



2026 Q3 SNOHOMISH COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2026 Q3 SALES DATA

	2026 Q2	2026 Q3	+ / —
Total Sales Volume	\$165M	\$396M	+140%
Average Price/Unit	\$249K	\$289K	+16%
Average Price/SF	\$276	\$323	+17%
Average Year Built	1977	1989	+12 YR
Average Rent	\$1,908	\$1,877	-1.6%
Average Occupancy	93.8%	93.9%	+0.1%
Buildings Sold	10	5	-50%

Source: Blake Investment Advisors' Research Department, CoStar

SNOHOMISH COUNTY OVERVIEW

 **879,700**
POPULATION



4.8%
UNEMPLOYMENT



6.1%
VACANCY
RATE



\$111,246
MEDIAN HH
INCOME



\$54,628
PER CAPITA
INCOME



82,794
UNITS TOTAL
INVENTORY (5+)



2,202
UNITS UNDER
CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar,
Census.Gov

SNOHOMISH COUNTY OVERVIEW

01

MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS

02

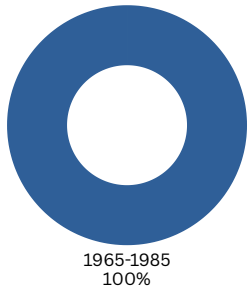
BIA MARKET MAKING NEWS

03

SNOHOMISH COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2026 Q2	2026 Q3	+ / -
Total Sales Volume	\$13M	\$2.7M	-79%
AVERAGE Price/Unit	\$241K	\$193K	-19%
Price Per Sq Foot	\$280	\$222	-21%
Year Built	1977	1967	-10 YR

2026 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	1	\$193K	\$222
1900-1964	0	-	-

TOP SALES SALES FOR Q3 2026 BY PRICE/UNIT



Windsor North Creek

20225 Bothell Everett Hwy
Sold for \$195M
524 units, \$372K/Unit
\$459/SF, Built in 1999



Woodcreek Apartments

14611 Admiralty Way
Sold for \$53M
164 units, \$323K/Unit
\$321/SF, Built in 2000



Larch Alderwood

15001 35th Ave W
Sold for \$112M
387 units, \$289K/Unit
\$302/SF, Built in 1989



Station 9

16720 6th Ave W
Sold for \$34M
126 units, \$269K/Unit
\$311/SF, Built in 1989



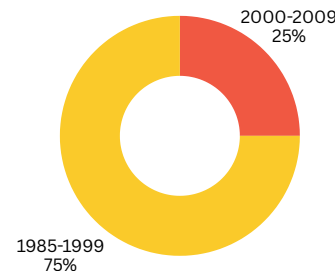
Fleming Apartments

6401 Fleming St
Sold for \$2.7M
14 units, \$193K/Unit
\$222/SF, Built in 1967

SNOHOMISH COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2026 Q2	2026 Q3	+ / -
Total Sales Volume	\$153M	\$394M	+157%
AVERAGE Price/Unit	\$259K	\$314K	+21%
Price Per Sq Foot	\$270	\$349	+29%
Year Built	1987	1994	+7 YR

2026 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	0	-	-
2000-2009	1	\$323K	\$321
1985-1999	3	\$310K	\$358
1965-1985	0	-	-
1900-1964	0	-	-



Economic Factors Curbing Snohomish County
Apartment Construction

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Snohomish County Adds 3,700 Jobs Over the Past
Year

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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.