



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2025

# Snohomish Annual Statistical Review and Highlights

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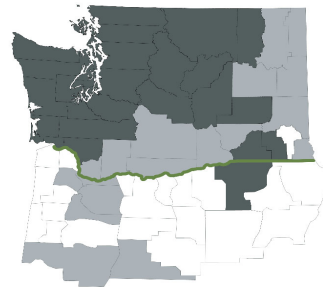
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

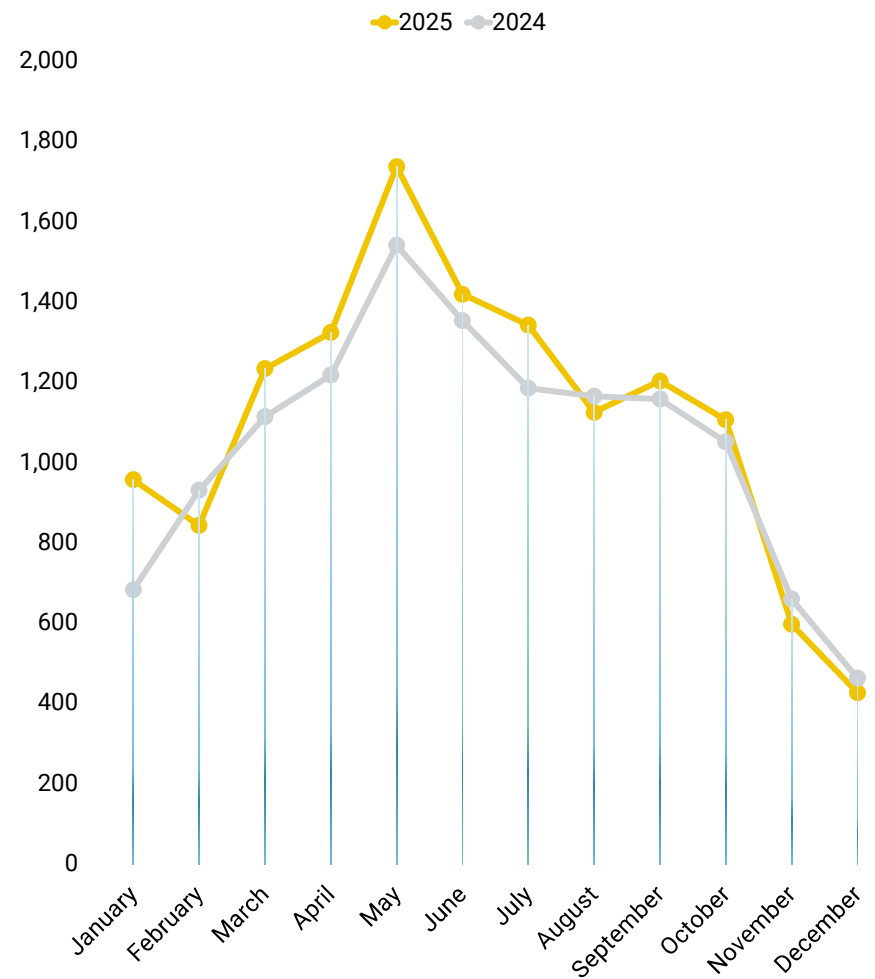
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# Snohomish: Residential Homes and Condominiums

## 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).

	2025	2024	% chg.
January	957	683	40.12%
February	843	931	-9.45%
March	1,234	1,114	10.77%
April	1,324	1,218	8.70%
May	1,737	1,541	12.72%
June	1,419	1,353	4.88%
July	1,342	1,185	13.25%
August	1,125	1,165	-3.43%
September	1,203	1,158	3.89%
October	1,106	1,051	5.23%
November	597	660	-9.55%
December	427	463	-7.78%
<b>Total</b>	<b>13,314</b>	<b>12,522</b>	
<b>% chg.</b>			<b>6.32%</b>

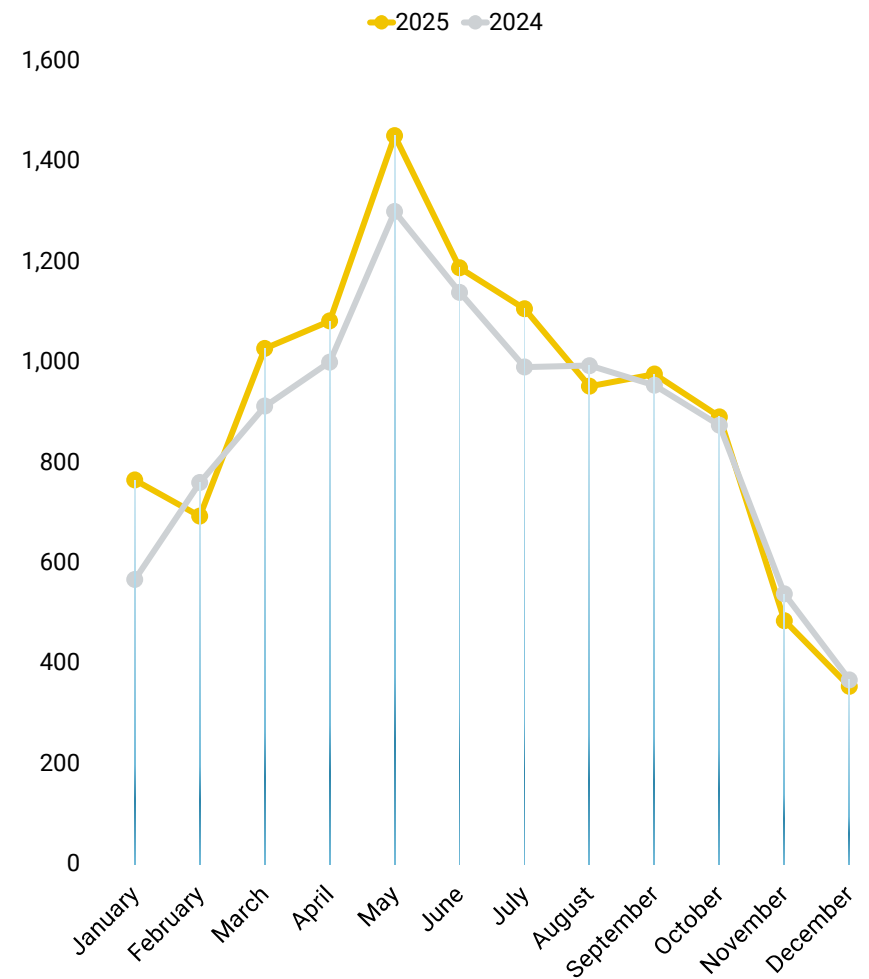


## Snohomish: Residential Homes Only

# 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).

	2025	2024	% chg.
January	765	567	34.92%
February	693	760	-8.82%
March	1,027	912	12.61%
April	1,082	1,000	8.20%
May	1,451	1,300	11.62%
June	1,188	1,139	4.30%
July	1,106	990	11.72%
August	952	993	-4.13%
September	976	954	2.31%
October	891	874	1.95%
November	485	538	-9.85%
December	354	367	-3.54%
<b>Total</b>	<b>10,970</b>	<b>10,394</b>	
<b>% chg.</b>	<b>5.54%</b>		

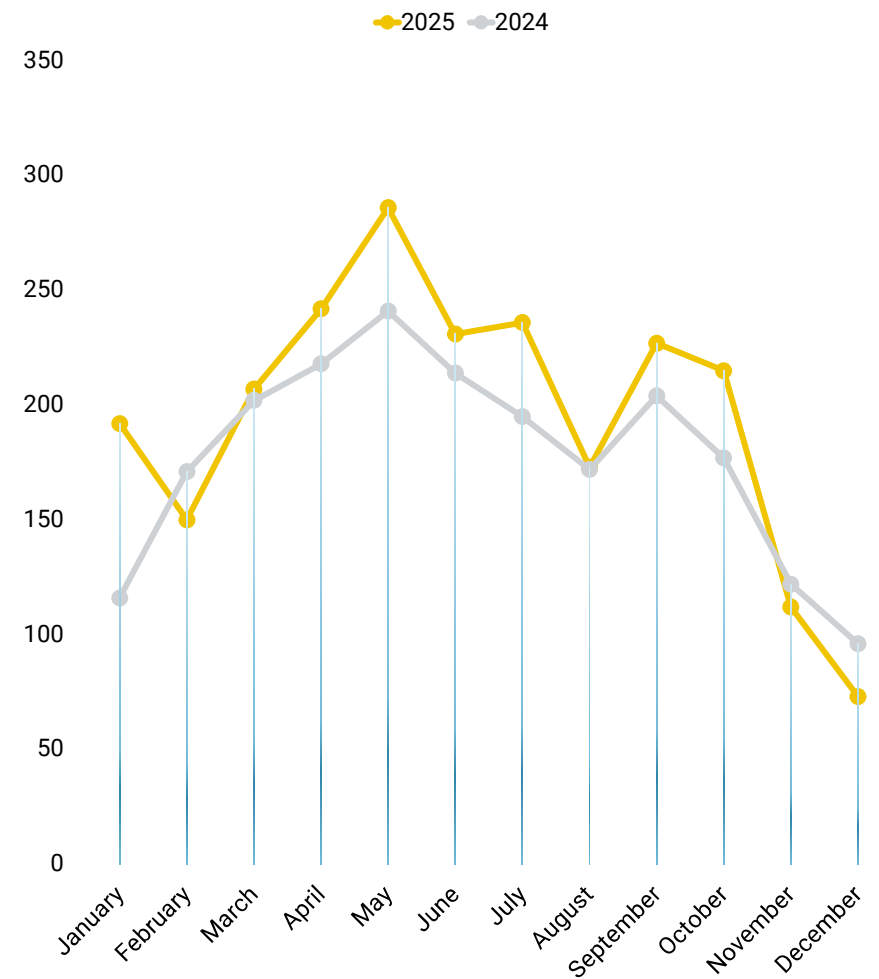


## Snohomish: Condominiums Only

# 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).

	2025	2024	% chg.
January	192	116	65.52%
February	150	171	-12.28%
March	207	202	2.48%
April	242	218	11.01%
May	286	241	18.67%
June	231	214	7.94%
July	236	195	21.03%
August	173	172	0.58%
September	227	204	11.27%
October	215	177	21.47%
November	112	122	-8.20%
December	73	96	-23.96%
<b>Total</b>	<b>2,344</b>	<b>2,128</b>	
<b>% chg.</b>			<b>10.15%</b>

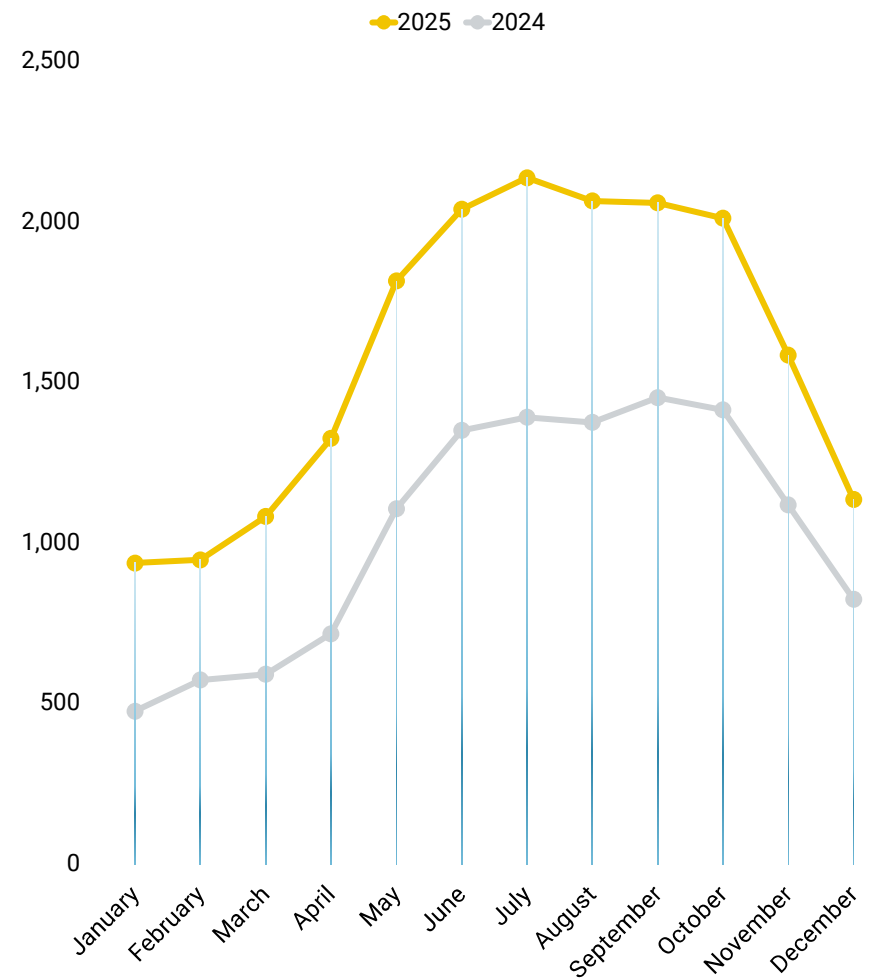


# Snohomish: Residential Homes and Condominiums

## 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.

	2025	2024	% chg.
January	937	476	96.85%
February	947	573	65.27%
March	1,082	591	83.08%
April	1,325	717	84.80%
May	1,815	1,106	64.10%
June	2,038	1,350	50.96%
July	2,136	1,391	53.56%
August	2,064	1,375	50.11%
September	2,058	1,452	41.74%
October	2,010	1,414	42.15%
November	1,584	1,118	41.68%
December	1,135	824	37.74%
<b>Total</b>	<b>19,131</b>	<b>12,387</b>	
<b>% chg.</b>	<b>54.44%</b>		

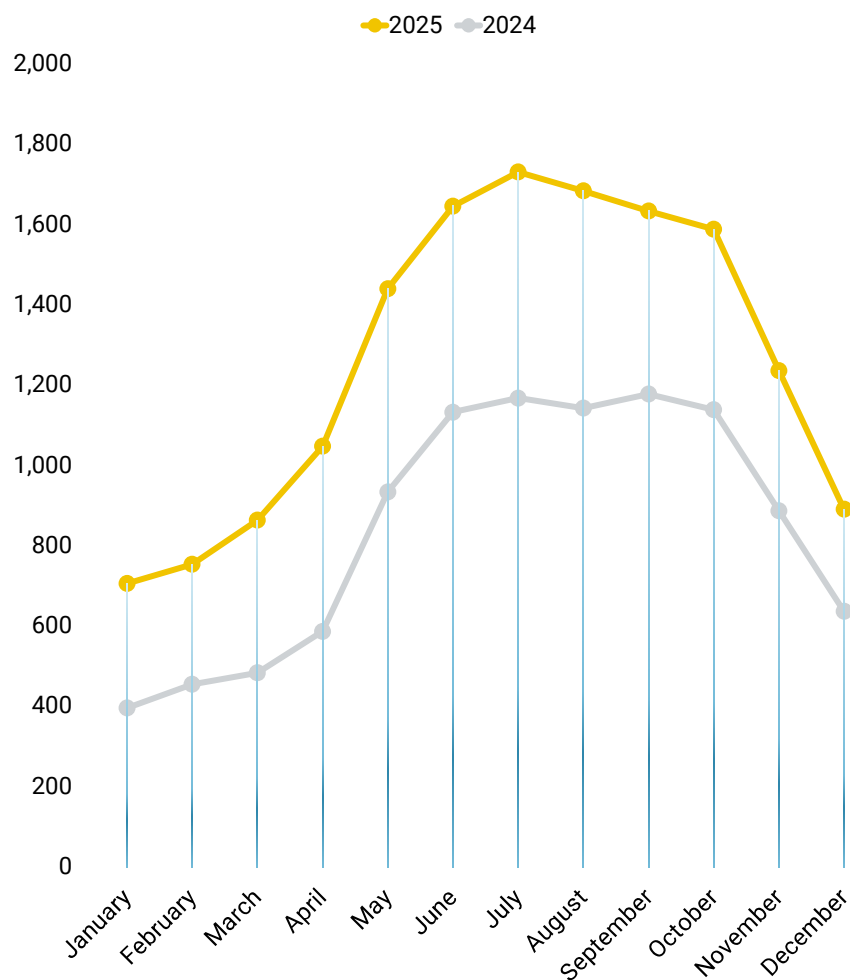


# Snohomish: Residential Homes Only

## 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.

	2025	2024	% chg.
January	706	396	78.28%
February	754	455	65.71%
March	864	484	78.51%
April	1,048	587	78.53%
May	1,440	934	54.18%
June	1,646	1,133	45.28%
July	1,731	1,168	48.20%
August	1,684	1,143	47.33%
September	1,634	1,178	38.71%
October	1,588	1,139	39.42%
November	1,236	887	39.35%
December	891	637	39.87%
<b>Total</b>	<b>15,222</b>	<b>10,141</b>	
<b>% chg.</b>	<b>50.10%</b>		

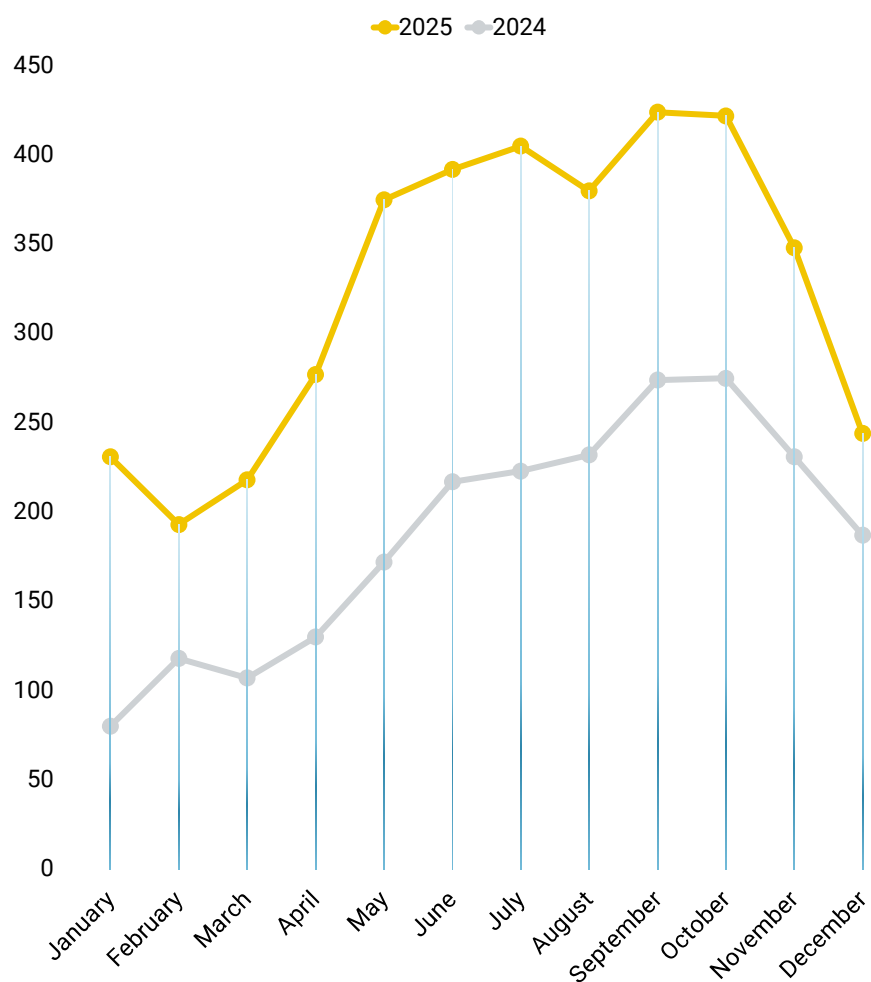


# Snohomish: Condominiums Only

## Active Listings by Month

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

	2025	2024	% chg.
January	231	80	188.75%
February	193	118	63.56%
March	218	107	103.74%
April	277	130	113.08%
May	375	172	118.02%
June	392	217	80.65%
July	405	223	81.61%
August	380	232	63.79%
September	424	274	54.74%
October	422	275	53.45%
November	348	231	50.65%
December	244	187	30.48%
<b>Total</b>	<b>3,909</b>	<b>2,246</b>	
<b>% chg.</b>	<b>74.04%</b>		





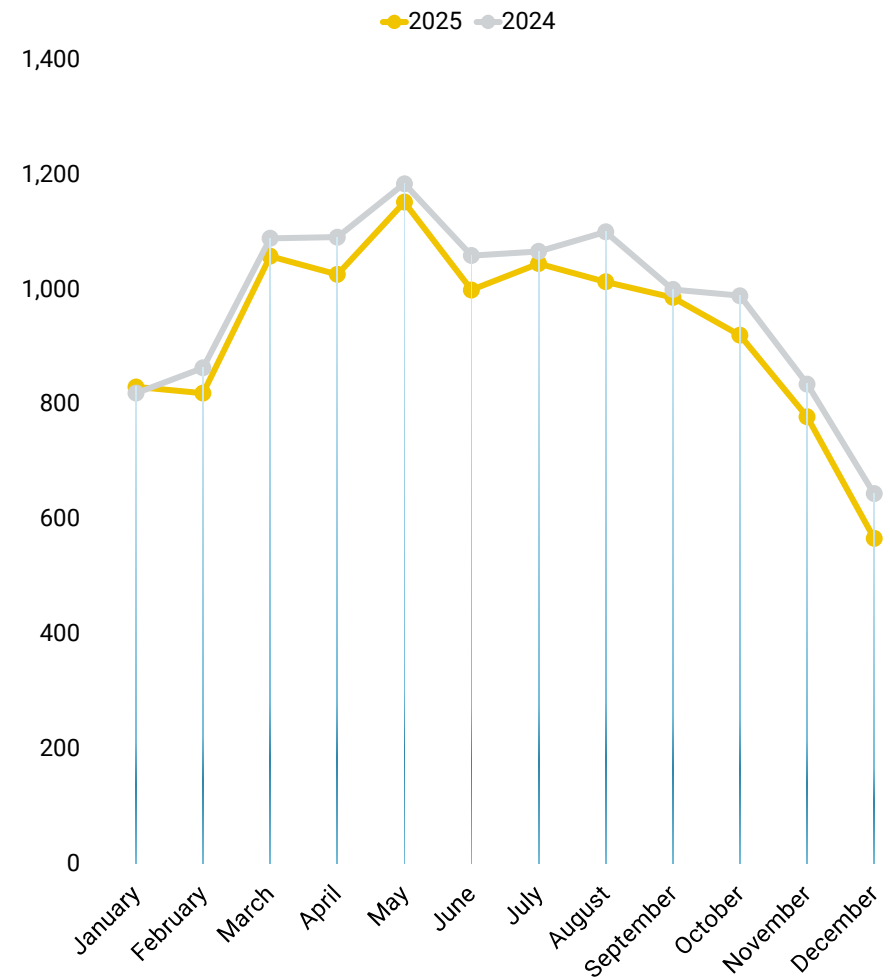
# Snohomish: Residential Homes and Condominiums

## 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.

	2025	2024	% chg.
January	831	820	1.34%
February	820	864	-5.09%
March	1,059	1,090	-2.84%
April	1,027	1,092	-5.95%
May	1,153	1,185	-2.70%
June	1,000	1,060	-5.66%
July	1,046	1,067	-1.97%
August	1,014	1,101	-7.90%
September	987	1,001	-1.40%
October	921	990	-6.97%
November	779	836	-6.82%
December	567	645	-12.09%
<b>Total</b>	<b>11,204</b>	<b>11,751</b>	
<b>% chg.</b>			<b>-4.65%</b>



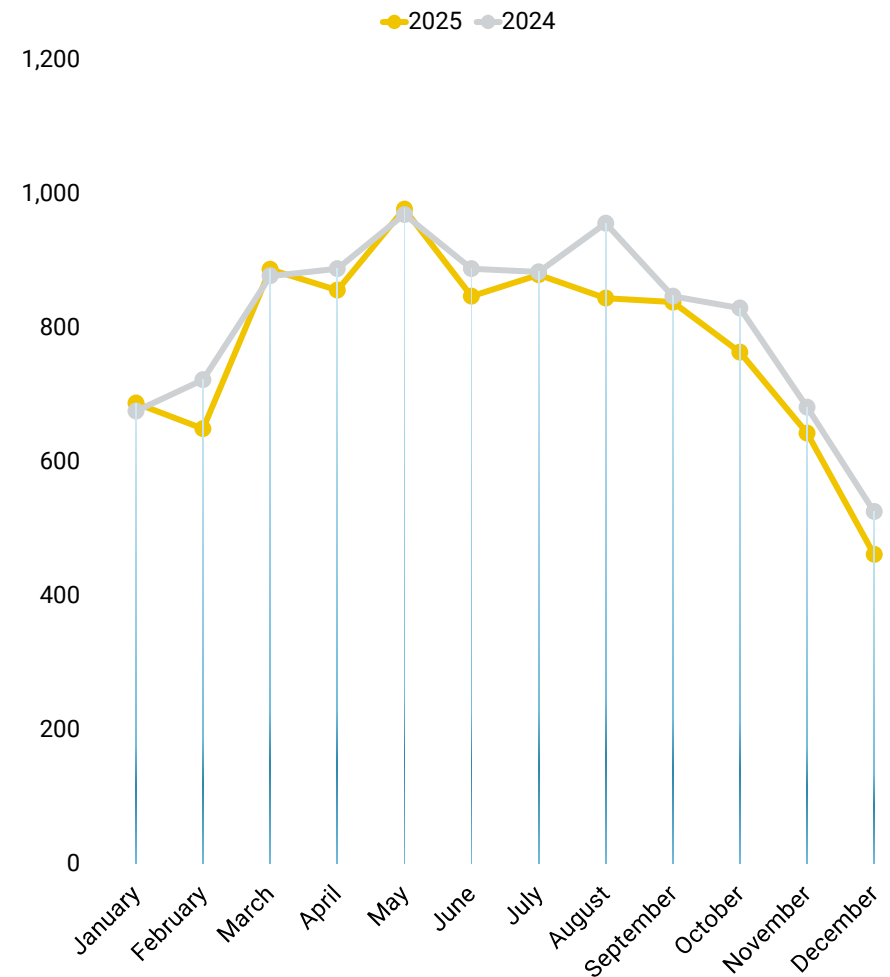
# Snohomish: Residential Homes Only

## 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.

	2025	2024	% chg.
January	688	676	1.78%
February	650	723	-10.10%
March	888	878	1.14%
April	857	889	-3.60%
May	978	970	0.82%
June	848	889	-4.61%
July	880	884	-0.45%
August	845	957	-11.70%
September	839	848	-1.06%
October	764	830	-7.95%
November	643	682	-5.72%
December	462	526	-12.17%
<b>Total</b>	<b>9,342</b>	<b>9,752</b>	
<b>% chg.</b>			<b>-4.20%</b>



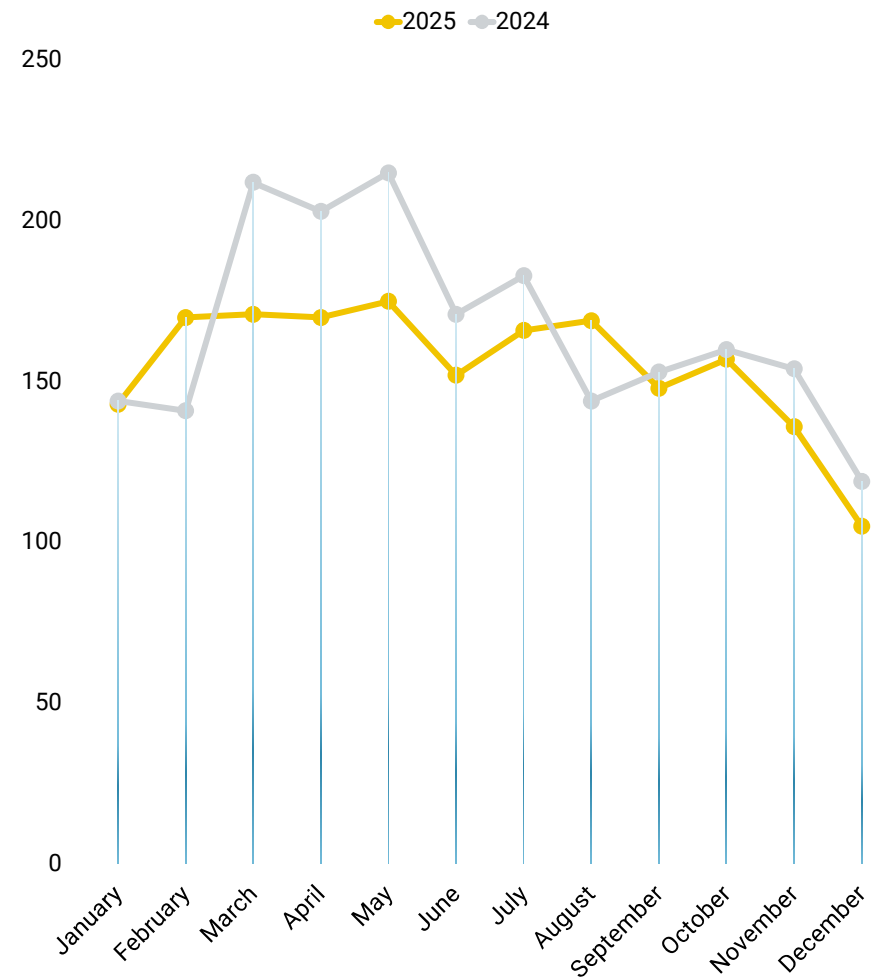
# Snohomish: Condominiums Only

## 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.

	2025	2024	% chg.
January	143	144	-0.69%
February	170	141	20.57%
March	171	212	-19.34%
April	170	203	-16.26%
May	175	215	-18.60%
June	152	171	-11.11%
July	166	183	-9.29%
August	169	144	17.36%
September	148	153	-3.27%
October	157	160	-1.88%
November	136	154	-11.69%
December	105	119	-11.76%
<b>Total</b>	<b>1,862</b>	<b>1,999</b>	
<b>% chg.</b>	<b>-6.85%</b>		

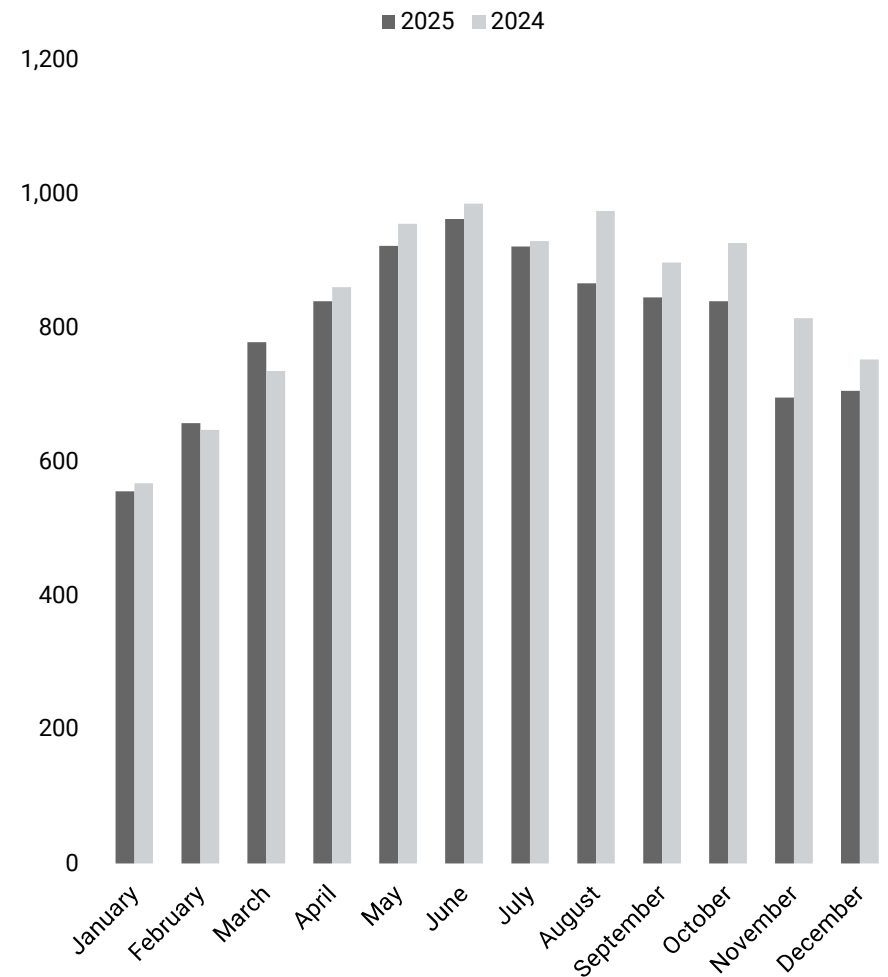


# Snohomish: Residential Homes and Condominiums

## Closed Sales by Month

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

	2025	2024	% chg.
January	556	568	-2.11%
February	658	648	1.54%
March	779	736	5.84%
April	840	861	-2.44%
May	923	956	-3.45%
June	963	986	-2.33%
July	922	930	-0.86%
August	867	975	-11.08%
September	846	898	-5.79%
October	840	927	-9.39%
November	696	815	-14.60%
December	706	753	-6.24%
<b>Total</b>	<b>9,596</b>	<b>10,053</b>	
<b>% chg.</b>	<b>-4.55%</b>		

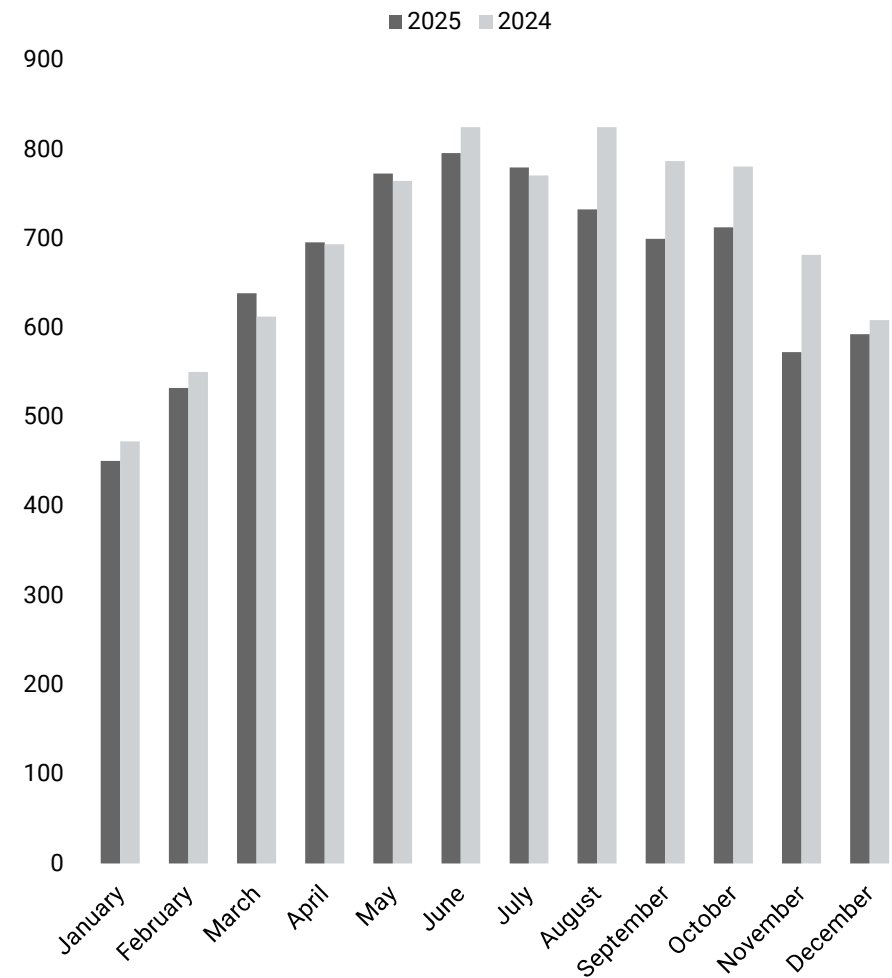


# Snohomish: Residential Homes Only

## Closed Sales by Month

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

	2025	2024	% chg.
January	451	473	-4.65%
February	533	551	-3.27%
March	639	613	4.24%
April	696	694	0.29%
May	773	765	1.05%
June	796	825	-3.52%
July	780	771	1.17%
August	733	825	-11.15%
September	700	787	-11.05%
October	713	781	-8.71%
November	573	682	-15.98%
December	593	609	-2.63%
<b>Total</b>	<b>7,980</b>	<b>8,376</b>	
<b>% chg.</b>			<b>-4.73%</b>

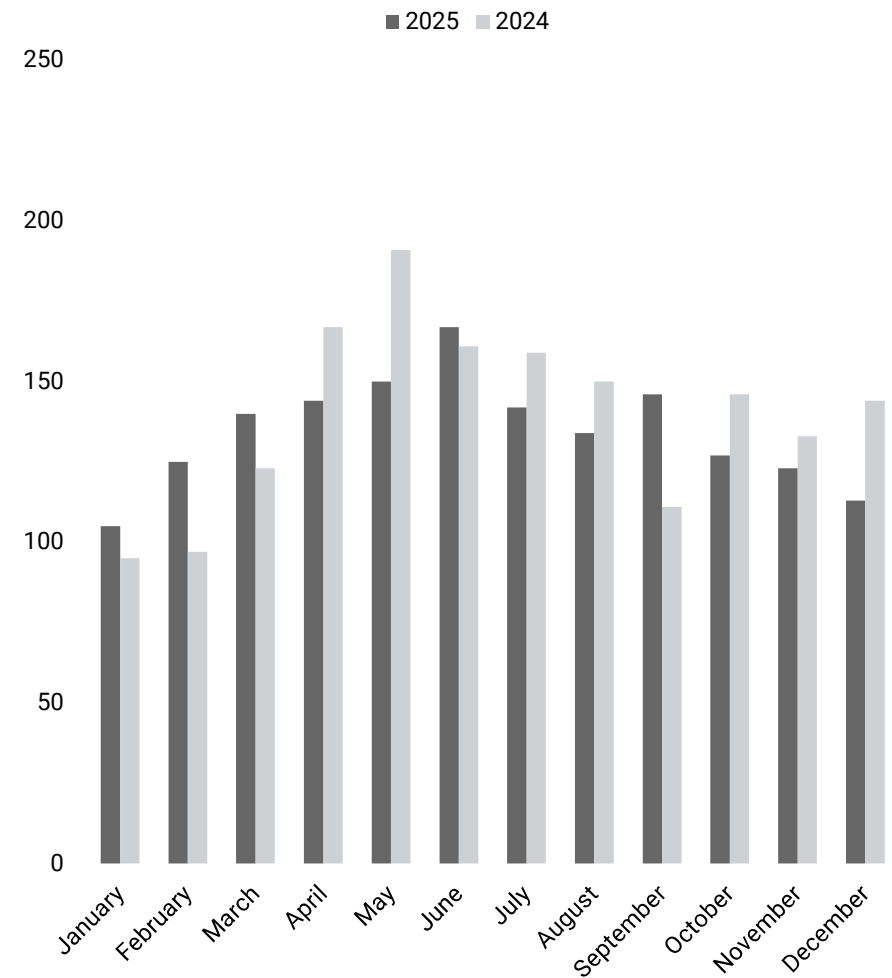


# Snohomish: Condominiums Only

## Closed Sales by Month

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

	2025	2024	% chg.
January	105	95	10.53%
February	125	97	28.87%
March	140	123	13.82%
April	144	167	-13.77%
May	150	191	-21.47%
June	167	161	3.73%
July	142	159	-10.69%
August	134	150	-10.67%
September	146	111	31.53%
October	127	146	-13.01%
November	123	133	-7.52%
December	113	144	-21.53%
<b>Total</b>	<b>1,616</b>	<b>1,677</b>	
<b>% chg.</b>	<b>-3.64%</b>		

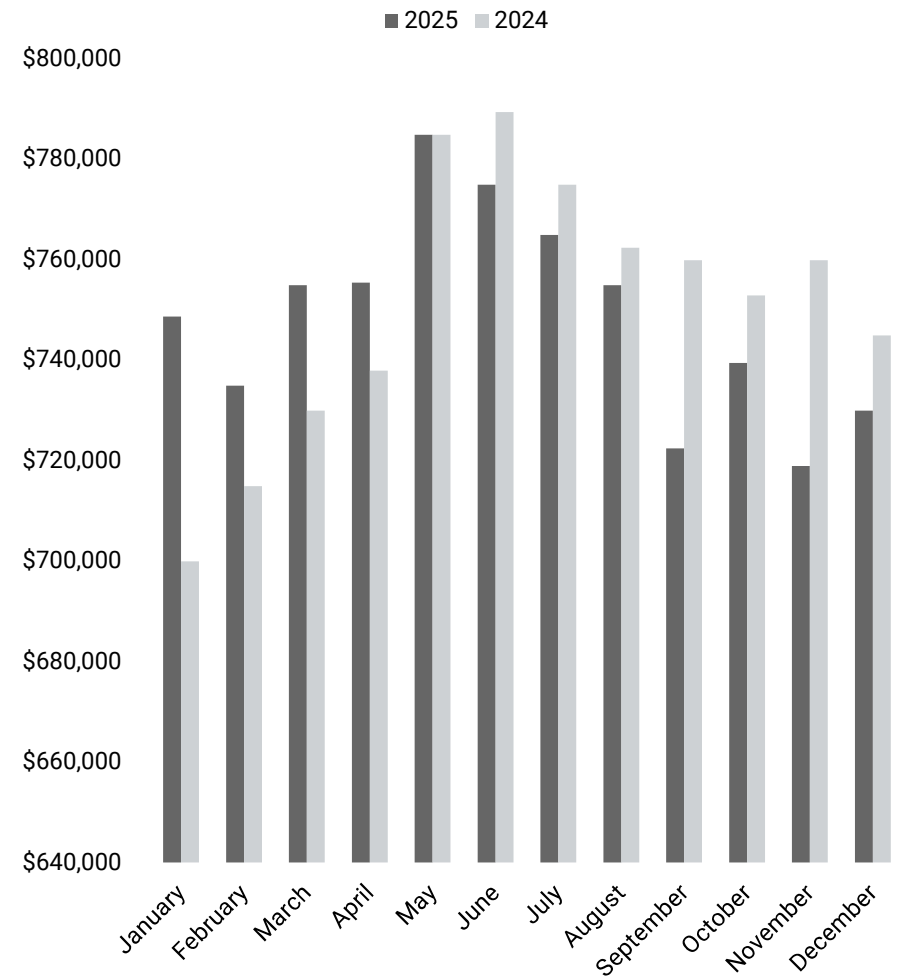


# Snohomish: Residential Homes and Condominiums

## 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.

	2025		2024	% chg.
January	\$	748,752	\$ 700,000	6.96%
February	\$	734,975	\$ 715,000	2.79%
March	\$	755,000	\$ 730,000	3.42%
April	\$	755,500	\$ 738,000	2.37%
May	\$	785,000	\$ 785,000	0.00%
June	\$	775,000	\$ 789,497	-1.84%
July	\$	765,000	\$ 775,000	-1.29%
August	\$	755,000	\$ 762,500	-0.98%
September	\$	722,525	\$ 760,000	-4.93%
October	\$	739,500	\$ 753,000	-1.79%
November	\$	719,000	\$ 760,000	-5.39%
December	\$	730,000	\$ 744,995	-2.01%
<b>Total</b>	<b>\$</b>	<b>750,000</b>	<b>\$ 750,000</b>	
<b>% chg.</b>				<b>0.00%</b>

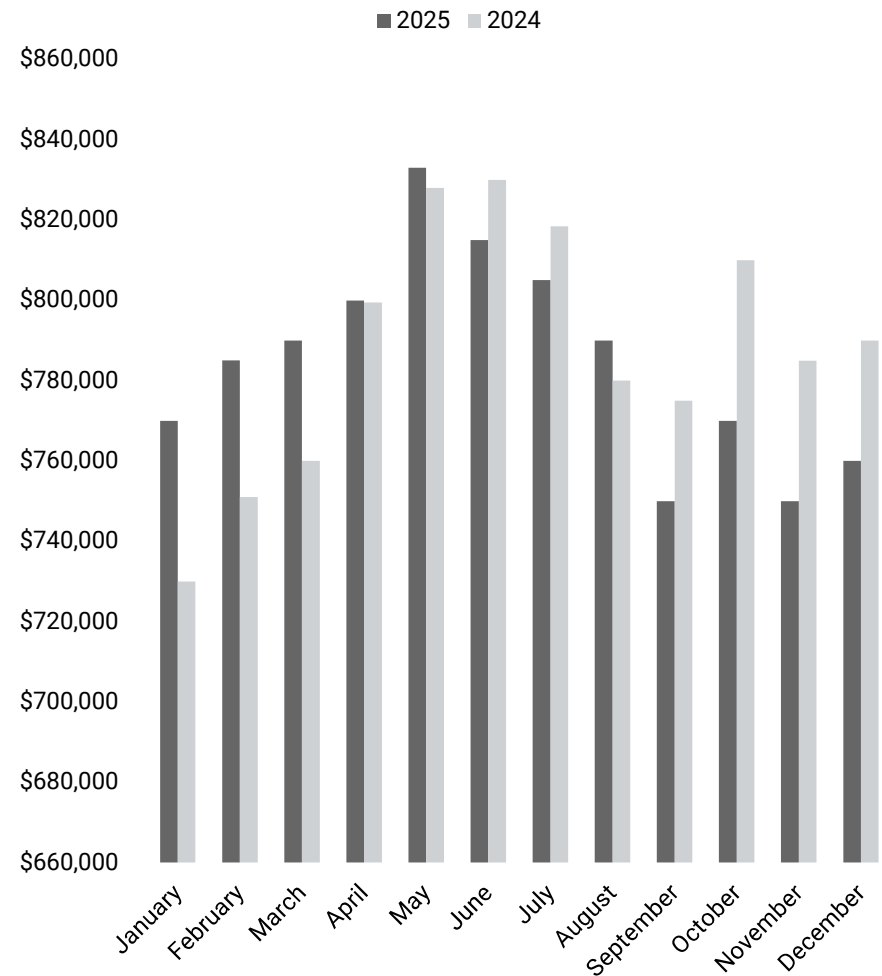


# Snohomish: Residential Homes Only

## 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.

	2025	2024	% chg.
January	\$ 770,000	\$ 729,990	5.48%
February	\$ 785,000	\$ 750,990	4.53%
March	\$ 790,000	\$ 760,000	3.95%
April	\$ 799,950	\$ 799,500	0.06%
May	\$ 833,000	\$ 828,000	0.60%
June	\$ 815,000	\$ 830,000	-1.81%
July	\$ 805,000	\$ 818,419	-1.64%
August	\$ 790,000	\$ 780,000	1.28%
September	\$ 750,000	\$ 775,000	-3.23%
October	\$ 770,000	\$ 810,000	-4.94%
November	\$ 750,000	\$ 784,975	-4.46%
December	\$ 760,000	\$ 789,950	-3.79%
<b>Total</b>	<b>\$ 785,000</b>	<b>\$ 790,000</b>	
<b>% chg.</b>	<b>-0.63%</b>		



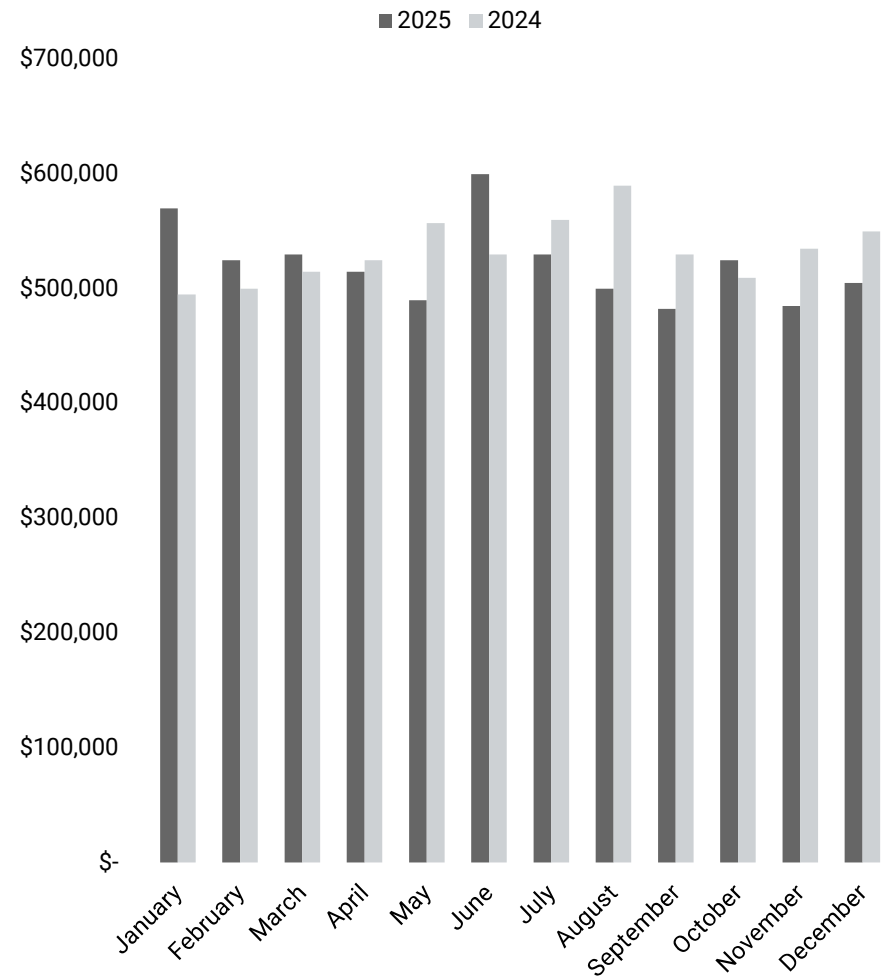


## Snohomish: Condominiums Only

# 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.

	2025	2024	% chg.
January	\$ 570,000	\$ 495,000	15.15%
February	\$ 525,000	\$ 500,000	5.00%
March	\$ 529,994	\$ 515,000	2.91%
April	\$ 515,000	\$ 525,000	-1.90%
May	\$ 489,975	\$ 557,289	-12.08%
June	\$ 600,000	\$ 530,000	13.21%
July	\$ 529,975	\$ 560,000	-5.36%
August	\$ 500,000	\$ 589,975	-15.25%
September	\$ 482,500	\$ 530,000	-8.96%
October	\$ 525,000	\$ 509,500	3.04%
November	\$ 485,000	\$ 535,000	-9.35%
December	\$ 505,000	\$ 549,975	-8.18%
<b>Total</b>	<b>\$ 519,990</b>	<b>\$ 532,875</b>	
<b>% chg.</b>	<b>-2.42%</b>		



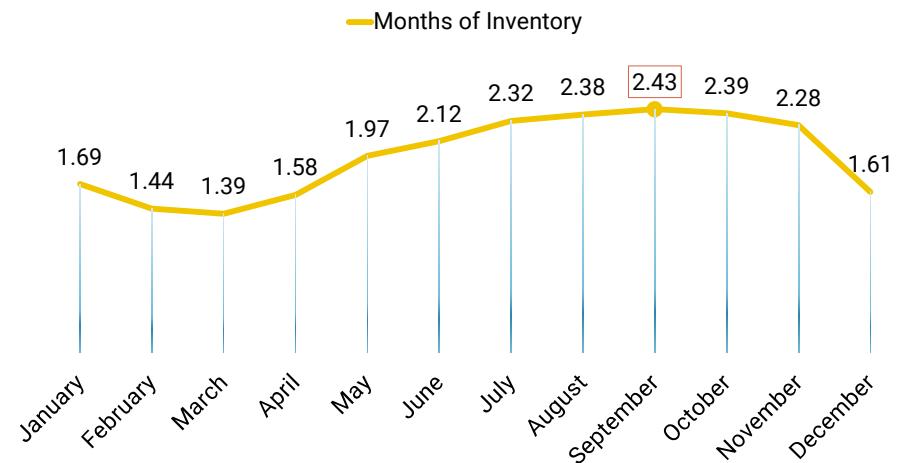
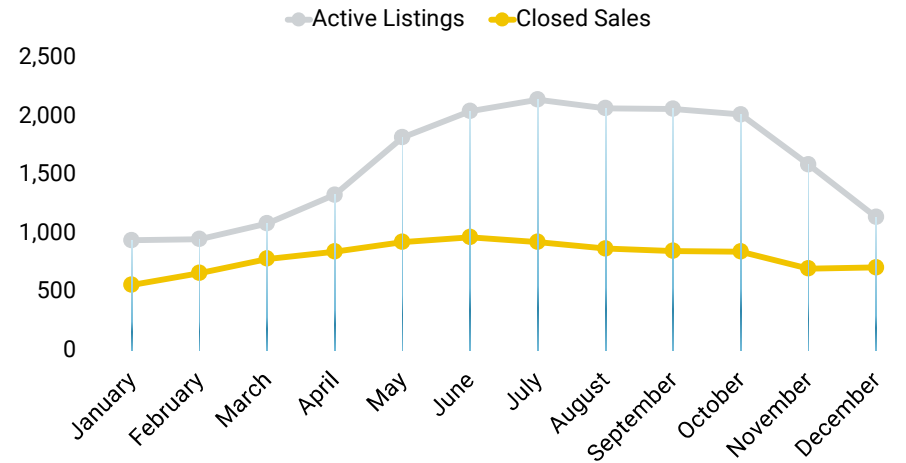
# Snohomish: Residential Homes and Condominiums

## 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	937	556	1.69
February	947	658	1.44
March	1,082	779	1.39
April	1,325	840	1.58
May	1,815	923	1.97
June	2,038	963	2.12
July	2,136	922	2.32
August	2,064	867	2.38
September	2,058	846	2.43
October	2,010	840	2.39
November	1,584	696	2.28
December	1,135	706	1.61



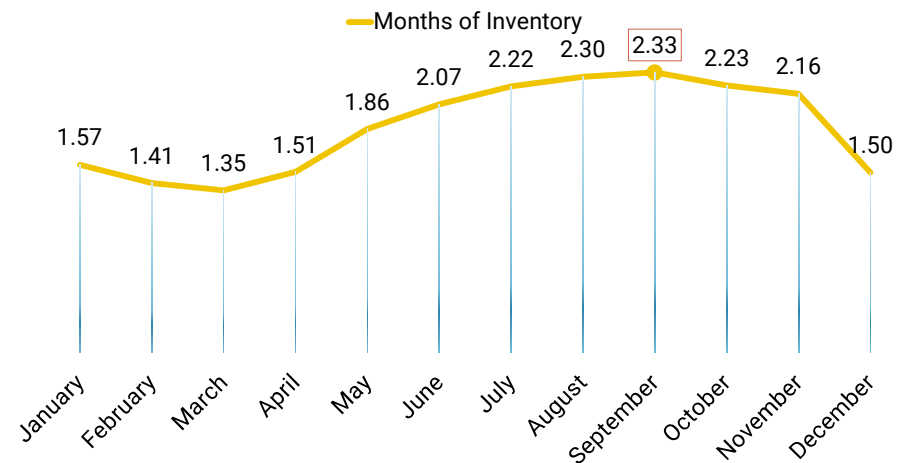
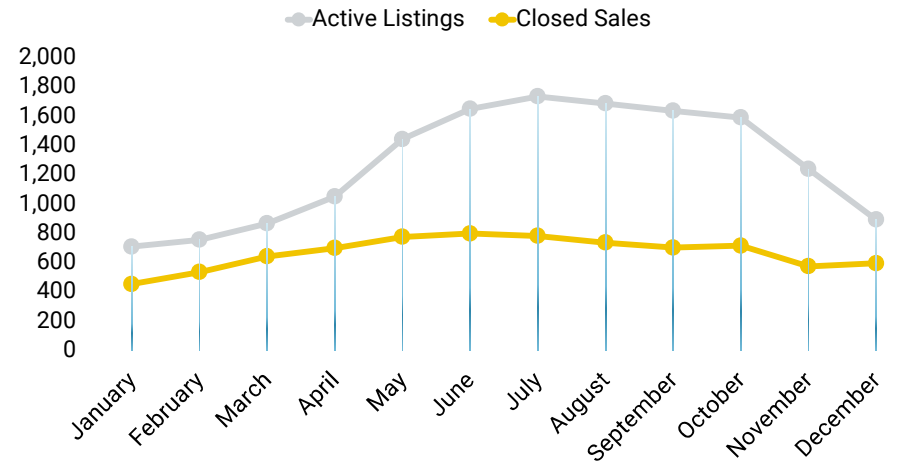
# Snohomish: Residential Homes Only

## 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	706	451	1.57
February	754	533	1.41
March	864	639	1.35
April	1,048	696	1.51
May	1,440	773	1.86
June	1,646	796	2.07
July	1,731	780	2.22
August	1,684	733	2.30
September	1,634	700	2.33
October	1,588	713	2.23
November	1,236	573	2.16
December	891	593	1.50



# 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	231	105	2.20
February	193	125	1.54
March	218	140	1.56
April	277	144	1.92
May	375	150	2.50
June	392	167	2.35
July	405	142	2.85
August	380	134	2.84
September	424	146	2.90
October	422	127	3.32
November	348	123	2.83
December	244	113	2.16

