



EXCLUDING BAINBRIDGE ISLAND

## Kitsap County

Extraordinary properties await in communities like Indianola, which saw the highest closed sales price for a home ever there in a sale represented by a Realogics Sotheby's International Realty real estate advisor. The median price points remain in the six-figures, compared to Bainbridge Island's waterfront homes where the median sold price is in the seven-figures and going up. Between 2020 and early 2022, median sales prices increased by over 20%, with the price per square foot going up more than 32%. The number of closed sales is up by 30%, though new listings year over year were down. While inventory remained low throughout the year, with an average of 1.1 months of inventory in the last year and a quarter, the current inventory is ticking back up to two months, though a seller's market remains. Whether seeking a primary residence or a local escape, there's value in this market that's yet to be tapped.

### MEDIAN SALES PRICE

Single-Family Homes ↑(21.95%)



### AVERAGE LINEAR WATERFRONT FOOTAGE



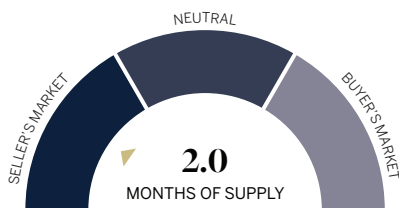
### AVERAGE DAYS ON MARKET



### STATE OF THE MARKET

1.1 months of inventory - Seller's Market

(Based on 2021-March 2022 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)



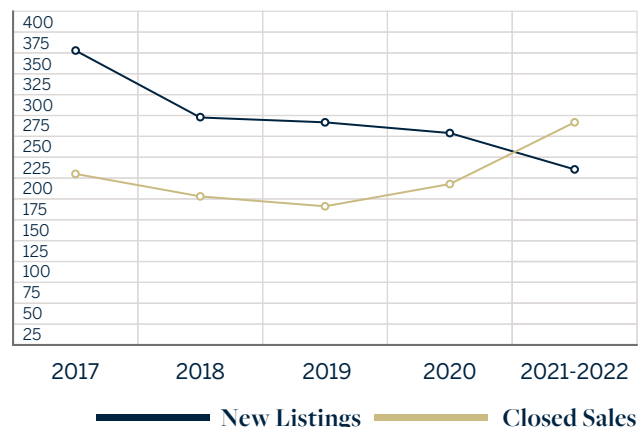
SELLER'S MARKET

### AVERAGE PRICE PER SQUARE FOOT

Single-Family Homes ↑(32.63%)



### 2018-2022 KITSAP COUNTY NEW LISTINGS VS. CLOSED SALES



## Top Three Waterfront Sales In 2021

- 25875 Canyon Road NW, Poulsbo**  
MLS# 1879214 | \$3,300,000
- 7178 NE William Rogers Road, Indianola\***  
MLS# 1740654 | \$3,225,000
- 8575 NE Seaview Avenue, Indianola**  
MLS# 1859426 | \$2,900,000

Data and stats provided by the Northwest Multiple Listing Service, with the exception of new listings and months of inventory, provided by Trendgraphix. Area stats provided are Kitsap County data includes NWMLS Area Kitsap County (excluding NWMLS Area 170 Bainbridge Island). \*Represents Realogics Sotheby's International Realty sales.