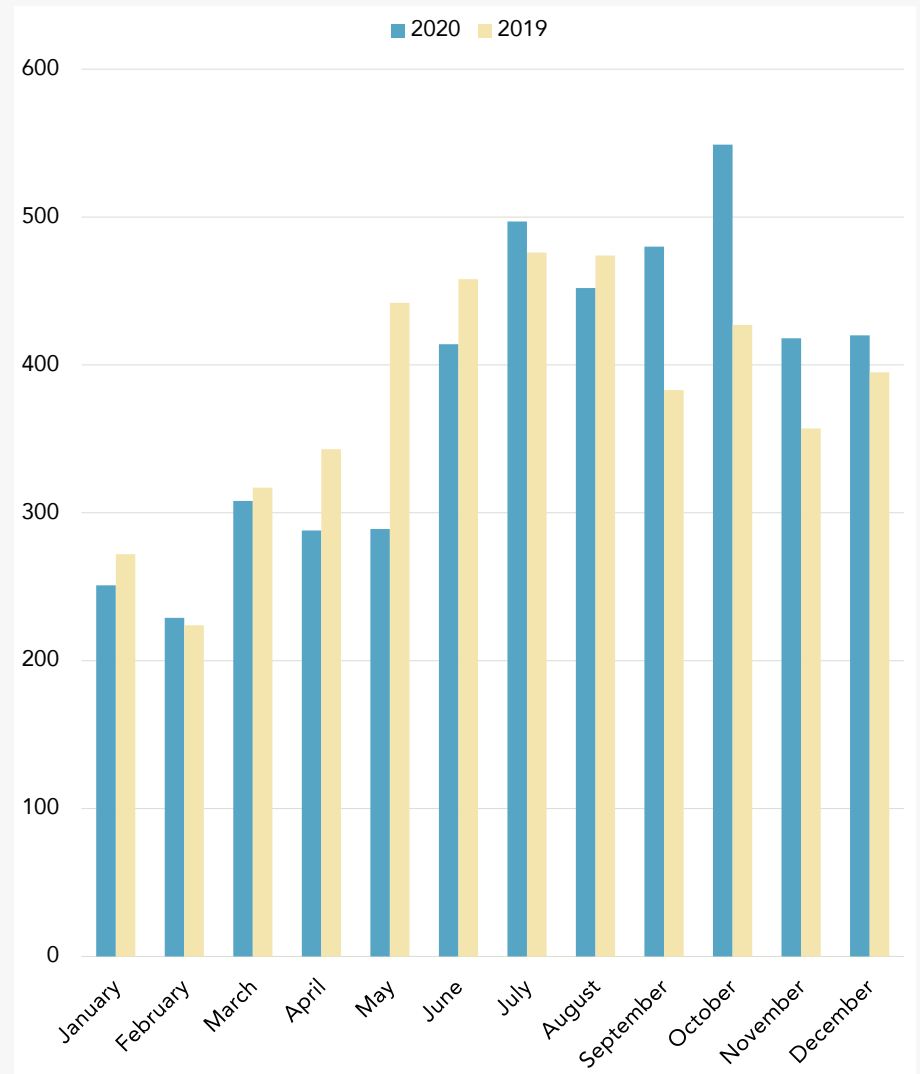


# Kitsap: Residential Homes and Condominiums

## Closed Sales by Month

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

	2020	2019	% chg.
January	251	272	-7.72%
February	229	224	2.23%
March	308	317	-2.84%
April	288	343	-16.03%
May	289	442	-34.62%
June	414	458	-9.61%
July	497	476	4.41%
August	452	474	-4.64%
September	480	383	25.33%
October	549	427	28.57%
November	418	357	17.09%
December	420	395	6.33%
<b>Total</b>	<b>4,595</b>	<b>4,568</b>	
<b>% chg.</b>	<b>0.59%</b>		

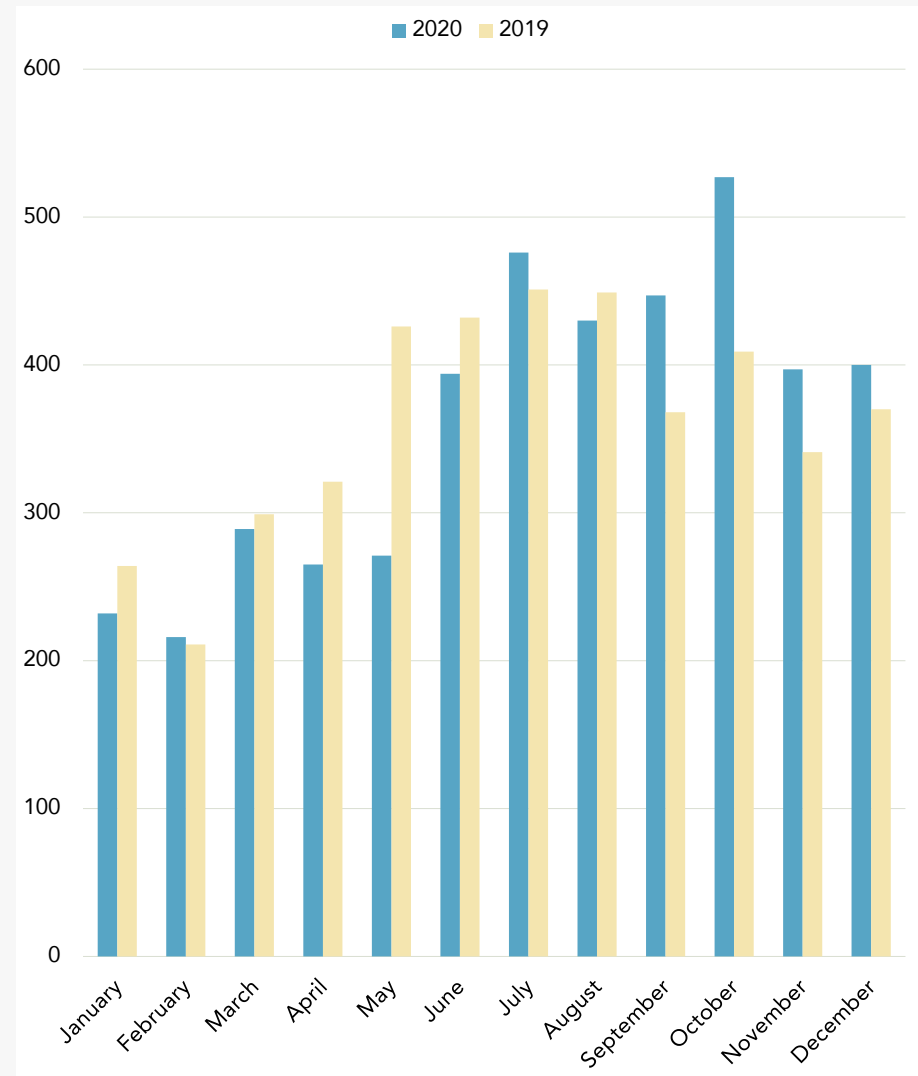


# Kitsap: Residential Homes Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	232	264	-12.12%
February	216	211	2.37%
March	289	299	-3.34%
April	265	321	-17.45%
May	271	426	-36.38%
June	394	432	-8.80%
July	476	451	5.54%
August	430	449	-4.23%
September	447	368	21.47%
October	527	409	28.85%
November	397	341	16.42%
December	400	370	8.11%
<b>Total</b>	<b>4,344</b>	<b>4,341</b>	
<b>% chg.</b>	<b>0.07%</b>		

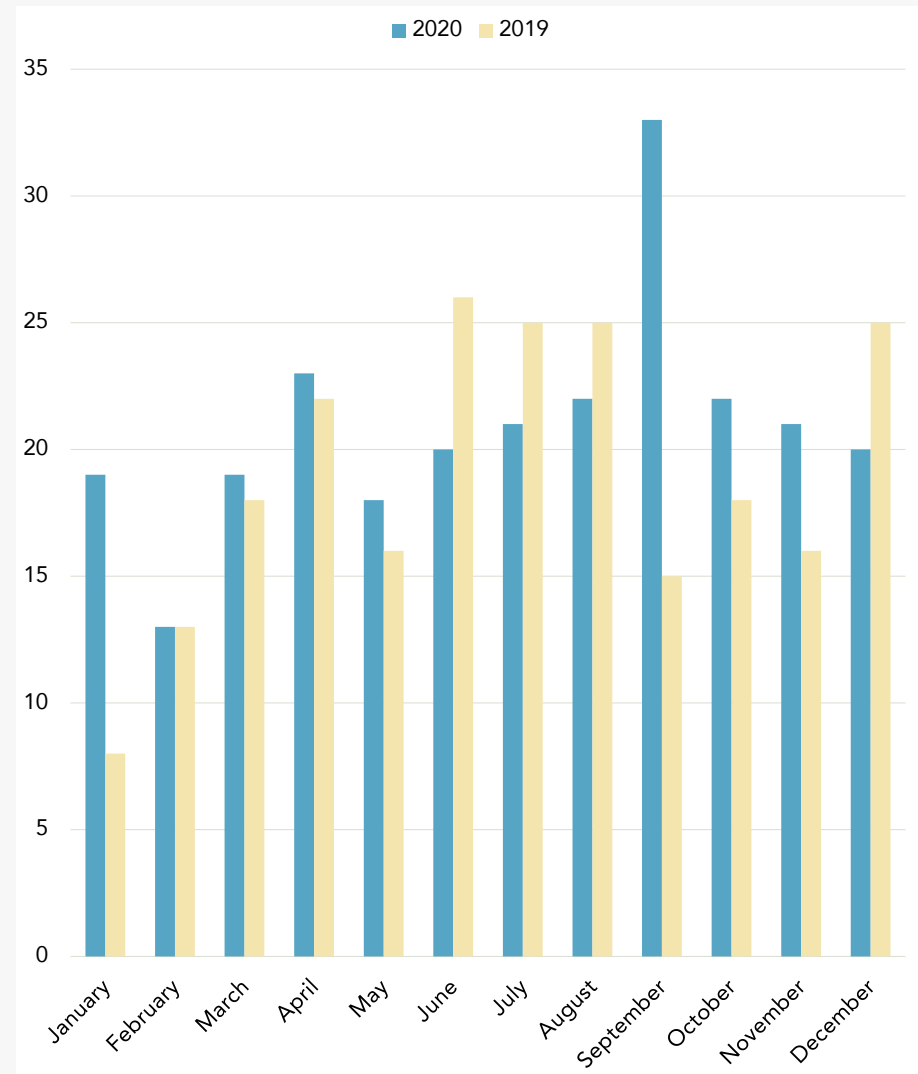


# Kitsap: Condominiums Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	19	8	137.50%
February	13	13	0.00%
March	19	18	5.56%
April	23	22	4.55%
May	18	16	12.50%
June	20	26	-23.08%
July	21	25	-16.00%
August	22	25	-12.00%
September	33	15	120.00%
October	22	18	22.22%
November	21	16	31.25%
December	20	25	-20.00%
<b>Total</b>	<b>251</b>	<b>227</b>	
<b>% chg.</b>	<b>10.57%</b>		

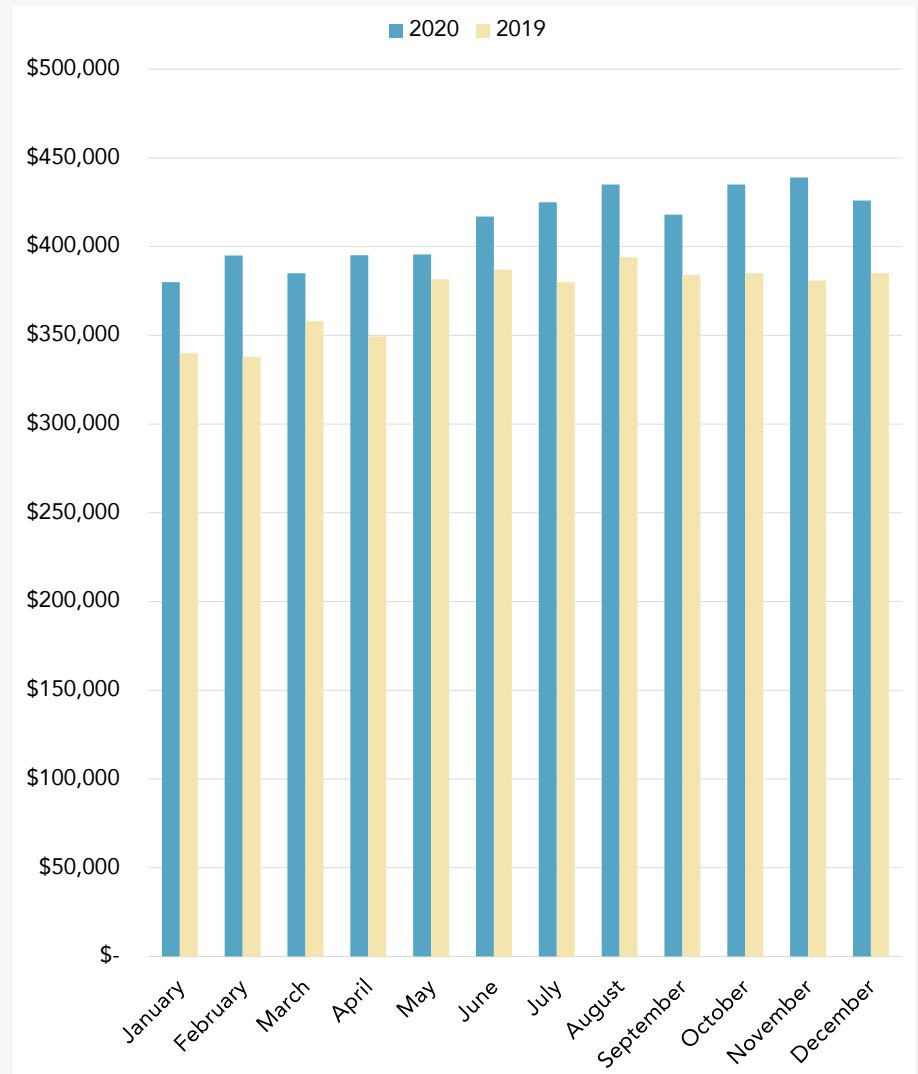


# Kitsap: Residential Homes and Condominiums

## 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.

	2020	2019	% chg.
January	\$ 380,000	\$ 340,000	11.76%
February	\$ 395,000	\$ 337,969	16.87%
March	\$ 385,000	\$ 357,950	7.56%
April	\$ 395,179	\$ 349,500	13.07%
May	\$ 395,600	\$ 381,601	3.67%
June	\$ 416,944	\$ 387,000	7.74%
July	\$ 425,000	\$ 380,000	11.84%
August	\$ 435,000	\$ 394,000	10.41%
September	\$ 418,000	\$ 384,000	8.85%
October	\$ 435,000	\$ 385,000	12.99%
November	\$ 439,000	\$ 380,916	15.25%
December	\$ 425,950	\$ 385,000	10.64%



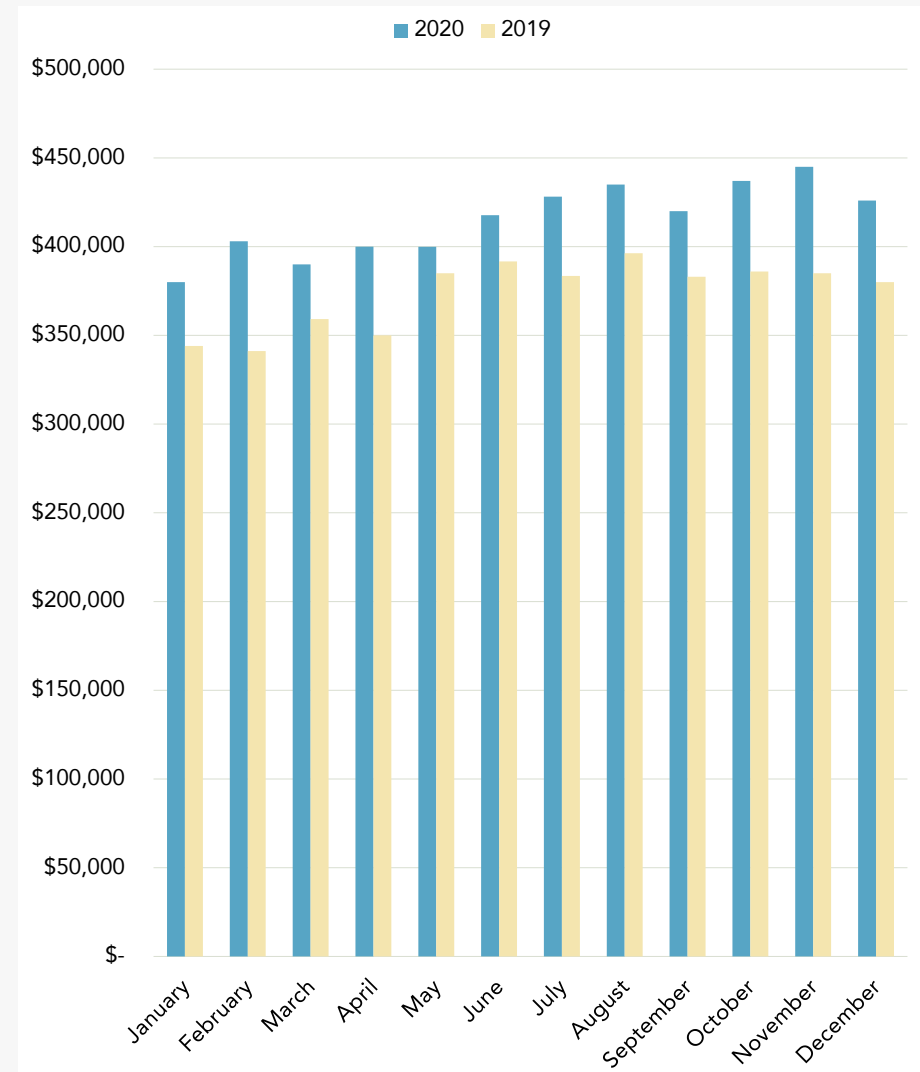


## Kitsap: Residential Homes Only

# 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.

	2020	2019	% chg.
January	\$ 380,000	\$ 344,000	10.47%
February	\$ 403,000	\$ 341,163	18.13%
March	\$ 390,000	\$ 359,200	8.57%
April	\$ 400,000	\$ 350,000	14.29%
May	\$ 399,950	\$ 385,000	3.88%
June	\$ 417,750	\$ 391,657	6.66%
July	\$ 428,193	\$ 383,500	11.65%
August	\$ 435,000	\$ 396,263	9.78%
September	\$ 420,000	\$ 383,000	9.66%
October	\$ 437,000	\$ 386,000	13.21%
November	\$ 445,000	\$ 385,000	15.58%
December	\$ 426,000	\$ 380,000	12.11%



## 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.

	2020	2019	% chg.
January	\$ 365,000	\$ 198,000	84.34%
February	\$ 283,000	\$ 240,000	17.92%
March	\$ 220,000	\$ 262,500	-16.19%
April	\$ 242,000	\$ 237,500	1.89%
May	\$ 227,000	\$ 246,500	-7.91%
June	\$ 257,450	\$ 307,500	-16.28%
July	\$ 322,500	\$ 284,000	13.56%
August	\$ 320,000	\$ 275,000	16.36%
September	\$ 249,000	\$ 384,000	-35.16%
October	\$ 249,500	\$ 248,800	0.28%
November	\$ 262,000	\$ 227,250	15.29%
December	\$ 357,500	\$ 565,000	-36.73%



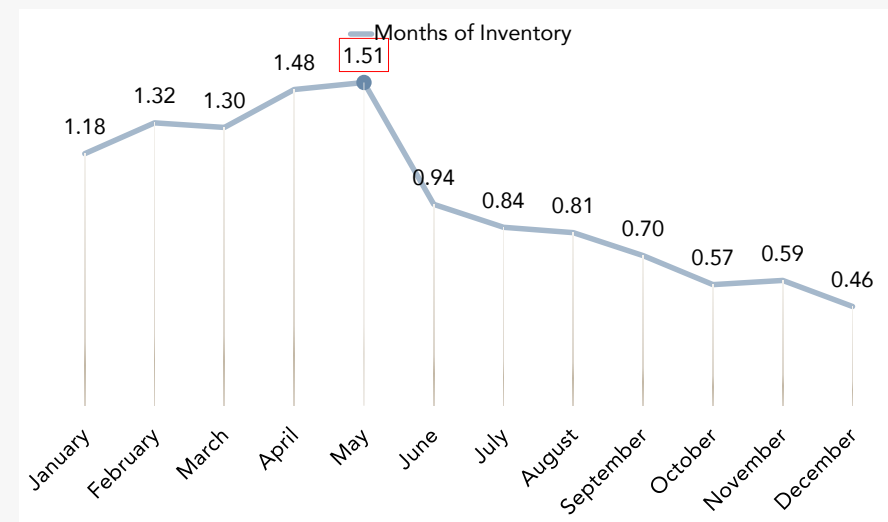
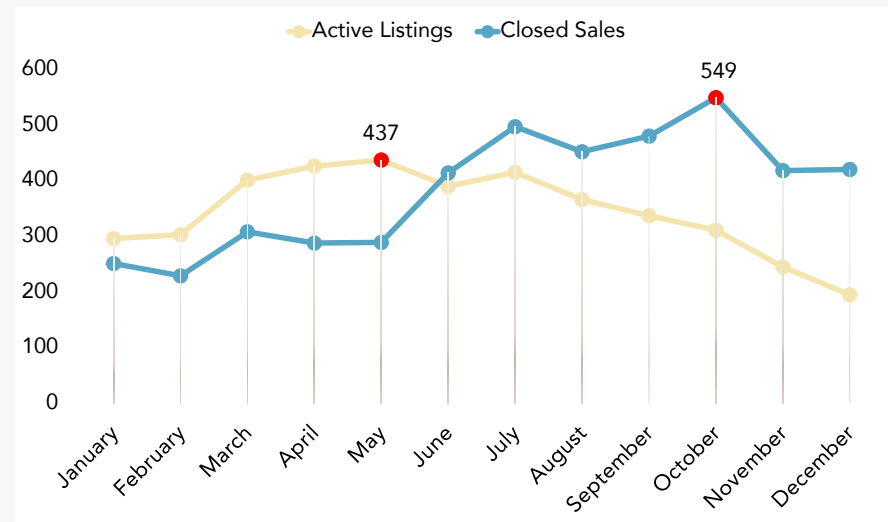
# Kitsap: Residential Homes and Condominiums

## 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	296	251	1.18
February	303	229	1.32
March	401	308	1.30
April	426	288	1.48
May	437	289	1.51
June	390	414	0.94
July	415	497	0.84
August	366	452	0.81
September	337	480	0.70
October	311	549	0.57
November	245	418	0.59
December	195	420	0.46



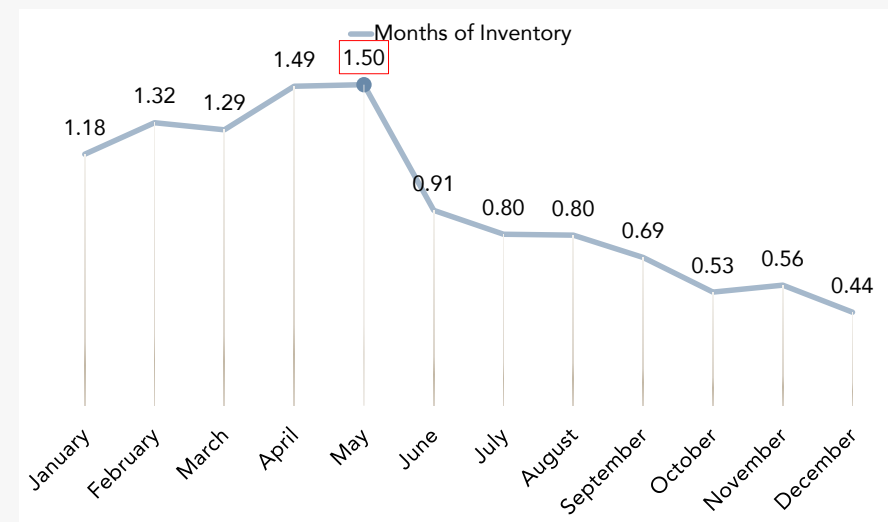
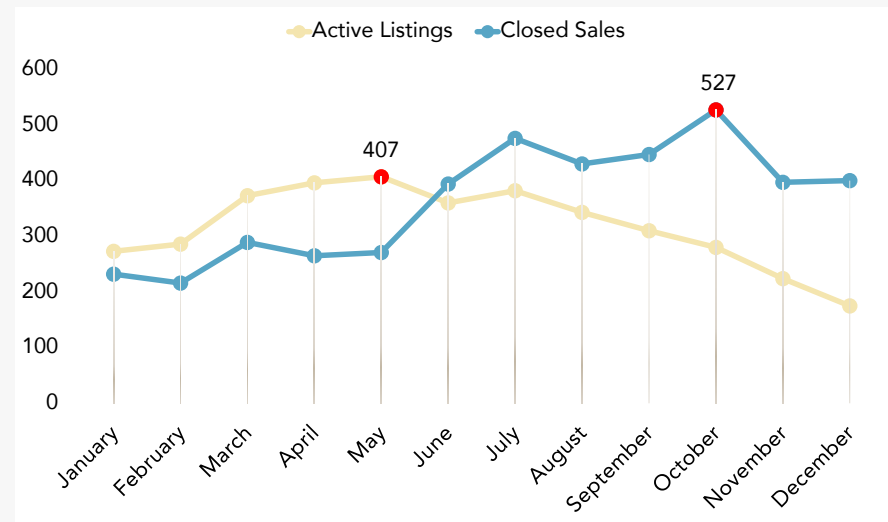
# Kitsap: Residential Homes Only

## 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	273	232	1.18
February	286	216	1.32
March	373	289	1.29
April	396	265	1.49
May	407	271	1.50
June	360	394	0.91
July	382	476	0.80
August	343	430	0.80
September	310	447	0.69
October	280	527	0.53
November	224	397	0.56
December	175	400	0.44



# 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	23	19	1.21
February	17	13	1.31
March	28	19	1.47
April	30	23	1.30
May	30	18	1.67
June	30	20	1.50
July	33	21	1.57
August	23	22	1.05
September	27	33	0.82
October	31	22	1.41
November	21	21	1.00
December	20	20	1.00

