

Kingston 98346

ZIP code · WA · Washington > Kitsap County > Kingston

BALANCED MARKET

\$631K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

224

SALES (12 MO)

\$622K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



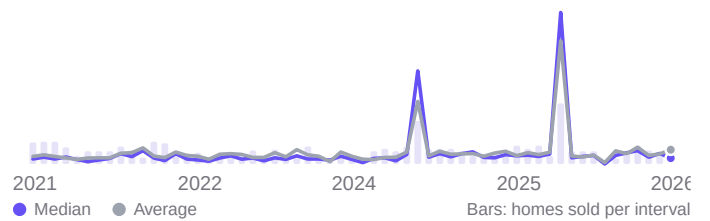
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$559K · Average \$881K

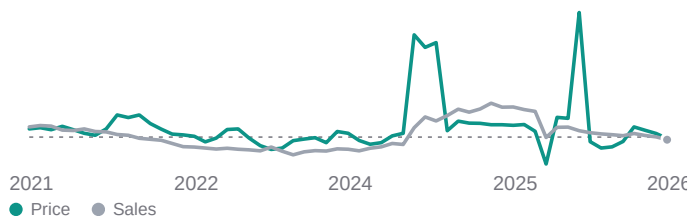


Growth (year over year)

Price -3.0% · Sales -5.9%

Price per square foot

\$384/ft²

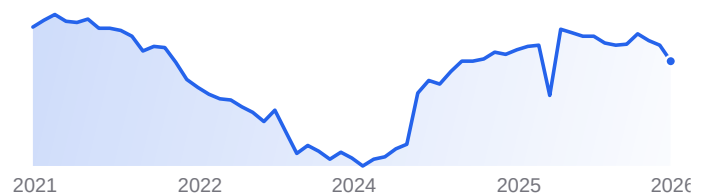


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

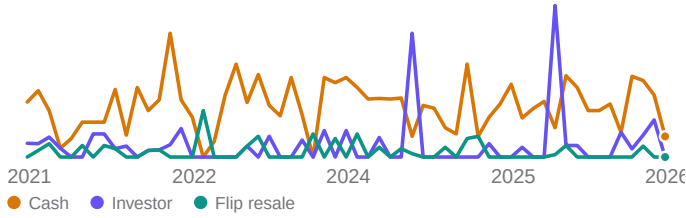
5.1%



BUYERS & OUTCOMES

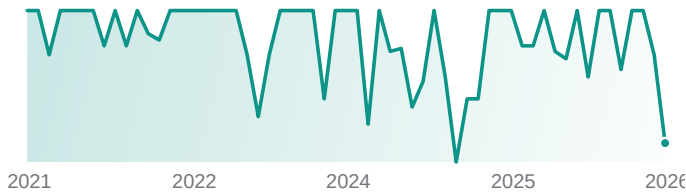
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



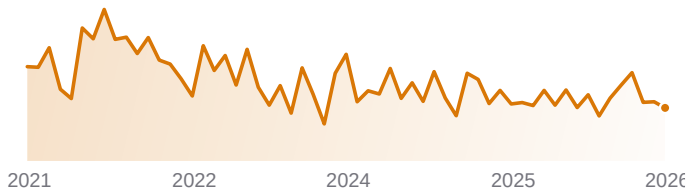
Sellers who sold at a gain

75%

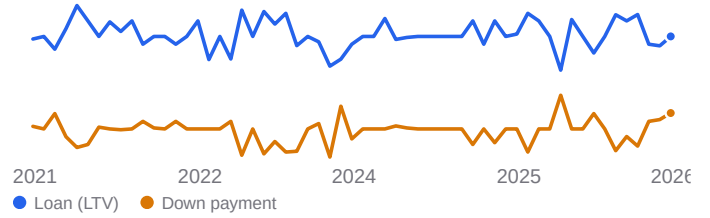


Median annualized return at resale

+4.8%

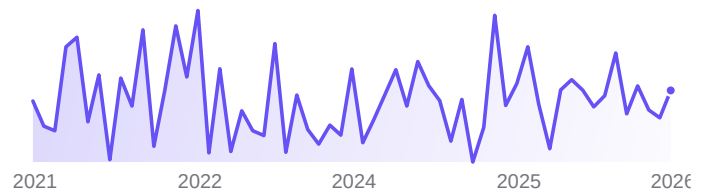


Financing (share of purchase price) Loan (LTV) 80% · Down payment 30%



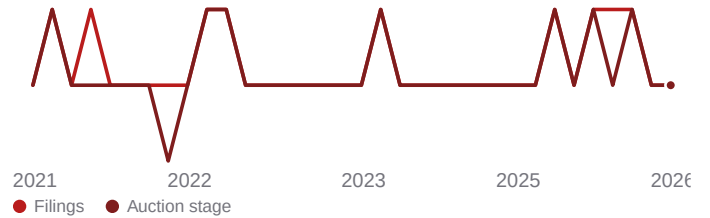
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,393
Median value (AVM)	\$622K
Median size	1,676 ft²
Median bedrooms	3
Median year built	1993
Single family	76%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	12%
Median loan-to-value	40%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	10,333
Density	296 / mi²
Median household income	\$102K
Average household income	\$120K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	258
Homes occupied	92%
Bachelor's or higher	32%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.