




2025 Q4 SNOHOMISH COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2025 Q4 SALES DATA

	2025 Q3	2025 Q4	+ / —
Total Sales Volume	\$57M	\$248M	+335%
Average Price/Unit	\$194K	\$226K	+16%
Average Price/SF	\$216	\$259	+19%
Average Year Built	1966	1980	+14 YR
Average Rent	\$1,922	\$1,899	-1.2%
Average Occupancy	93.1%	92.9%	-0.2%
Buildings Sold	9	15	+67%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

 **873,800**
POPULATION



4.9%
UNEMPLOYMENT



7.1%
VACANCY
RATE



\$114,841
MEDIAN HH
INCOME



\$51,836
PER CAPITA
INCOME



81,650
UNITS TOTAL
INVENTORY (5+)



1,251 **-27% YOY**
UNITS UNDER
CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

01

MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS

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BIA MARKET MAKING NEWS

03

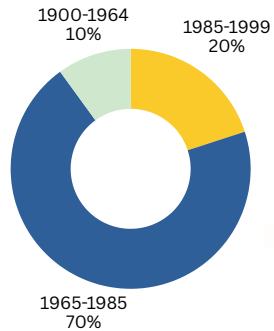


SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q3	2025 Q4	+ / -
Total Sales Volume	\$18.3M	\$28M	+53%
Price/Unit	\$188K	\$224K	+19%
Price Per Sq Foot	\$209	\$269	+29%
Year Built	1965	1977	+12 YR

AVERAGE

2025 Q4 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	2	\$285K	\$373
1965-1985	7	\$210K	\$234
1900-1964	1	\$202K	\$309

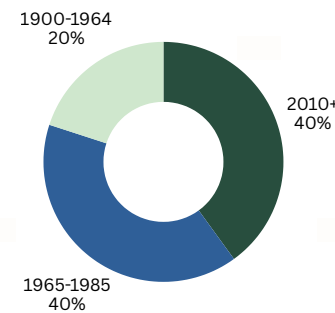
TOP SALES FOR Q4 2025 BY PRICE/UNIT

SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q3	2025 Q4	+ / -
Total Sales Volume	\$38.8M	\$220M	+467%
Price/Unit	\$248K	\$222K	-10%
Price Per Sq Foot	\$266	\$239	-10%
Year Built	1980	1987	+7 YR

AVERAGE

2025 Q4 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	2	\$292K	\$280
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	2	\$190K	\$214
1900-1964	1	\$147K	\$207



Monroe 6-unit

18461 Killarney Cir
Sold for \$2.28M
6 units, \$380K/Unit
\$373/SF, Built in 1988



Alexan Access

2927 Alderwood Mall Blvd
Sold for \$142M
383 units, \$370K/Unit
\$336/SF, Built in 2023



Norge Apartments

1050 5th Ave S
Sold for \$6M
21 units, \$286K/Unit
\$284/SF, Built in 1978



Greenacre Apartments

15027 179th Ave SE
Sold for \$2.07M
8 units, \$259K/Unit
\$287/SF, Built in 1967



Rainier Townhouses

6911 Rainier Dr
Sold for \$5.16M
24 units, \$215K/Unit
\$213/SF, Built in 1979



Villas at Lakewood

16800 27th Ave NE
Sold for \$51.3M
240 units, \$213K/Unit
\$223/SF, Built in 2014



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BLAKE INVESTMENT ADVISORS
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

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.