

Q4-2024

Quarterly Market Snapshot

Snohomish County

Q4 OCTOBER - DECEMBER 2024

With just 1 month of inventory, Snohomish County was a seller's market with limited supply available for buyers interested in this dynamic county. Although there was a 32.73% increase in homes for sale, with a year-over-year change from 501 homes in Q4-2023 to 665 homes in Q4-2024, demand continued to surpass supply. The number of homes sold increased 19.65% year over year to 2,009 homes in Q4-2024. The average days on market was 33 days, meaning that listings spent just slightly more time on the market before closing than they did in Q4-2023, when the average was 28 days. The county experienced price growth, with a 10.92% year-over-year increase from \$705,000 to \$782,000 in median sales prices and an 8.85% year-over-year increase from \$373 to \$406 in average price per square foot. As the third most populated county in the state, it's evident that Snohomish County maintains its draw to buyers interested in venturing farther north than Pierce and King County.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q4 OVER THE LAST THREE YEARS



HOMES SOLD

Q4-2024 vs. Q4-2023
↑(19.65%)

2024 **2,009**
2023 **1,679**

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q4-2024 vs. Q4-2023 ↑(8.85%)



MEDIAN SALES PRICE

Single-Family Homes Q4-2024



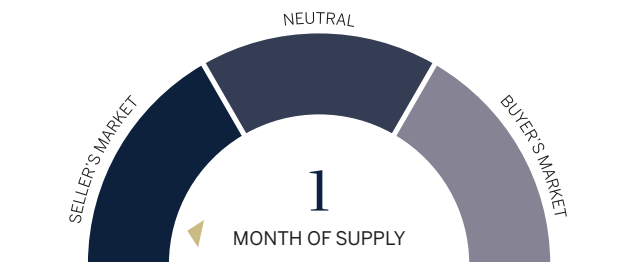
\$782K

↑10.92%
'24 VS '23 % CHANGE

YEAR	MEDIAN SALES PRICE
2024	\$782,000
2023	\$705,000
2022	\$710,000

WHAT KIND OF MARKET

1 MONTH OF INVENTORY - SELLER'S MARKET



(Based on Q4-2024 housing inventory. Seller's Market = 0 to 3 months inventory. Neutral Market = 3 to 6 months inventory. Buyer's Market = 6+ months inventory)

