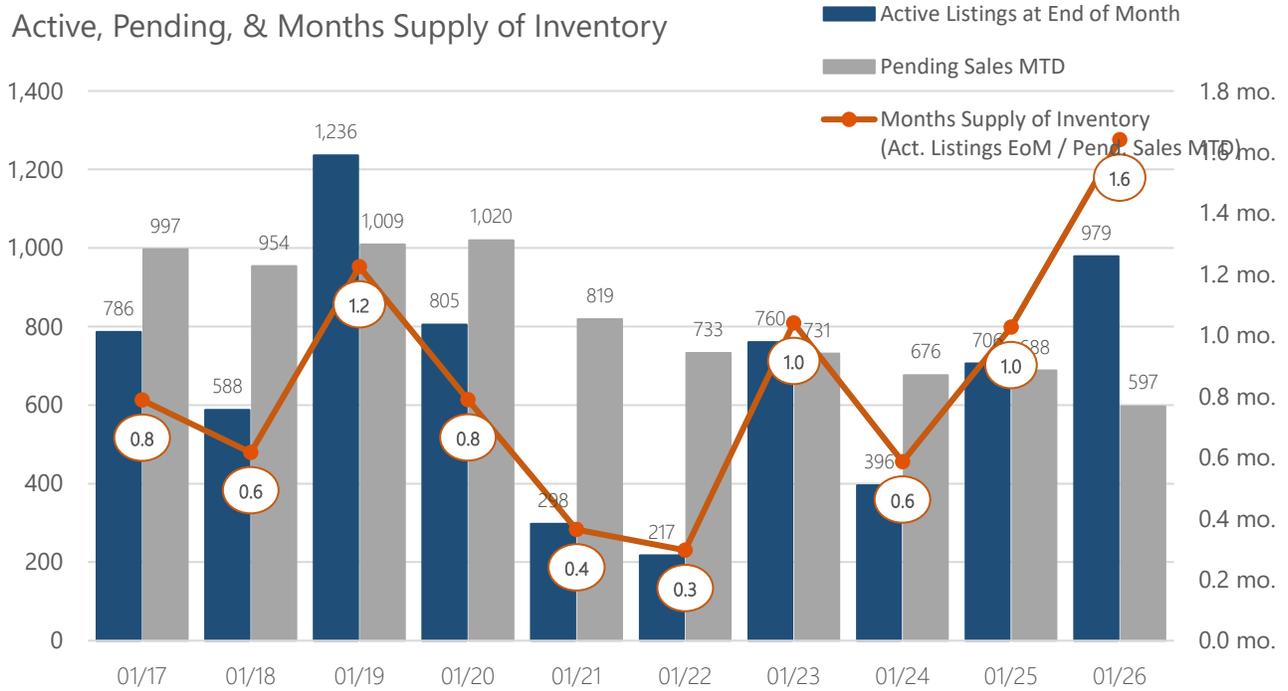
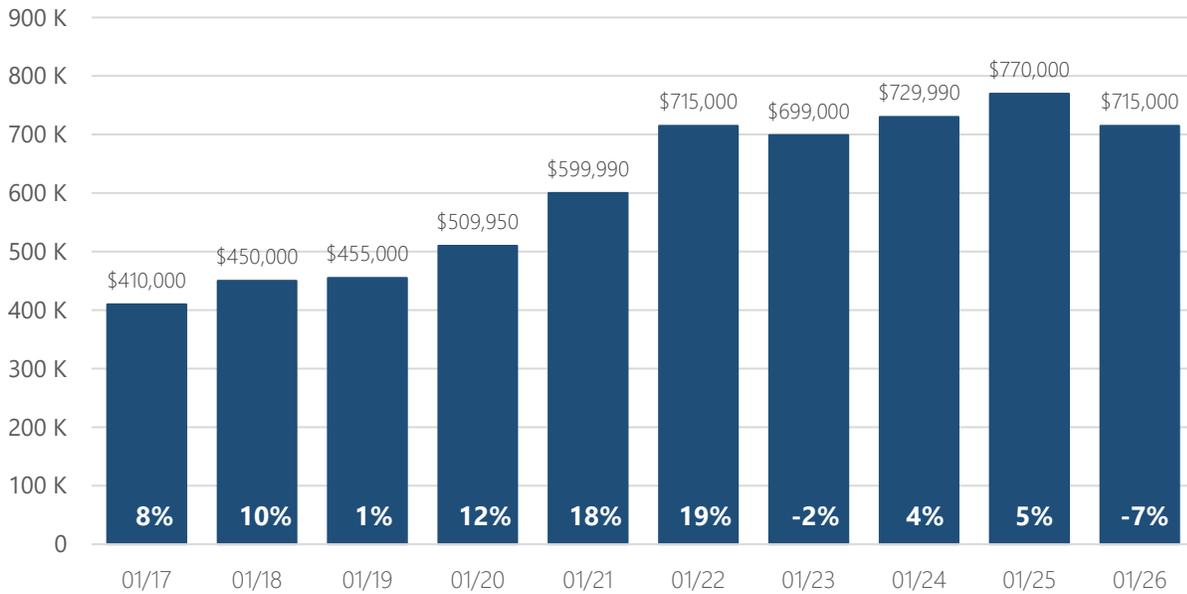


All Snohomish County
RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



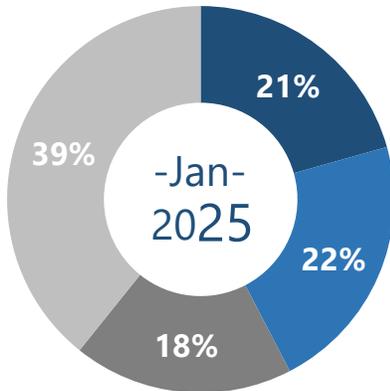
Median Closed Sales Price For Current Month Sold Properties



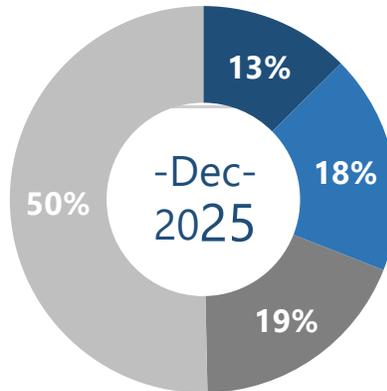
All Snohomish County

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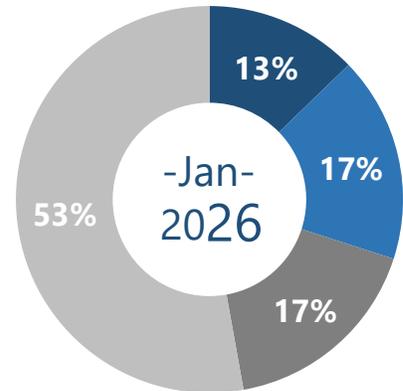
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

JANUARY 2026

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	9	28	28	108
NUMBER OF SALES IN MONTH	▶	43	58	58	178
MEDIAN % FROM ORIGINAL LIST PRICE	▶	2%	0%	-3%	N/A

All Snohomish County

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

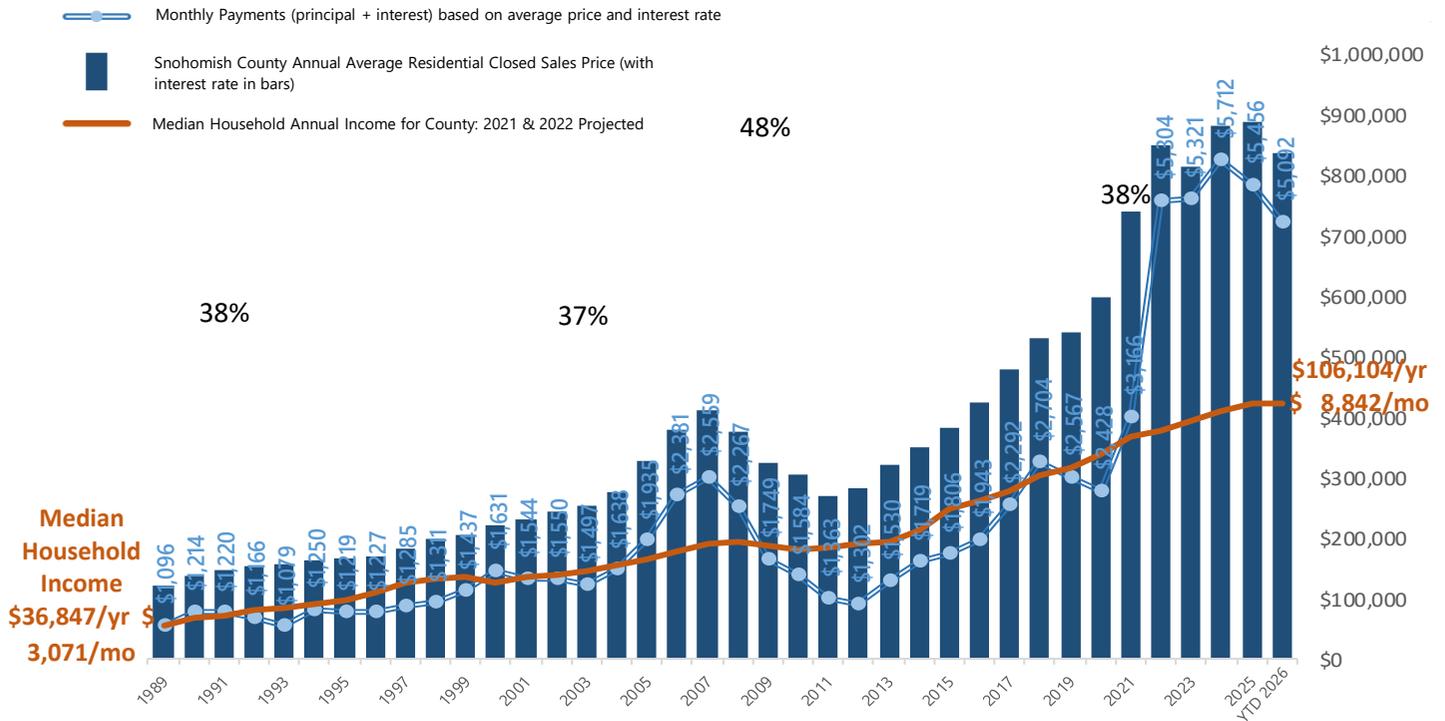
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	110	32.6%
15 - 30	99.2%	100.0%	49	14.5%
31 - 60	96.8%	98.6%	71	21.1%
61 - 90	95.1%	99.0%	48	14.2%
90+	91.0%	98.3%	59	17.5%
Totals			337	100.0%

The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$715,000	6.10%	\$4,333
January, 2025	\$770,000	6.96%	\$5,102
	-\$55,000	-0.86%	-\$769 Per Month
			-\$9,232 Per Year

* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

Monthly Payments Compared to Income Trendline Snohomish County



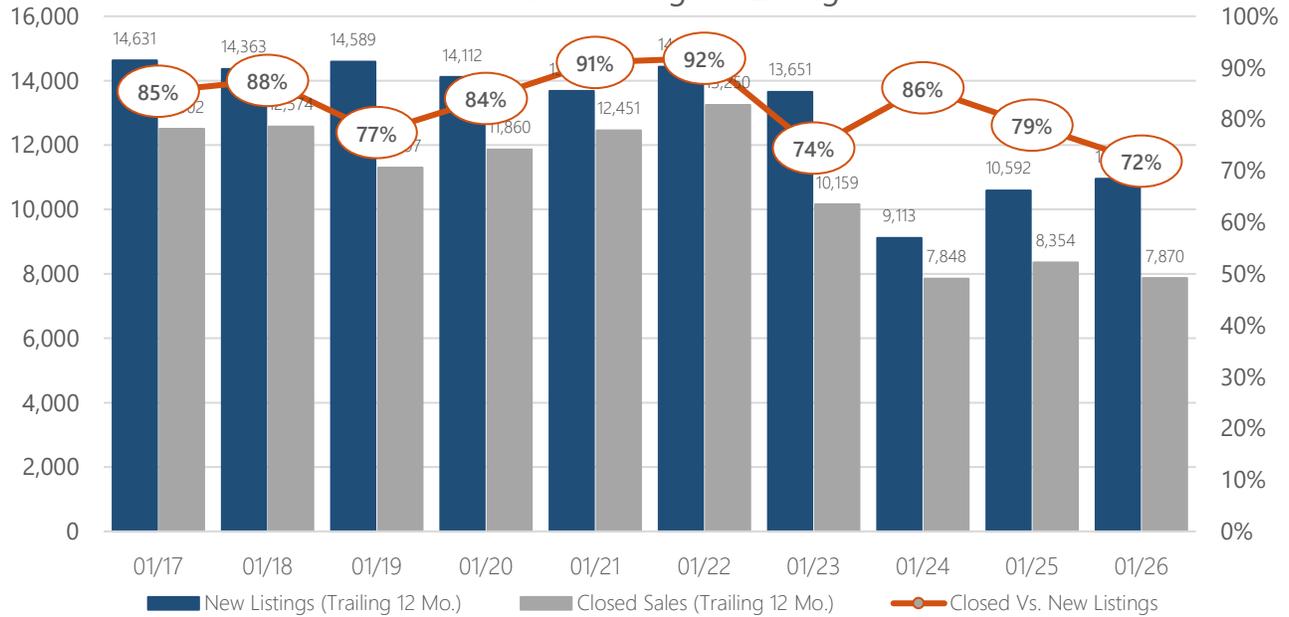
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income for County: 2021 & 2022 Projected</p>	<p>Payments tend to rise above the County Median Household Income Line and then return to it.</p>
<p>D</p>	<p>Monthly payments divided by median income</p>	<p>Monthly cycle peaks shown</p>

All Snohomish County

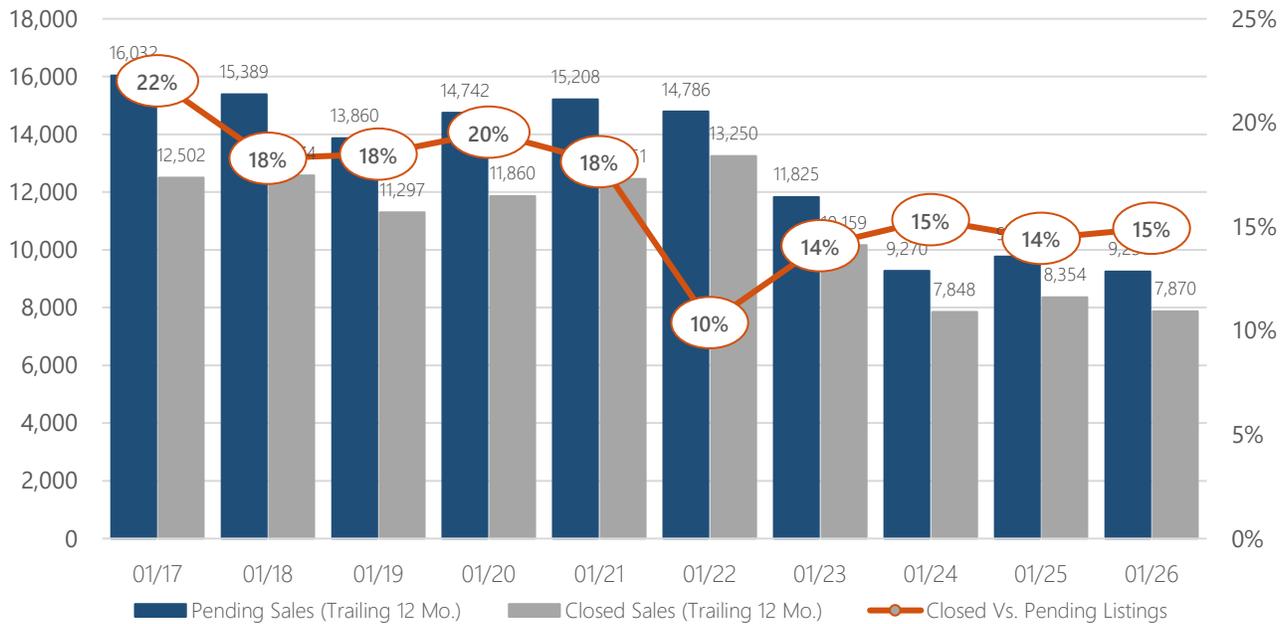
RESIDENTIAL ONLY

What Are The Odds of Selling?

Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL ONLY

Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9
320	1.2	1.0	1.7	701	0.0	0.0	0.0
330	0.7	1.2	1.9	705	0.9	1.2	2.0
340	0.7	1.0	1.0	710	1.0	1.4	2.0
350	0.7	0.9	1.9	715	0.5	2.3	1.0
360	0.8	2.1	5.2	720	1.2	1.1	1.6
380	1.3	1.9	2.1	730	0.5	0.7	1.3
385	1.3	2.1	3.6	740	0.4	0.9	1.4
390	1.5	2.2	2.2	750	0.6	1.0	1.7
500	1.3	1.2	1.4	760	1.0	1.5	1.9
510	0.6	3.0	4.2	770	0.7	1.2	2.0
520	2.1	3.1	3.7	800	2.5	2.7	2.7

0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

2 YEARS AGO

1 YEAR AGO

CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

All Snohomish County Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.6	1.0	0.6	60%
Active Listings at End of Month	979	706	273	39%
Pending Sales MTD	597	688	-91	-13%
Pending Sales (Trailing 12 Months)	9,251	9,764	-513	-5%
Closed Sales MTD	341	451	-110	-24%
Closed Sales (Trailing 12 Months)	7,870	8,354	-484	-6%
Closed Sales Price (Median)	\$715,000	\$770,000	-\$55,000	-7%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$4,333	\$5,102	-\$769	-15%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.0	1.6	0.3	22%
Active Listings at End of Month	267	231	36	16%
Pending Sales MTD	136	143	-7	-5%
Pending Sales (Trailing 12 Months)	1,855	1,998	-143	-7%
Closed Sales MTD	97	105	-8	-8%
Closed Sales (Trailing 12 Months)	1,608	1,687	-79	-5%
Closed Sales Price (Median)	\$470,000	\$570,000	-\$100,000	-18%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$2,848	\$3,777	-\$929	-25%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.7	1.1	0.6	51%
Active Listings at End of Month	1,246	937	309	33%
Pending Sales MTD	733	831	-98	-12%
Pending Sales (Trailing 12 Months)	11,106	11,762	-656	-6%
Closed Sales MTD	438	556	-118	-21%
Closed Sales (Trailing 12 Months)	9,478	10,041	-563	-6%
Closed Sales Price (Median)	\$678,500	\$748,752	-\$70,252	-9%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$4,112	\$4,961	-\$850	-17%

All Snohomish County RESIDENTIAL ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2026																
Active Listings (EOM)	979												39%	979	AVG	39%
New Listings Taken in Month	744												-3%	744	YTD	-3%
# of Pending Transactions	597												-13%	597	YTD	-13%
Months Supply of Inventory	1.6												60%	1.6	AVG	60%
# of Closed Sales	341												-24%	341	YTD	-24%
Median Closed Price	715,000												-7%	715,000	WA	-7%
2025																
Active Listings (EOM)	706	754	864	1,048	1,440	1,646	1,731	1,684	1,634	1,588	1,236	891	78%	706	AVG	78%
New Listings Taken in Month	765	693	1,027	1,082	1,451	1,188	1,106	952	976	891	485	354	2%	765	YTD	35%
# of Pending Transactions	688	650	888	857	978	848	880	845	839	764	643	462	2%	688	YTD	2%
Months Supply of Inventory	1.0	1.2	1.0	1.2	1.5	1.9	2.0	2.0	1.9	2.1	1.9	1.9	75%	1.0	AVG	75%
# of Closed Sales	451	533	639	696	773	796	780	733	700	713	573	593	-5%	451	YTD	-5%
Median Closed Price	770,000	785,000	790,000	799,950	833,000	815,000	805,000	790,000	750,000	770,000	750,000	760,000	5%	770,000	WA	5%
2024																
Active Listings (EOM)	396	455	484	587	934	1,133	1,168	1,143	1,178	1,139	887	637	-48%	396	AVG	-48%
New Listings Taken in Month	567	760	912	1,000	1,300	1,139	990	993	954	874	538	367	-5%	567	YTD	-5%
# of Pending Transactions	676	723	878	889	970	889	884	957	848	830	682	526	-8%	676	YTD	-8%
Months Supply of Inventory	0.6	0.6	0.6	0.7	1.0	1.3	1.3	1.2	1.4	1.4	1.3	1.2	-44%	0.6	AVG	-44%
# of Closed Sales	473	551	613	694	765	825	771	825	787	781	682	609	13%	473	YTD	13%
Median Closed Price	729,990	750,990	760,000	799,500	828,000	830,000	818,419	780,000	775,000	810,000	784,975	789,950	4%	729,990	WA	4%
2023																
Active Listings (EOM)	760	582	660	653	698	820	847	914	974	934	789	474	250%	760	AVG	250%
New Listings Taken in Month	598	609	846	791	984	1,033	944	940	856	698	522	323	-15%	598	YTD	-15%
# of Pending Transactions	731	806	784	804	929	925	928	813	735	696	588	586	0%	731	YTD	0%
Months Supply of Inventory	1.0	0.7	0.8	0.8	0.8	0.9	0.9	1.1	1.3	1.3	1.3	0.8	251%	1.0	AVG	251%
# of Closed Sales	417	538	703	628	717	756	748	837	741	653	525	529	-32%	417	YTD	-32%
Median Closed Price	699,000	690,560	724,000	767,500	780,000	774,975	751,250	730,563	749,900	729,950	725,000	684,995	-2%	699,000	WA	-2%
2022																
# of Active Listings	217	248	457	722	1,057	1,606	1,858	1,625	1,624	1,502	1,236	911	-27%	217	A	-27%
New Listings Taken in Month	703	958	1,507	1,534	1,715	1,778	1,524	1,180	1,106	833	579	339	-21%	703	YTD	-21%
# of Pending Transactions	733	932	1,298	1,251	1,335	1,067	1,090	1,250	961	754	651	505	-11%	733	YTD	-11%
Months Supply of Inventory	0.3	0.3	0.4	0.6	0.8	1.5	1.7	1.3	1.7	2.0	1.9	1.8	-19%	0.3	A	-19%
# of Closed Sales	609	556	987	1,075	1,167	1,160	944	908	926	788	637	594	-17%	609	T	-17%
Median Closed Price	715,000	745,725	800,000	839,298	815,000	799,950	770,000	749,999	735,000	730,000	700,000	700,000	19%	715,000	WA	19%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.
AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

All Snohomish County RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2021	Active Listings (EOM)	298	283	289	519	427	513	754	714	703	492	294	210	-63%	298	AVG	-63%
	New Listings Taken in Month	800	818	1,297	1,568	1,450	1,677	1,650	1,517	1,380	1,035	774	558	-11%	800	YTD	-11%
	# of Pending Transactions	819	860	1,297	1,350	1,526	1,612	1,442	1,610	1,424	1,283	1,011	638	-20%	819	YTD	-20%
	Months Supply of Inventory	0.4	0.3	0.2	0.4	0.3	0.3	0.5	0.4	0.5	0.4	0.3	0.3	-54%	0.4	AVG	-54%
	# of Closed Sales	735	662	946	1,035	1,169	1,375	1,378	1,363	1,372	1,268	1,111	962	13%	735	YTD	13%
	Median Closed Price	599,990	624,075	640,000	675,000	697,000	716,000	700,000	694,900	675,000	695,000	695,000	700,000	18%	599,990	WA	18%
2020	Active Listings (EOM)	805	675	886	1,049	1,015	873	876	799	672	652	416	296	-35%	805	AVG	-35%
	New Listings Taken in Month	895	952	1,286	1,038	1,236	1,283	1,487	1,448	1,426	1,309	728	684	0%	895	YTD	0%
	# of Pending Transactions	1,020	1,177	1,186	945	1,392	1,544	1,572	1,654	1,656	1,403	1,020	840	1%	1,020	YTD	1%
	Months Supply of Inventory	0.8	0.6	0.7	1.1	0.7	0.6	0.6	0.5	0.4	0.5	0.4	0.4	-36%	0.8	AVG	-36%
	# of Closed Sales	651	682	871	747	775	1,124	1,253	1,213	1,318	1,438	1,147	1,148	13%	651	YTD	13%
	Median Closed Price	509,950	515,000	525,000	525,000	516,000	541,875	575,000	555,000	569,997	579,972	566,000	573,495	12%	509,950	WA	12%
2019	Active Listings (EOM)	1,236	1,149	1,209	1,339	1,736	1,841	1,845	1,829	1,813	1,597	1,204	842	110%	1,236	AVG	110%
	New Listings Taken in Month	899	739	1,358	1,468	1,800	1,480	1,400	1,364	1,260	1,085	754	509	10%	899	YTD	10%
	# of Pending Transactions	1,009	842	1,385	1,408	1,462	1,433	1,380	1,396	1,292	1,248	1,068	808	6%	1,009	YTD	6%
	Months Supply of Inventory	1.2	1.4	0.9	1.0	1.2	1.3	1.3	1.3	1.4	1.3	1.1	1.0	99%	1.2	AVG	99%
	# of Closed Sales	574	672	901	966	1,141	1,215	1,127	1,234	1,036	1,057	918	942	-11%	574	YTD	-11%
	Median Closed Price	455,000	474,947	500,000	500,000	499,950	515,000	502,000	490,000	492,500	495,000	495,000	510,000	1%	455,000	WA	1%
2018	Active Listings (EOM)	588	604	679	870	1,246	1,609	1,768	2,024	2,213	2,087	1,757	1,317	-25%	588	AVG	-25%
	New Listings Taken in Month	817	878	1,280	1,431	1,794	1,686	1,467	1,481	1,350	1,105	792	426	3%	817	YTD	3%
	# of Pending Transactions	954	956	1,296	1,303	1,486	1,371	1,336	1,185	1,075	1,134	975	734	-4%	954	YTD	-4%
	Months Supply of Inventory	0.6	0.6	0.5	0.7	0.8	1.2	1.3	1.7	2.1	1.8	1.8	1.8	-22%	0.6	AVG	-22%
	# of Closed Sales	645	634	903	954	1,127	1,236	1,122	1,136	955	922	859	875	-15%	645	YTD	-15%
	Median Closed Price	450,000	485,000	475,000	505,975	500,000	511,500	495,000	492,225	484,995	473,247	470,000	470,000	10%	450,000	WA	10%
2017	Active Listings (EOM)	786	744	790	897	1,118	1,374	1,529	1,597	1,579	1,263	946	625	-29%	786	AVG	-29%
	New Listings Taken in Month	790	881	1,280	1,247	1,707	1,766	1,559	1,579	1,273	1,047	721	486	-8%	790	YTD	-8%
	# of Pending Transactions	997	1,053	1,332	1,236	1,572	1,601	1,517	1,550	1,317	1,412	1,065	780	-1%	997	YTD	-1%
	Months Supply of Inventory	0.8	0.7	0.6	0.7	0.7	0.9	1.0	1.0	1.2	0.9	0.9	0.8	-29%	0.8	AVG	-29%
	# of Closed Sales	763	741	917	904	1,148	1,233	1,258	1,339	1,203	1,135	1,019	1,032	14%	763	YTD	14%
	Median Closed Price	410,000	412,500	425,000	440,000	450,000	450,000	453,085	455,000	450,000	440,000	445,000	449,950	8%	410,000	WA	8%
2016	Active Listings (EOM)	1,111	1,112	1,124	1,294	1,339	1,529	1,680	1,761	1,857	1,580	1,263	903	-33%	1,111	AVG	-33%
	New Listings Taken in Month	863	1,080	1,339	1,524	1,576	1,616	1,542	1,493	1,362	980	780	549	-5%	863	YTD	-5%
	# of Pending Transactions	1,006	1,213	1,505	1,521	1,655	1,558	1,483	1,510	1,302	1,290	1,101	897	-1%	1,006	YTD	-1%
	Months Supply of Inventory	1.1	0.9	0.7	0.9	0.8	1.0	1.1	1.2	1.4	1.2	1.1	1.0	-33%	1.1	AVG	-33%
	# of Closed Sales	671	666	938	995	1,157	1,223	1,278	1,234	1,162	1,088	1,060	938	20%	671	YTD	20%
	Median Closed Price	378,950	359,000	385,000	375,000	389,950	395,000	405,000	400,000	395,000	386,599	399,991	399,952	17%	378,950	WA	17%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.
AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

All Snohomish County
RESIDENTIAL ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2016 - 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	690	661	744	898	1,101	1,294	1,406	1,409	1,425	1,283	1,003	711	1,052	AVG
% of 12 Month Avg.	66%	63%	71%	85%	105%	123%	134%	134%	135%	122%	95%	68%		
New Listings Taken in Month	770	837	1,213	1,268	1,501	1,465	1,367	1,295	1,194	986	667	460	13,022	T
% of 12 Month Avg.	71%	77%	112%	117%	138%	135%	126%	119%	110%	91%	61%	42%		
# of Pending Transactions	863	921	1,185	1,156	1,331	1,285	1,251	1,277	1,145	1,081	880	678	13,054	T
% of 12 Month Avg.	79%	85%	109%	106%	122%	118%	115%	117%	105%	99%	81%	62%		
Months Supply of Inventory	0.8	0.7	0.6	0.8	0.8	1.0	1.1	1.1	1.2	1.2	1.1	1.0	1.0	AVG
% of 12 Month Avg.	83%	74%	65%	80%	86%	104%	116%	114%	129%	123%	118%	108%		
# of Closed Units	599	624	842	869	994	1,094	1,066	1,082	1,020	984	853	822	10,850	T
% of 12 Month Avg.	66%	69%	93%	96%	110%	121%	118%	120%	113%	109%	94%	91%		
Median Closed Price	571,788	584,280	602,400	622,722	630,890	634,930	627,475	613,769	607,739	610,977	603,097	603,834	609,492	AVG
% of 12 Month Avg.	94%	96%	99%	102%	104%	104%	103%	101%	100%	100%	99%	99%		

MARKET UPDATE

January, 2026



All Snohomish County RESIDENTIAL ONLY Closed Sales by Price by Month 2026

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	11												11
\$500,000 - \$749,999	155												155
\$750,000 - \$999,999	85												85
\$1,000,000 - \$1,249,999	33												33
\$1,250,000 - \$1,499,999	20												20
\$1,500,000 - \$1,749,999	10												10
\$1,750,000 - \$1,999,999	3												3
\$2,000,000 - \$2,499,999	4												4
\$2,500,000 - \$2,999,999	4												4
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
Grand Total	325												325

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	13	16	15	12	12	19	26	15	27	26	20	19	13
\$500,000 - \$749,999	180	208	250	273	274	291	281	279	287	280	234	244	180
\$750,000 - \$999,999	129	144	192	179	228	214	221	203	186	190	152	169	129
\$1,000,000 - \$1,249,999	56	65	67	102	98	119	102	106	81	86	64	71	56
\$1,250,000 - \$1,499,999	22	40	45	62	80	59	60	60	47	51	34	35	22
\$1,500,000 - \$1,749,999	14	18	27	34	25	23	30	17	20	20	13	18	14
\$1,750,000 - \$1,999,999	13	10	17	10	16	22	14	17	16	8	12	6	13
\$2,000,000 - \$2,499,999	3	4	6	10	15	11	11	10	8	11	8	5	3
\$2,500,000 - \$2,999,999	1	0	0	1	1	5	6	2	1	2	0	3	1
\$3,000,000 - \$4,999,999	1	1	4	1	1	3	3	1	1	1	4	2	1
\$5,000,000 +	0	0	0	1	0	0	0	0	1	0	0	0	0
Grand Total	432	506	623	685	750	766	754	710	675	675	541	572	432

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	-15%												-15%
\$500,000 - \$749,999	-14%												-14%
\$750,000 - \$999,999	-34%												-34%
\$1,000,000 - \$1,249,999	-41%												-41%
\$1,250,000 - \$1,499,999	-9%												-9%
\$1,500,000 - \$1,749,999	-29%												-29%
\$1,750,000 - \$1,999,999	-77%												-77%
\$2,000,000 - \$2,499,999	33%												33%
\$2,500,000 - \$2,999,999	300%												300%
\$3,000,000 - \$4,999,999	-100%												-100%
\$5,000,000 +	N/A												N/A
Grand Total	-25%												-25%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.