

Olalla 98359

ZIP code · WA · Washington > Kitsap County

BUYER'S MARKET

\$631K

MEDIAN SALE PRICE

-20.0%

1-YR CHANGE

66

SALES (12 MO)

\$658K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



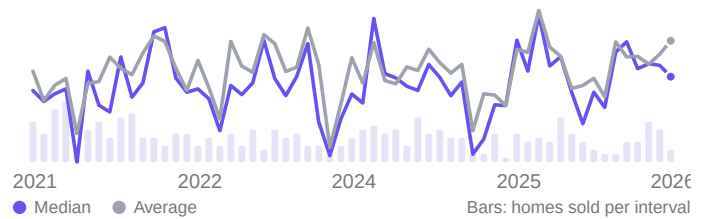
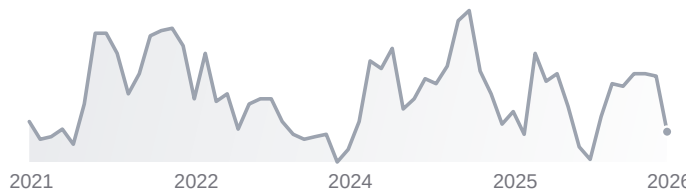
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$583K · Average \$797K

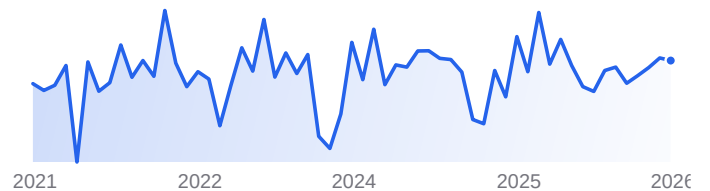
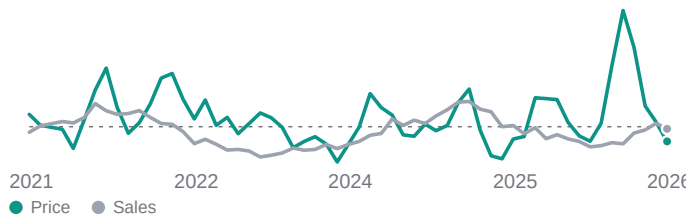


Growth (year over year)

Price -20.0% · Sales -2.9%

Price per square foot

\$354/ft²

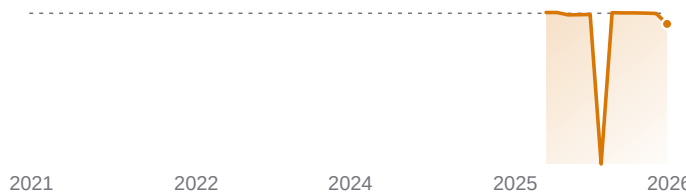


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

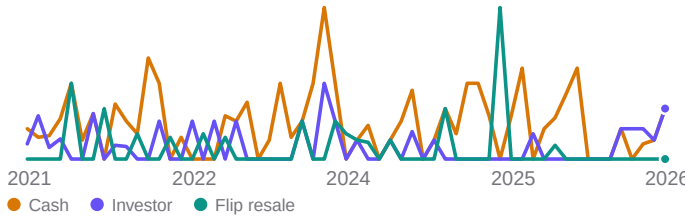
3.1%



BUYERS & OUTCOMES

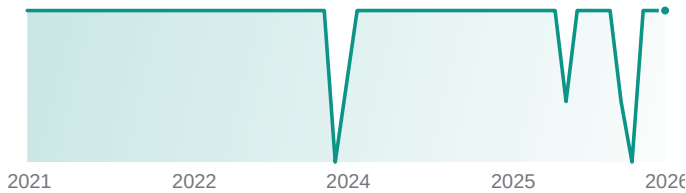
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



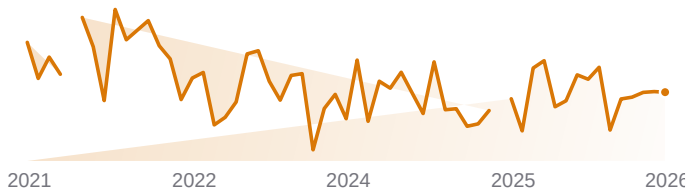
Sellers who sold at a gain

100%

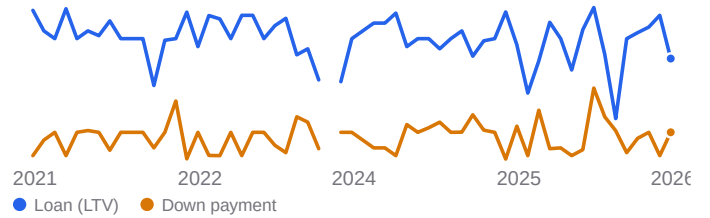


Median annualized return at resale

+7.0%

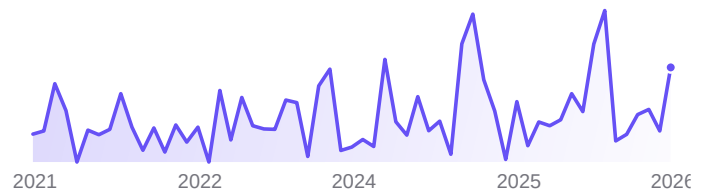


Financing (share of purchase price) Loan (LTV) 67% · Down payment 20%



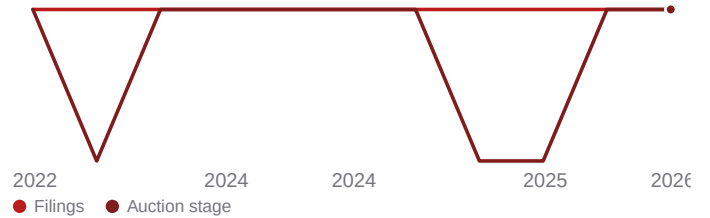
Typical hold before selling

20.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,162
Median value (AVM)	\$658K
Median size	1,770 ft²
Median bedrooms	3
Median year built	1991
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.4%
Owner occupied	81%
Company owned	8.2%
Median loan-to-value	47%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	6,064
Density	409 / mi²
Median household income	\$95K
Average household income	\$116K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	266
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	10.2%
Unemployment	1.4%
Average temp	52°F
Annual precip	50 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.