Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Snohomish County

Q2 April - June 2026

Located to the northeast of Seattle, Snohomish offers a different lifestyle than its neighboring urban cities, while still keeping residents connected to opportunities and entertainment with a drive along I-405. After stagnant pricing between Q2-2024 and Q2-2025, the market experienced a 3.75% year-over-year decrease in the median sales price, bringing it down to $770,000. The average price per square foot experienced a similar decrease, from $431 to $414 per square foot. Despite this, it remained a seller's market, with 2.8 months of inventory available. Although buyers were less motivated to make their moves—as indicated by the 3.42% year-over-year decrease in the number of homes sold—it appeared sellers were still interested in participating in the market. The number of homes for sale increased by 25.32% from 1,627 in Q2-2025 to 2,039 in Q2-2026.

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(3.94%)

2026	2025	2024
$414	$431	$417

MEDIAN SALES PRICE

$770K

↓3.75%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$770,000
2025	$800,000
2024	$800,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
28	20	15

HOMES SOLD

Q2-2026 vs Q2-2025

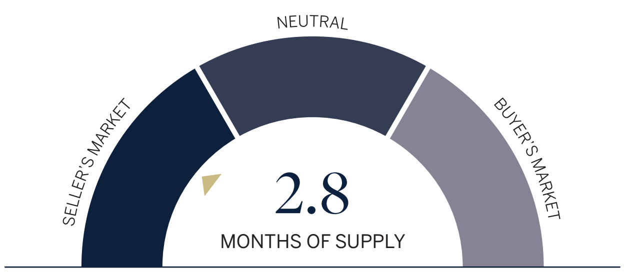
↓(3.42%)

2026 **2,200**

2025 2,278

WHAT KIND OF MARKET

2.8 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)