




5+ UNIT PROPERTIES 2026 Q1 SALES DATA

	2025 Q4	2026 Q1	+ / -
Total Sales Volume	\$248M	\$158M	-36%
Average Price/Unit	\$226K	\$261K	+15%
Average Price/SF	\$259	\$268	+3.4%
Average Year Built	1980	1990	+10 YR
Average Rent	\$1,899	\$1,907	+0.4%
Average Occupancy	92.9%	93.4%	+0.5%
Buildings Sold	15	11	-26%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

 **873,800**
POPULATION

 **5.1%**
UNEMPLOYMENT

 **6.6%**
VACANCY RATE

 **\$114,841**
MEDIAN HH INCOME

 **\$51,836**
PER CAPITA INCOME

 **82,445**
UNITS TOTAL INVENTORY (5+)

 **1,718**
UNITS UNDER CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar



SNOHOMISH COUNTY OVERVIEW 01

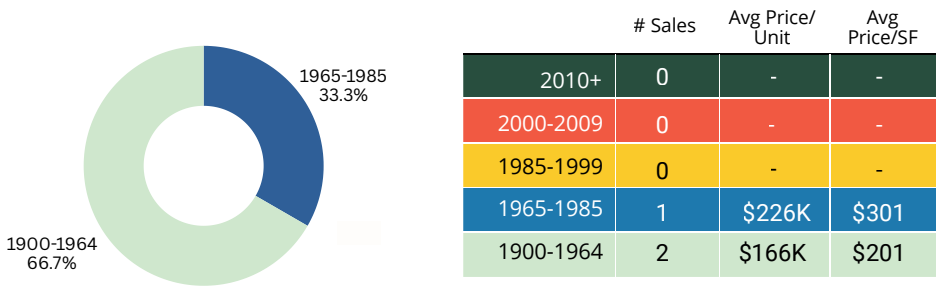
MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS 02

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SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q4	2026 Q1	+ / -
Total Sales Volume	\$28M	\$6.1M	-78%
Price/Unit	\$224K	\$263K	+17%
Price Per Sq Foot	\$269	\$309	+15%
Year Built	1977	1965	-8 YR

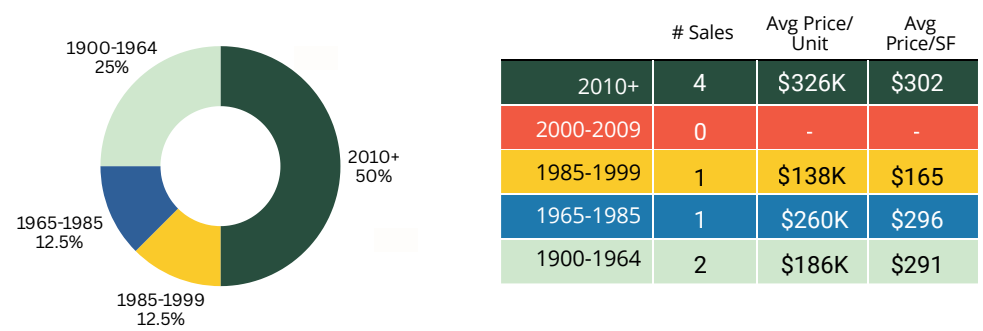
2026 Q1 TRANSACTIONS BY YEAR BUILT



SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q4	2026 Q1	+ / -
Total Sales Volume	\$220M	\$151M	-31%
Price/Unit	\$222K	\$260K	+17%
Price Per Sq Foot	\$239	\$258	+7.9%
Year Built	1987	1996	+9 YR

2026 Q1 TRANSACTIONS BY YEAR BUILT



TOP SALES SALES FOR Q1 2026 BY PRICE/UNIT



Allegro at the Woods

16525 Ash Way
Sold for \$44.27M
126 units, \$351K/Unit
\$221/SF, Built in 2025



Creekside

3309 132nd St SE
Sold for \$12M
36 units, \$333K/Unit
\$308/SF, Built in 2013



The Lake Apartments

18727 Blueberry Ln
Sold for \$37M
112 units, \$330K/Unit
\$377/SF, Built in 2018



Monroe Townhomes

356 Elizabeth St
Sold for \$1.81M
6 units, \$301K/Unit
\$316/SF, Built in 1963



Allegro Lynnwood

16605 Ash Way
Sold for \$5.16M
24 units, \$215K/Unit
\$213/SF, Built in 1979



Parkside Apartments

700 W Maple St
Sold for \$7.55M
29 units, \$260K/Unit
\$296/SF, Built in 1981



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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.