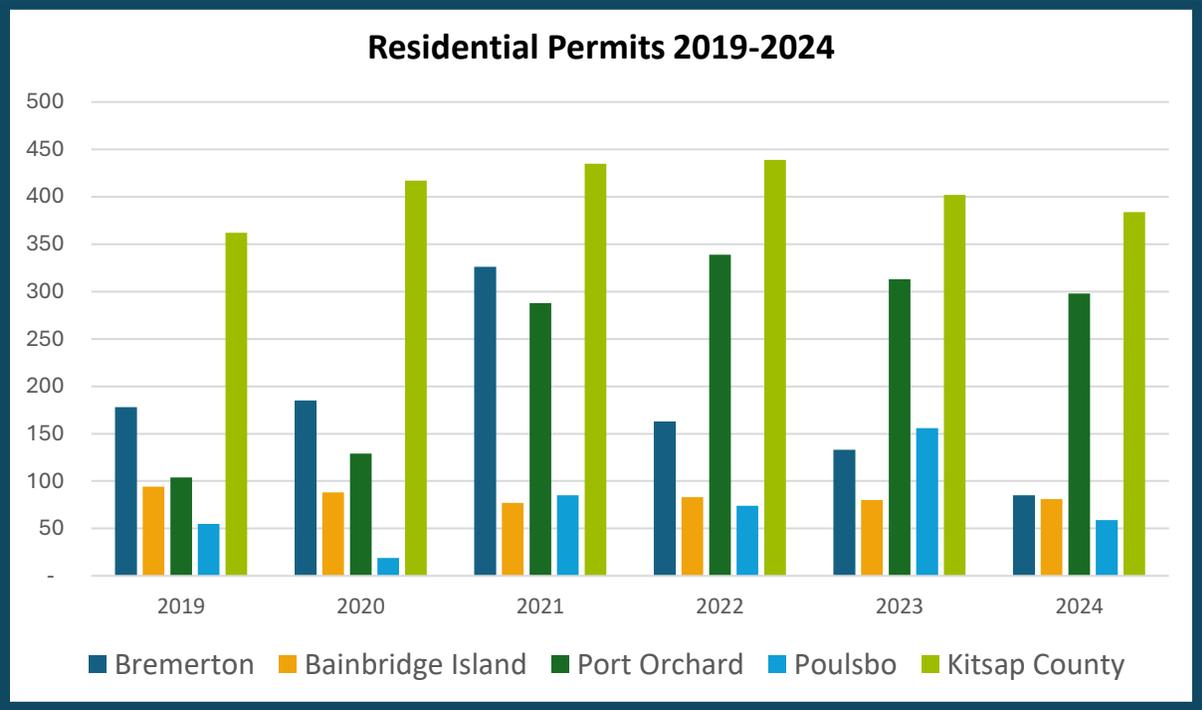
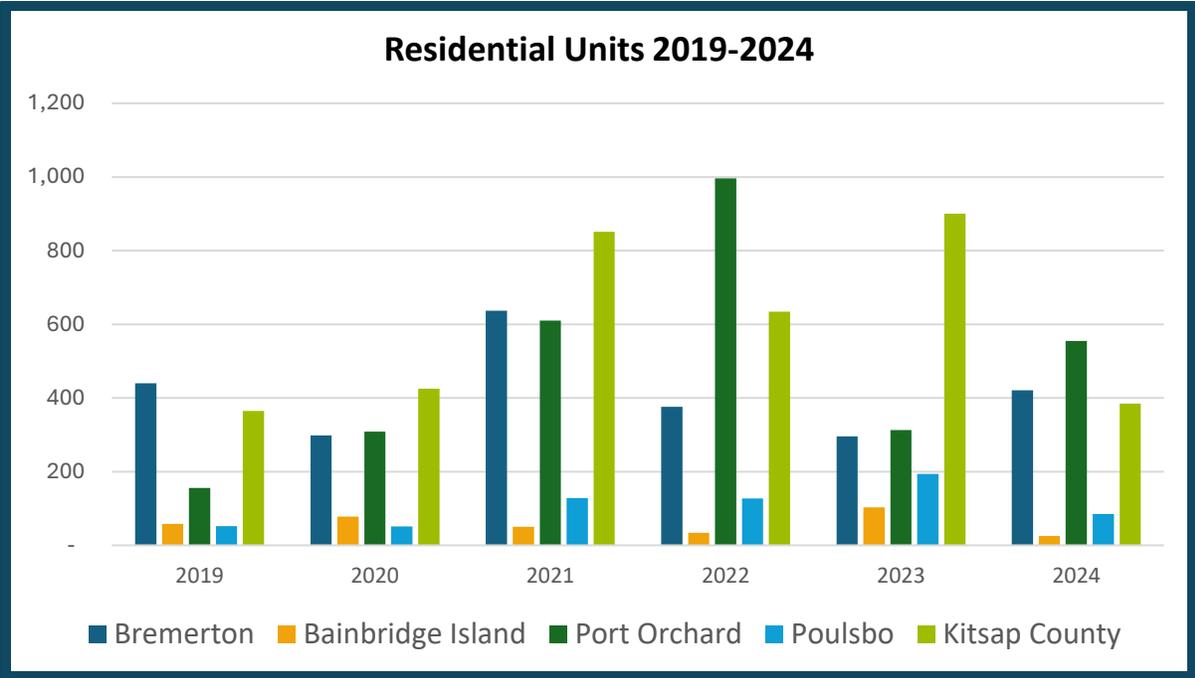


# Kitsap County Residential and Commercial Permit Data Report<sup>1</sup> 2019-2024



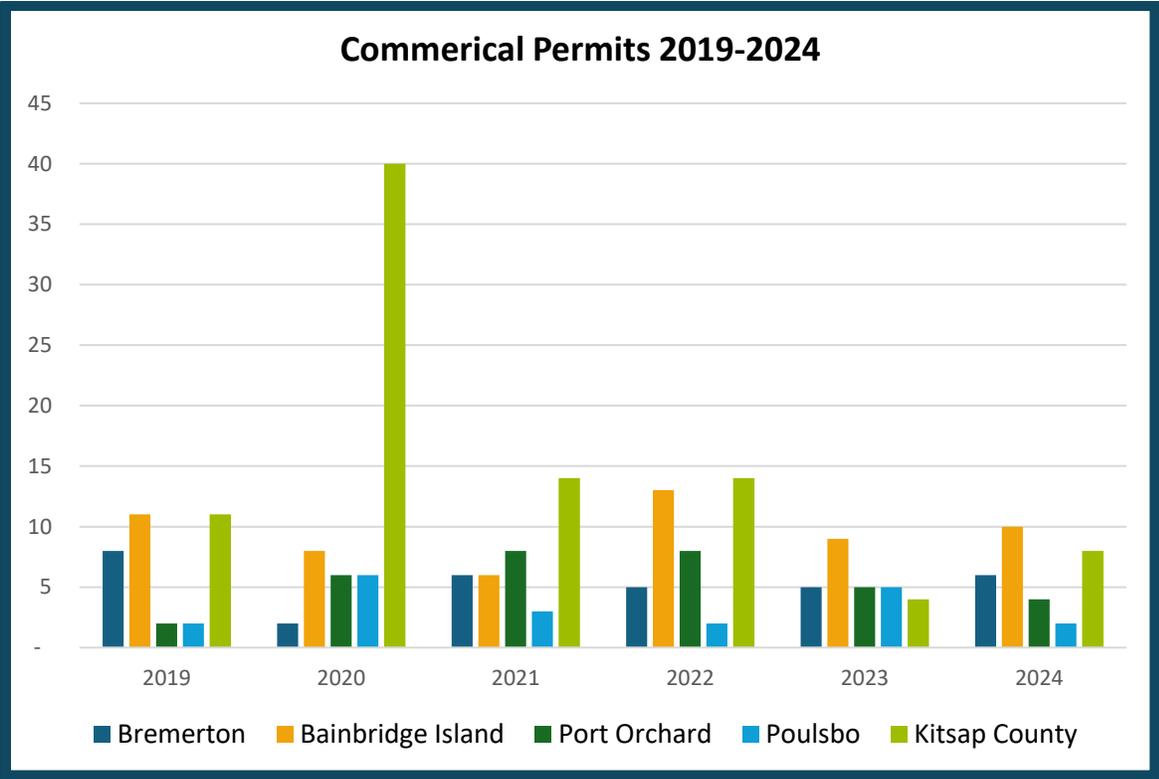
Residential Permits	2019	2020	2021	2022	2023	2024
<b>Bremerton</b>	178	185	326	163	133	85
<b>Bainbridge Island</b>	94	88	77	83	80	81
<b>Port Orchard</b>	104	129	288	339	313	298
<b>Poulsbo</b>	55	19	85	74	156	59
<b>Kitsap County</b>	362	417	435	439	402	384

In Kitsap County, between 2019 and 2024, housing development continued to grow despite the economic disruption caused by the pandemic. Part of this construction demand, that supported jobs throughout the County and contributed to its economic stability, was the surge in demand driven by a remote work migration from urban areas throughout the U.S. This trend contributed to the County’s population growth which outpaced Snohomish County. The importance of housing development during these five years was not merely about expansion but about support for the local workforce. While the data from 2019-2024 shows housing development, without a significant increase in diverse housing types, middle-income families and essential workers are finding themselves increasingly priced out of their own communities. This shortfall intensified the cost burden on residents, with data from Q4 2024 noting that half of all households in Kitsap were spending more than 30% of their income on housing.



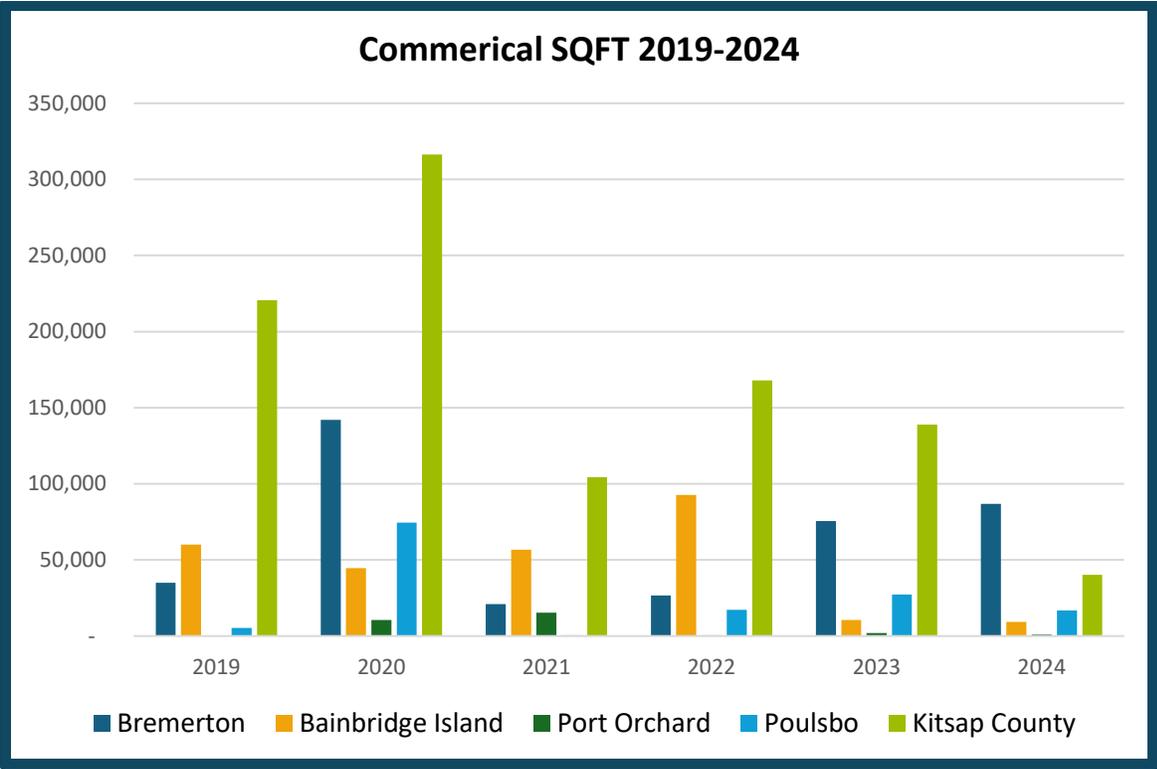
Residential Units	2019	2020	2021	2022	2023	2024
<b>Bremerton</b>	440	298	637	376	296	421
<b>Bainbridge Island</b>	58	78	50	34	103	25
<b>Port Orchard</b>	156	309	610	996	313	555
<b>Poulsbo</b>	52	51	128	127	194	85
<b>Kitsap County</b>	365	425	851	634	900	385

Recent trends in Kitsap County's housing landscape reflect a deliberate shift toward multifamily development, a necessary evolution driven by land use issues and state-level mandates. While the County's housing stock has historically been dominated by single-family detached homes, the period leading into 2024 saw a marked pivot, that is, multifamily inventory expanded by about 30% since 2020. This growth was heavily concentrated in Urban Growth Areas (UGAs) like Silverdale and Bremerton. As of 2024, the average household size in Kitsap was approximately 2.5 people, a decline from previous decades. This shift is fueled by two primary groups, retirees looking to downsize from large family homes, and a growing interest of young professionals and military personnel who often live in single-person or two-person households.



Commerical Permits	2019	2020	2021	2022	2023	2024
<b>Bremerton</b>	8	2	6	5	5	6
<b>Bainbridge Island</b>	11	8	6	13	9	10
<b>Port Orchard</b>	2	6	8	8	5	4
<b>Poulsbo</b>	2	6	3	2	5	2
<b>Kitsap County</b>	11	40	14	14	4	8

The development of commercial space in Kitsap County acts as the primary engine for diversifying a local economy historically tied to federal defense spending. As of 2024, the County continued to see a decline in commercial development after the 2020 boom. That said, new developments in Bremerton, Silverdale, and Port Orchard are increasingly focused on placement of commercial spaces adjacent to high-density housing. This placement is focused on further development of walkable urban areas. It is a way to get more foot traffic to small businesses by ensuring a built-in customer base. Also, by modernizing older commercial corridors and expanding Business Center zones, which allow for a flexible mix of office, light manufacturing, and R&D, Kitsap is positioning itself to capture the regional expansion from firms in the Seattle-Bellevue-Tacoma metro area.



Commerical SQFT	2019	2020	2021	2022	2023	2024
<b>Bremerton</b>	35,080	141,992	21,013	26,615	75,592	86,920
<b>Bainbridge Island</b>	60,015	44,508	56,768	92,689	10,546	9,329
<b>Port Orchard</b>	200	10,621	15,317	573	2,031	1,000*
<b>Poulsbo</b>	5,205	74,538	422	17,309	27,179	16,840
<b>Kitsap County</b>	220,554	316,360	104,474	167,927	138,936	40,233

The graph above illustrates a period of significant volatility in commercial square footage development across Kitsap County between 2019 and 2024. The most notable trend is a massive peak in 2020, where county-wide development surged to over 315,000 square feet, largely bolstered by a significant spike in Bremerton which reached approximately 142,000 square feet that year. This 2020 surge likely reflects the completion of major projects initiated just before the pandemic, as subsequent years show a sharp cooling of the market. By 2021, county-wide commercial square footage dropped by more than half, falling to roughly 104,000 square feet, and continued to fluctuate before ending at a five-year low of approximately 40,000 square feet in 2024.

<sup>i</sup> All data subject to revision.