



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Snohomish

Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



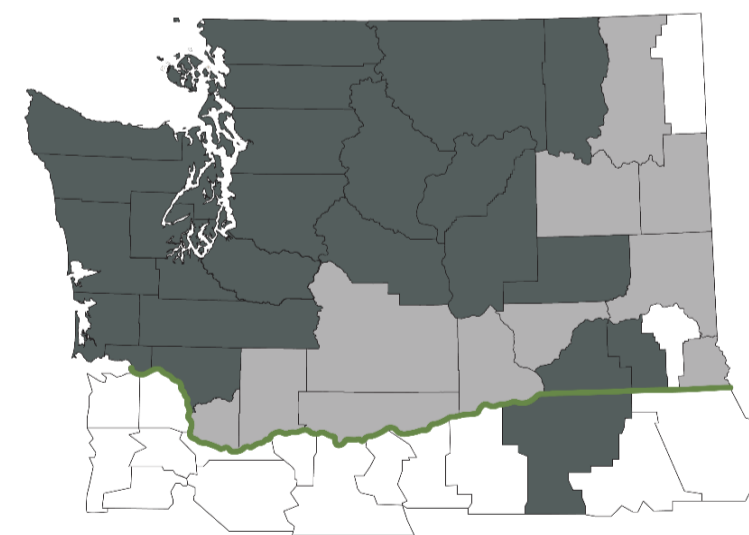
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

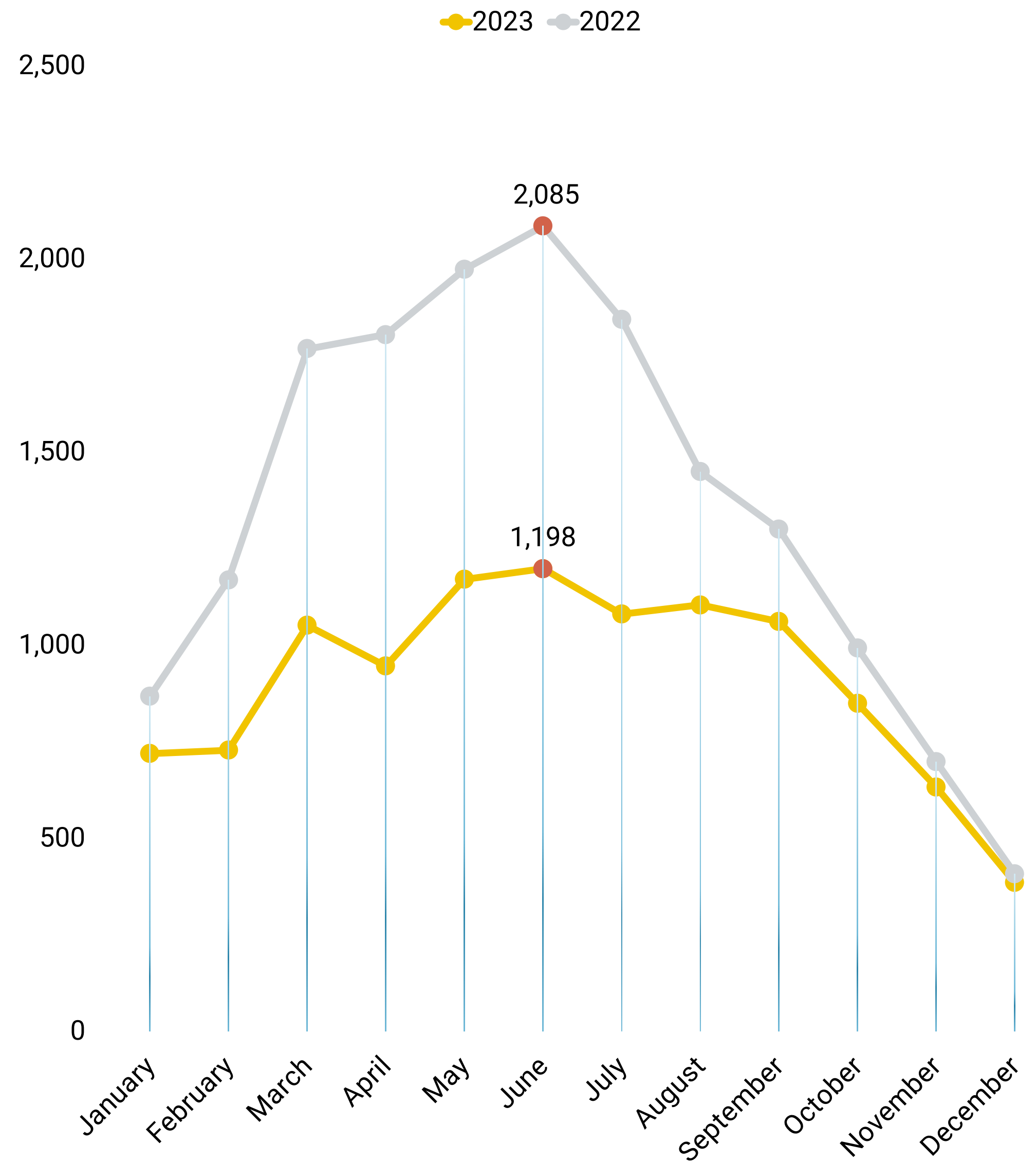
26

Snohomish: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	719	867	-17.07%
February	728	1,169	-37.72%
March	1,051	1,767	-40.52%
April	946	1,804	-47.56%
May	1,170	1,973	-40.70%
June	1,198	2,085	-42.54%
July	1,080	1,843	-41.40%
August	1,104	1,449	-23.81%
September	1,061	1,300	-18.38%
October	849	992	-14.42%
November	632	698	-9.46%
December	385	408	-5.64%
Total	10,923	16,355	
% chg.			-33.21%

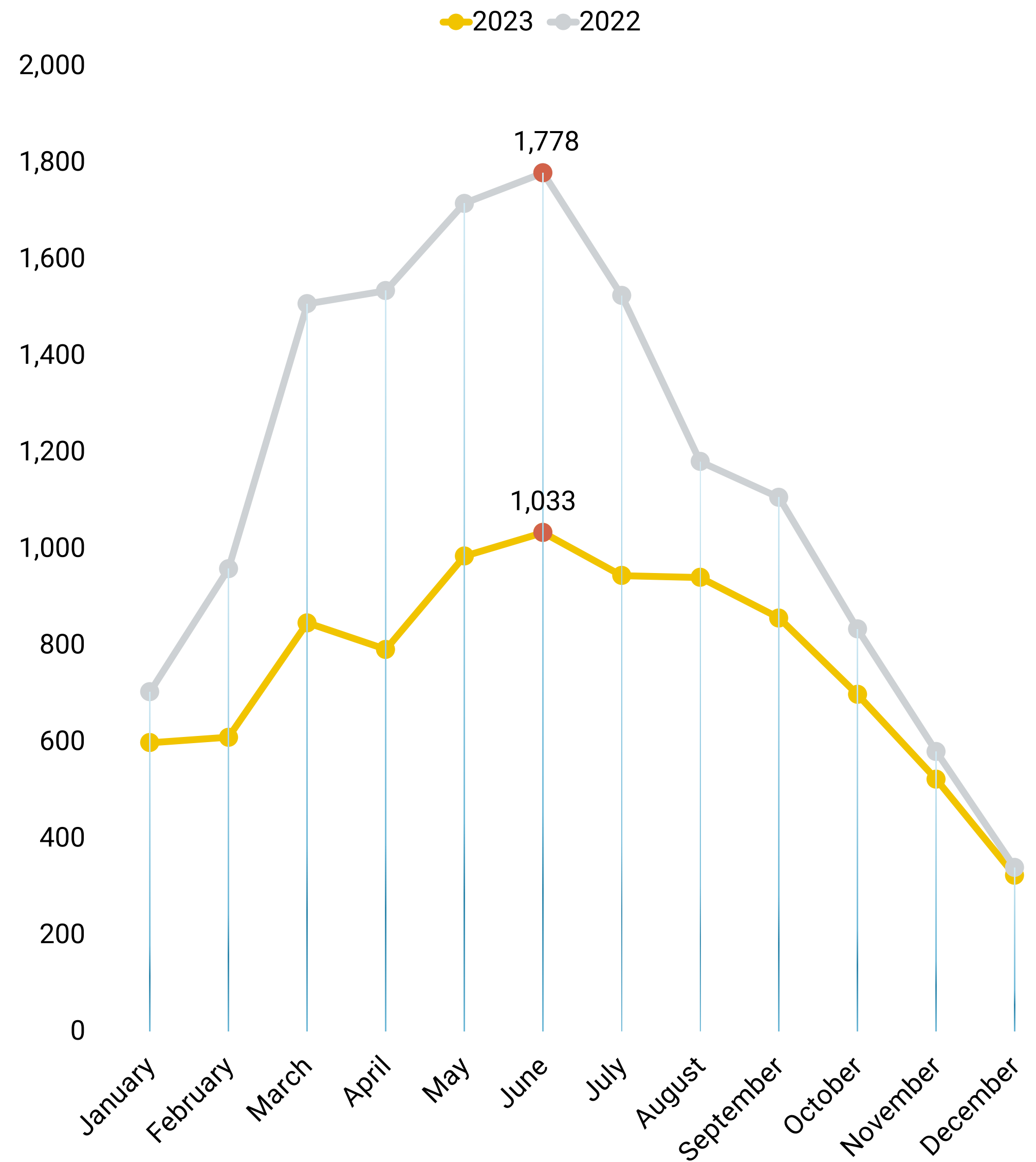


Snohomish: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	598	703	-14.94%
February	609	958	-36.43%
March	846	1,507	-43.86%
April	791	1,534	-48.44%
May	984	1,715	-42.62%
June	1,033	1,778	-41.90%
July	944	1,524	-38.06%
August	940	1,180	-20.34%
September	856	1,106	-22.60%
October	698	833	-16.21%
November	522	579	-9.84%
December	323	339	-4.72%
Total	9,144	13,756	
% chg.			-33.53%

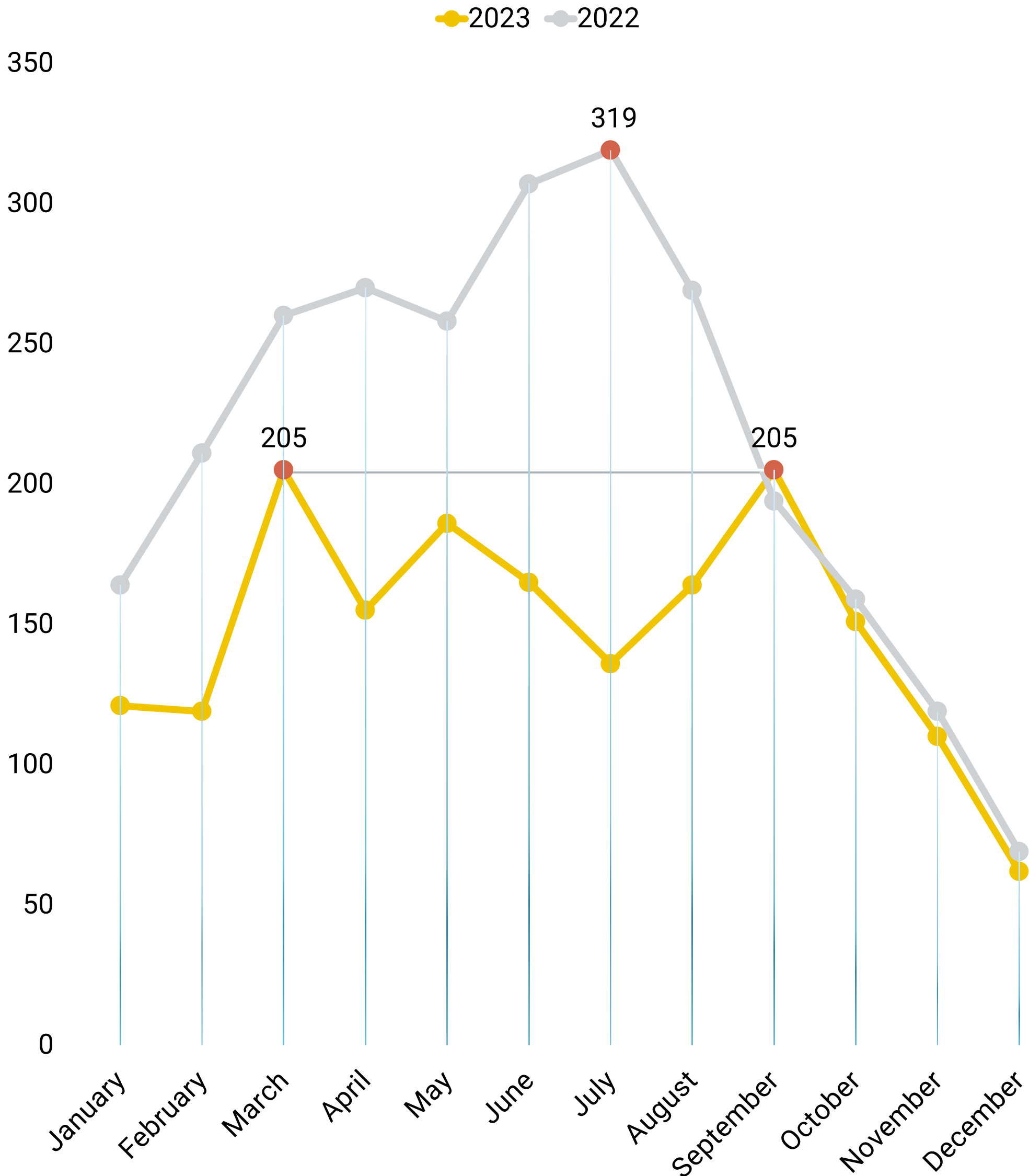


Snohomish: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	121	164	-26.22%
February	119	211	-43.60%
March	205	260	-21.15%
April	155	270	-42.59%
May	186	258	-27.91%
June	165	307	-46.25%
July	136	319	-57.37%
August	164	269	-39.03%
September	205	194	5.67%
October	151	159	-5.03%
November	110	119	-7.56%
December	62	69	-10.14%
Total	1,779	2,599	
% chg.			-31.55%

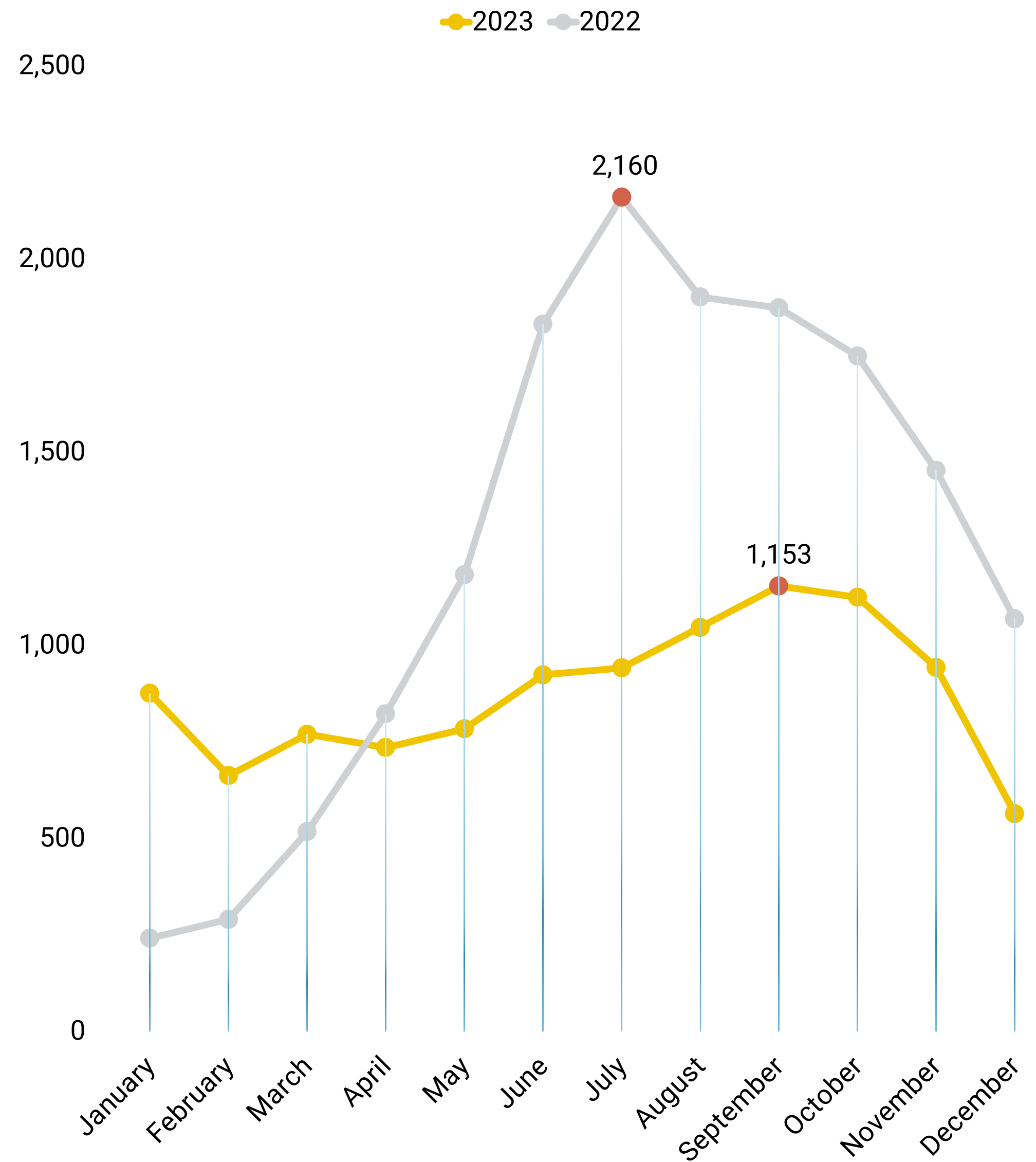


Snohomish: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	875	241	263.07%
February	662	290	128.28%
March	769	517	48.74%
April	735	822	-10.58%
May	783	1,182	-33.76%
June	923	1,831	-49.59%
July	941	2,160	-56.44%
August	1,046	1,901	-44.98%
September	1,153	1,873	-38.44%
October	1,124	1,748	-35.70%
November	942	1,452	-35.12%
December	564	1,068	-47.19%
Total	10,517	15,085	
% chg.			-30.28%

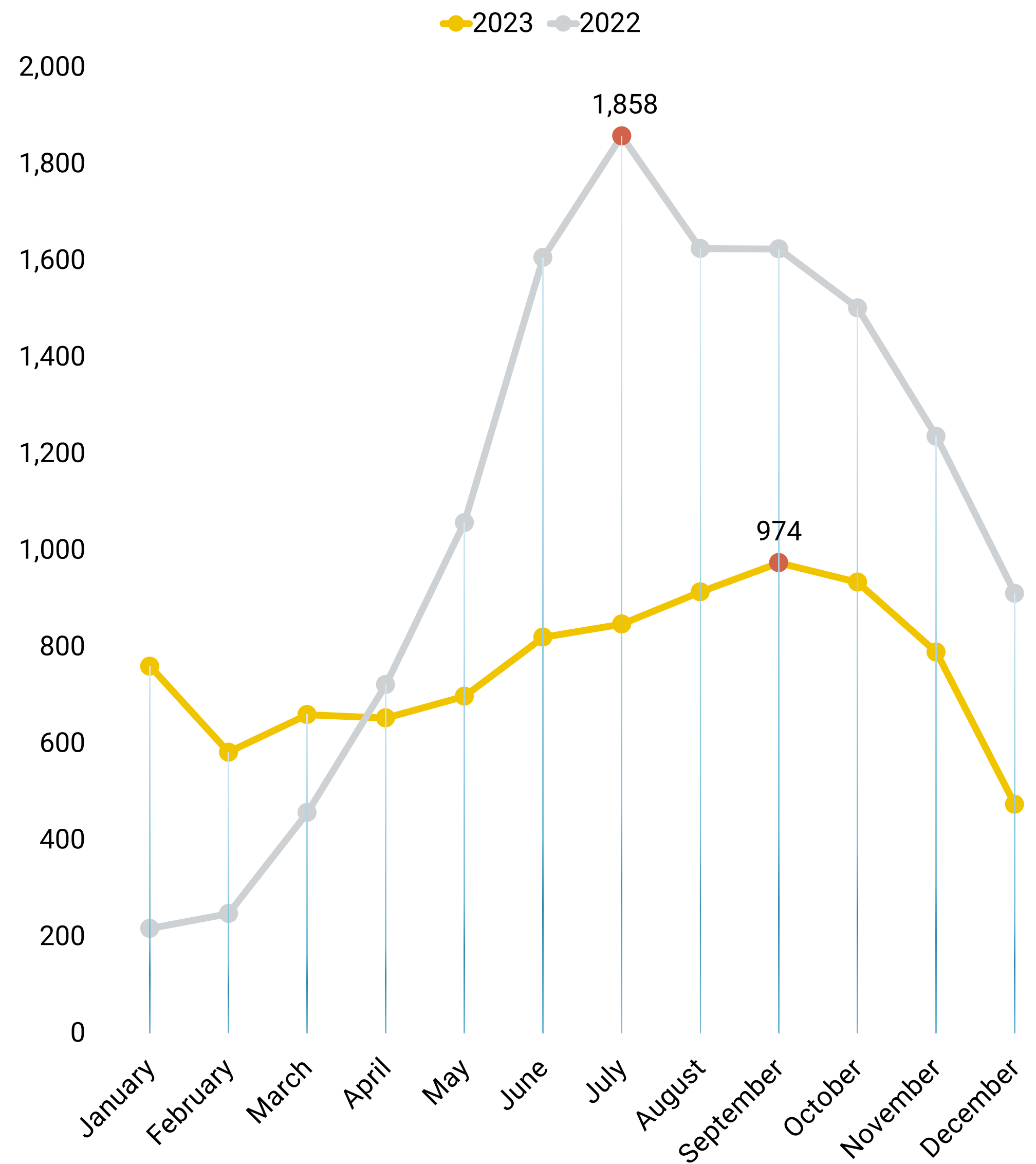


Snohomish: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	760	217	250.23%
February	582	248	134.68%
March	660	457	44.42%
April	653	722	-9.56%
May	698	1,057	-33.96%
June	820	1,606	-48.94%
July	847	1,858	-54.41%
August	914	1,625	-43.75%
September	974	1,624	-40.02%
October	934	1,502	-37.82%
November	789	1,236	-36.17%
December	474	911	-47.97%
Total	9,105	13,063	
% chg.			-30.30%

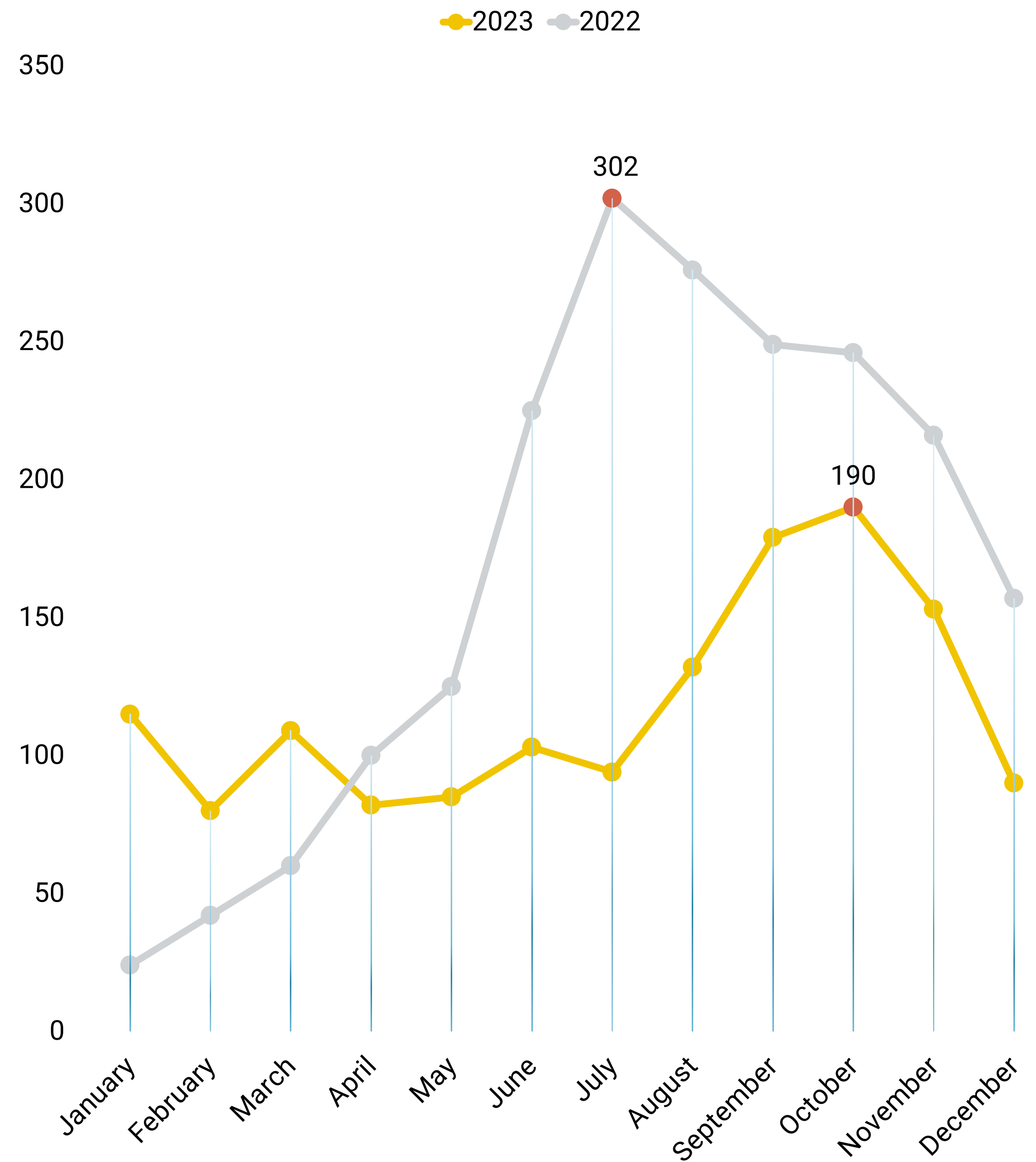


Snohomish: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	115	24	379.17%
February	80	42	90.48%
March	109	60	81.67%
April	82	100	-18.00%
May	85	125	-32.00%
June	103	225	-54.22%
July	94	302	-68.87%
August	132	276	-52.17%
September	179	249	-28.11%
October	190	246	-22.76%
November	153	216	-29.17%
December	90	157	-42.68%
Total	1,412	2,022	
% chg.			-30.17%



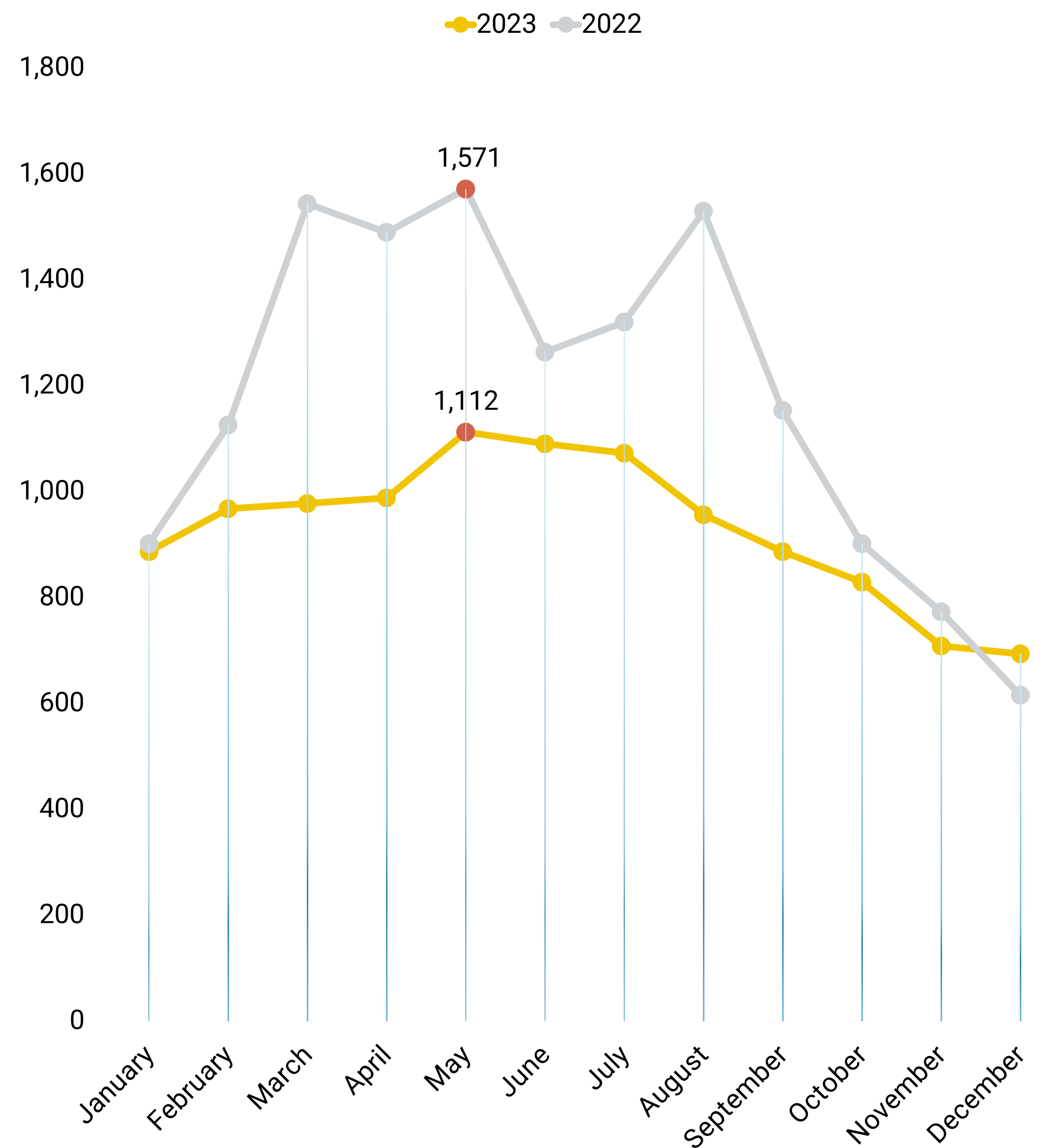
Snohomish: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	886	901	-1.66%
February	967	1,125	-14.04%
March	977	1,543	-36.68%
April	988	1,489	-33.65%
May	1,112	1,571	-29.22%
June	1,090	1,263	-13.70%
July	1,072	1,320	-18.79%
August	956	1,529	-37.48%
September	886	1,153	-23.16%
October	829	901	-7.99%
November	708	773	-8.41%
December	693	615	12.68%
Total	11,164	14,183	
% chg.			-21.29%



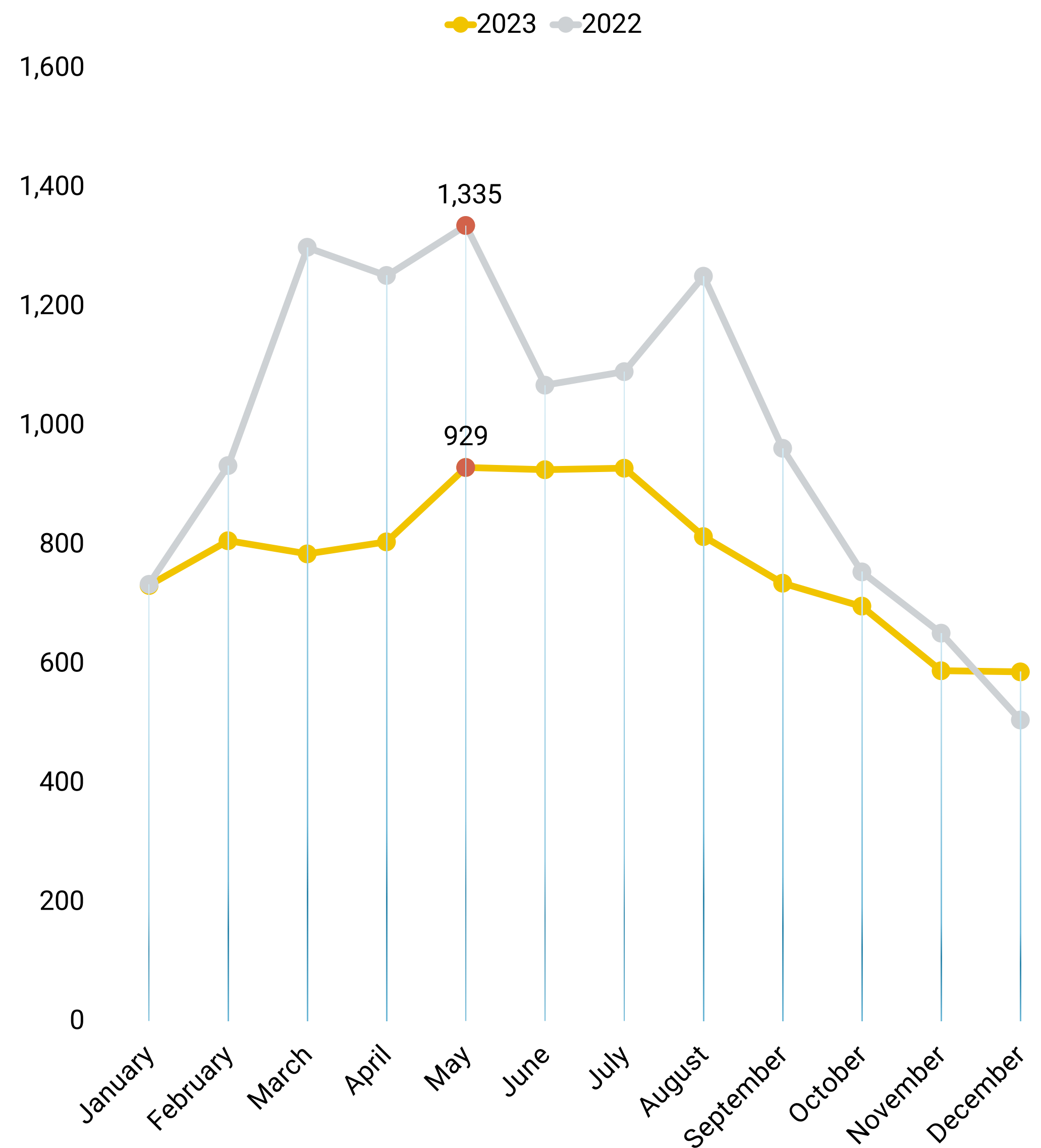
Snohomish: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	731	733	-0.27%
February	806	932	-13.52%
March	784	1,298	-39.60%
April	804	1,251	-35.73%
May	929	1,335	-30.41%
June	925	1,067	-13.31%
July	928	1,090	-14.86%
August	813	1,250	-34.96%
September	735	961	-23.52%
October	696	754	-7.69%
November	588	651	-9.68%
December	586	505	16.04%
Total	9,325	11,827	
% chg.			-21.15%



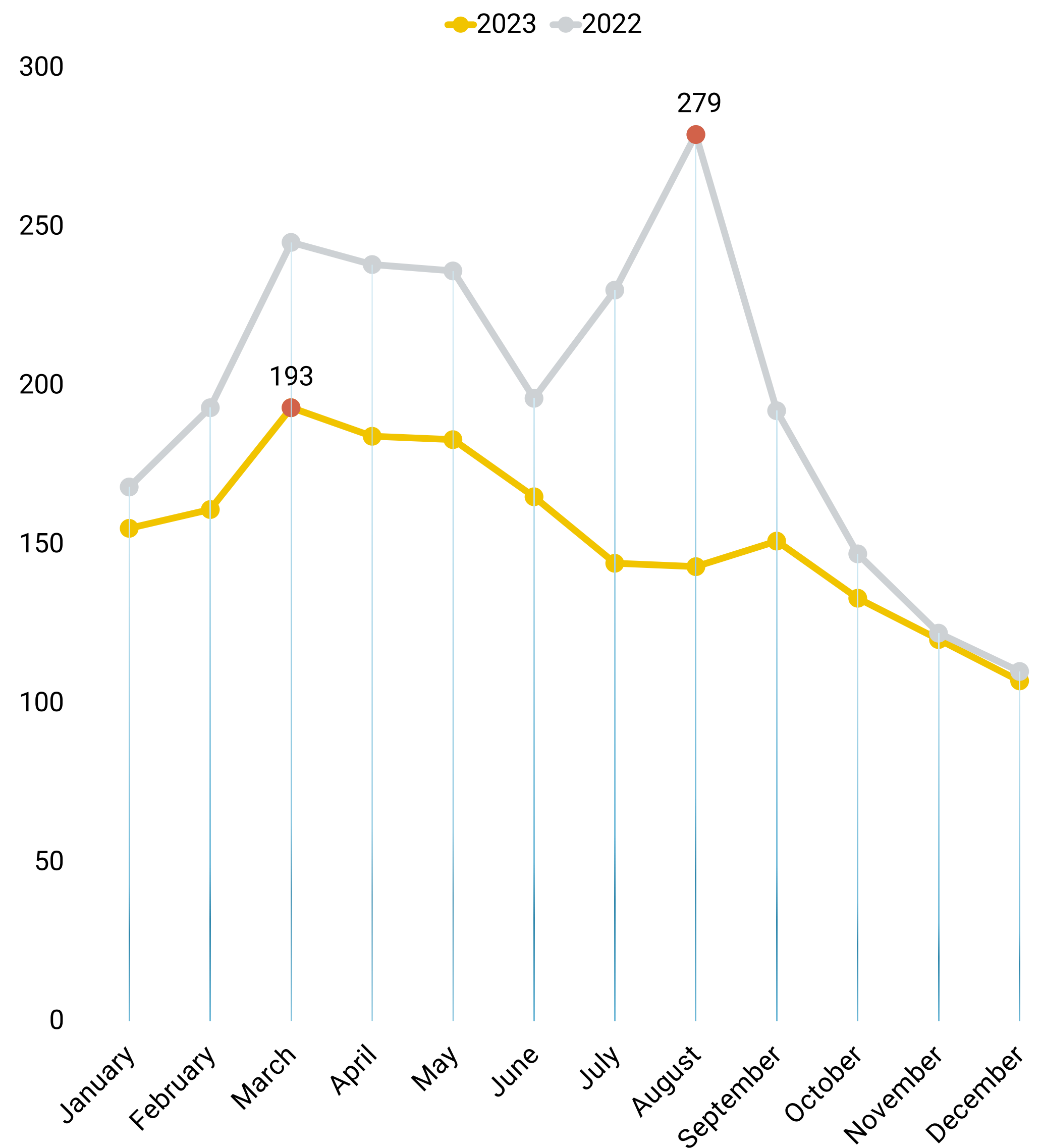
Snohomish: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	155	168	-7.74%
February	161	193	-16.58%
March	193	245	-21.22%
April	184	238	-22.69%
May	183	236	-22.46%
June	165	196	-15.82%
July	144	230	-37.39%
August	143	279	-48.75%
September	151	192	-21.35%
October	133	147	-9.52%
November	120	122	-1.64%
December	107	110	-2.73%
Total	1,839	2,356	
% chg.			-21.94%

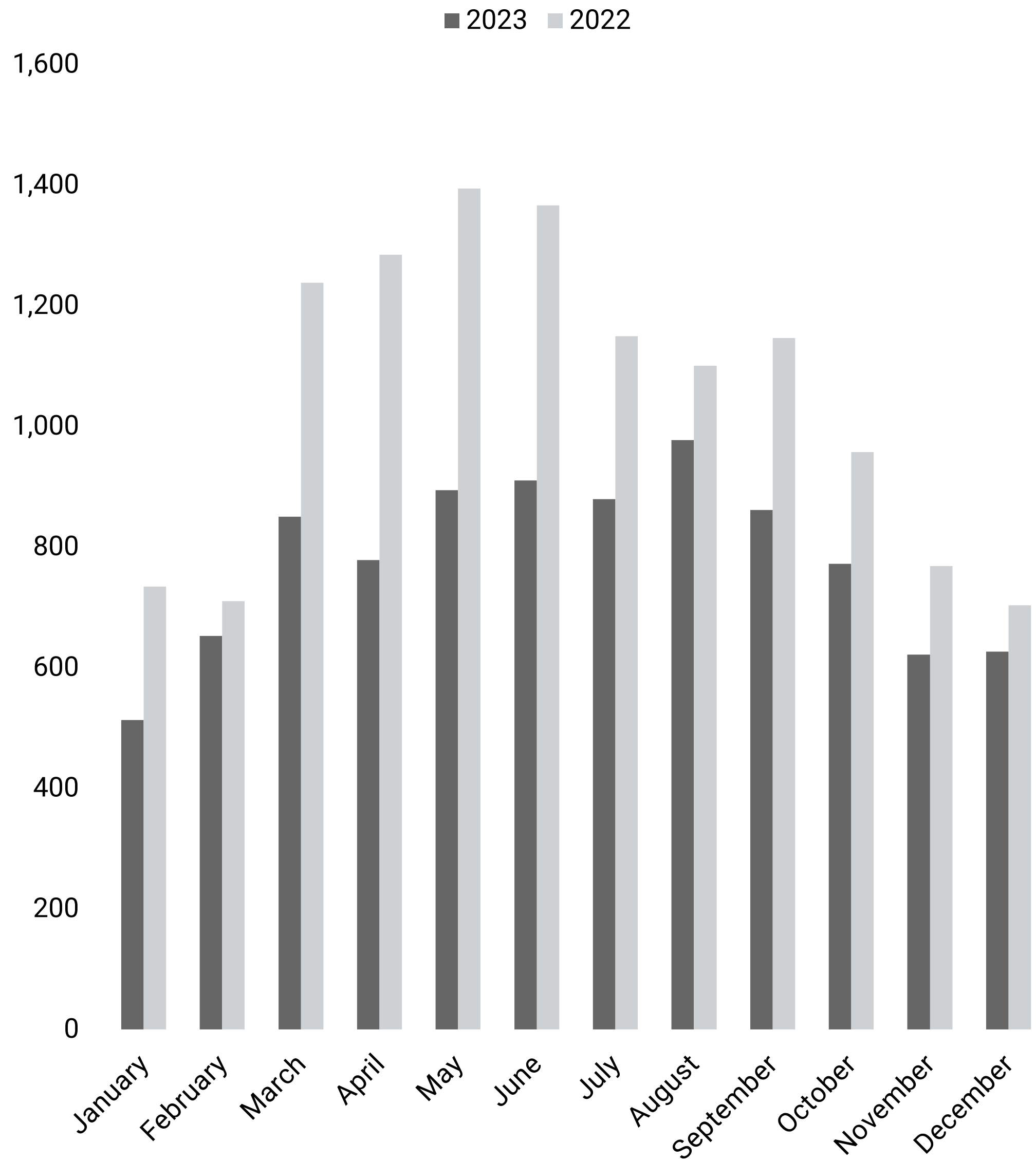


Snohomish: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	513	734	-30.11%
February	652	710	-8.17%
March	850	1,238	-31.34%
April	778	1,284	-39.41%
May	894	1,394	-35.87%
June	910	1,366	-33.38%
July	879	1,149	-23.50%
August	977	1,100	-11.18%
September	861	1,146	-24.87%
October	772	957	-19.33%
November	621	768	-19.14%
December	626	703	-10.95%
Total	9,333	12,549	
% chg.			-25.63%

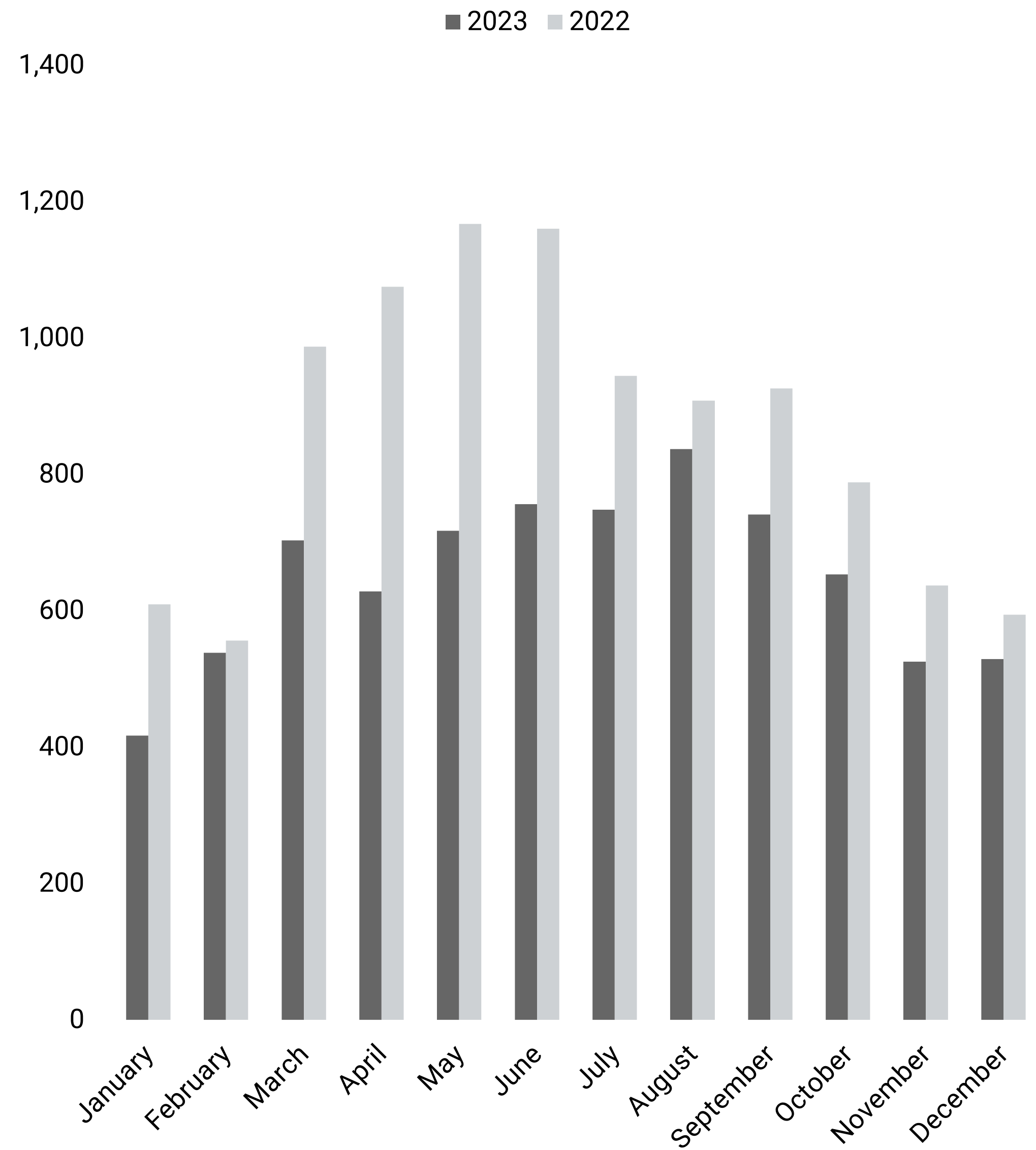


Snohomish: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	417	609	-31.53%
February	538	556	-3.24%
March	703	987	-28.77%
April	628	1,075	-41.58%
May	717	1,167	-38.56%
June	756	1,160	-34.83%
July	748	944	-20.76%
August	837	908	-7.82%
September	741	926	-19.98%
October	653	788	-17.13%
November	525	637	-17.58%
December	529	594	-10.94%
Total	7,792	10,351	
% chg.			-24.72%

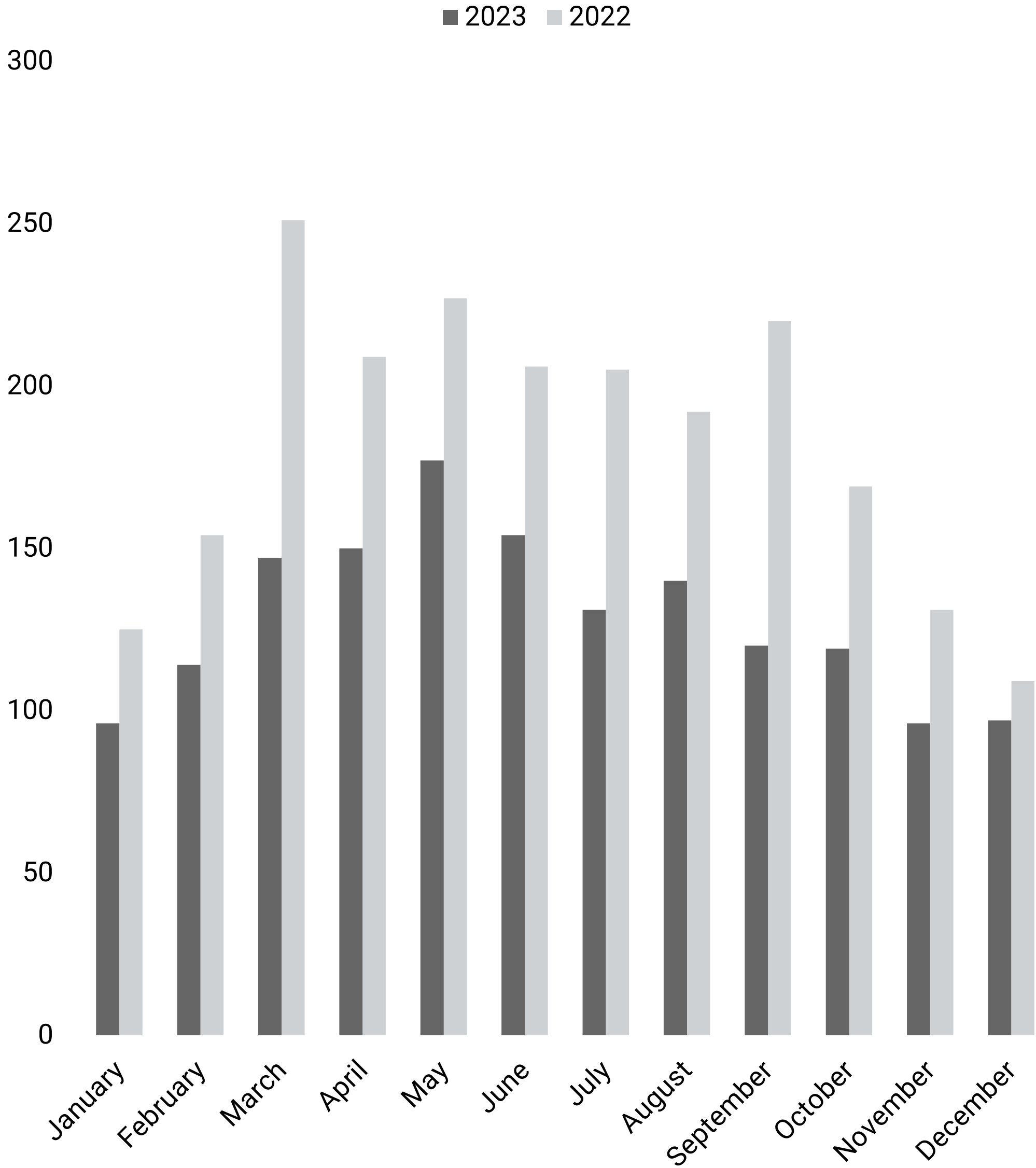


Snohomish: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	96	125	-23.20%
February	114	154	-25.97%
March	147	251	-41.43%
April	150	209	-28.23%
May	177	227	-22.03%
June	154	206	-25.24%
July	131	205	-36.10%
August	140	192	-27.08%
September	120	220	-45.45%
October	119	169	-29.59%
November	96	131	-26.72%
December	97	109	-11.01%
Total	1,541	2,198	
% chg.			-29.89%

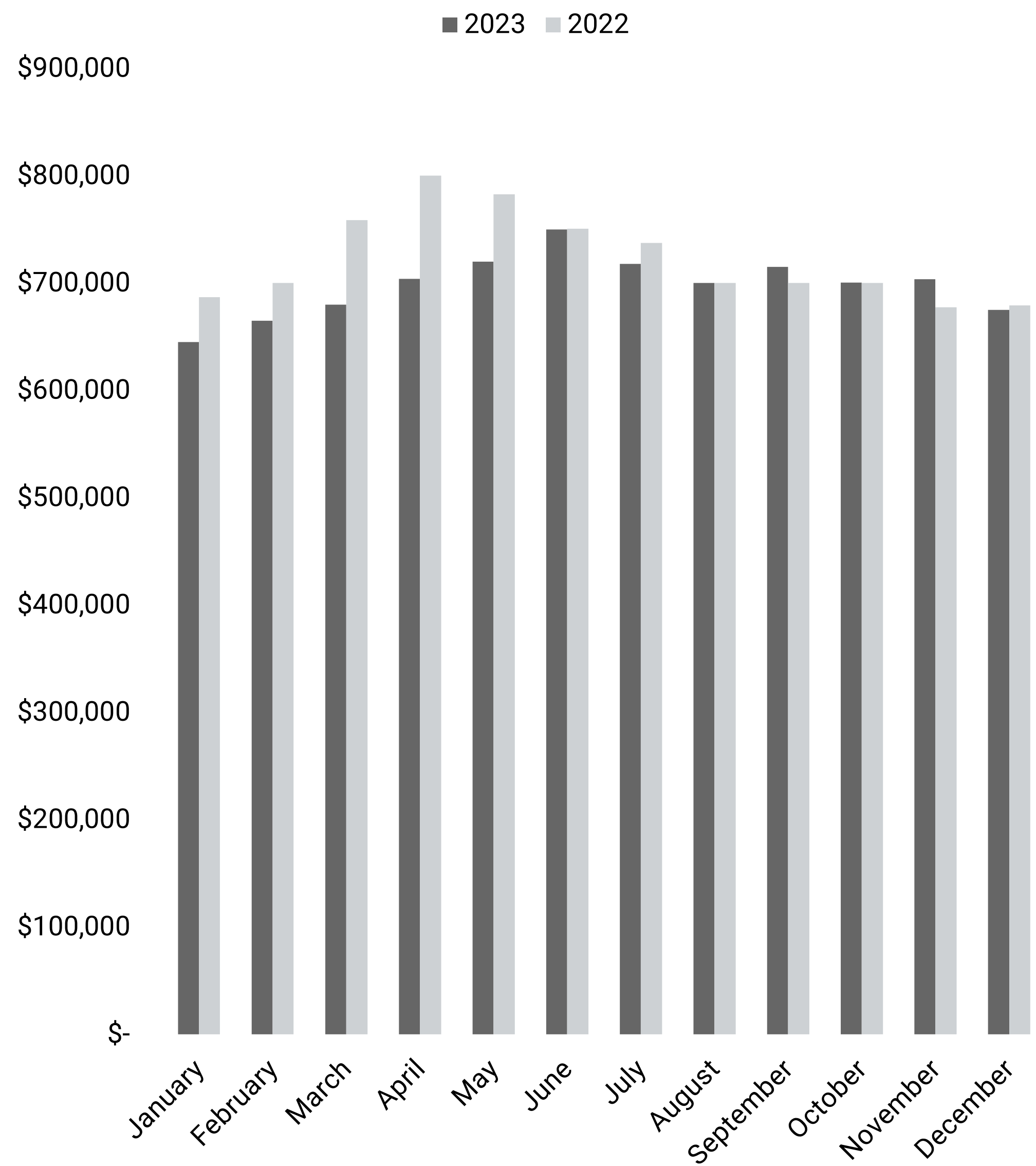


Snohomish: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 645,000	\$ 686,792	-6.09%
February	\$ 664,975	\$ 700,250	-5.04%
March	\$ 680,000	\$ 758,707	-10.37%
April	\$ 703,827	\$ 800,000	-12.02%
May	\$ 720,000	\$ 782,800	-8.02%
June	\$ 749,950	\$ 750,500	-0.07%
July	\$ 717,691	\$ 737,500	-2.69%
August	\$ 700,000	\$ 700,000	0.00%
September	\$ 715,000	\$ 700,000	2.14%
October	\$ 700,322	\$ 700,000	0.05%
November	\$ 703,635	\$ 677,475	3.86%
December	\$ 675,000	\$ 679,000	-0.59%
Total	\$ 700,000	\$ 730,000	
% chg.			-4.11%

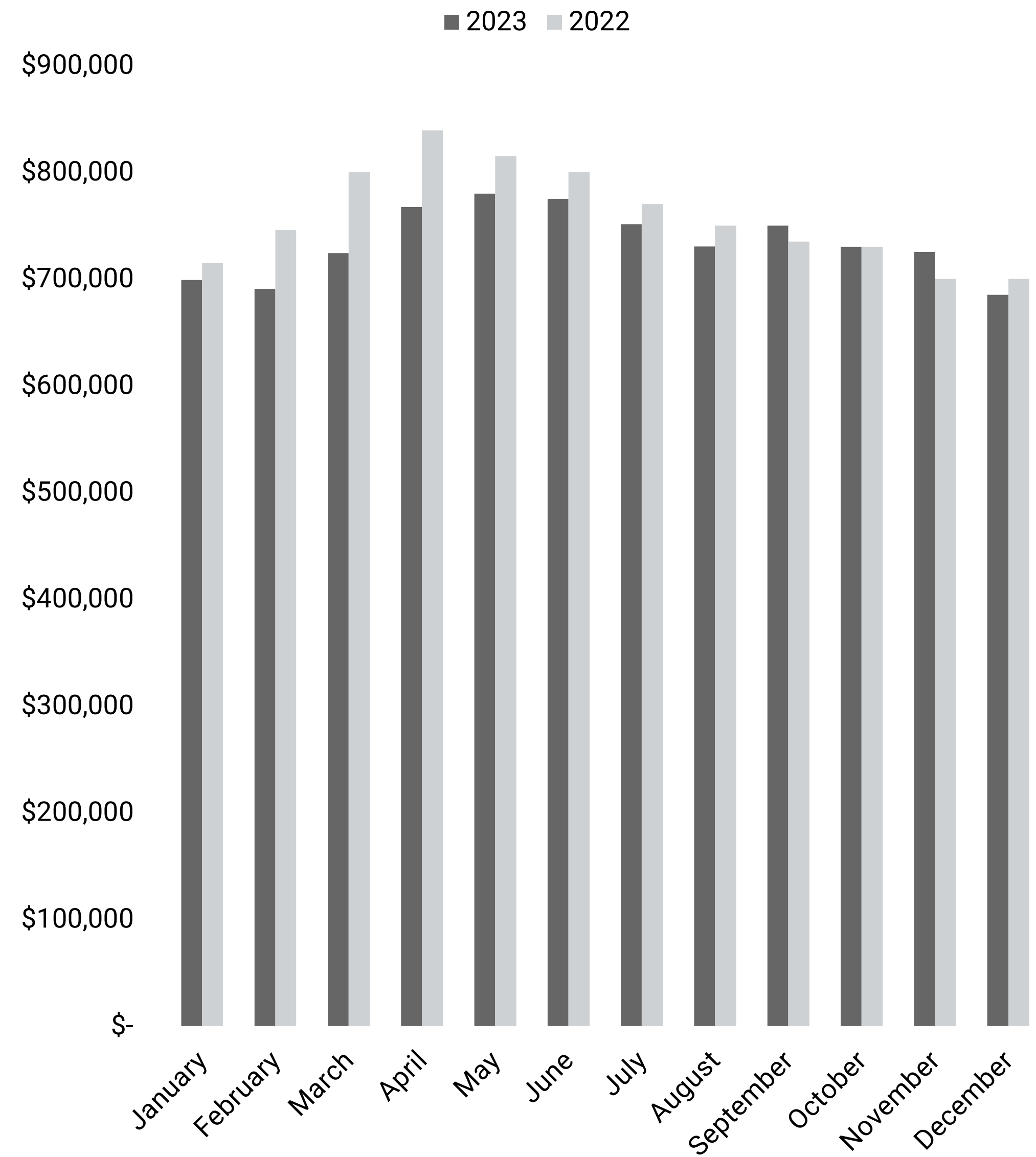


Snohomish: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 699,000	\$ 715,000	-2.24%
February	\$ 690,560	\$ 745,725	-7.40%
March	\$ 724,000	\$ 800,000	-9.50%
April	\$ 767,500	\$ 839,298	-8.55%
May	\$ 780,000	\$ 815,000	-4.29%
June	\$ 774,975	\$ 799,950	-3.12%
July	\$ 751,250	\$ 770,000	-2.44%
August	\$ 730,563	\$ 749,999	-2.59%
September	\$ 749,900	\$ 735,000	2.03%
October	\$ 729,950	\$ 730,000	-0.01%
November	\$ 725,000	\$ 700,000	3.57%
December	\$ 684,995	\$ 700,000	-2.14%
Total	\$ 737,500	\$ 765,000	
% chg.			-3.59%

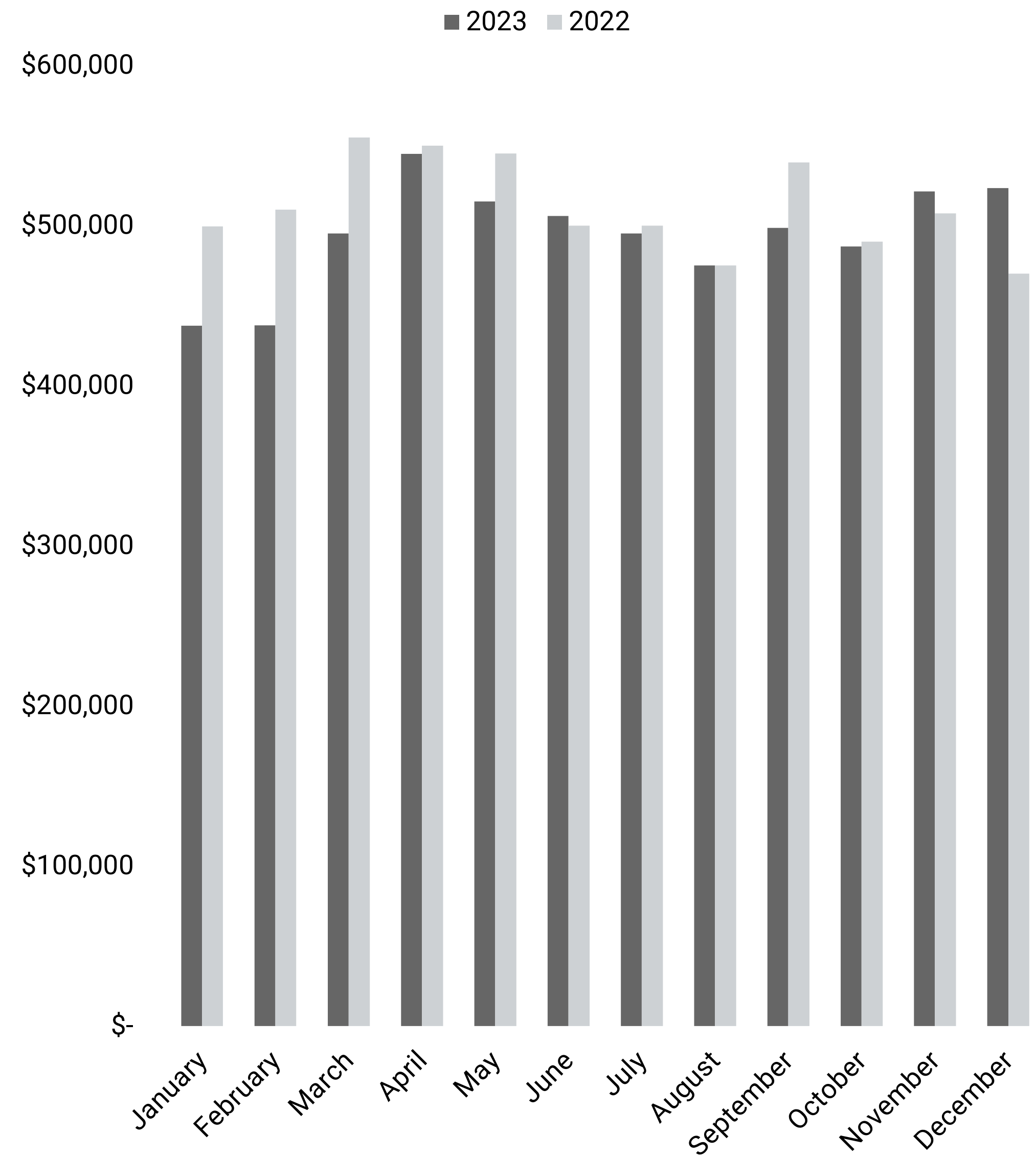


Snohomish: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 437,500	\$ 499,500	-12.41%
February	\$ 437,725	\$ 510,000	-14.17%
March	\$ 495,000	\$ 555,000	-10.81%
April	\$ 544,900	\$ 550,000	-0.93%
May	\$ 515,000	\$ 545,000	-5.50%
June	\$ 506,000	\$ 500,000	1.20%
July	\$ 495,000	\$ 500,000	-1.00%
August	\$ 475,000	\$ 474,999	0.00%
September	\$ 498,500	\$ 539,500	-7.60%
October	\$ 487,000	\$ 490,000	-0.61%
November	\$ 521,209	\$ 507,500	2.70%
December	\$ 523,500	\$ 469,950	11.39%
Total	\$ 490,000	\$ 515,000	
% chg.			-4.85%



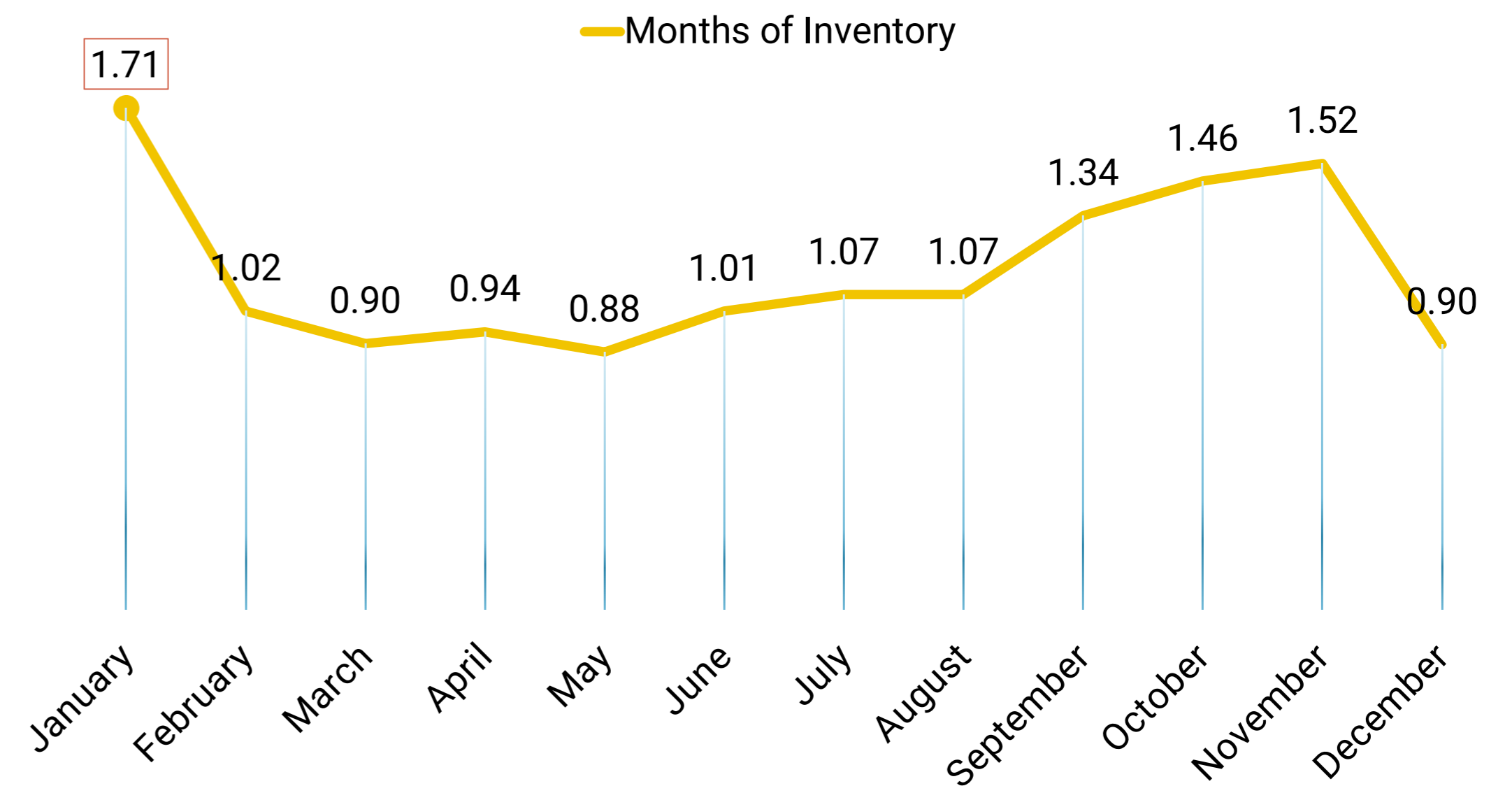
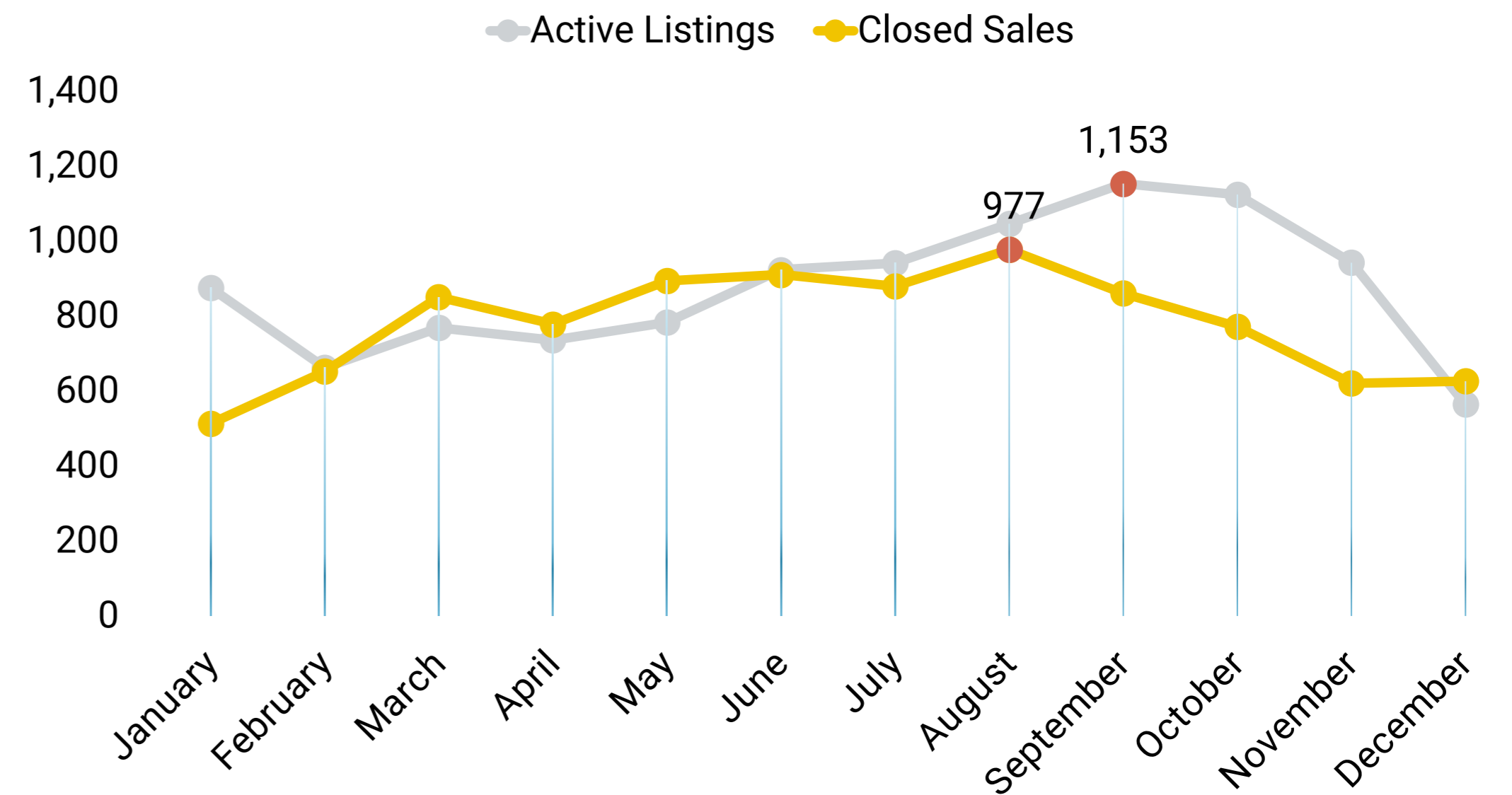
Snohomish: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	875	513	1.71
February	662	652	1.02
March	769	850	0.90
April	735	778	0.94
May	783	894	0.88
June	923	910	1.01
July	941	879	1.07
August	1,046	977	1.07
September	1,153	861	1.34
October	1,124	772	1.46
November	942	621	1.52
December	564	626	0.90



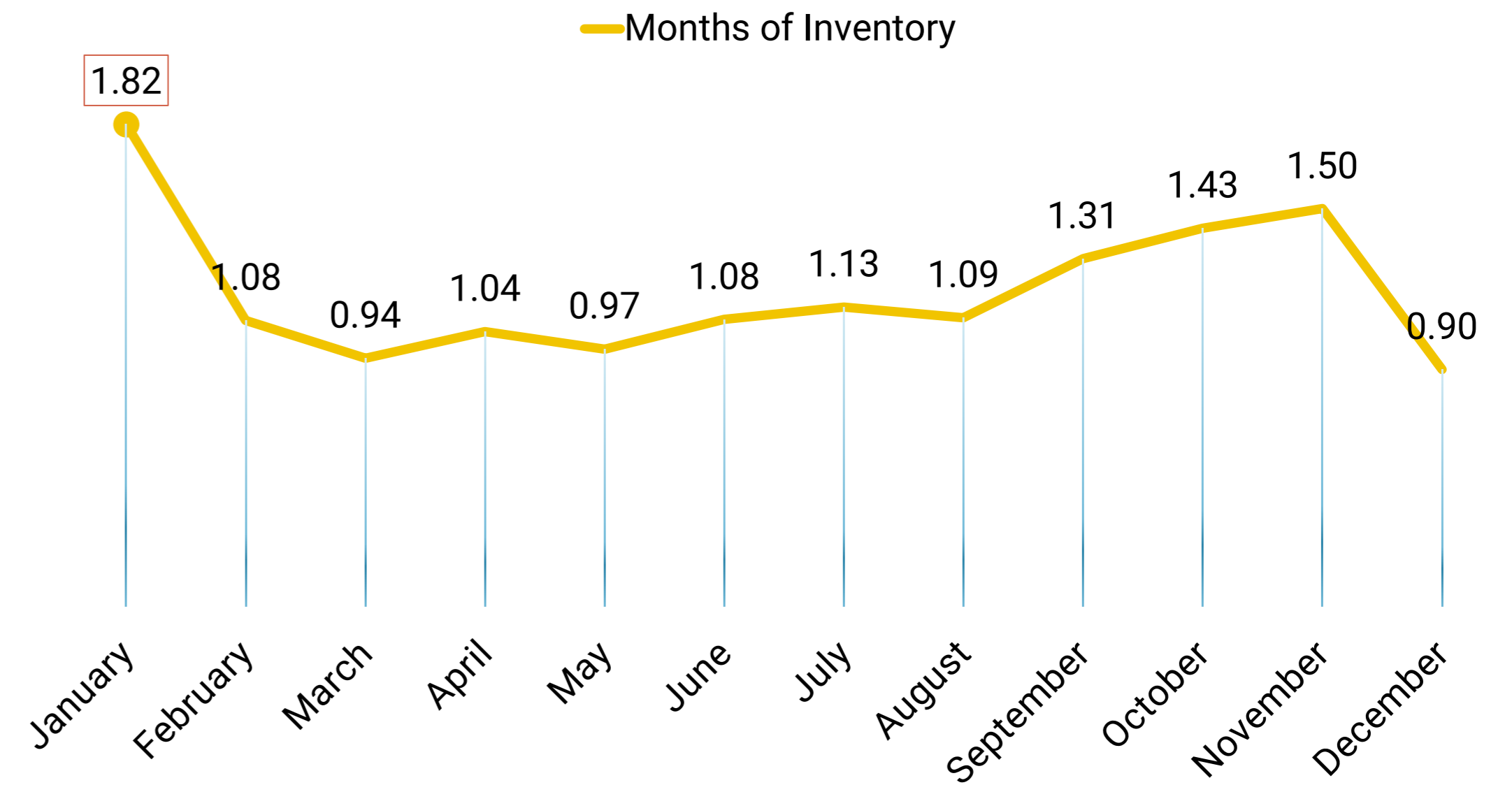
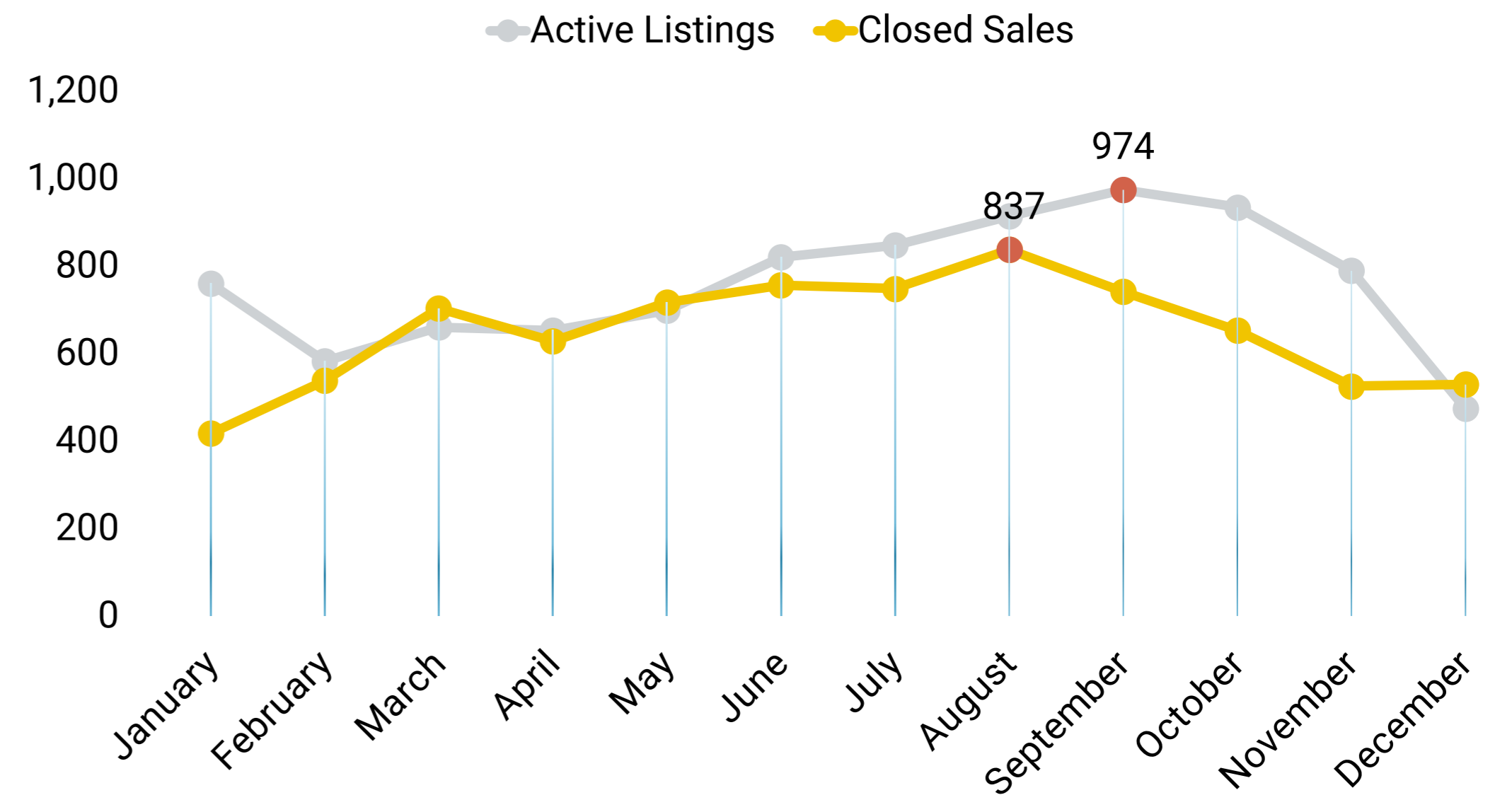
Snohomish: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	760	417	1.82
February	582	538	1.08
March	660	703	0.94
April	653	628	1.04
May	698	717	0.97
June	820	756	1.08
July	847	748	1.13
August	914	837	1.09
September	974	741	1.31
October	934	653	1.43
November	789	525	1.50
December	474	529	0.90



Snohomish: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	115	96	1.20
February	80	114	0.70
March	109	147	0.74
April	82	150	0.55
May	85	177	0.48
June	103	154	0.67
July	94	131	0.72
August	132	140	0.94
September	179	120	1.49
October	190	119	1.60
November	153	96	1.59
December	90	97	0.93

