

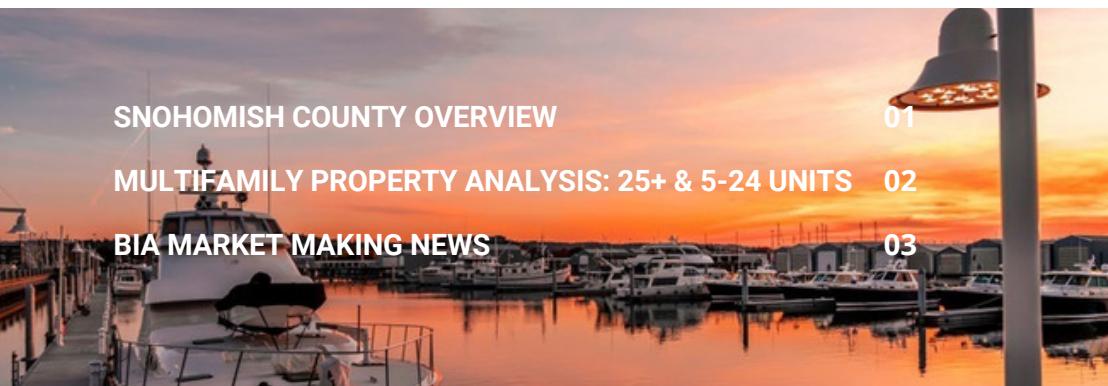


# 2025 Q4 SNOHOMISH COUNTY MULTIFAMILY METRICS

## 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

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

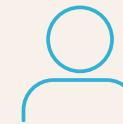
### BIA MARKET MAKING NEWS

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## 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+)



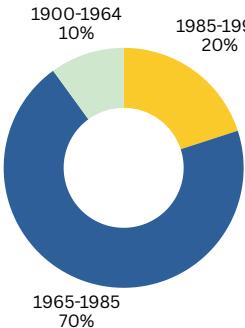
**1,251** -27% YOY  
UNITS UNDER  
CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

# SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

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

## 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 SALES FOR Q4 2025 BY PRICE/UNIT



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



### Greenacre Apartments

15027 179<sup>th</sup> 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



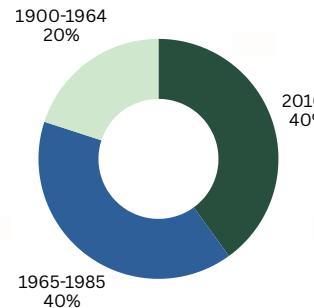
### Villas at Lakewood

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

# SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

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

## 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



Snohomish County passes 3,000-acre rezoning plan

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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.