

Quarterly Market Snapshot

Snohomish County

Q3 July - September 2026

The Snohomish County market maintained relatively stable conditions when evaluating the year-over-year changes between Q3-2025 and Q3-2026. However, one data point experienced a major change: the number of homes for sale. Buyers looking for a Snohomish County residence during Q3-2026 benefited from a 39.28% year-over-year increase in the number of homes for sale. The significant increase, in addition to a 7.42% year-over-year decrease in the number of homes sold, boosted the number of months of inventory from 2.2 to 3.6 months. It was still considered a seller's market, as it takes 4 months of supply for a market to be seen as neutral. The median sales price decreased by 2.6%, bringing it from \$770,000 in Q3-2025 to \$750,000 in Q3-2026. Listings spent slightly longer on the market, as the average increased from 32 to 36 days.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(7.42%)

2026 **2,047**
2025 **2,211**

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↓(2.66%)



MEDIAN SALES PRICE



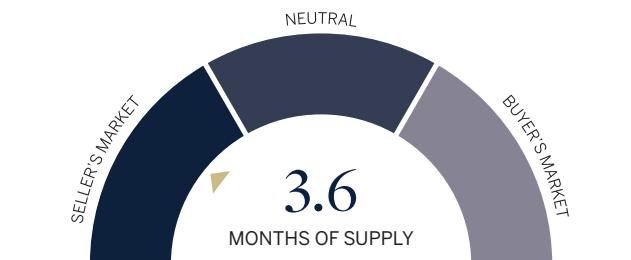
\$750K

↓2.6%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$750,000
2025	\$770,000
2024	\$775,000

WHAT KIND OF MARKET

3.6 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

