

Local Market Update – May 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Snohomish County

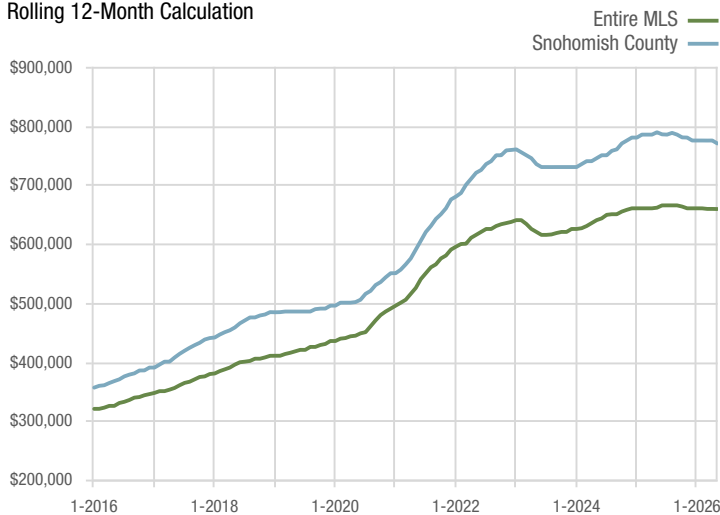
Residential	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,289	1,332	+ 3.3%	4,417	4,956	+ 12.2%
Pending Sales	781	881	+ 12.8%	3,274	3,281	+ 0.2%
Closed Sales	711	679	- 4.5%	2,967	2,691	- 9.3%
Days on Market Until Sale	19	24	+ 26.3%	26	34	+ 30.8%
Median Sales Price*	\$840,000	\$799,950	- 4.8%	\$790,000	\$775,000	- 1.9%
Average Sales Price*	\$932,081	\$902,923	- 3.1%	\$893,215	\$870,095	- 2.6%
Percent of List Price Received*	100.7%	99.8%	- 0.9%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	1,357	1,848	+ 36.2%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

Condo	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	255	263	+ 3.1%	953	1,099	+ 15.3%
Pending Sales	138	133	- 3.6%	655	625	- 4.6%
Closed Sales	144	132	- 8.3%	619	574	- 7.3%
Days on Market Until Sale	20	33	+ 65.0%	31	40	+ 29.0%
Median Sales Price*	\$510,000	\$495,000	- 2.9%	\$515,000	\$480,500	- 6.7%
Average Sales Price*	\$589,936	\$539,033	- 8.6%	\$590,698	\$552,725	- 6.4%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	338	475	+ 40.5%	—	—	—
Months Supply of Inventory	2.7	4.0	+ 48.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

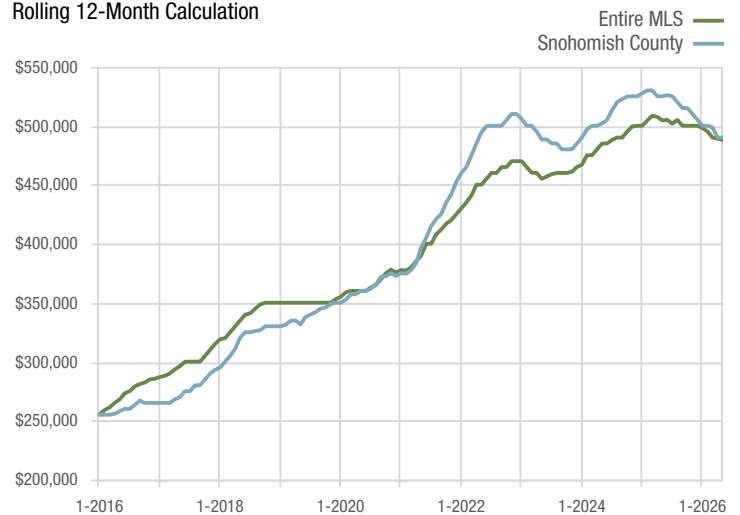
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.