



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2022

Snohomish

Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



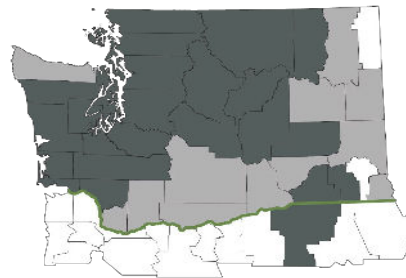
Member Offices

2,603



Total Members/Subscribers

33,861



Counties

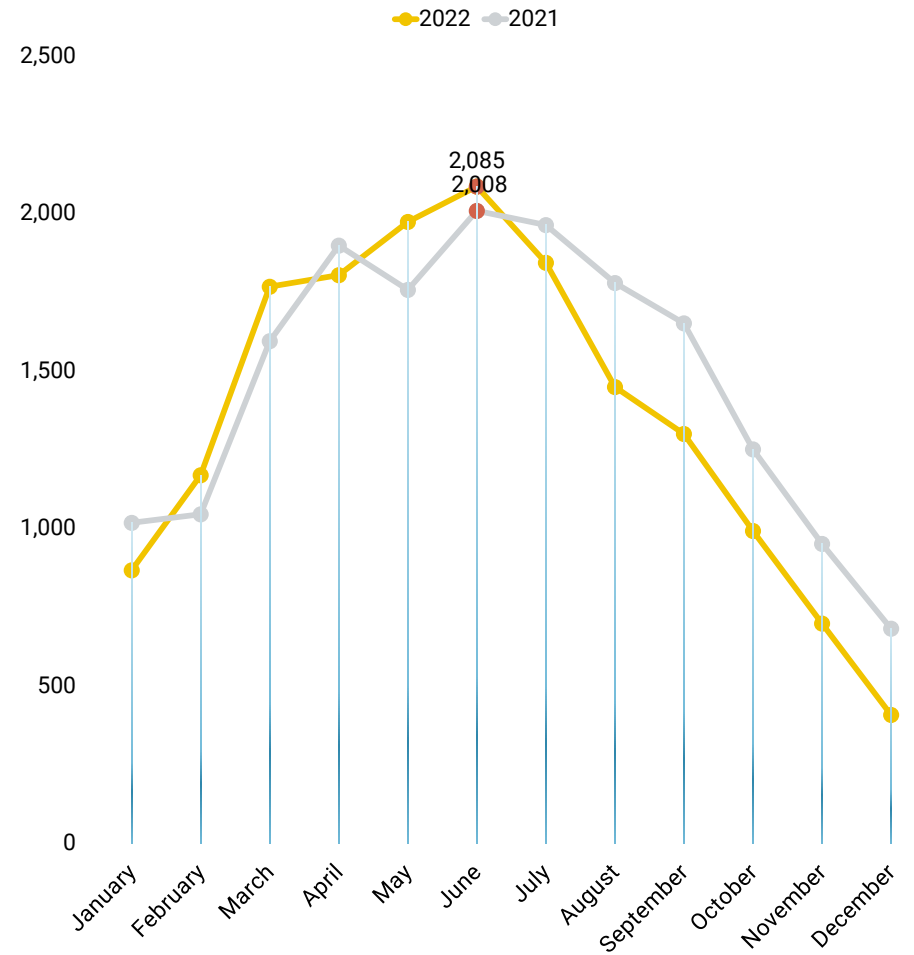
26

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).

	2022	2021	% chg.
January	867	1,018	-14.83%
February	1,169	1,045	11.87%
March	1,767	1,594	10.85%
April	1,804	1,898	-4.95%
May	1,973	1,757	12.29%
June	2,085	2,008	3.83%
July	1,843	1,963	-6.11%
August	1,449	1,779	-18.55%
September	1,300	1,651	-21.26%
October	992	1,251	-20.70%
November	698	951	-26.60%
December	408	682	-40.18%
Total	16,355	17,597	
% chg.			-7.06%

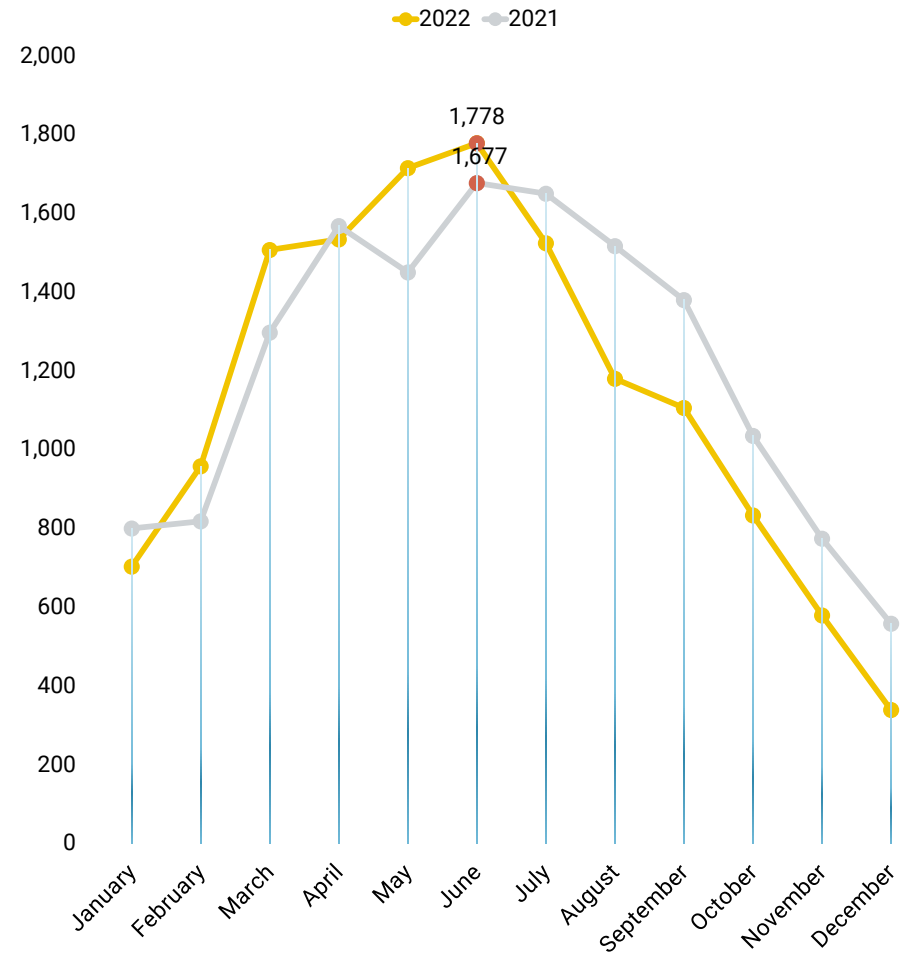


Snohomish: Residential Homes Only

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).

	2022	2021	% chg.
January	703	800	-12.13%
February	958	818	17.11%
March	1,507	1,297	16.19%
April	1,534	1,568	-2.17%
May	1,715	1,450	18.28%
June	1,778	1,677	6.02%
July	1,524	1,650	-7.64%
August	1,180	1,517	-22.21%
September	1,106	1,380	-19.86%
October	833	1,035	-19.52%
November	579	774	-25.19%
December	339	558	-39.25%
Total	13,756	14,524	
% chg.			-5.29%

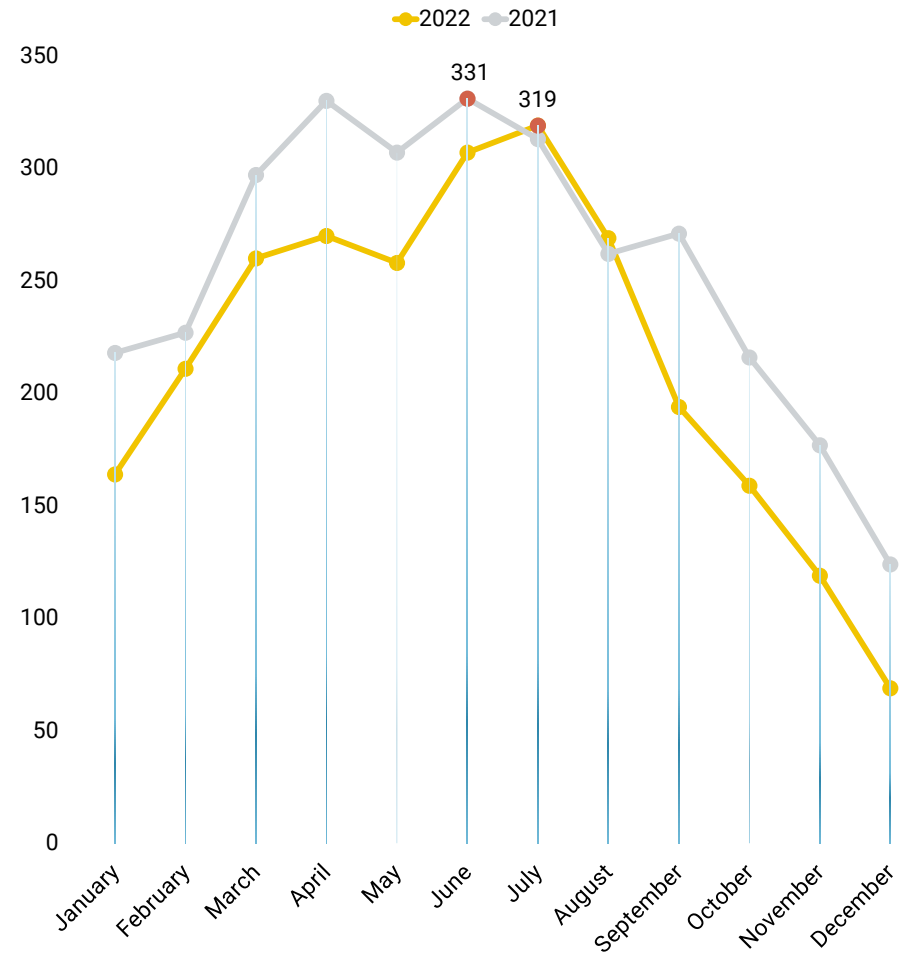


Snohomish: Condominiums Only

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).

	2022	2021	% chg.
January	164	218	-24.77%
February	211	227	-7.05%
March	260	297	-12.46%
April	270	330	-18.18%
May	258	307	-15.96%
June	307	331	-7.25%
July	319	313	1.92%
August	269	262	2.67%
September	194	271	-28.41%
October	159	216	-26.39%
November	119	177	-32.77%
December	69	124	-44.35%
Total	2,599	3,073	
% chg.	-15.42%		

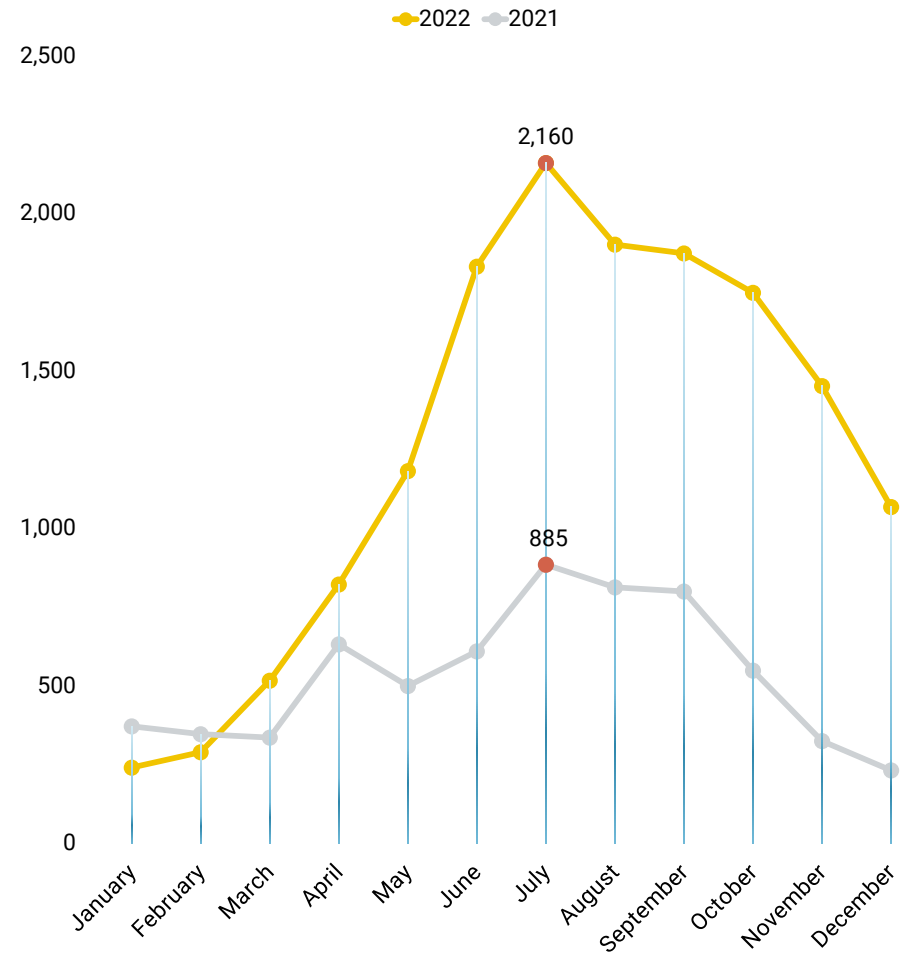


Snohomish: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	241	372	-35.22%
February	290	347	-16.43%
March	517	336	53.87%
April	822	632	30.06%
May	1,182	500	136.40%
June	1,831	610	200.16%
July	2,160	885	144.07%
August	1,901	813	133.83%
September	1,873	800	134.13%
October	1,748	549	218.40%
November	1,452	325	346.77%
December	1,068	232	360.34%
Total	15,085	6,401	
% chg.			135.67%

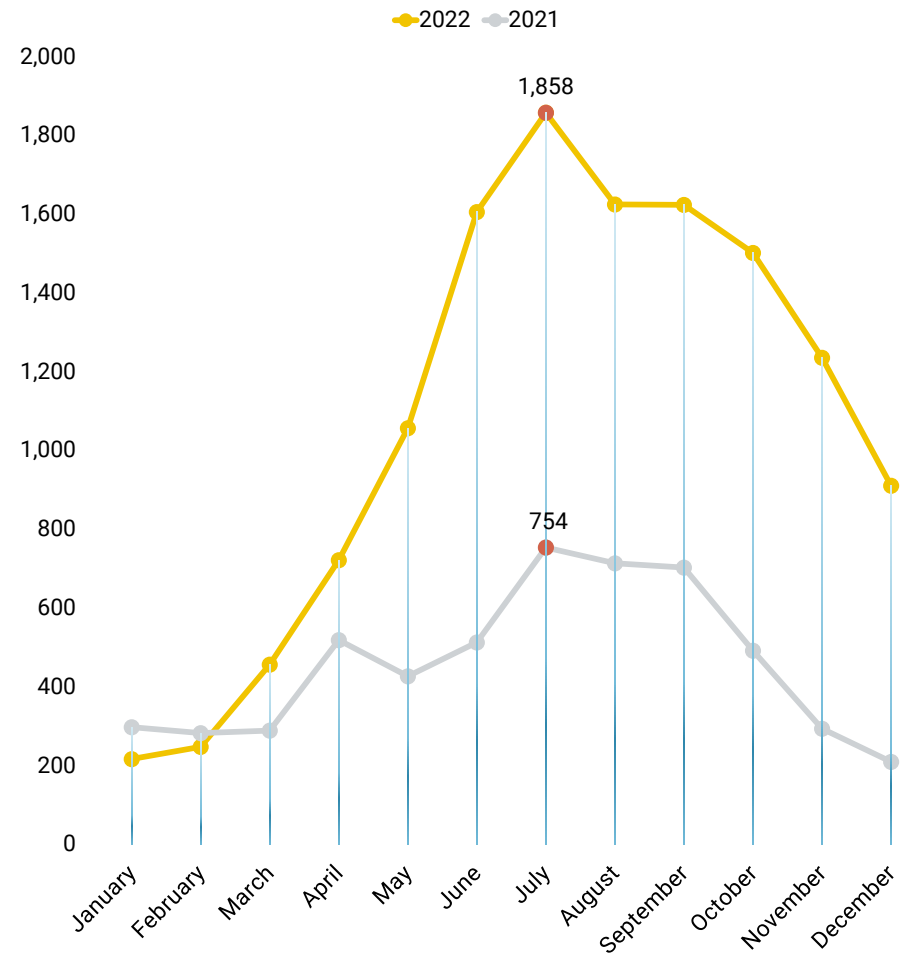


Snohomish: Residential Homes Only

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.

	2022	2021	% chg.
January	217	298	-27.18%
February	248	283	-12.37%
March	457	289	58.13%
April	722	519	39.11%
May	1,057	427	147.54%
June	1,606	513	213.06%
July	1,858	754	146.42%
August	1,625	714	127.59%
September	1,624	703	131.01%
October	1,502	492	205.28%
November	1,236	294	320.41%
December	911	210	333.81%
Total	13,063	5,496	
% chg.			137.68%

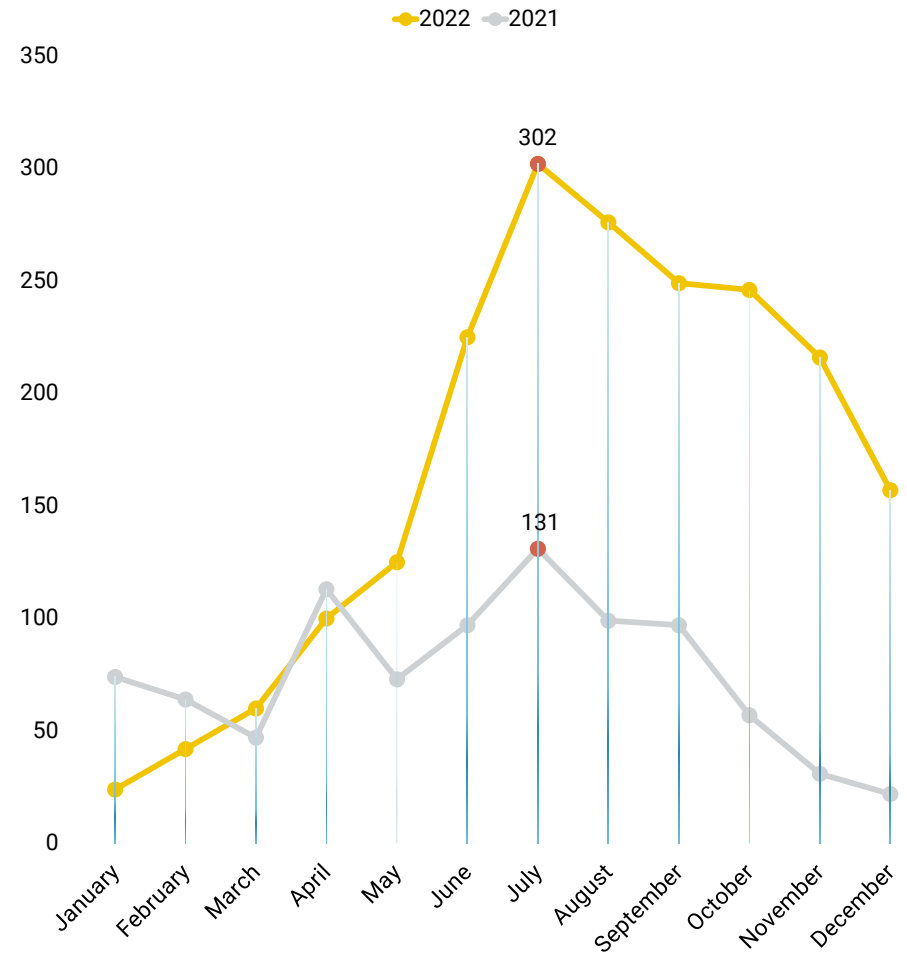


Snohomish: Condominiums Only

Active Listings by Month

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

	2022	2021	% chg.
January	24	74	-67.57%
February	42	64	-34.38%
March	60	47	27.66%
April	100	113	-11.50%
May	125	73	71.23%
June	225	97	131.96%
July	302	131	130.53%
August	276	99	178.79%
September	249	97	156.70%
October	246	57	331.58%
November	216	31	596.77%
December	157	22	613.64%
Total	2,022	905	
% chg.	123.43%		



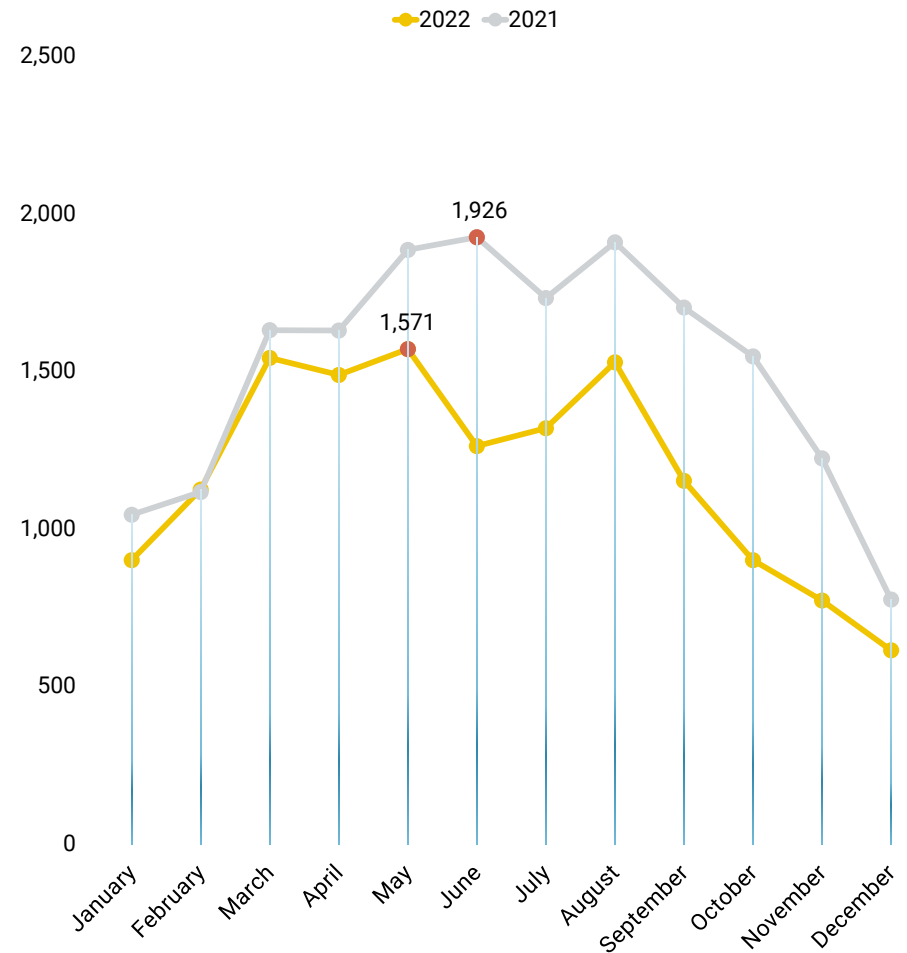
Snohomish: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	901	1,045	-13.78%
February	1,125	1,117	0.72%
March	1,543	1,631	-5.40%
April	1,489	1,630	-8.65%
May	1,571	1,886	-16.70%
June	1,263	1,926	-34.42%
July	1,320	1,733	-23.83%
August	1,529	1,910	-19.95%
September	1,153	1,703	-32.30%
October	901	1,548	-41.80%
November	773	1,224	-36.85%
December	615	776	-20.75%
Total	14,183	18,129	
% chg.			-21.77%



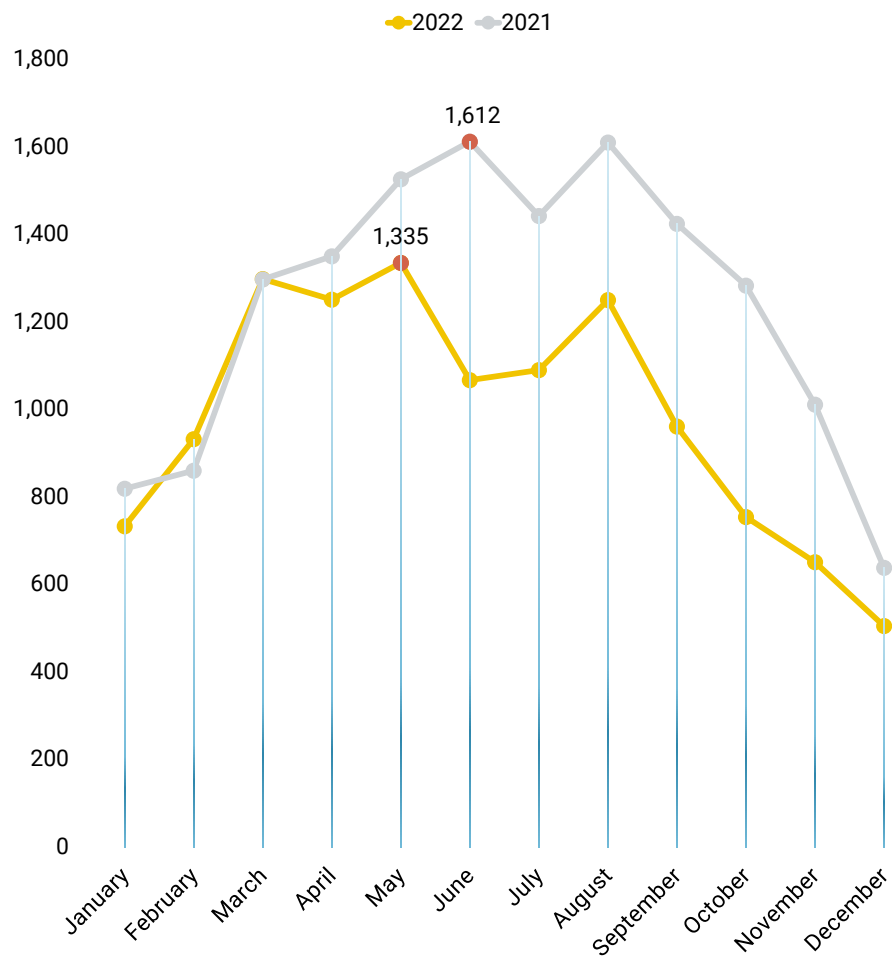
Snohomish: Residential Homes Only

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.

	2022	2021	% chg.
January	733	819	-10.50%
February	932	860	8.37%
March	1,298	1,297	0.08%
April	1,251	1,350	-7.33%
May	1,335	1,526	-12.52%
June	1,067	1,612	-33.81%
July	1,090	1,442	-24.41%
August	1,250	1,610	-22.36%
September	961	1,424	-32.51%
October	754	1,283	-41.23%
November	651	1,011	-35.61%
December	505	638	-20.85%
Total	11,827	14,872	
% chg.			-20.47%



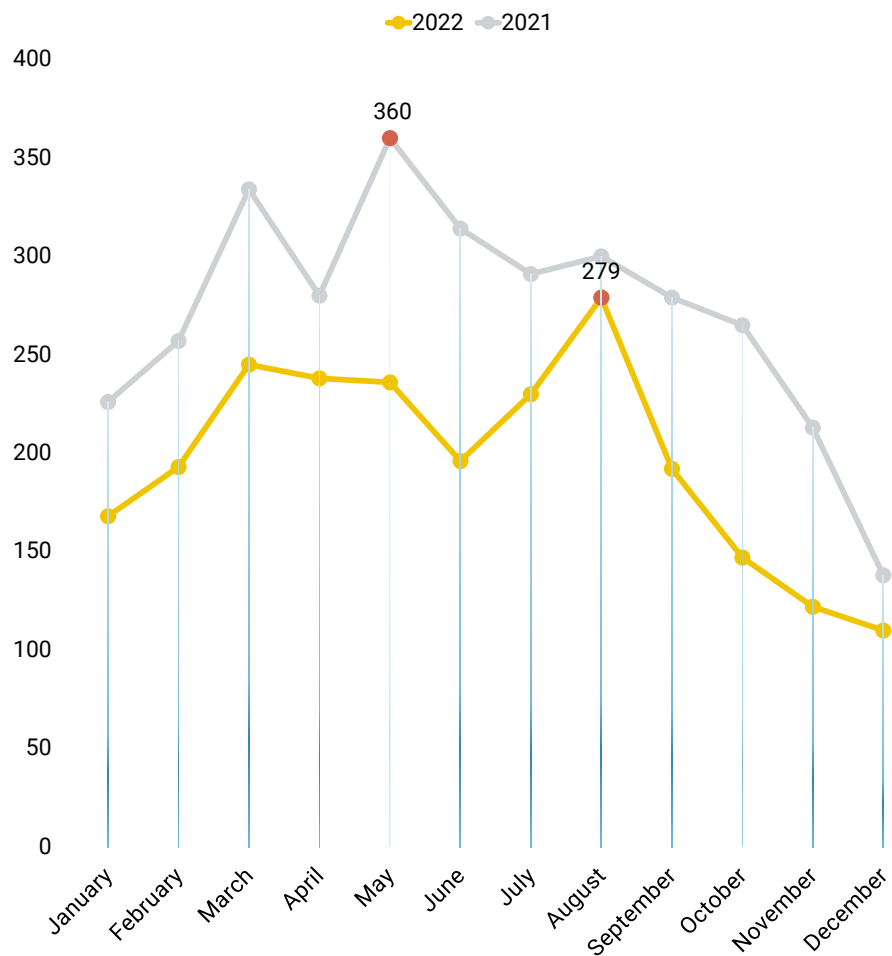
Snohomish: Condominiums Only

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.

	2022	2021	% chg.
January	168	226	-25.66%
February	193	257	-24.90%
March	245	334	-26.65%
April	238	280	-15.00%
May	236	360	-34.44%
June	196	314	-37.58%
July	230	291	-20.96%
August	279	300	-7.00%
September	192	279	-31.18%
October	147	265	-44.53%
November	122	213	-42.72%
December	110	138	-20.29%
Total	2,356	3,257	
% chg.	-27.66%		

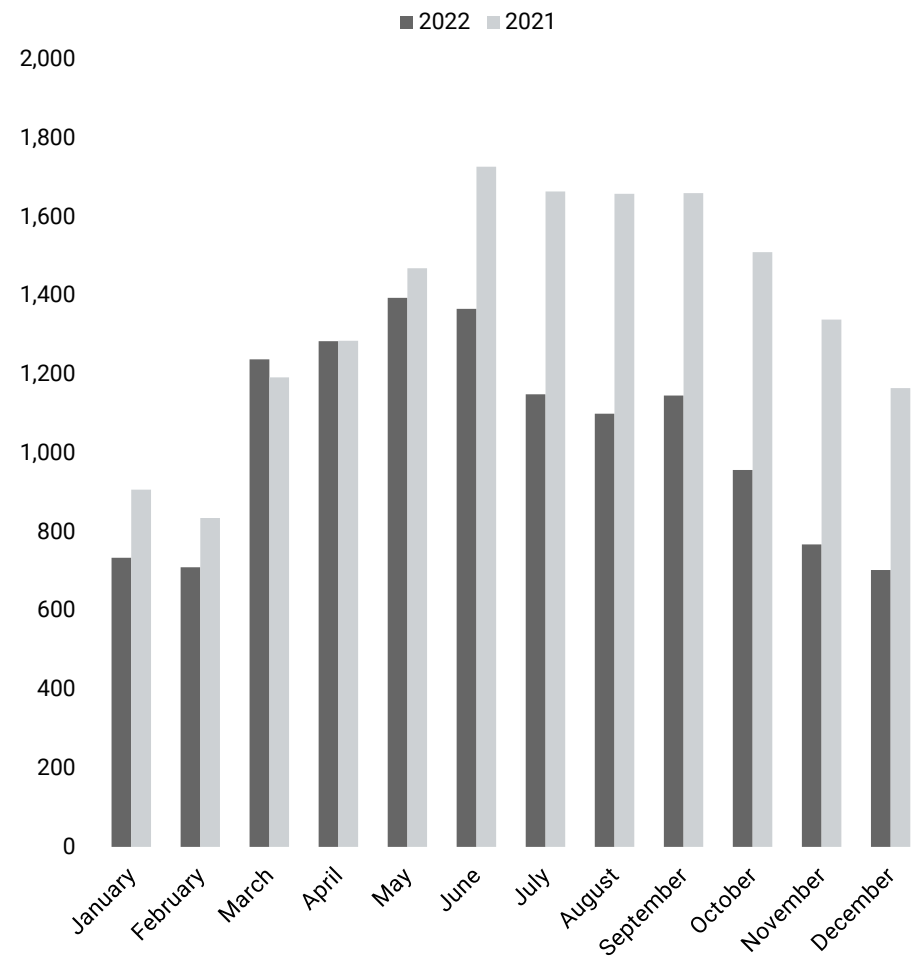


Snohomish: Residential Homes and Condominiums

Closed Sales by Month

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

	2022	2021	% chg.
January	734	907	-19.07%
February	710	835	-14.97%
March	1,238	1,192	3.86%
April	1,284	1,285	-0.08%
May	1,394	1,469	-5.11%
June	1,366	1,727	-20.90%
July	1,149	1,664	-30.95%
August	1,100	1,658	-33.66%
September	1,146	1,660	-30.96%
October	957	1,510	-36.62%
November	768	1,339	-42.64%
December	703	1,165	-39.66%
Total	12,549	16,411	
% chg.			-23.53%

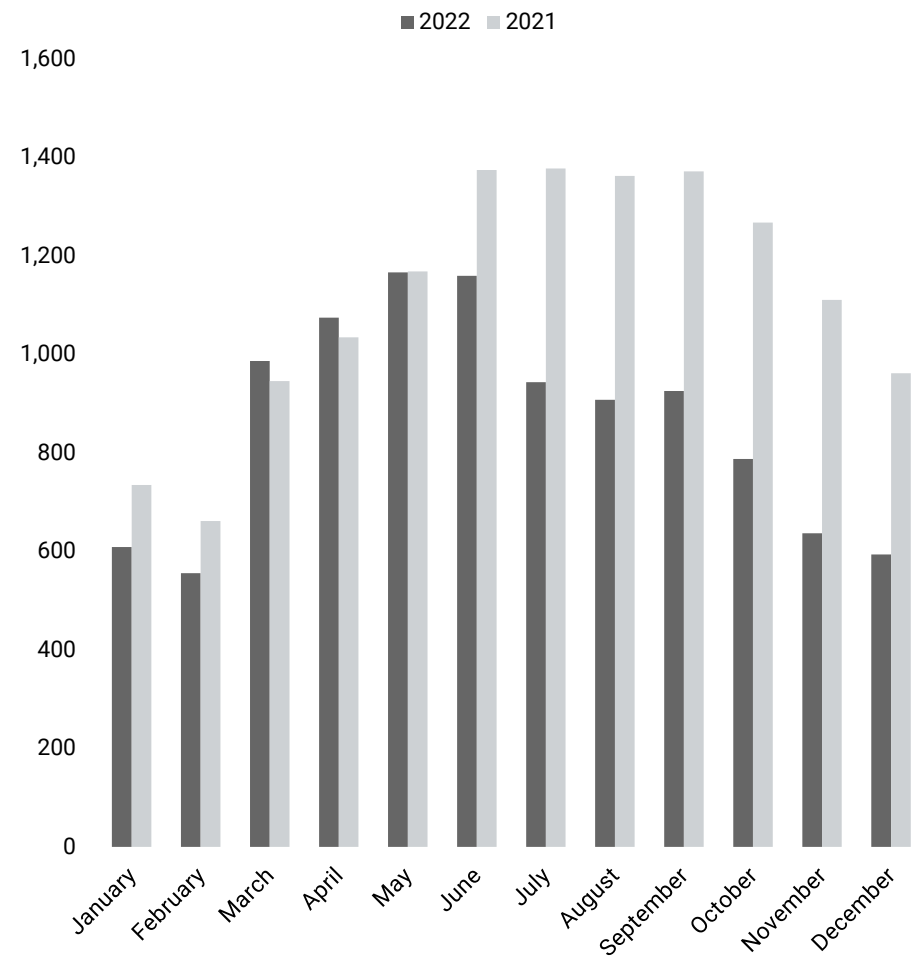


Snohomish: Residential Homes Only

Closed Sales by Month

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

	2022	2021	% chg.
January	609	735	-17.14%
February	556	662	-16.01%
March	987	946	4.33%
April	1,075	1,035	3.86%
May	1,167	1,169	-0.17%
June	1,160	1,375	-15.64%
July	944	1,378	-31.49%
August	908	1,363	-33.38%
September	926	1,372	-32.51%
October	788	1,268	-37.85%
November	637	1,111	-42.66%
December	594	962	-38.25%
Total	10,351	13,376	
% chg.			-22.62%

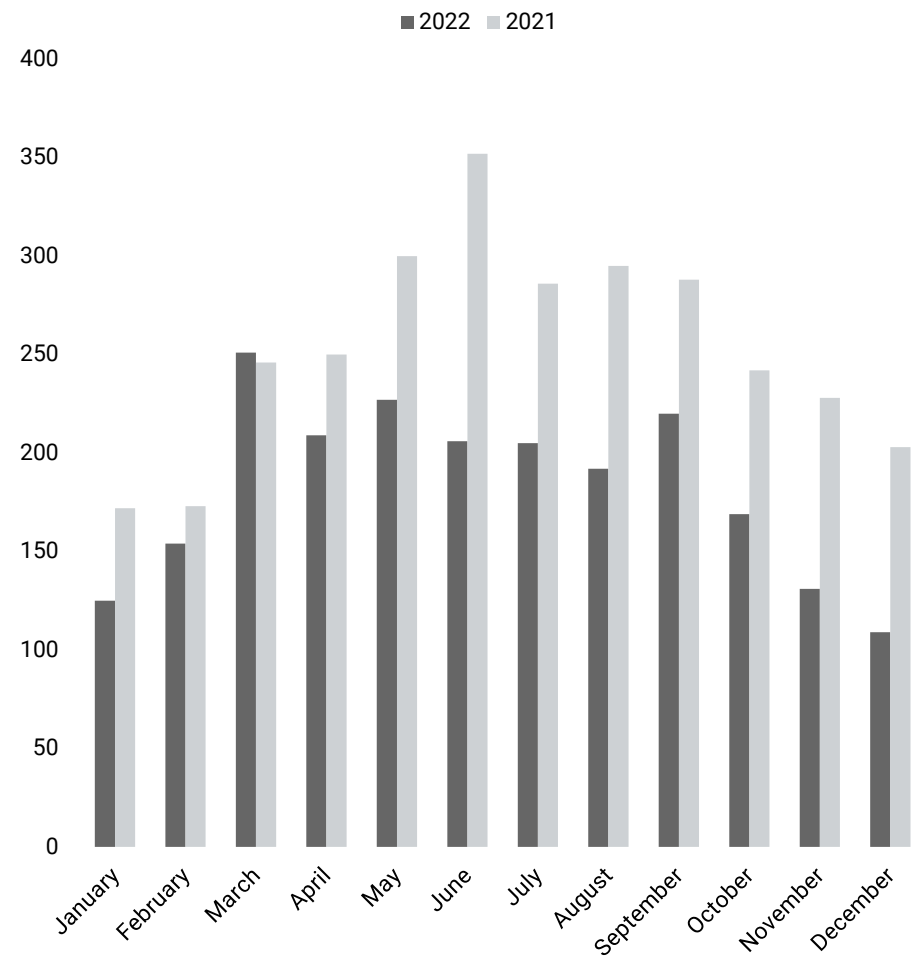


Snohomish: Condominiums Only

Closed Sales by Month

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

	2022	2021	% chg.
January	125	172	-27.33%
February	154	173	-10.98%
March	251	246	2.03%
April	209	250	-16.40%
May	227	300	-24.33%
June	206	352	-41.48%
July	205	286	-28.32%
August	192	295	-34.92%
September	220	288	-23.61%
October	169	242	-30.17%
November	131	228	-42.54%
December	109	203	-46.31%
Total	2,198	3,035	
% chg.			-27.58%

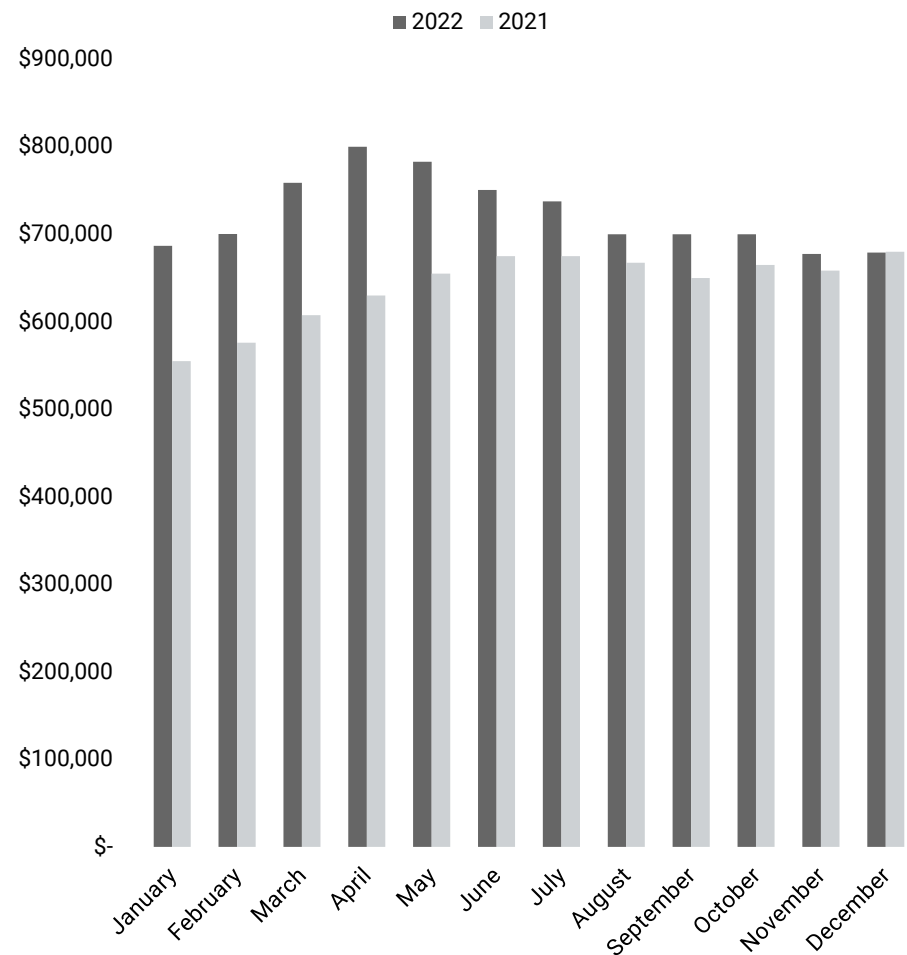


Snohomish: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	\$ 686,792	\$ 554,990	23.75%
February	\$ 700,250	\$ 576,050	21.56%
March	\$ 758,707	\$ 607,475	24.90%
April	\$ 800,000	\$ 630,000	26.98%
May	\$ 782,800	\$ 655,000	19.51%
June	\$ 750,500	\$ 675,000	11.19%
July	\$ 737,500	\$ 675,000	9.26%
August	\$ 700,000	\$ 667,410	4.88%
September	\$ 700,000	\$ 650,000	7.69%
October	\$ 700,000	\$ 664,950	5.27%
November	\$ 677,475	\$ 658,505	2.88%
December	\$ 679,000	\$ 679,950	-0.14%
Total	\$ 730,000	\$ 650,000	
% chg.			12.31%

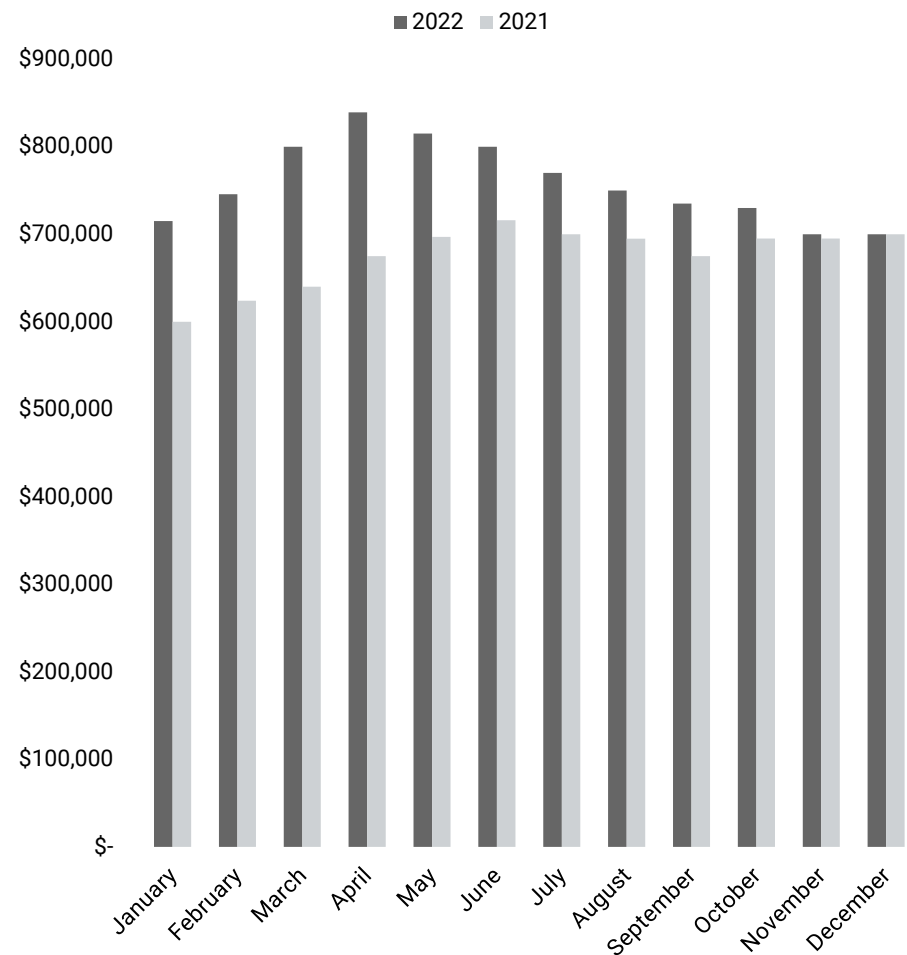


Snohomish: Residential Homes Only

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.

	2022	2021	% chg.
January	\$ 715,000	\$ 599,990	19.17%
February	\$ 745,725	\$ 624,075	19.49%
March	\$ 800,000	\$ 640,000	25.00%
April	\$ 839,298	\$ 675,000	24.34%
May	\$ 815,000	\$ 697,000	16.93%
June	\$ 799,950	\$ 716,000	11.72%
July	\$ 770,000	\$ 700,000	10.00%
August	\$ 749,999	\$ 694,900	7.93%
September	\$ 735,000	\$ 675,000	8.89%
October	\$ 730,000	\$ 695,000	5.04%
November	\$ 700,000	\$ 695,000	0.72%
December	\$ 700,000	\$ 700,000	0.00%
Total	\$ 765,000	\$ 680,000	
% chg.			12.50%

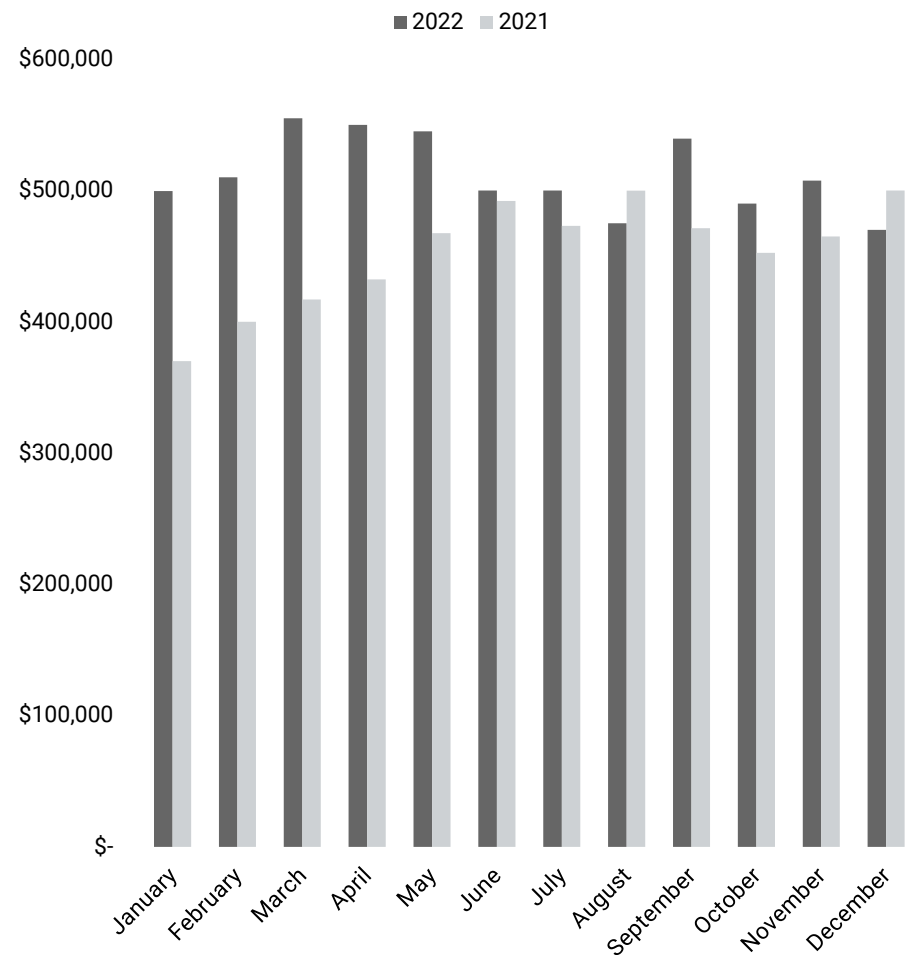


Snohomish: Condominiums Only

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.

	2022	2021	% chg.
January	\$ 499,500	\$ 369,950	35.02%
February	\$ 510,000	\$ 400,000	27.50%
March	\$ 555,000	\$ 417,000	33.09%
April	\$ 550,000	\$ 432,250	27.24%
May	\$ 545,000	\$ 467,500	16.58%
June	\$ 500,000	\$ 492,000	1.63%
July	\$ 500,000	\$ 473,000	5.71%
August	\$ 474,999	\$ 499,900	-4.98%
September	\$ 539,500	\$ 471,250	14.48%
October	\$ 490,000	\$ 452,500	8.29%
November	\$ 507,500	\$ 465,000	9.14%
December	\$ 469,950	\$ 500,000	-6.01%
Total	\$ 515,000	\$ 460,000	
% chg.			11.96%



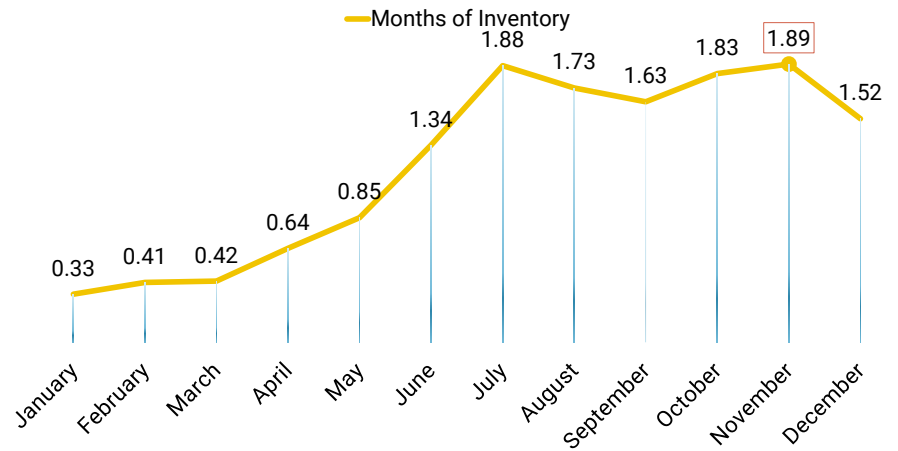
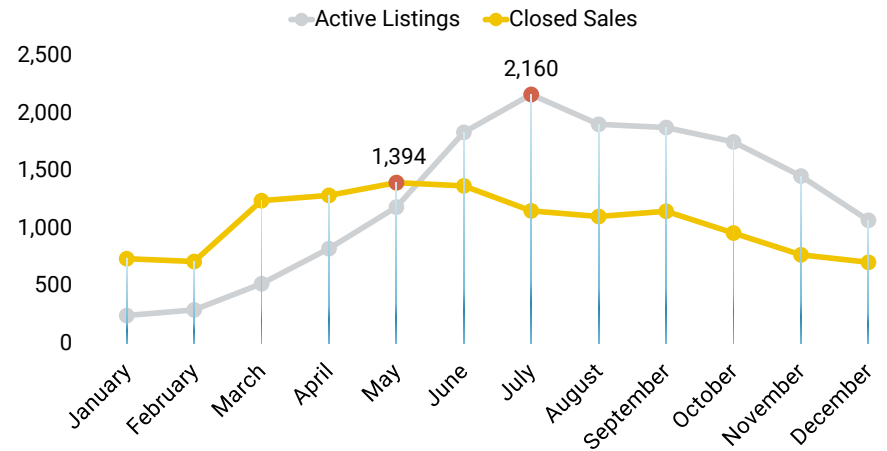
Snohomish: Residential Homes and Condominiums

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	241	734	0.33
February	290	710	0.41
March	517	1,238	0.42
April	822	1,284	0.64
May	1,182	1,394	0.85
June	1,831	1,366	1.34
July	2,160	1,149	1.88
August	1,901	1,100	1.73
September	1,873	1,146	1.63
October	1,748	957	1.83
November	1,452	768	1.89
December	1,068	703	1.52



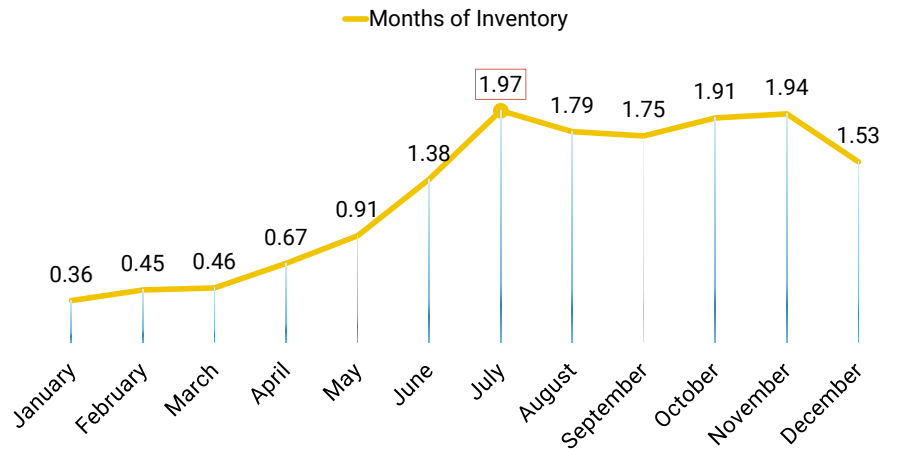
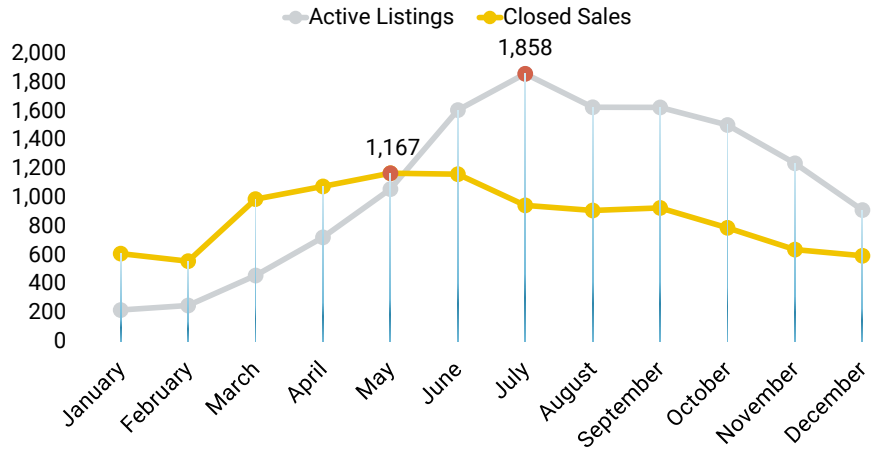
Snohomish: Residential Homes Only

Months of Inventory by Month

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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	217	609	0.36
February	248	556	0.45
March	457	987	0.46
April	722	1,075	0.67
May	1,057	1,167	0.91
June	1,606	1,160	1.38
July	1,858	944	1.97
August	1,625	908	1.79
September	1,624	926	1.75
October	1,502	788	1.91
November	1,236	637	1.94
December	911	594	1.53



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	24	125	0.19
February	42	154	0.27
March	60	251	0.24
April	100	209	0.48
May	125	227	0.55
June	225	206	1.09
July	302	205	1.47
August	276	192	1.44
September	249	220	1.13
October	246	169	1.46
November	216	131	1.65
December	157	109	1.44

