

Port Orchard 98367

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

BUYER'S MARKET

\$601K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

584

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



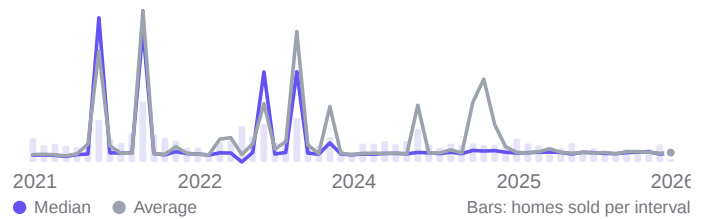
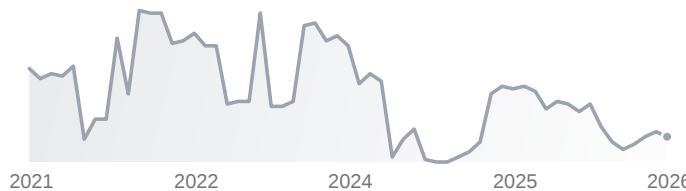
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$600K · Average \$613K

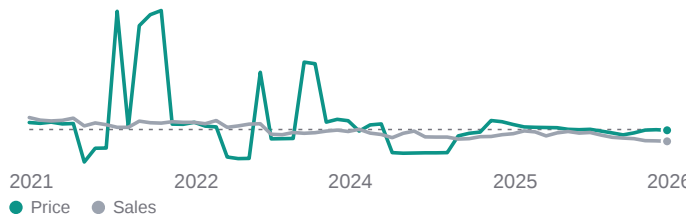


Growth (year over year)

Price -2.0% · Sales -32.3%

Price per square foot

\$322/ft²

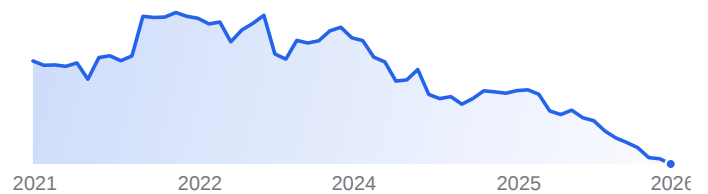
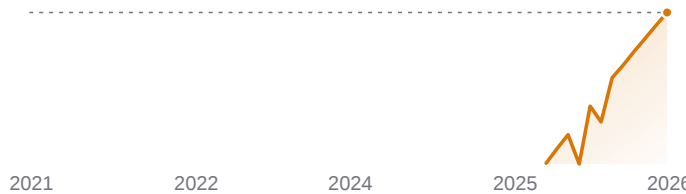


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

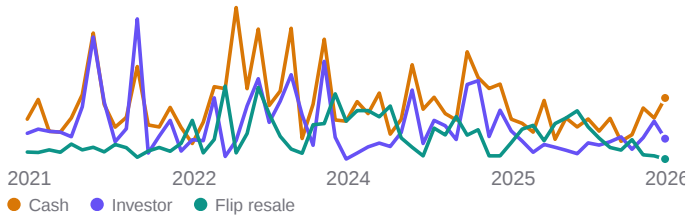
4.5%



BUYERS & OUTCOMES

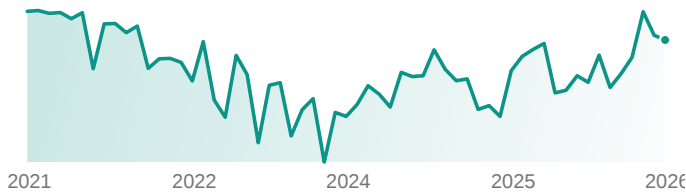
Buyer mix

Cash 29% · Investor 9.8% · Flip resale 0%



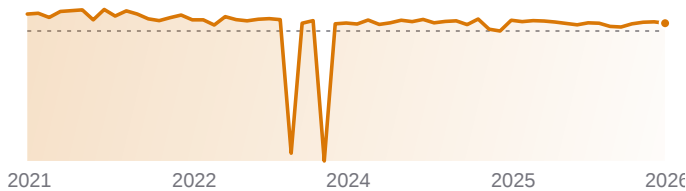
Sellers who sold at a gain

83%

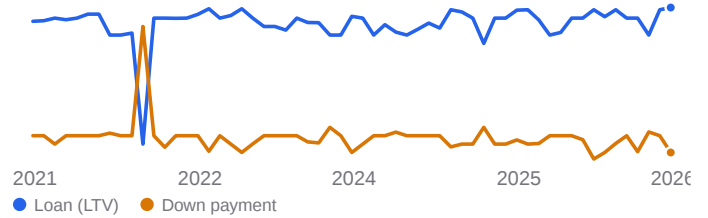


Median annualized return at resale

+4.1%

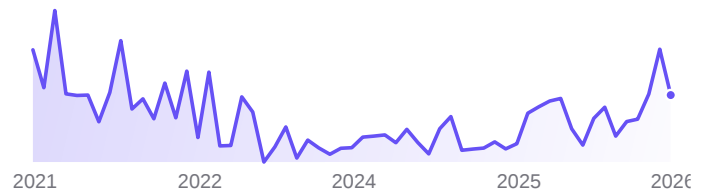


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



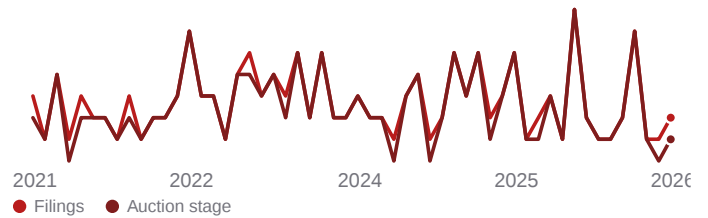
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,966
Median value (AVM)	\$575K
Median size	1,812 ft²
Median bedrooms	3
Median year built	1994
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	6.7%
Median loan-to-value	53%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	32,166
Density	411 / mi²
Median household income	\$101K
Average household income	\$120K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	271
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	7.4%
Unemployment	1.4%
Average temp	51°F
Annual precip	54 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.