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 Poulsbo, WA 98370

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WATERFRONT UPDATE

Kitsap County Residential Waterfront Activity



July 1 to July 31, 2010

Poulsbo/Keyport/Suquamish

Active Waterfront Listings	35	Pending Sales	3	Closed Sales	3
\$0 - 300,000	1	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	3	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	1
\$ 401,000 - 700,000	21	\$ 401,000 - 700,000	3	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	8	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	2	\$1,000,000+	0	\$1,000,000+	0

LoFall/Pt. Gamble

Active Waterfront Listings	13	Pending Sales	1	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	5	\$ 401,000 - 700,000	1	\$ 401,000 - 700,000	1
\$ 701,000 - 999,999	6	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	2	\$1,000,000+	0	\$1,000,000+	0

Indianola/Kingston/Hansville

Active Waterfront Listings	32	Pending Sales	4	Closed Sales	2
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	3	\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	16	\$ 401,000 - 700,000	2	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	9	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	4	\$1,000,000+	1	\$1,000,000+	0

Silverdale/Brownsville/Tracyton/Illaheec

Active Waterfront Listings	17	Pending Sales	0	Closed Sales	2
\$0 - 300,000	2	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	3	\$ 401,000 - 700,000	0	\$ 401,000 - 700,000	2
\$ 701,000 - 999,999	5	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	0
\$1,000,000+	6	\$1,000,000+	0	\$1,000,000+	0

Bremerton/Chico/Seabeck

Active Waterfront Listings	61	Pending Sales	8	Closed Sales	1
\$0 - 300,000	17	\$0 - 300,000	3	\$0 - 300,000	0
\$ 301,000 - 400,000	15	\$ 301,000 - 400,000	1	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	20	\$ 401,000 - 700,000	4	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	5	\$ 701,000 - 999,999	0	\$ 701,000 - 999,999	1
\$1,000,000+	4	\$1,000,000+	0	\$1,000,000+	0

Bainbridge Island

Active Waterfront Listings	78	Pending Sales	6	Closed Sales	1
\$0 - 300,000	0	\$0 - 300,000	0	\$0 - 300,000	0
\$ 301,000 - 400,000	2	\$ 301,000 - 400,000	0	\$ 301,000 - 400,000	0
\$ 401,000 - 700,000	11	\$ 401,000 - 700,000	4	\$ 401,000 - 700,000	0
\$ 701,000 - 999,999	15	\$ 701,000 - 999,999	1	\$ 701,000 - 999,999	1
\$1,000,000-2,000,000	32	\$1,000,000-2,000,000	1	\$1,000,000-2,000,000	0
\$2,000,000+	18	\$2,000,000+	0	\$2,000,000+	0

August 2010

We've just closed the sale of the beautiful waterfront home at 195 NW Kinman Rd, Poulsbo, to our own buyer. Again this month we are seeing more activity and sales in the middle price ranges. Some very attractive properties are coming on the market at competitive prices, and in this price range, there are move-up buyers who either have cash or can make the down payment to finance with a conventional loan at near record low interest rates. I've just listed two new properties - a beautiful high bank waterfront home at 40345 Foulweather Bluff Rd NE, Hansville and a one-of-a-kind, no-bank waterfront home with large outbuilding and 2nd tax parcel at 3418 NE Beach Ln, Poulsbo.

July's waterfront listing inventory dipped for the first time in the past 6 months, down 3% from June but still up 12% compared to inventory a year ago. It's still the highest July inventory we've seen since we started keeping track in 2007. The inventory turnover rate is 24 months, very slow. July closed sales were down 41% from June, and also down 23% from July 2009. There were 22 pending sales in July (16 in that mid-priced range). Though they won't all close next month, we are expecting the number of closed sales to increase. Only the most competitively priced homes are selling.

It makes a huge difference to have an experienced professional on your side when purchasing or selling in today's market. If I can help you or anyone you know with a waterfront purchase or sale, please give me a call.

Brenda Prowse

Thanks for voting Brenda Best Realtor in North Kitsap - 2008 and 2009



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This Month's Featured Waterfront Homes

Sign up to receive your Waterfront Update online!

Sign up for the on-line version at http://bprowse.com/kitsap_waterfront by filling out the form at the bottom of the page. We'll send you an e-mail letting you know when each new edition is available.

100 Feet of No Bank Waterfront on the Hood Canal!



29471 Beach Dr NE, Poulsbo
\$799,000 - MLS# 100015

3 bedrooms, 3.75 bathrooms, approx 3200 sq ft. 100 feet of no bank beach on the Hood Canal. Sweeping, panoramic views of the water & Olympic Mountains. Home was completely rebuilt with view side atrium & adjoining trex deck, state of the art kitchen with custom cherry cabinets & granite counters, lavish master suite with heated tiled floors & jet tub plus adjoining office/den. Oak flooring, 3 sets of french doors, built-ins galore. Second master suite & 2nd full kitchen for guests on lower level. Surrounded by an English garden paradise! See the additional photos and a virtual tour on our web site at www.bprowse.com!



Spectacular Hood Canal Lowbank Waterfront Home!



16937 Olympic View Rd NW, Silverdale
\$450,000 - MLS# 75585 New Price!

1 BDR, .75 BTH with approx 1107 sq. ft. living quarters above 3 car garage on .46 ac with 80 feet of waterfront. Enjoy the Olympic Mountain view as it changes with the seasons. Moor your boat & spend time on the Hood Canal. Great fishing, crabbing, shrimping or just take oysters from your private beach. BBQ on your deck at the beach or watch the sunset. This home offers plenty of space for vacation or full time living. Large 3 car garage attached with covered RV & boat parking. Want something bigger? Lots of land to build and use existing home as ADU. See additional photos at our website: www.bprowse.com.



Hood Canal Waterfront at the End of the Road!



195 NW Kinman RD, Poulsbo
\$595,000 - MLS# 103196 Sold!

2 bedroom, 2.25 bath, 1 and a half story with approx. 2038 sq. ft. on .75 acres with approx. 73 feet of waterfront Throw out the crab pots! Clams & oysters to dig & salmon to catch from your beach. Medium bank bulk headed west facing prime Hood Canal waterfront with small boat house & davit. 3/4 acre level lot at the end of a quiet private, dead end lane adjacent to Kitsap Memorial Park. Beautiful gardens, fruit trees, raised beds-sprinkler system. Custom built home has great room with soaring cedar lined cathedral ceilings, oak flooring, new carpets. Main floor master. Detached 36x36 garage with 1/2 bath.

100 Feet of Accessible Puget Sound/Hood Canal Waterfront!



40345 Foulweather Bluff Rd NE, Hansville
\$425,000 - MLS# 119197 Just Listed!

2 Bedrooms, 1.5 Baths, 1.5 Story on .90 acres. Nearly an acre of land with 100 feet of accessible Puget Sound/Hood Canal western exposure waterfront. Commanding views, level, enchantingly landscaped lot, barn, and two car detached carport. Home was remodeled in 1981. Open the door to soaring cathedral ceilings, an open airy floor plan with cheerful, soft paint colors and you immediately feel at home. Propane fireplace, Bosch dishwasher, heat pump, backup generator are some of the newer amenities. Guests or kids will love the view loft. See the additional photos and a virtual tour on our web site at www.bprowse.com!

More Than a Fine Home on No Bank Waterfront!



3418 NE Beach Ln, Poulsbo
\$1,250,000 - MLS# 112577 Just Listed!

3 bedrooms, 3 baths, approx. 3,603 square feet on 1.89 acres with 100 ft of waterfront. Custom construction on rare 100ft no-bank sand beach. All day sun and fantastic Hood Canal and Mountain view. Enjoy every amenity-granite counters, Sub Zero refrigerator and upscale appliances, red birch cabinetry, wet bar, central vac. Fireplaces in family and living rooms. Luxurious main floor master suite. 2839 sf high bay detached garage/shop for your RV, boat, and cars. Boat launch 400 ft away! Quiet neighborhood. Easy access to town and ferries. Property includes 2nd parcel 43370000270104. See the virtual tour on our web site at www.bprowse.com!



Prowse and Company Closed Waterfront Sales in 2010!

- \$ 230,000 123 Sandy Hook, Poulsbo 0.25 acres of waterfront vacant land
- \$ 300,000 400 Washington Ave, Bremerton 2 bedroom. 1.75 bath one story condo with approx. 1298 sq. ft.
- \$ 346,000 16725 Brauer Rd NE, Poulsbo 4 bdr, 2.25 bth two story with approx. 2362 sf on .46 ac with 20 feet of frontage.
- \$ 450,000 326 NW Wesley Way, Poulsbo, 2 bedroom, 2 bath rambler with approx. 1734 sq. ft. on .60 acres with 200 ft. of low bank bulkheaded waterfront
- \$ 595,000 195 NW Kinman RD, Poulsbo 2 bedroom, 2.25 bath, 1 and a half story with approx. 2038 sq. ft. on .75 acres with approx. 73 feet of waterfront
- \$ 605,000 15485 Cove Point Ln, Keyport 3 bedroom, 2.75 bath, 1 story with basement, approx. 3055 sq. ft. on .48 acres with 75 ft of waterfront.
- \$ 645,000 14831 Olympic View Loop, Silverdale 3 bedrooms, 1.75 bathrooms, approx 1,736 sq ft home on 2.84 acres with approx 200 feet of high bank waterfront
- \$ 970,000 7256 NE William Rogers Rd, Indianola 3 bedroom, 3.5 bath, approx. 4692 sq. ft. 3 story on .21 acres, with 65 feet of bulkheaded waterfront
- \$1,050,000 7462 Coyle Rd, Quilcene Cabin on 500 front ft of (NO BANK) HOOD CANAL waterfront found between 850ft of WEST FACING frontage & 23 acres of uplands.