



2026 Q2 SNOHOMISH COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2026 Q2 SALES DATA

	2026 Q1	2026 Q2	+ / —
Total Sales Volume	\$158M	\$165M	+4.4%
Average Price/Unit	\$261K	\$249K	-4.6%
Average Price/SF	\$268	\$276	+2.9%
Average Year Built	1990	1977	-13 YR
Average Rent	\$1,907	\$1,908	+0.1%
Average Occupancy	93.4%	93.8%	+0.4%
Buildings Sold	11	10	-9.1%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

 **873,800**
POPULATION



4.8%
UNEMPLOYMENT



6.2%
VACANCY
RATE



\$114,841
MEDIAN HH
INCOME



\$51,836
PER CAPITA
INCOME



82,604
UNITS TOTAL
INVENTORY (5+)



2,065
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

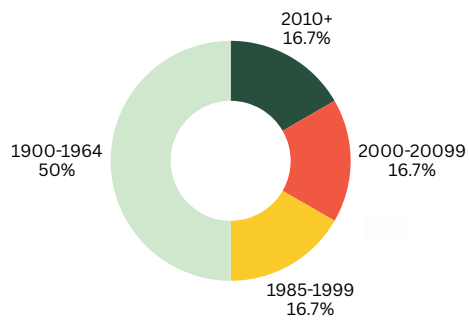
03



SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2026 Q1	2026 Q2	+ / -
Total Sales Volume	\$6.1M	\$13M	+113%
AVERAGE Price/Unit	\$263K	\$241K	-8.3%
Price Per Sq Foot	\$309	\$280	-9.4%
Year Built	1965	1977	+12 YR

2026 Q2 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	1	\$245K	\$368
2000-2009	1	\$198K	\$192
1985-1999	1	\$413K	\$315
1965-1985	0	-	-
1900-1964	3	\$196K	\$272

TOP SALES SALES FOR Q2 2026 BY PRICE/UNIT



Lynnwood Apt Homes

5911 200th St SW
Sold for \$2.065M
5 units, \$413K/Unit
\$315/SF, Built in 1991



Terra at Monroe

18463 Blueberry Ln SE
Sold for \$66.5M
222 units, \$300K/Unit
\$262/SF, Built in 1991



Waterford Apartments

2020 Lake Heights Dr
Sold for \$53.3M
200 units, \$267K/Unit
\$275/SF, Built in 1989



Edmonds 6 Unit

533 4th Ave S
Sold for \$1.45M
6 units, \$241K/Unit
\$337/SF, Built in 1960



Terra at Meadowdale

4428 176th St SW
Sold for \$7.62M
32 units, \$238K/Unit
\$238/SF, Built in 1984



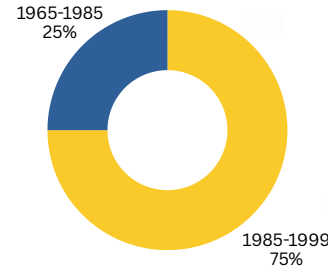
Latitude

12907 E Gibson Rd
Sold for \$25.35M
108 units, \$235K/Unit
\$307/SF, Built in 1986

SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2026 Q1	2026 Q2	+ / -
Total Sales Volume	\$151M	\$153M	+1.3%
AVERAGE Price/Unit	\$260K	\$259K	-0.3%
Price Per Sq Foot	\$258	\$270	+4.7%
Year Built	1996	1987	-9 YR

2026 Q2 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	3	\$266K	\$281
1965-1985	1	\$238K	\$238
1900-1964	0	-	-



Boeing invests \$1B to expand 737 MAX production in Everett, WA

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Snohomish County Economic Overview 2025: Aerospace, Manufacturing, and Workforce Growth

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Developer proposes 294-unit apartment building near Lynnwood light rail

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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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