



5+ UNIT PROPERTIES 2025 Q2 SALES DATA

	2025 Q1	2025 Q1	+ / -
Total Sales Volume	\$127M	\$309M	+143%
Average Price/Unit	\$247K	\$269K	+8.9%
Average Price/SF	\$243	\$310	-13.5%
Average Year Built	1991	1979	-11 YR
Average Rent	\$1,913	\$1,932	+1%
Average Occupancy	92.8%	93.3%	+0.5%
Buildings Sold	6	7	+17%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

 **864,113**
POPULATION

 **4.3%**
UNEMPLOYMENT

 **6.8%**
VACANCY RATE

 **\$107,982**
MEDIAN HH INCOME

 **\$75,320**
PER CAPITA INCOME

 **72,220**
UNITS TOTAL INVENTORY (5+)

 **1,191** **-39%YOY**
UNITS UNDER CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW 01

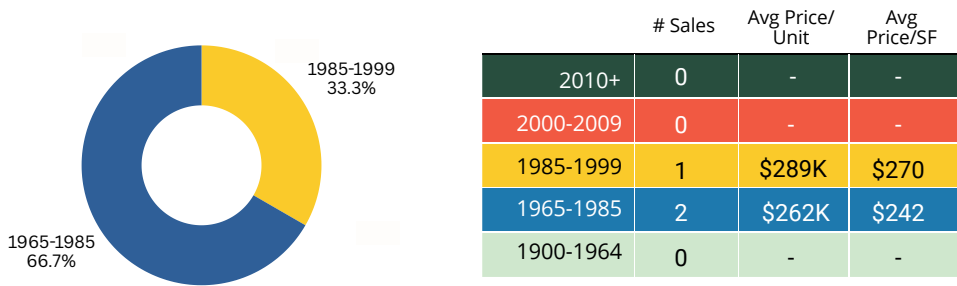
MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS 02

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SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q1	2025 Q2	+ / -
Total Sales Volume	\$0	\$5.8M	-
Price/Unit	-	\$270K	-
Price Per Sq Foot	-	\$250	-
Year Built	-	1976	-

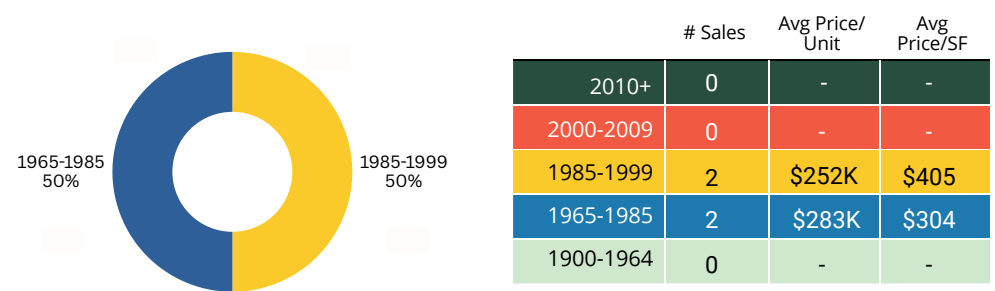
2025 Q2 TRANSACTIONS BY YEAR BUILT



SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q1	2025 Q2	+ / -
Total Sales Volume	\$127M	\$303M	+139%
Price/Unit	\$247K	\$268K	+8.5%
Price Per Sq Foot	\$243	\$355	+46%
Year Built	1991	1981	-10 YR

2025 Q2 TRANSACTIONS BY YEAR BUILT



TOP SALES SALES FOR Q2 2025 BY PRICE/UNIT



Brackett Apartments

9501 244th St SW, Edmonds
 Sold for \$124M
 386 units, \$321K/Unit
 \$516/SF, Built in 1987



Snohomish 6-unit

418 Maple Ave, Snohomish
 Sold for \$1.45M
 6 units, \$290K/Unit
 \$270 SF, Built in 1992



The Ardent

1324 Mill Creek Blvd, Mill Creek
 Sold for \$162.5M (Ground Lease)
 570 units, \$285K/Unit
 \$300/SF, Built in 1983



Lake Stevens 6-Unit

8910-8920 10th St NE
 Sold for \$1.7M
 6 units, \$283K/Unit
 \$271/SF, Built in 1969



Olympic West

7714 196th St SW, Edmonds
 Sold for \$10.4M
 37 units, \$281K/Unit
 Built in 1968



The Armar

6511 Armar Rd, Marysville
 Sold for \$2.7M
 11 units, \$239K/Unit
 \$211/SF, Built in 1968



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Apartment Experts:

Gabe Blake **Managing Director**
206.618.2207
gabe@blakeia.com

Josh Blake **President & Designated Broker**
206.619.3719
josh@blakeia.com

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BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

Blake Investment Advisors exclusively concentrates on apartment owners, apartment properties, and the apartment markets in Washington State. The firm offers multifamily advisory services and brokerage expertise for apartment investors.

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

At BIA, our unwavering commitment to multifamily real estate sets us apart. Every facet of our resources, technology, personnel, and relationships is devoted solely to the multifamily arena. We eliminate distractions, ensuring that our clients receive the most focused and relevant guidance without any dilution from unrelated ventures.