

Local Market Update – July 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Snohomish County

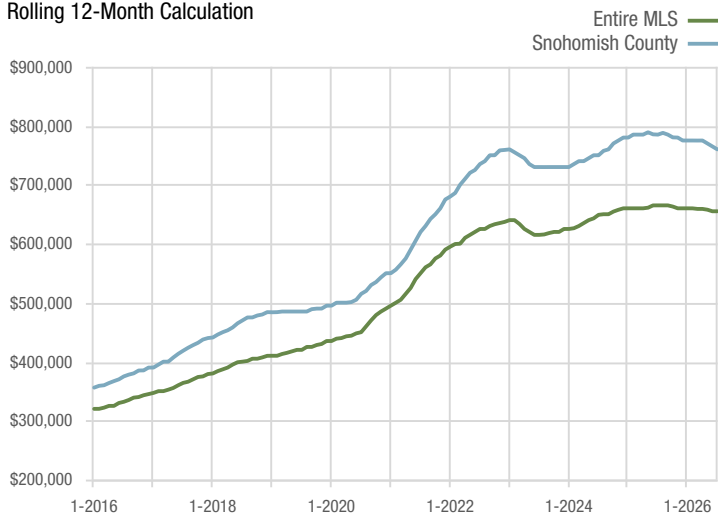
Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,010	1,239	+ 22.7%	6,500	7,323	+ 12.7%
Pending Sales	718	727	+ 1.3%	4,682	4,667	- 0.3%
Closed Sales	747	733	- 1.9%	4,463	4,267	- 4.4%
Days on Market Until Sale	25	28	+ 12.0%	25	31	+ 24.0%
Median Sales Price*	\$800,000	\$750,000	- 6.3%	\$794,950	\$764,995	- 3.8%
Average Sales Price*	\$908,393	\$854,343	- 6.0%	\$899,309	\$864,789	- 3.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	1,637	2,236	+ 36.6%	—	—	—
Months Supply of Inventory	2.5	3.6	+ 44.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	223	267	+ 19.7%	1,381	1,622	+ 17.5%
Pending Sales	128	159	+ 24.2%	910	919	+ 1.0%
Closed Sales	139	135	- 2.9%	900	852	- 5.3%
Days on Market Until Sale	32	31	- 3.1%	30	37	+ 23.3%
Median Sales Price*	\$510,000	\$499,000	- 2.2%	\$519,220	\$485,000	- 6.6%
Average Sales Price*	\$595,133	\$544,438	- 8.5%	\$596,689	\$556,226	- 6.8%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	377	522	+ 38.5%	—	—	—
Months Supply of Inventory	3.0	4.3	+ 43.3%	—	—	—

* 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.

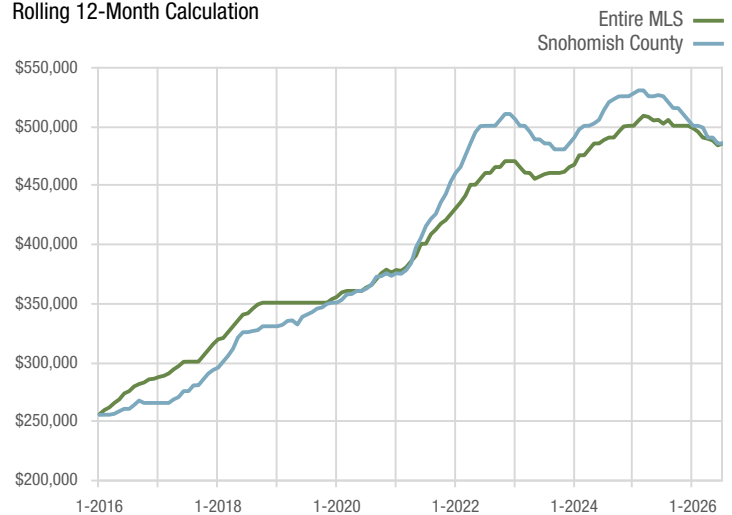
Median Sales Price - Residential

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.