

# Quarterly Market Snapshot

## Snohomish County

Q1 January - March 2025

Buyers searching for their Snohomish County residence did so amidst a seller's market with 1.6 months of inventory. However, this is an improvement from Q1-2024's supply level of less than a month's worth of inventory. As the spring market heats up, hopefully, this market will continue to see more sellers motivated to list their properties. There was a notable increase in homes for sale, increasing 75.25% year-over-year from 497 homes in Q1-2024 to 871 homes in Q1-2025. However, nearly the same number of homes were sold this year's first quarter as last year's first quarter (from 1,609 to 1,621 homes). Price growth occurred, albeit it was minimal; the median sales price increased 3.66% year-over-year from \$738,000 to \$765,000, and the average price per square foot increased 3.8% year-over-year from \$395 to \$410 per square foot. Listings spent an average of 35 days on the market before selling.

### AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q1 OVER THE LAST THREE YEARS



### HOMES SOLD

Q1-2025 vs Q1-2024

↑(0.75%)

2025 **1,621**  
2024 **1,609**

### INTEREST RATES

30-year fixed rate for conventional mortgage loan  
(Current and historic mortgage rates sourced from Movement Mortgage)



### AVERAGE PRICE PER SQ. FT.

Q1-2025 vs. Q1-2024 ↑(3.8%)



### MEDIAN SALES PRICE

Single-Family Homes Q1-2025



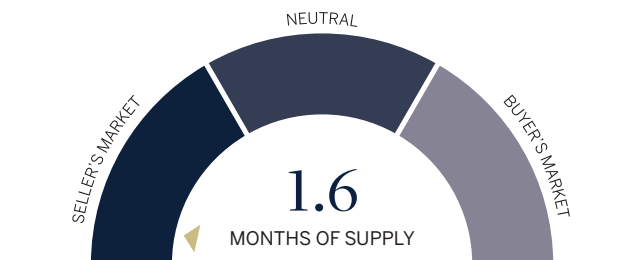
**\$765K**

↑3.66%  
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$765,000
2024	\$738,000
2023	\$700,000

### WHAT KIND OF MARKET

1.6 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q1-2025 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

