



# 2024 Q3 SNOHOMISH COUNTY MULTIFAMILY METRICS

## 5+ UNIT PROPERTIES 2024 Q3 SALES DATA

	2024 Q2	2024 Q3	+ / —
Total Sales Volume	\$23M	\$81M	+252%
Average Price/Unit	\$286K	\$188K	-34%
Average Price/SF	\$247	\$222	-10%
Average Year Built	1979	1966	-13 YR
Average Rent	\$1,874	\$1,894	+1.1%
Average Occupancy	93.7%	93.5%	-0.2%
Buildings Sold	6	6	+0%

## SNOHOMISH COUNTY OVERVIEW



**840,079**  
POPULATION



**4.6%**  
UNEMPLOYMENT



**+6.2%**  
EMPLOYMENT  
GROWTH



**\$89,273**  
MEDIAN HH  
INCOME



**\$41,126**  
PER CAPITA  
INCOME



**71,066**  
UNITS TOTAL  
INVENTORY (5+)



**1,439**  
UNITS UNDER  
CONSTRUCTION (5+)

SNOHOMISH COUNTY OVERVIEW

01

MULTIFAMILY PROPERTY ANALYSIS: 50+ & 5-49

02

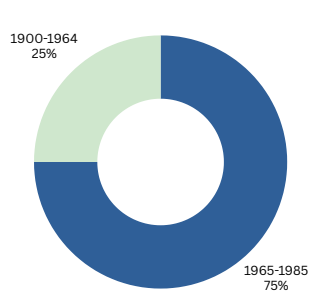
UNITS BIA MARKET MAKING NEWS

03

# SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q2	2024 Q3	+ / -
Total Sales Volume	\$17M	\$8M	-53%
AVERAGE Price/Unit	\$302K	\$161K	-47%
Price Per Sq Foot	\$256	\$202	-21%
Year Built	1979	1955	-24 YR

## 2024 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	3	\$166K	\$181
1900-1964	1	\$150K	\$265

## TOP SALES BY PRICE/UNIT



### Marina at Martha Lake

16520 North Rd  
Sold for \$34.75M  
124 units, \$280,242/Unit  
\$268/SF, Built in 1989



### Centrepointe Greens

8600 18th Ave W  
Sold for \$38.25M  
186 units, \$205,645K/Unit  
\$255 SF, Built in 1990



### Beverly Heights

618 75th St  
Sold for \$3.85M  
19 units, \$202,623/Unit  
\$185/SF, Built in 1969



### Fleming Apartments

6401 Fleming St  
Sold for \$2.3M  
8units, \$164,286/Unit  
\$189/SF, Built in 1967



### Lynnwood 6-unit

17816 44th Ave W  
Sold for \$1.14M  
6 units, \$190,000/Unit  
\$317/SF, Built in 1962



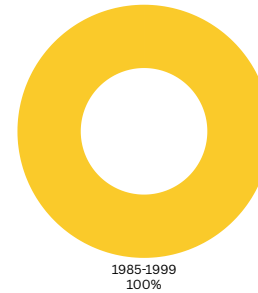
### Everett 8-unit

2505 103rd St SW  
Sold for \$1.05M  
8 units, \$130,625/Unit  
\$1700/SF, Built in 1967

# SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q2	2024 Q3	+ / -
Total Sales Volume	\$5.7M	\$73M	+1,180%
AVERAGE Price/Unit	\$203K	\$243K	+19.7%
Price Per Sq Foot	\$200	\$261	+31%
Year Built	1978	1990	+12 YR

## 2024 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	2	\$243K	\$261
1965-1985	0	-	-
1900-1964	0	-	-

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MULTIFAMILY ADVISORY & BROKERAGE

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The exclusive focus of the platform results in an efficient marketplace dedicated to apartments, enabling the firm to gather data, provide practical research, and implement innovative marketing strategies, all aimed at delivering optimal value for apartment owners.

## 100% FOCUS ON MULTIFAMILY

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