



2025 Q1 SNOHOMISH COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2025 Q1 SALES DATA

	2024 Q4	2025 Q1	+ / —
Total Sales Volume	\$127M	\$127M	+0%
Average Price/Unit	\$244K	\$247K	+1.2%
Average Price/SF	\$263	\$243	-7.6%
Average Year Built	1969	1991	+22 YR
Average Rent	\$1,882	\$1,913	+1.6%
Average Occupancy	93.1%	92.8%	-0.3%
Buildings Sold	9	6	-33%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW



840,079
POPULATION



4.2%
UNEMPLOYMENT



7.2%
VACANCY
RATE



\$89,273
MEDIAN HH
INCOME



\$41,126
PER CAPITA
INCOME



72,194
UNITS TOTAL
INVENTORY (5+)



1,545
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

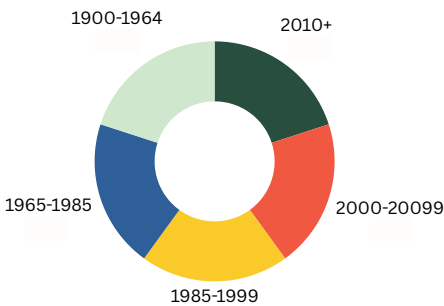
03



SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q4	2025 Q1	+ / -
Total Sales Volume	\$11.5M	\$0	-
AVERAGE Price/Unit	\$241K	-	-
Price Per Sq Foot	\$257	-	-
Year Built	1962	-	-

2025 Q1 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	0	-	-
1900-1964	0	-	-

TOP SALES BY PRICE/UNIT



Liberty Gardens

7629 47th Ave NE, Marysville
Sold for \$8.08M
29 units, \$299K/Unit
\$294/SF, Built in 1986



Nimbus Apartments

2701 Rockefeller Ave, Everett
Sold for \$49M
165 units, \$296K/Unit
\$214 SF, Built in 2022



Sunrise Lane

12522 8th Ave W, Everett
Sold for \$35.13M
131 units, \$268K/Unit
\$166/SF, Built in 2000



Glennbrook

3717 148th St SW, Lynnwood
Sold for \$20.6M
80 units, \$257K/Unit
\$322/SF, Built in 1988



Lynnwood Country Club

5620 183rd St SW, Lynnwood
Sold for \$8M
36 units, \$222K/Unit
Built in 1969



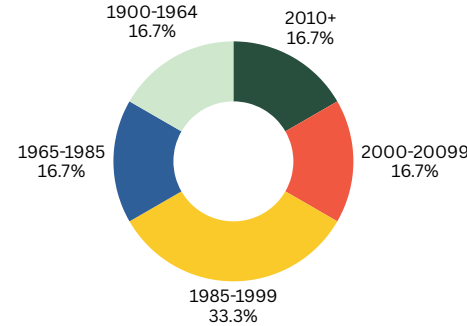
Fairway/Magenta Apts

5701-5709 Highway PI
Sold for \$7M
49 units, \$142K/Unit
Built in 1978/1988

SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2024 Q4	2025 Q1	+ / -
Total Sales Volume	\$116M	\$127M	+9.5%
AVERAGE Price/Unit	\$257K	\$247K	-3.9%
Price Per Sq Foot	\$282	\$243	-14%
Year Built	1993	1991	-2 YR

2025 Q1 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	1	\$296K	\$213
2000-2009	1	\$268K	\$166
1985-1999	2	\$278K	\$308
1965-1985	1	\$142K	\$225
1900-1964	1	\$222K	\$219



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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.

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