

Port Orchard 98366

ZIP code · WA · Washington > Kitsap County > Port Orchard

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

535

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



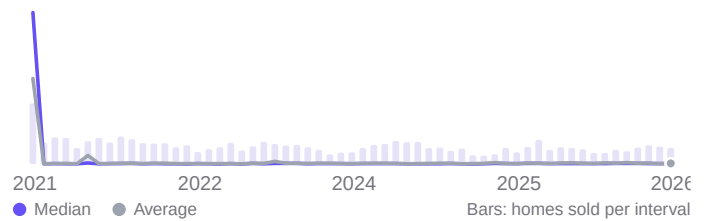
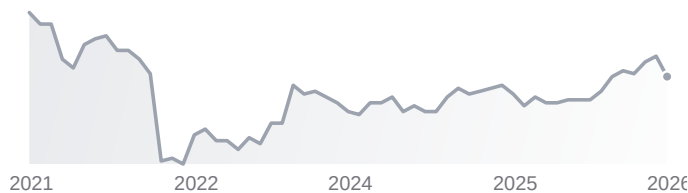
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$470K · Average \$502K

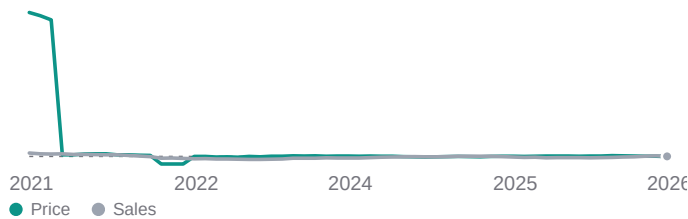


Growth (year over year)

Price -1.8% · Sales +0.2%

Price per square foot

\$320/ft²

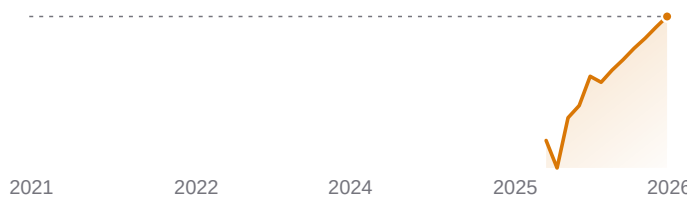


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

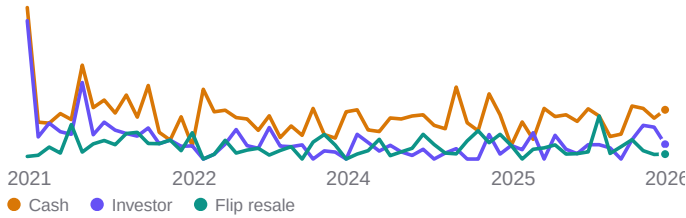
4.3%



BUYERS & OUTCOMES

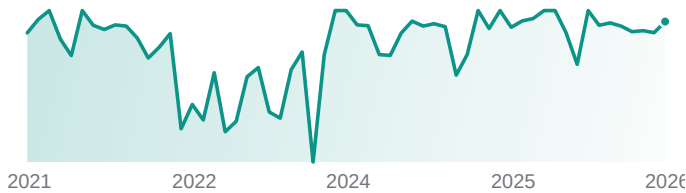
Buyer mix

Cash 21% · Investor 6.3% · Flip resale 2.1%



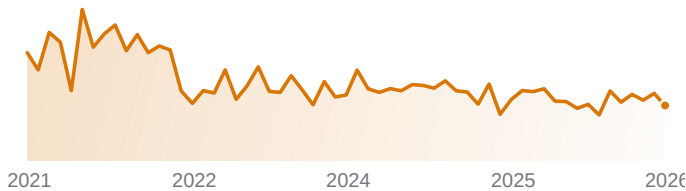
Sellers who sold at a gain

98%

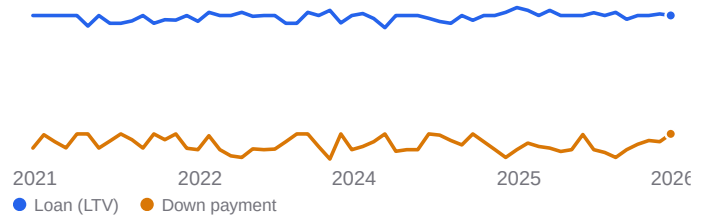


Median annualized return at resale

+4.8%

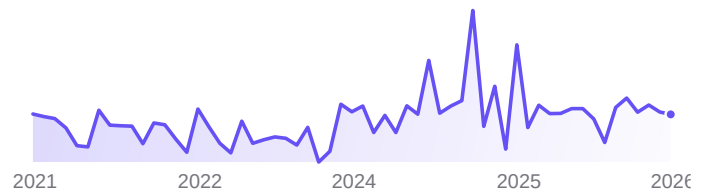


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



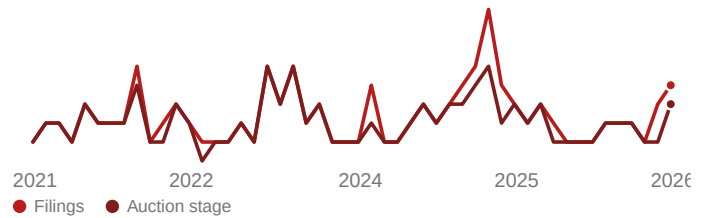
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	12,562
Median value (AVM)	\$479K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1981
Single family	87%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	7.9%
Median loan-to-value	51%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	40,313
Density	1,258 / mi²
Median household income	\$86K
Average household income	\$105K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	303
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	12.2%
Unemployment	1.4%
Average temp	52°F
Annual precip	49 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.