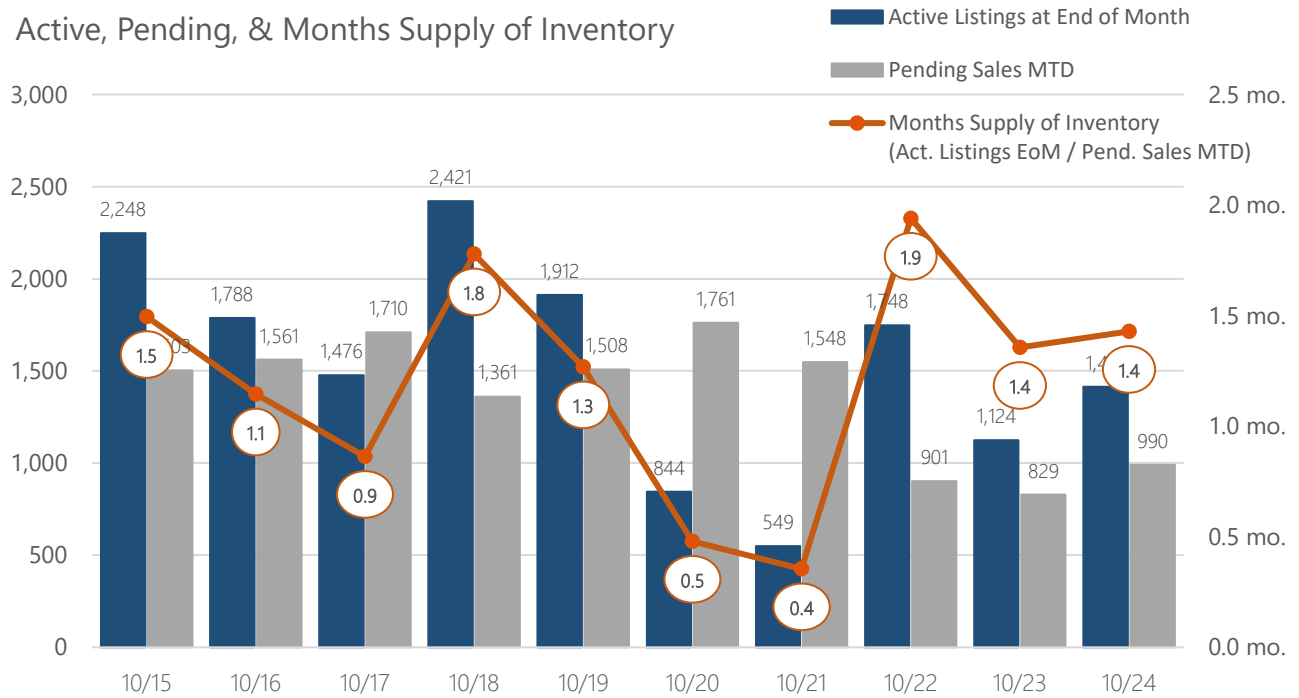
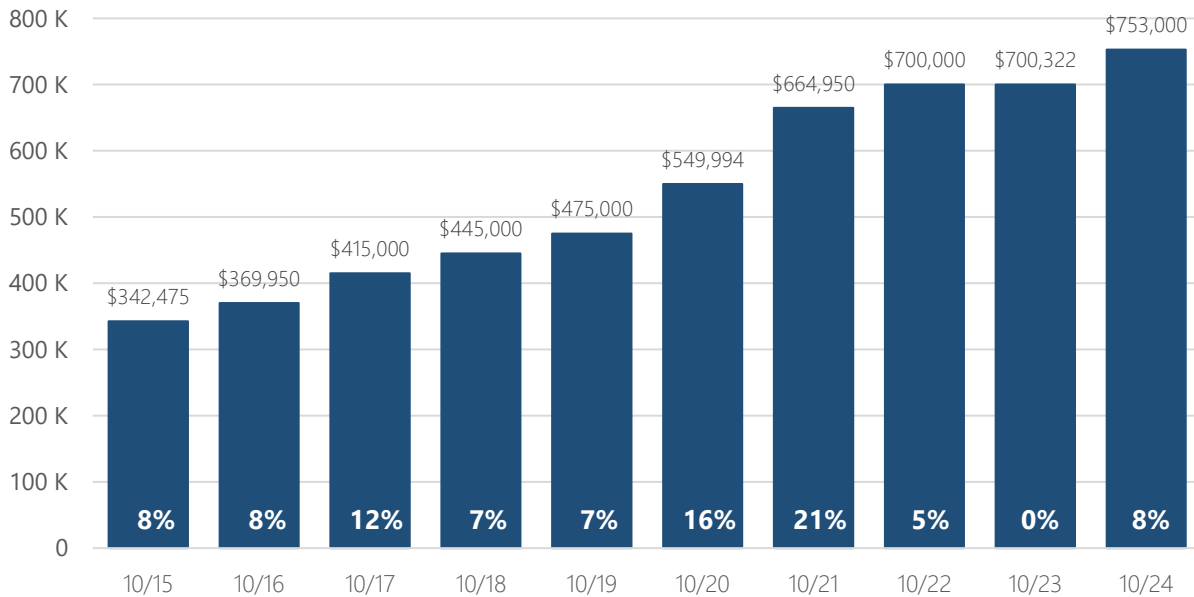


**All Snohomish County**  
**RESIDENTIAL & CONDOMINIUM**

Active, Pending, & Months Supply of Inventory



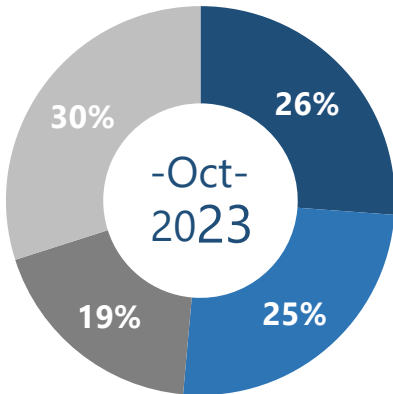
Median Closed Sales Price For Current Month Sold Properties



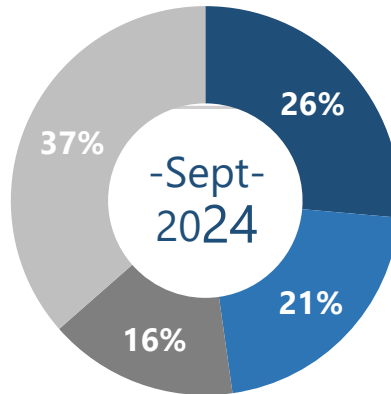
## All Snohomish County

### RESIDENTIAL & CONDOMINIUM

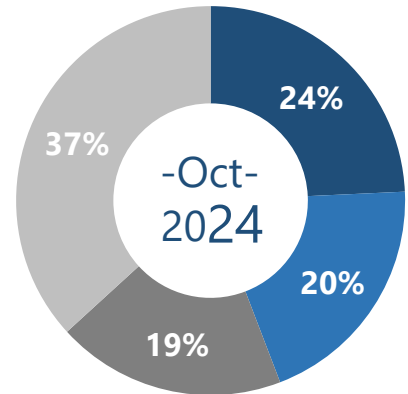
#### PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



**SOLD  
ABOVE  
LIST  
PRICE**



**SOLD  
AT  
LIST  
PRICE**



**SOLD  
BELOW  
LIST  
PRICE**



**PRICE  
CHANGE  
BEFORE  
SALE**

#### OCTOBER 2024

**AVERAGE DAYS  
ON MARKET**



6

15

24

61

**NUMBER OF SALES  
IN MONTH**



223

183

175

338

**MEDIAN % FROM  
ORIGINAL LIST PRICE**



2%

0%

-3%

N/A

**All Snohomish County**  
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price  
based on Market Time

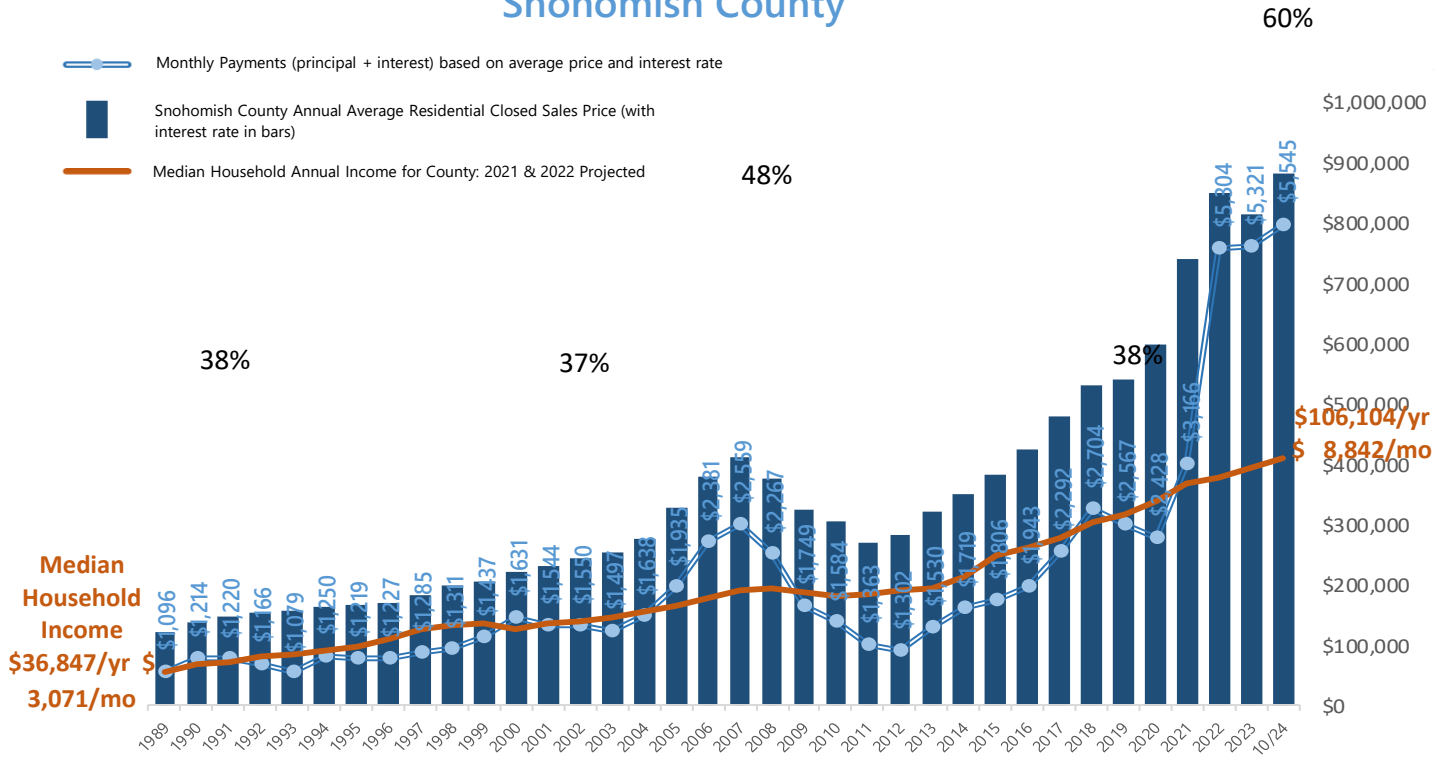
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	482	52.4%
15 - 30	97.4%	99.4%	141	15.3%
31 - 60	95.9%	98.7%	174	18.9%
61 - 90	94.4%	98.1%	72	7.8%
90+	94.7%	99.5%	50	5.4%
Totals			919	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2024	\$753,000	6.43%	\$4,725
October, 2023	\$700,322	7.62%	\$4,954
	<b>\$52,678</b>	<b>-1.19%</b>	<b>-\$230</b> Per Month
			<b>-\$2,755</b> Per Year

\* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

# Monthly Payments Compared to Income Trendline Snohomish County

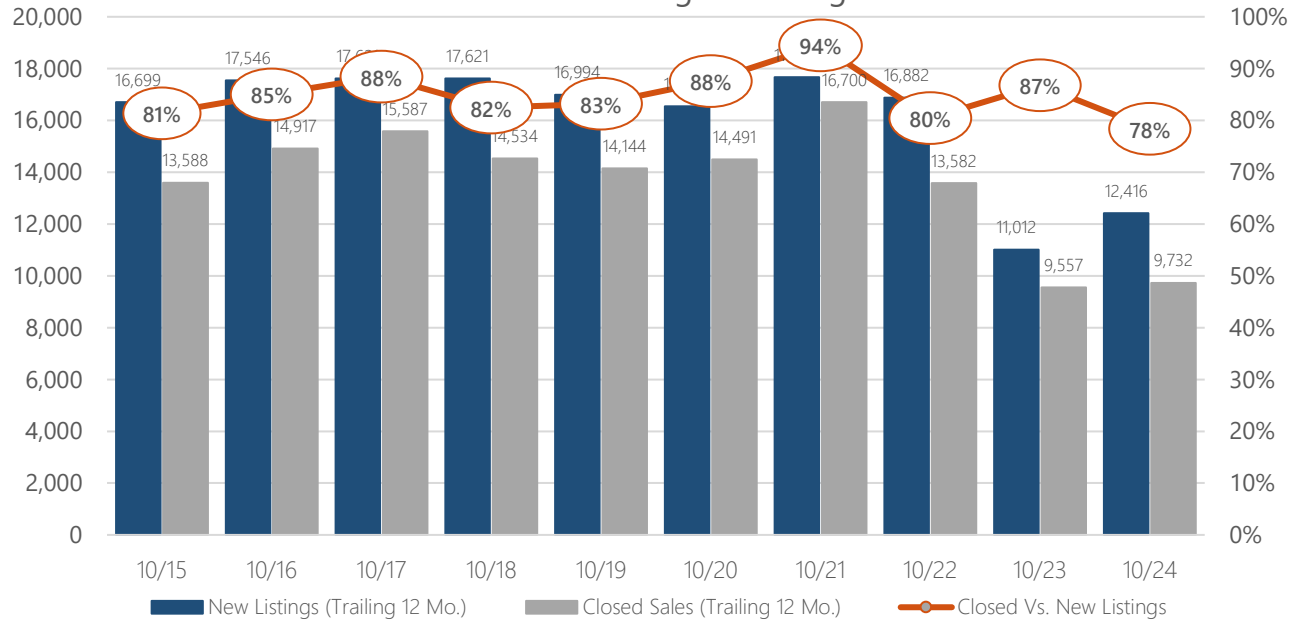


<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median Household Income for County: 2021 &amp; 2022 Projected</p>	<p>Payments tend to rise above the County Median Household Income Line and then return to it.</p>
<p><b>D</b></p>	<p>Monthly payments divided by median income</p>	<p>Monthly cycle peaks shown</p>

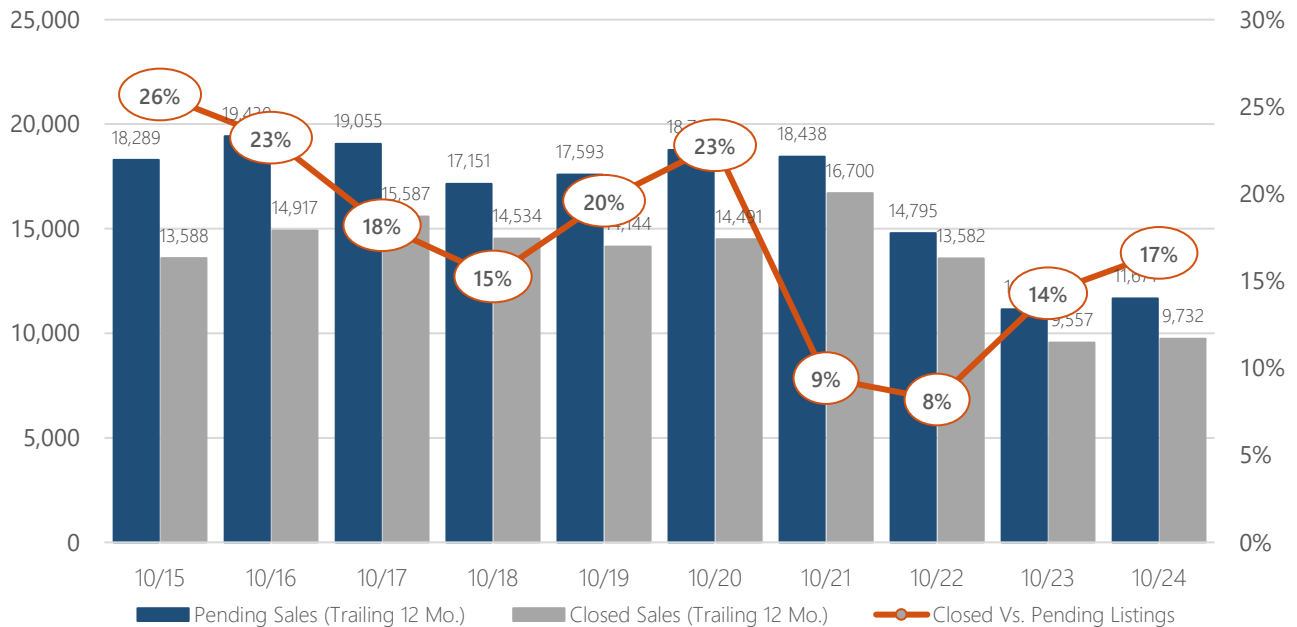
## All Snohomish County RESIDENTIAL & CONDOMINIUM

### What Are The Odds of Selling?

#### Closed Sales as a Percentage of Listings Taken



#### Percentage of Pending Sales that do not Close

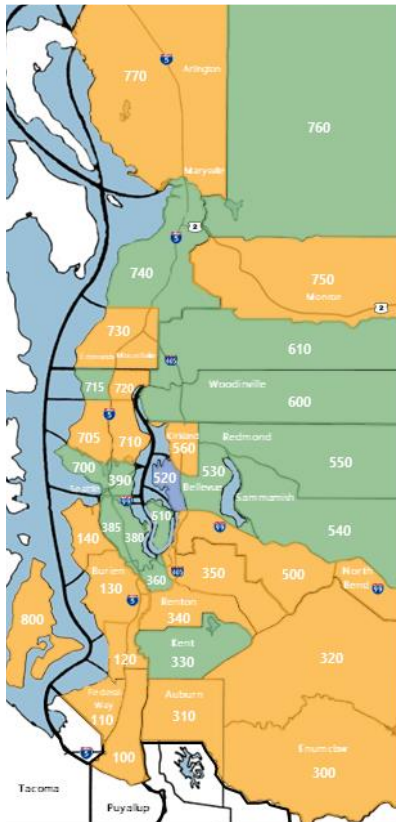


Months Supply  
of  
Inventory  
•  
**CURRENT  
MONTH**  
•  
KING &  
SNOHOMISH  
COUNTY  
•  
RESIDENTIAL &  
CONDOMINIUM

Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	1.7	1.0	1.8	530	2.4	1.0	1.7
110	1.4	1.4	2.1	540	2.4	1.2	1.3
120	1.4	1.5	1.7	550	3.1	1.4	1.4
130	1.5	1.5	2.1	560	1.7	2.0	1.6
140	1.7	1.9	2.0	600	2.0	1.4	1.4
300	1.5	1.4	0.9	610	2.4	1.1	1.3
310	1.8	1.3	1.5	700	2.7	2.6	2.7
320	1.3	1.5	1.6	701	9.6	11.0	4.1
330	2.1	1.3	1.5	705	2.0	1.5	2.0
340	2.0	1.4	1.5	710	1.6	1.6	1.8
350	1.4	1.8	1.4	715	3.0	1.6	1.8
360	2.1	1.5	2.1	720	1.0	1.1	1.3
380	2.6	2.4	2.1	730	1.5	1.0	1.2
385	3.2	1.9	2.4	740	2.2	1.4	1.6
390	2.9	3.2	2.9	750	1.9	1.2	1.5
500	2.0	1.5	1.2	760	2.3	2.3	1.5
510	2.8	2.3	1.9	770	1.7	1.6	1.5
520	4.1	3.4	2.3	800	1.2	5.0	1.9

0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

### 2 YEARS AGO



### 1 YEAR AGO



### CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

## All Snohomish County Statistics To Know

### Residential

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.4	1.3	0.0	2%
Active Listings at End of Month	1,139	934	205	22%
Pending Sales MTD	830	696	134	19%
Pending Sales (Trailing 12 Months)	9,718	9,307	411	4%
Closed Sales MTD	781	653	128	20%
Closed Sales (Trailing 12 Months)	8,139	7,969	170	2%
Closed Sales Price (Median)	\$810,000	\$729,950	\$80,050	11%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$5,083	\$5,164	-\$82	-2%

### Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.7	1.4	0.3	20%
Active Listings at End of Month	275	190	85	45%
Pending Sales MTD	160	133	27	20%
Pending Sales (Trailing 12 Months)	1,953	1,844	109	6%
Closed Sales MTD	146	119	27	23%
Closed Sales (Trailing 12 Months)	1,593	1,588	5	0%
Closed Sales Price (Median)	\$509,500	\$487,000	\$22,500	5%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$3,197	\$3,445	-\$248	-7%

### Residential & Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.4	1.4	0.1	5%
Active Listings at End of Month	1,414	1,124	290	26%
Pending Sales MTD	990	829	161	19%
Pending Sales (Trailing 12 Months)	11,671	11,151	520	5%
Closed Sales MTD	927	772	155	20%
Closed Sales (Trailing 12 Months)	9,732	9,557	175	2%
Closed Sales Price (Median)	\$753,000	\$700,322	\$52,678	8%
30-Year-Fixed-Rate Mortgage Rates	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$4,725	\$4,954	-\$230	-5%

## All Snohomish County RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2024	Active Listings (EOM)	476	573	591	717	1,106	1,350	1,391	1,375	1,452	1,414			26%	1,045	AVG	16%
	New Listings Taken in Month	683	931	1,114	1,218	1,541	1,353	1,185	1,165	1,158	1,051			24%	11,399	YTD	15%
	# of Pending Transactions	820	864	1,090	1,092	1,185	1,060	1,067	1,101	1,001	990			19%	10,270	YTD	5%
	Months Supply of Inventory	0.6	0.7	0.5	0.7	0.9	1.3	1.3	1.2	1.5	1.4			5%	1.0	AVG	7%
	# of Closed Sales	568	648	736	861	956	986	930	975	898	927			20%	8,485	YTD	5%
	Median Closed Price	700,000	715,000	730,000	738,000	785,000	789,497	775,000	762,500	760,000	753,000			8%	751,857	WA	7%
2023	Active Listings (EOM)	875	662	769	735	783	923	941	1,046	1,153	1,124	942	564	-36%	901	AVG	-28%
	New Listings Taken in Month	719	728	1,051	946	1,170	1,198	1,080	1,104	1,061	849	632	385	-8%	9,906	YTD	-35%
	# of Pending Transactions	886	967	977	988	1,112	1,090	1,072	956	886	829	708	693	-8%	9,763	YTD	-24%
	Months Supply of Inventory	1.0	0.7	0.8	0.7	0.7	0.8	0.9	1.1	1.3	1.4	1.3	0.8	-30%	0.9	AVG	-7%
	# of Closed Sales	513	652	850	778	894	910	879	977	861	772	621	626	-19%	8,086	YTD	-27%
	Median Closed Price	645,000	664,975	680,000	703,827	720,000	749,950	717,691	700,000	715,000	700,322	703,635	675,000	0%	700,834	WA	-4%
2022	Active Listings (EOM)	241	290	517	822	1,182	1,831	2,160	1,901	1,873	1,748	1,452	1,068	218%	1,257	AVG	115%
	New Listings Taken in Month	867	1,169	1,767	1,804	1,973	2,085	1,843	1,449	1,300	992	698	408	-21%	15,249	YTD	-4%
	# of Pending Transactions	901	1,125	1,543	1,489	1,571	1,263	1,320	1,529	1,153	901	773	615	-42%	12,795	YTD	-21%
	Months Supply of Inventory	0.3	0.3	0.3	0.6	0.8	1.4	1.6	1.2	1.6	1.9	1.9	1.7	447%	1.0	AVG	179%
	# of Closed Sales	734	710	1,238	1,284	1,394	1,366	1,149	1,100	1,146	957	768	703	-37%	11,078	YTD	-20%
	Median Closed Price	686,792	700,250	758,707	800,000	782,800	750,500	737,500	700,000	700,000	700,000	677,475	679,000	5%	733,625	WA	15%
2021	Active Listings (EOM)	372	347	336	632	500	610	885	813	800	549	325	232	-35%	584	AVG	-43%
	New Listings Taken in Month	1,018	1,045	1,594	1,898	1,757	2,008	1,963	1,779	1,651	1,251	951	682	-23%	15,964	YTD	6%
	# of Pending Transactions	1,045	1,117	1,631	1,630	1,886	1,926	1,733	1,910	1,703	1,548	1,224	776	-12%	16,129	YTD	-2%
	Months Supply of Inventory	0.4	0.3	0.2	0.4	0.3	0.3	0.5	0.4	0.5	0.4	0.3	0.3	-26%	0.4	AVG	-45%
	# of Closed Sales	907	835	1,192	1,285	1,469	1,727	1,664	1,658	1,660	1,510	1,339	1,165	-13%	13,907	YTD	14%
	Median Closed Price	554,990	576,050	607,475	630,000	655,000	675,000	675,000	667,410	650,000	664,950	658,505	679,950	21%	638,172	WA	23%
2020	# of Active Listings	969	797	1,060	1,243	1,243	1,093	1,095	1,024	888	844	527	373	-56%	1,026	A	-44%
	New Listings Taken in Month	1,108	1,165	1,542	1,224	1,494	1,544	1,817	1,766	1,741	1,626	904	806	22%	15,027	YTD	-7%
	# of Pending Transactions	1,261	1,465	1,421	1,130	1,669	1,848	1,930	2,001	1,997	1,761	1,291	1,018	17%	16,483	YTD	6%
	Months Supply of Inventory	0.8	0.5	0.7	1.1	0.7	0.6	0.6	0.5	0.4	0.5	0.4	0.4	-62%	0.6	A	-46%
	# of Closed Sales	783	859	1,083	896	920	1,344	1,504	1,492	1,596	1,734	1,380	1,413	37%	12,211	T	1%
	Median Closed Price	485,000	494,263	509,130	507,500	493,000	521,544	546,450	534,999	550,000	549,994	538,475	535,000	16%	520,269	WA	10%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

**AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total**



**All Snohomish County**  
**RESIDENTIAL & CONDOMINIUM**

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019	Active Listings (EOM)	1,452	1,375	1,435	1,554	2,052	2,163	2,164	2,181	2,156	1,912	1,436	1,006	-21%	1,844	AVG	17%
	New Listings Taken in Month	1,101	914	1,623	1,746	2,157	1,756	1,698	1,651	1,520	1,316	906	611	-1%	15,482	YTD	-4%
	# of Pending Transactions	1,239	1,029	1,680	1,714	1,725	1,722	1,707	1,664	1,546	1,508	1,299	987	11%	15,534	YTD	5%
	Months Supply of Inventory	1.2	1.3	0.9	0.9	1.2	1.3	1.3	1.3	1.4	1.3	1.1	1.0	-29%	1.2	AVG	11%
	# of Closed Sales	725	843	1,107	1,201	1,396	1,447	1,376	1,486	1,255	1,268	1,128	1,152	12%	12,104	YTD	0%
	Median Closed Price	430,000	454,995	479,995	479,000	476,025	488,950	480,000	470,000	470,000	475,000	471,747	495,000	7%	470,933	WA	2%
2018	Active Listings (EOM)	667	672	783	991	1,421	1,831	2,036	2,357	2,568	2,421	2,086	1,562	64%	1,575	AVG	18%
	New Listings Taken in Month	1,024	1,100	1,576	1,716	2,157	1,995	1,781	1,798	1,607	1,329	983	529	4%	16,083	YTD	0%
	# of Pending Transactions	1,194	1,215	1,578	1,603	1,833	1,652	1,630	1,437	1,307	1,361	1,160	899	-20%	14,810	YTD	-11%
	Months Supply of Inventory	0.6	0.6	0.5	0.6	0.8	1.1	1.2	1.6	2.0	1.8	1.8	1.7	106%	1.1	AVG	35%
	# of Closed Sales	836	812	1,166	1,185	1,427	1,526	1,405	1,386	1,180	1,132	1,019	1,021	-21%	12,055	YTD	-8%
	Median Closed Price	426,250	460,000	452,450	475,000	478,615	485,000	465,000	461,832	458,197	445,000	450,000	454,900	7%	461,308	WA	12%
2017	Active Listings (EOM)	888	840	892	1,004	1,275	1,580	1,759	1,830	1,850	1,476	1,100	709	-17%	1,339	AVG	-18%
	New Listings Taken in Month	999	1,083	1,537	1,522	2,108	2,135	1,876	1,886	1,594	1,284	924	614	11%	16,024	YTD	0%
	# of Pending Transactions	1,238	1,296	1,614	1,527	1,948	1,949	1,856	1,885	1,614	1,710	1,332	1,009	10%	16,637	YTD	-2%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.7	0.8	0.9	1.0	1.1	0.9	0.8	0.7	-25%	0.8	AVG	-18%
	# of Closed Sales	938	904	1,167	1,116	1,394	1,553	1,556	1,648	1,466	1,428	1,237	1,242	5%	13,170	YTD	3%
	Median Closed Price	380,000	387,250	396,000	416,668	420,000	420,000	430,000	430,000	430,000	415,000	429,950	425,000	12%	413,224	WA	13%
2016	Active Listings (EOM)	1,267	1,244	1,267	1,462	1,505	1,746	1,969	2,047	2,133	1,788	1,451	1,020	-20%	1,643	AVG	-24%
	New Listings Taken in Month	1,067	1,272	1,621	1,813	1,862	1,927	1,877	1,826	1,625	1,161	939	658	-11%	16,051	YTD	5%
	# of Pending Transactions	1,249	1,475	1,825	1,836	1,979	1,862	1,795	1,873	1,601	1,561	1,314	1,104	4%	17,056	YTD	5%
	Months Supply of Inventory	1.0	0.8	0.7	0.8	0.8	0.9	1.1	1.1	1.3	1.1	1.1	0.9	-23%	1.0	AVG	-28%
	# of Closed Sales	811	848	1,156	1,213	1,386	1,493	1,515	1,538	1,431	1,364	1,270	1,147	16%	12,755	YTD	8%
	Median Closed Price	351,500	327,500	365,000	357,000	367,250	372,150	385,000	380,000	377,000	369,950	379,950	379,350	8%	365,920	WA	9%
2015	Active Listings (EOM)	1,918	1,880	1,780	1,937	2,129	2,310	2,459	2,536	2,425	2,248	1,735	1,345	-19%	2,162	AVG	-16%
	New Listings Taken in Month	1,083	1,221	1,600	1,702	1,792	1,840	1,745	1,609	1,335	1,307	810	685	3%	15,234	YTD	6%
	# of Pending Transactions	1,237	1,406	1,938	1,747	1,777	1,799	1,764	1,634	1,501	1,503	1,307	1,067	13%	16,306	YTD	16%
	Months Supply of Inventory	1.6	1.3	0.9	1.1	1.2	1.3	1.4	1.6	1.6	1.5	1.3	1.3	-29%	1.3	AVG	-27%
	# of Closed Sales	686	740	1,075	1,272	1,315	1,374	1,411	1,442	1,290	1,178	973	1,189	6%	11,783	YTD	18%
	Median Closed Price	315,000	319,000	320,000	335,000	335,000	347,250	343,000	347,800	333,375	342,475	329,638	337,500	8%	334,180	WA	10%
2014	Active Listings (EOM)	2,155	2,151	2,105	2,327	2,542	2,764	2,996	3,081	2,990	2,776	2,474	2,001	6%	2,589	AVG	29%
	New Listings Taken in Month	1,085	1,058	1,378	1,591	1,770	1,710	1,687	1,514	1,376	1,264	816	649	4%	14,433	YTD	9%
	# of Pending Transactions	1,195	1,180	1,481	1,454	1,718	1,545	1,457	1,393	1,328	1,327	1,027	956	9%	14,078	YTD	3%
	Months Supply of Inventory	1.8	1.8	1.4	1.6	1.5	1.8	2.1	2.2	2.3	2.1	2.4	2.1	-3%	1.9	AVG	24%
	# of Closed Sales	615	668	949	943	1,074	1,220	1,172	1,163	1,057	1,113	885	920	7%	9,974	YTD	0%
	Median Closed Price	269,000	294,000	295,000	296,000	305,000	313,375	319,950	310,000	310,000	317,000	313,800	318,250	17%	303,607	WA	10%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

**AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total**

## All Snohomish County RESIDENTIAL & CONDOMINIUM

### MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2014 - 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	1,080	1,026	1,094	1,271	1,463	1,685	1,846	1,882	1,884	1,689	1,353	988	1,438	AVG
% of 12 Month Avg.	75%	71%	76%	88%	102%	117%	128%	131%	131%	117%	94%	69%		
New Listings Taken in Month	1,007	1,076	1,529	1,596	1,824	1,820	1,737	1,638	1,481	1,238	856	603	16,404	T
% of 12 Month Avg.	74%	79%	112%	117%	133%	133%	127%	120%	108%	91%	63%	44%		
# of Pending Transactions	1,145	1,228	1,569	1,512	1,722	1,666	1,626	1,628	1,464	1,401	1,144	912	17,015	T
% of 12 Month Avg.	81%	87%	111%	107%	121%	117%	115%	115%	103%	99%	81%	64%		
Months Supply of Inventory	0.9	0.8	0.7	0.8	0.8	1.0	1.1	1.2	1.3	1.2	1.2	1.1	1.0	AVG
% of 12 Month Avg.	93%	82%	68%	82%	83%	99%	111%	113%	126%	118%	116%	106%		
# of Closed Units	755	787	1,098	1,117	1,267	1,396	1,363	1,389	1,294	1,246	1,062	1,058	13,832	T
% of 12 Month Avg.	65%	68%	95%	97%	110%	121%	118%	121%	112%	108%	92%	92%		
Median Closed Price	454,353	467,828	486,376	500,000	503,269	512,372	509,959	500,204	499,357	497,969	495,318	497,895	493,742	AVG
% of 12 Month Avg.	92%	95%	99%	101%	102%	104%	103%	101%	101%	101%	100%	101%		

**All Snohomish County**  
RESIDENTIAL & CONDOMINIUM  
Closed Sales by Price by Month

**2024**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	1	7	2	1	5	10	7	6	6	4			<b>49</b>
\$250,000 to \$499,999	92	86	102	126	108	108	95	99	86	114			<b>1,016</b>
\$500,000 to \$749,999	232	260	284	308	322	321	340	356	335	331			<b>3,089</b>
\$750,000 to \$999,999	134	166	181	205	272	276	242	266	252	232			<b>2,226</b>
\$1,000,000 to \$1,499,999	80	103	138	176	187	185	197	189	159	169			<b>1,583</b>
\$1,500,000 to \$2,499,999	17	25	29	41	56	57	46	47	49	64			<b>431</b>
\$2,500,000 and above	4	1	1	4	6	5	4	1	7	5			<b>38</b>
<b>Grand Total</b>	<b>560</b>	<b>648</b>	<b>737</b>	<b>861</b>	<b>956</b>	<b>962</b>	<b>931</b>	<b>964</b>	<b>894</b>	<b>919</b>			<b>8,432</b>

**2023**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	6	9	2	4	6	7	3	6	6	3	4	4	<b>52</b>
\$250,000 to \$499,999	118	148	146	117	136	130	124	139	126	111	89	110	<b>1,295</b>
\$500,000 to \$749,999	192	253	350	294	335	320	348	404	336	322	259	283	<b>3,154</b>
\$750,000 to \$999,999	118	151	185	196	238	253	202	248	218	212	154	134	<b>2,021</b>
\$1,000,000 to \$1,499,999	61	78	124	131	149	157	155	143	147	105	102	73	<b>1,250</b>
\$1,500,000 to \$2,499,999	17	13	28	19	28	41	35	28	21	18	9	16	<b>248</b>
\$2,500,000 and above	1	0	2	3	1	3	3	2	3	1	0	3	<b>19</b>
<b>Grand Total</b>	<b>513</b>	<b>652</b>	<b>837</b>	<b>764</b>	<b>893</b>	<b>911</b>	<b>870</b>	<b>970</b>	<b>857</b>	<b>772</b>	<b>617</b>	<b>623</b>	<b>8,039</b>

**YOY % CHANGE**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	-83%	-22%	0%	-75%	-17%	43%	133%	0%	0%	33%			-6%
\$250,000 to \$499,999	-22%	-42%	-30%	8%	-21%	-17%	-23%	-29%	-32%	3%			-22%
\$500,000 to \$749,999	21%	3%	-19%	5%	-4%	0%	-2%	-12%	0%	3%			-2%
\$750,000 to \$999,999	14%	10%	-2%	5%	14%	9%	20%	7%	16%	9%			10%
\$1,000,000 to \$1,499,999	31%	32%	11%	34%	26%	18%	27%	32%	8%	61%			27%
\$1,500,000 to \$2,499,999	0%	92%	4%	116%	100%	39%	31%	68%	133%	256%			74%
\$2,500,000 and above	300%	N/A	-50%	33%	500%	67%	33%	-50%	133%	400%			100%
<b>Grand Total</b>	<b>9%</b>	<b>-1%</b>	<b>-12%</b>	<b>13%</b>	<b>7%</b>	<b>6%</b>	<b>7%</b>	<b>-1%</b>	<b>4%</b>	<b>19%</b>			<b>5%</b>