



2024 Q4 SNOHOMISH COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2024 Q4 SALES DATA

	2024 Q3	2024 Q4	+ / —
Total Sales Volume	\$81M	\$127M	+57%
Average Price/Unit	\$188K	\$244K	+29%
Average Price/SF	\$222	\$263	+18%
Average Year Built	1966	1969	+3 YR
Average Rent	\$1,894	\$1,882	-0.6%
Average Occupancy	93.5%	93.1%	-0.4%
Buildings Sold	6	9	+50%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW



840,079
POPULATION



4.0%
UNEMPLOYMENT



6.9%
VACANCY
RATE



\$89,273
MEDIAN HH
INCOME



\$41,126
PER CAPITA
INCOME



71,568
UNITS TOTAL
INVENTORY (5+)



1,229
UNITS UNDER
CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

01

MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS

02

BIA MARKET MAKING NEWS

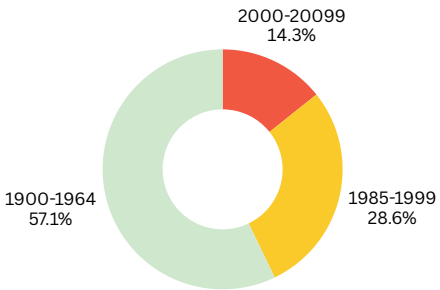
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SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q3	2024 Q4	+ / -
Total Sales Volume	\$8M	\$11.5M	+44%
AVERAGE Price/Unit	\$161K	\$241K	+50%
Price Per Sq Foot	\$202	\$257	+22%
Year Built	1955	1962	+7 YR

2024 Q4 TRANSACTIONS BY YEAR BUILT



TOP SALES BY PRICE/UNIT



Stonemeadow Farms

23028 27th Ave SE, Bothell
Sold for \$93.1M
280 units, \$332K/Unit
\$352/SF, Built in 1999



Lynnwood 5

4721 194th St SW, Lynnwood
Sold for \$1.6M
5 units, \$320K/Unit
\$344 SF, Built in 1994



Mountlake Terrace 7

21220 52nd Ave W
Sold for \$2.23M
7 units, \$318K/Unit
\$321/SF, Built in 1962



Monroe Townhomes

341 W Elizabeth St, Monroe
Sold for \$1.89M
6 units, \$314K/Unit
\$235/SF, Built in 1990



Cascade View

113-115 W Casino Rd, Everett
Sold for \$2.6M
13 units, \$200K/Unit
Built in 2001



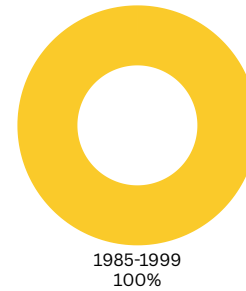
Granville Apartments

17816 44th Ave W, Lynnwood
Sold for \$1.14M
6 units, \$190K/Unit
\$316/SF, Built in 1962

SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q3	2024 Q4	+ / -
Total Sales Volume	\$73M	\$116M	+59%
AVERAGE Price/Unit	\$243K	\$257K	+5.7%
Price Per Sq Foot	\$261	\$282	+8%
Year Built	1990	1993	+5 YR

2024 Q4 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	2	\$257K	\$282
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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