

Snohomish



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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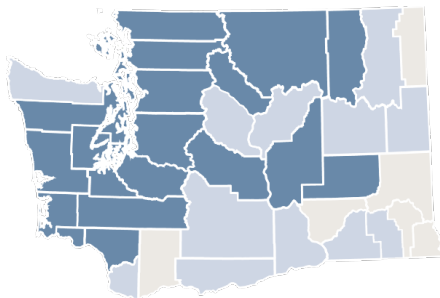
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

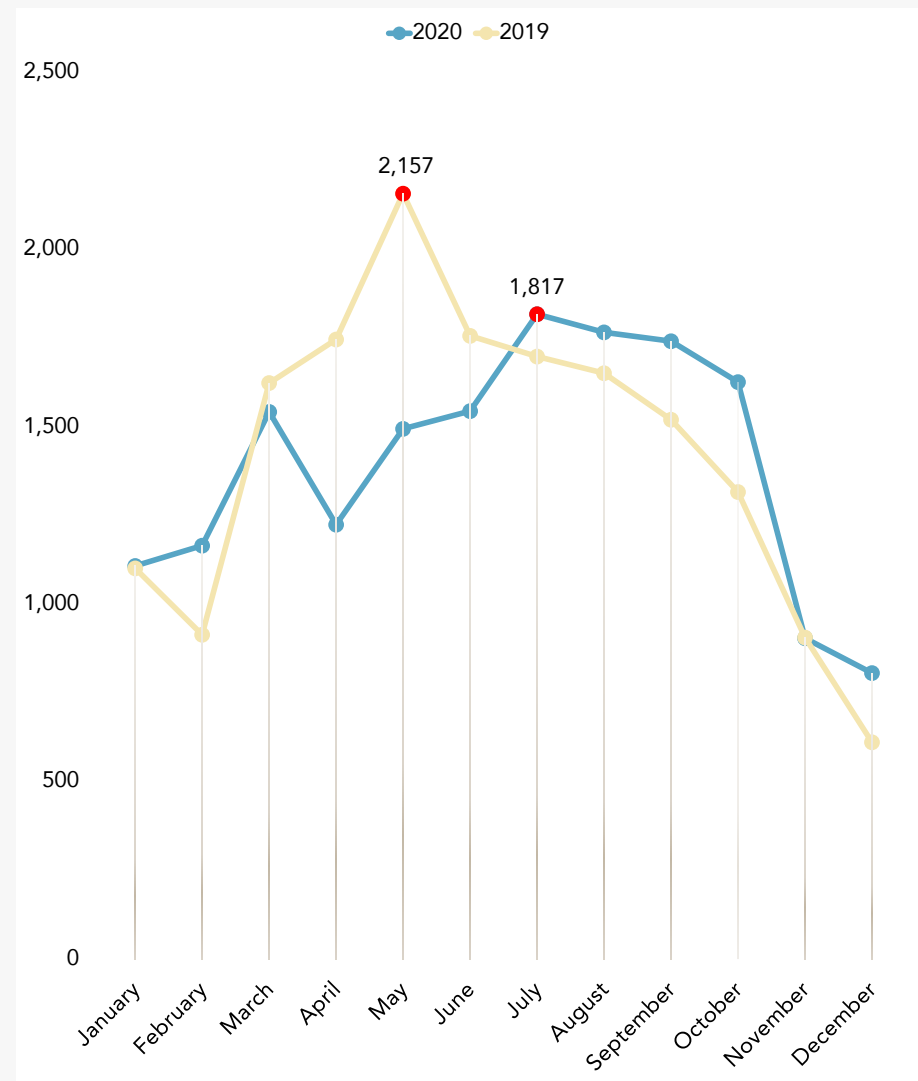
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Snohomish: Residential Homes and Condominiums

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).

	2020	2019	% chg.
January	1,108	1,101	0.64%
February	1,165	914	27.46%
March	1,542	1,623	-4.99%
April	1,224	1,746	-29.90%
May	1,494	2,157	-30.74%
June	1,544	1,756	-12.07%
July	1,817	1,698	7.01%
August	1,766	1,651	6.97%
September	1,741	1,520	14.54%
October	1,626	1,316	23.56%
November	904	906	-0.22%
December	806	611	31.91%
Total	16,737	16,999	
% chg.	-1.54%		

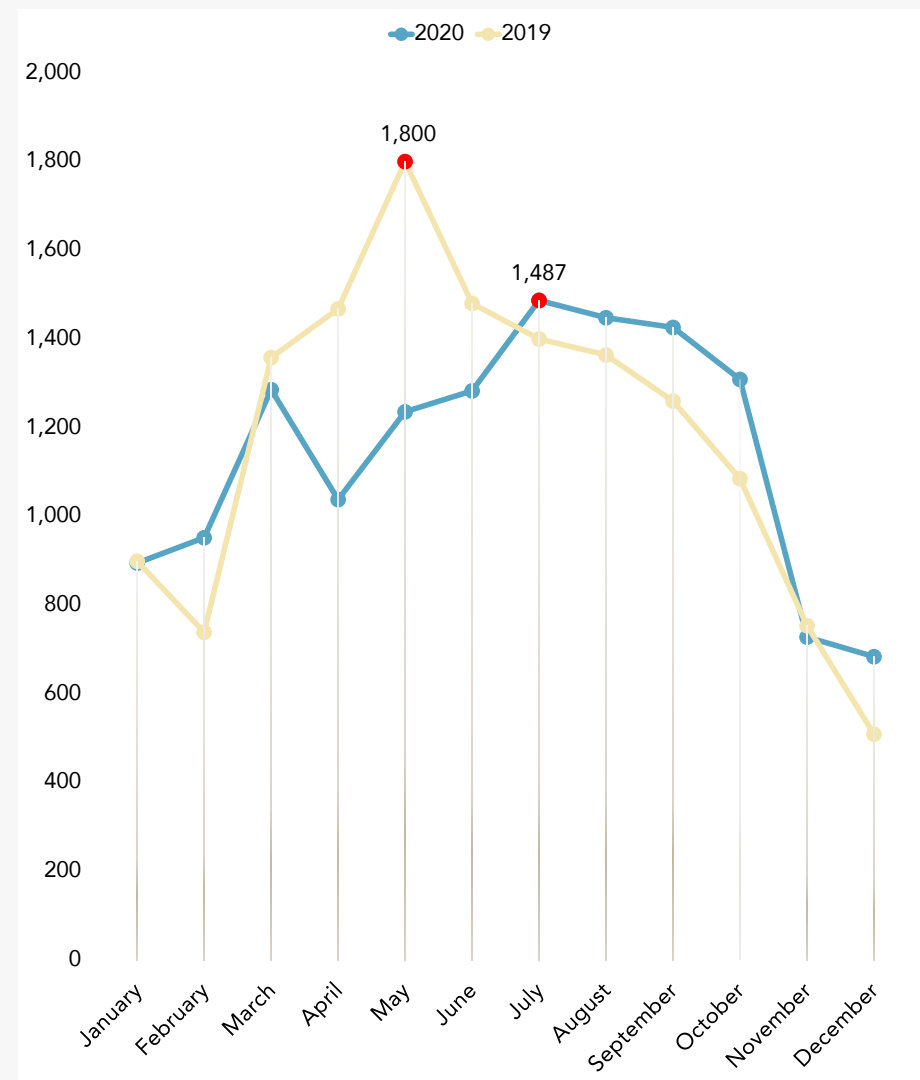


Snohomish: Residential Homes Only

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).

	2020	2019	% chg.
January	895	899	-0.44%
February	952	739	28.82%
March	1,286	1,358	-5.30%
April	1,038	1,468	-29.29%
May	1,236	1,800	-31.33%
June	1,283	1,480	-13.31%
July	1,487	1,400	6.21%
August	1,448	1,364	6.16%
September	1,426	1,260	13.17%
October	1,309	1,085	20.65%
November	728	754	-3.45%
December	684	509	34.38%
Total	13,772	14,116	
% chg.	-2.44%		

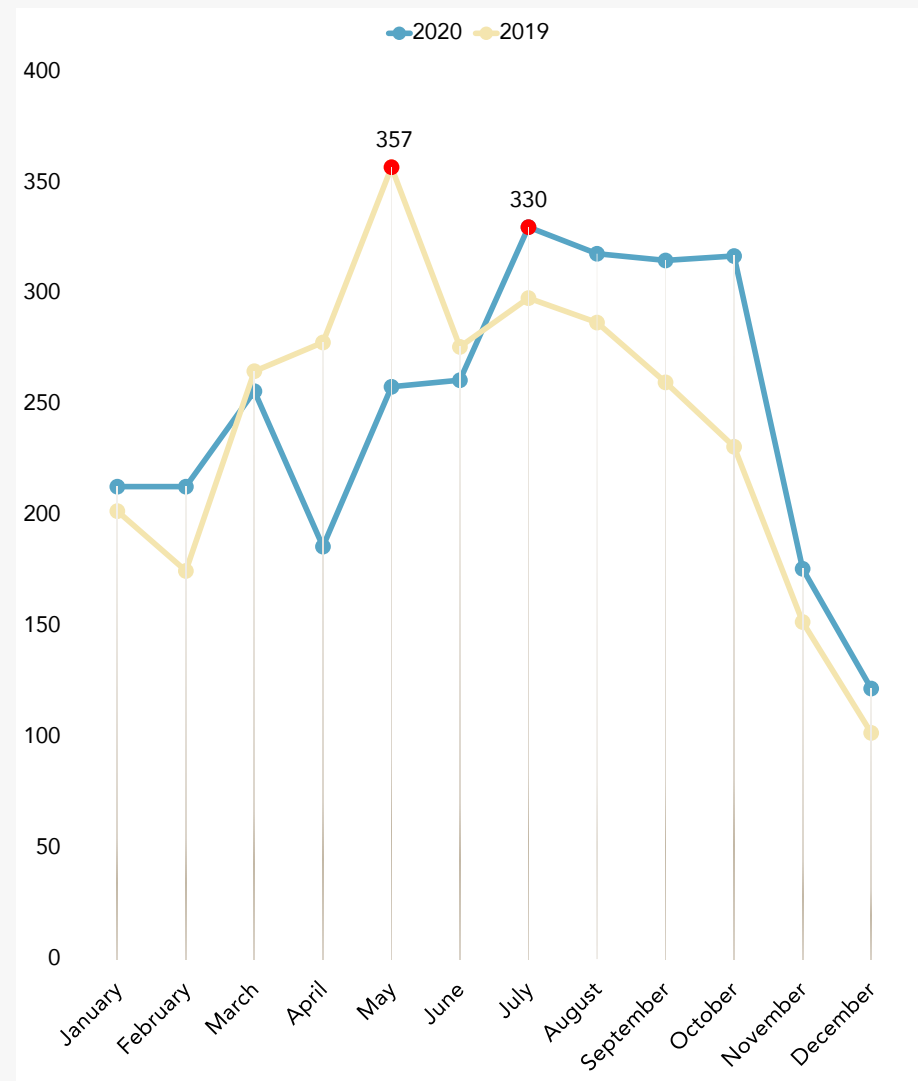


Snohomish: Condominiums Only

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).

	2020	2019	% chg.
January	213	202	5.45%
February	213	175	21.71%
March	256	265	-3.40%
April	186	278	-33.09%
May	258	357	-27.73%
June	261	276	-5.43%
July	330	298	10.74%
August	318	287	10.80%
September	315	260	21.15%
October	317	231	37.23%
November	176	152	15.79%
December	122	102	19.61%
Total	2,965	2,883	
% chg.	2.84%		



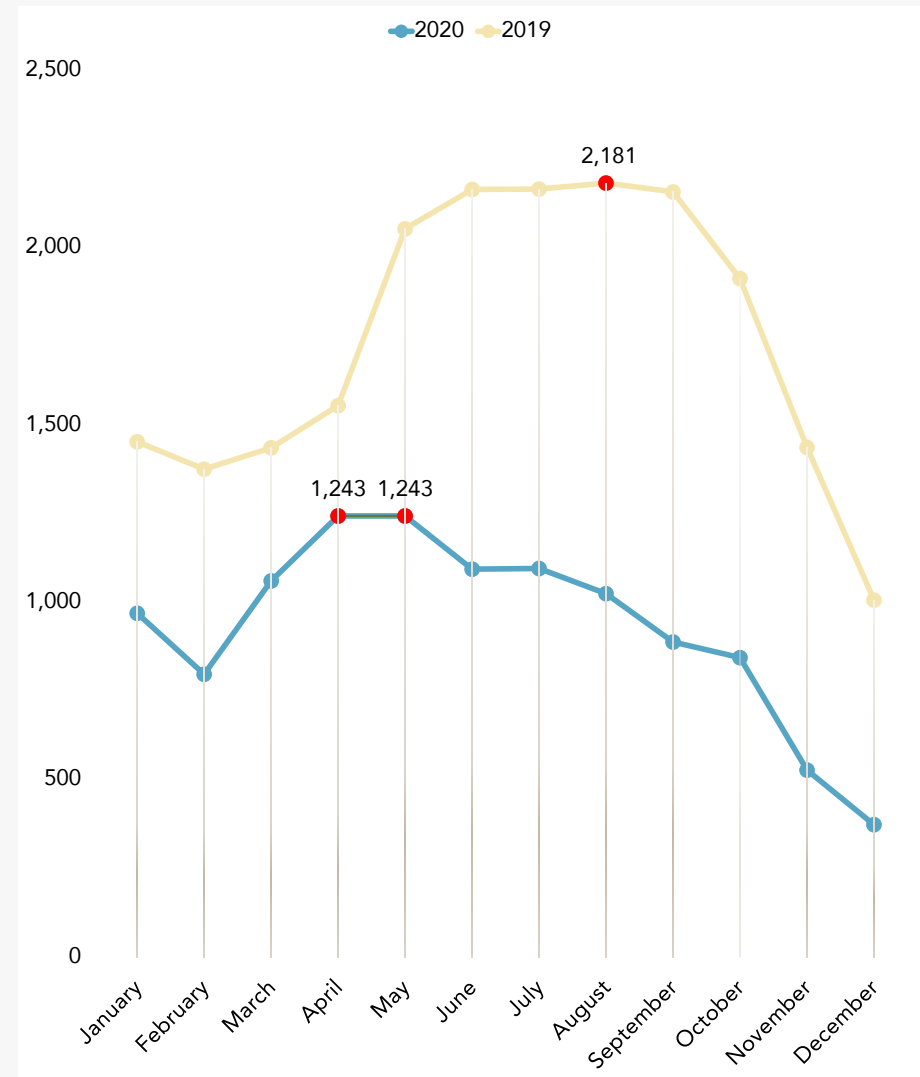
Snohomish: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	969	1,452	-33.26%
February	797	1,375	-42.04%
March	1,060	1,435	-26.13%
April	1,243	1,554	-20.01%
May	1,243	2,052	-39.42%
June	1,093	2,163	-49.47%
July	1,095	2,164	-49.40%
August	1,024	2,181	-53.05%
September	888	2,156	-58.81%
October	844	1,912	-55.86%
November	527	1,436	-63.30%
December	373	1,006	-62.92%
Total	11,156	20,886	
% chg.	-46.59%		

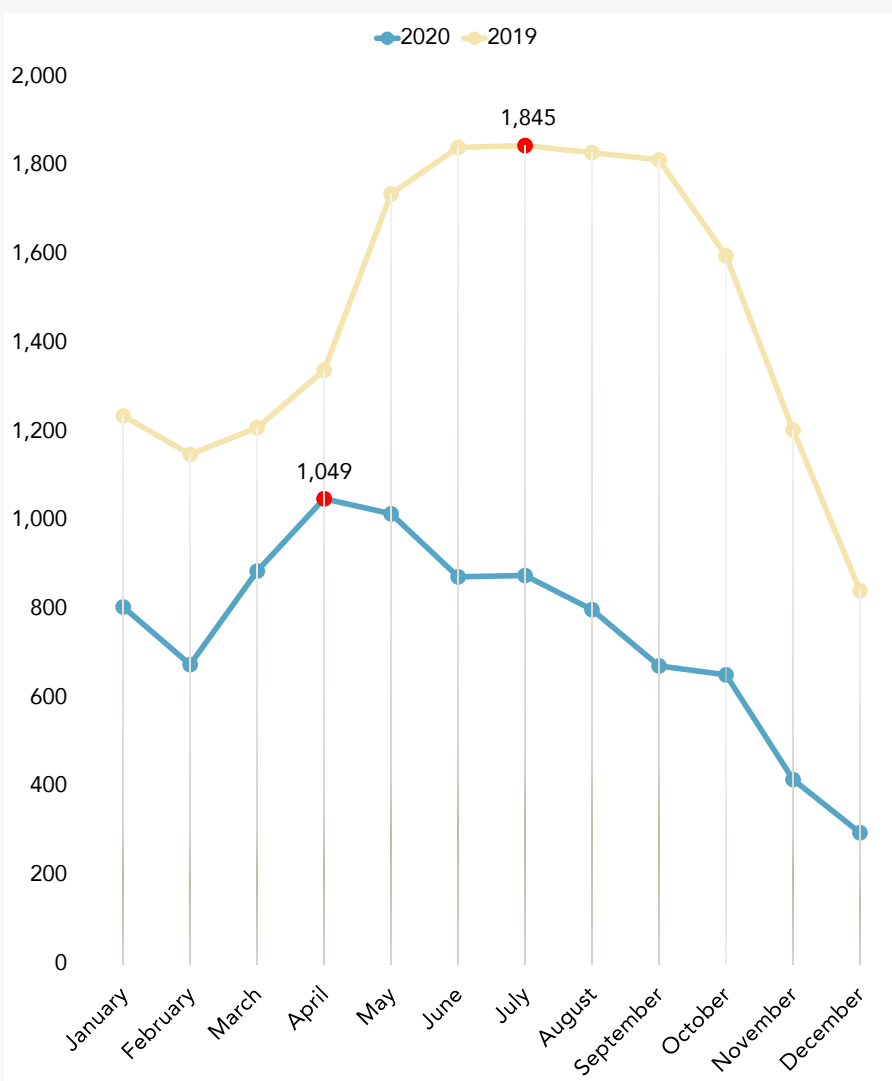


Snohomish: Residential Homes Only

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.

	2020	2019	% chg.
January	805	1,236	-34.87%
February	675	1,149	-41.25%
March	886	1,209	-26.72%
April	1,049	1,339	-21.66%
May	1,015	1,736	-41.53%
June	873	1,841	-52.58%
July	876	1,845	-52.52%
August	799	1,829	-56.31%
September	672	1,813	-62.93%
October	652	1,597	-59.17%
November	416	1,204	-65.45%
December	296	842	-64.85%
Total	9,014	17,640	
% chg.	-48.90%		

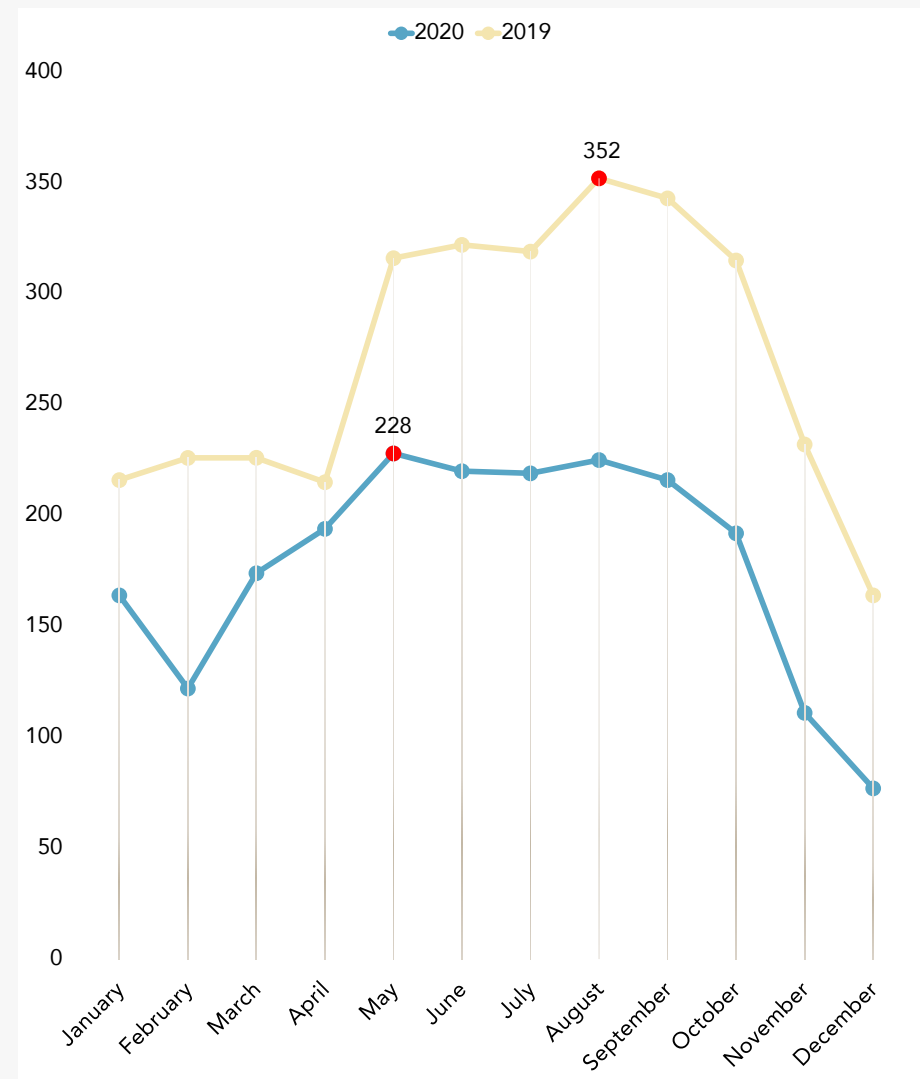


Snohomish: Condominiums Only

Active Listings by Month

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

	2020	2019	% chg.
January	164	216	-24.07%
February	122	226	-46.02%
March	174	226	-23.01%
April	194	215	-9.77%
May	228	316	-27.85%
June	220	322	-31.68%
July	219	319	-31.35%
August	225	352	-36.08%
September	216	343	-37.03%
October	192	315	-39.05%
November	111	232	-52.16%
December	77	164	-53.05%
Total	2,142	3,246	
% chg.	-34.01%		



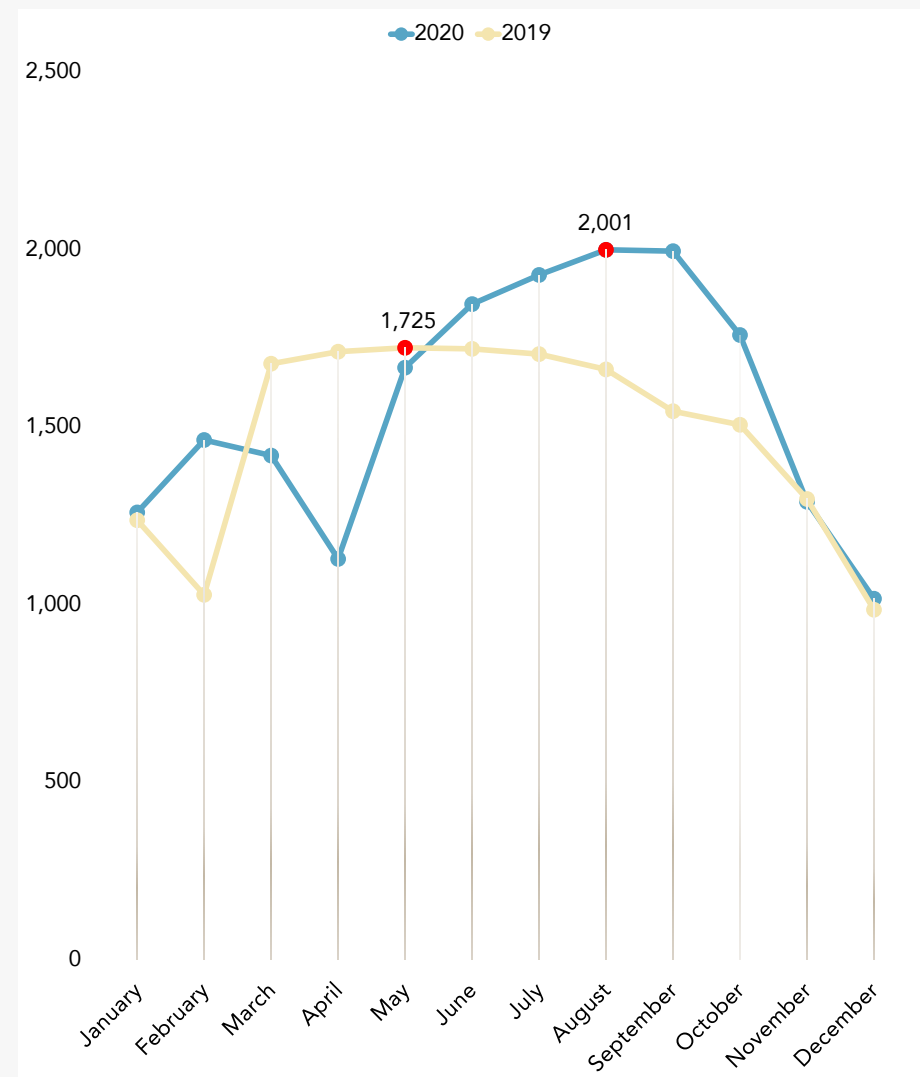
Snohomish: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	1,261	1,239	1.78%
February	1,465	1,029	42.37%
March	1,421	1,680	-15.42%
April	1,130	1,714	-34.07%
May	1,669	1,725	-3.25%
June	1,848	1,722	7.32%
July	1,930	1,707	13.06%
August	2,001	1,664	20.25%
September	1,997	1,546	29.17%
October	1,761	1,508	16.78%
November	1,291	1,299	-0.62%
December	1,018	987	3.14%
Total	18,792	17,820	
% chg.	5.45%		



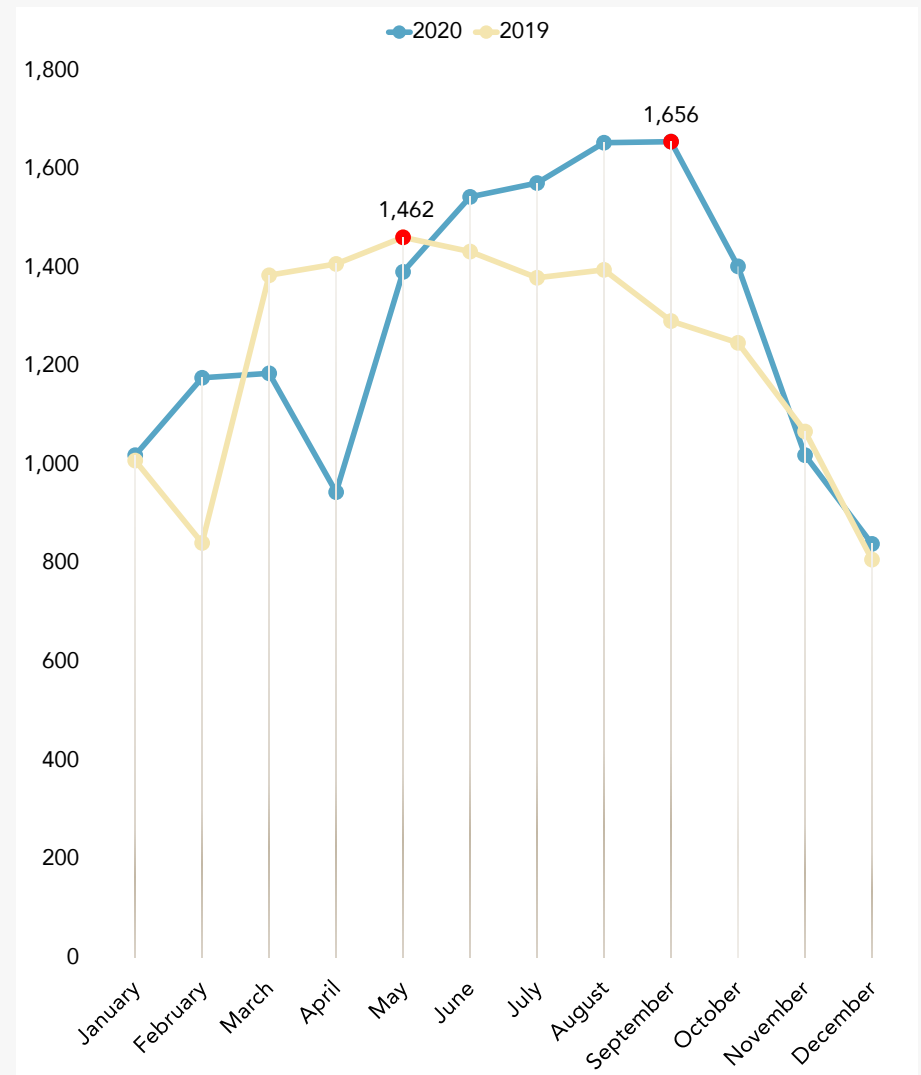
Snohomish: Residential Homes Only

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.

	2020	2019	% chg.
January	1,020	1,009	1.09%
February	1,177	842	39.79%
March	1,186	1,385	-14.37%
April	945	1,408	-32.88%
May	1,392	1,462	-4.79%
June	1,544	1,433	7.75%
July	1,572	1,380	13.91%
August	1,654	1,396	18.48%
September	1,656	1,292	28.17%
October	1,403	1,248	12.42%
November	1,020	1,068	-4.49%
December	840	808	3.96%
Total	15,409	14,731	
% chg.	4.60%		



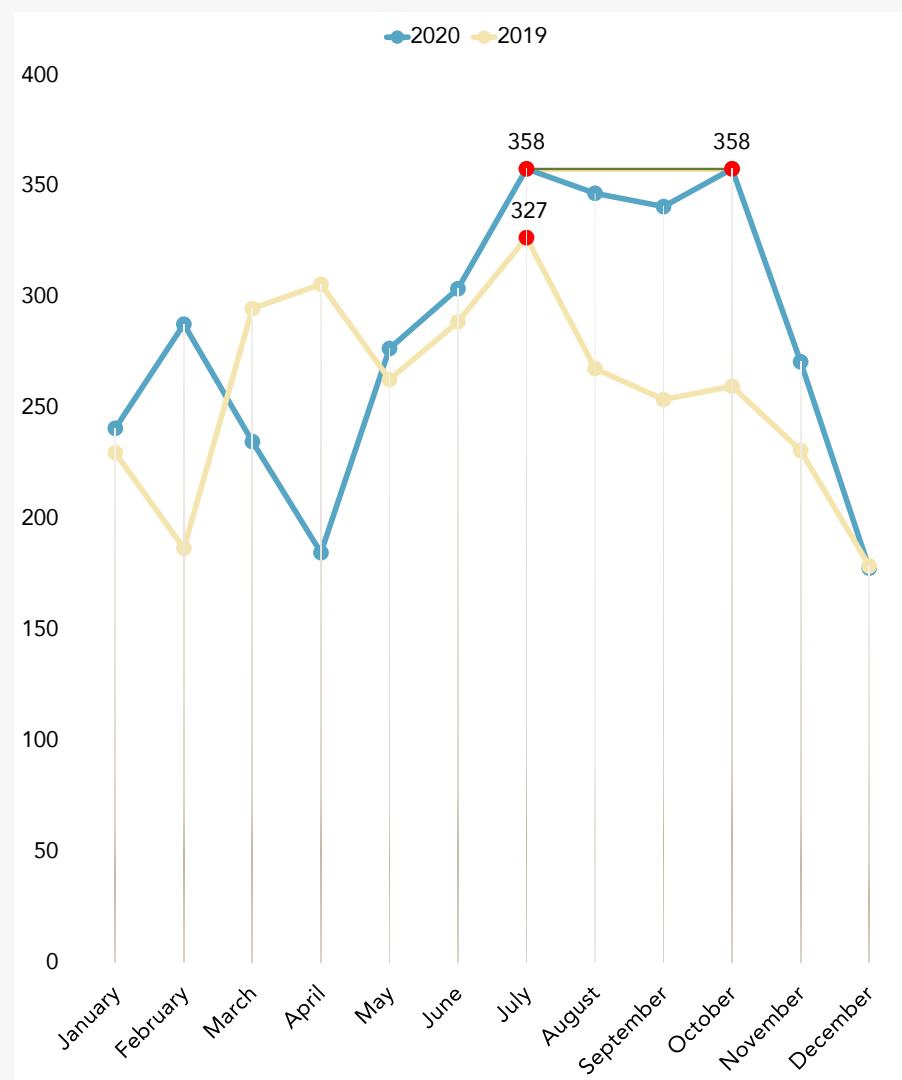
Snohomish: Condominiums Only

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.

	2020	2019	% chg.
January	241	230	4.78%
February	288	187	54.01%
March	235	295	-20.34%
April	185	306	-39.54%
May	277	263	5.32%
June	304	289	5.19%
July	358	327	9.48%
August	347	268	29.48%
September	341	254	34.25%
October	358	260	37.69%
November	271	231	17.32%
December	178	179	-0.56%
Total	3,383	3,089	
% chg.	9.52%		

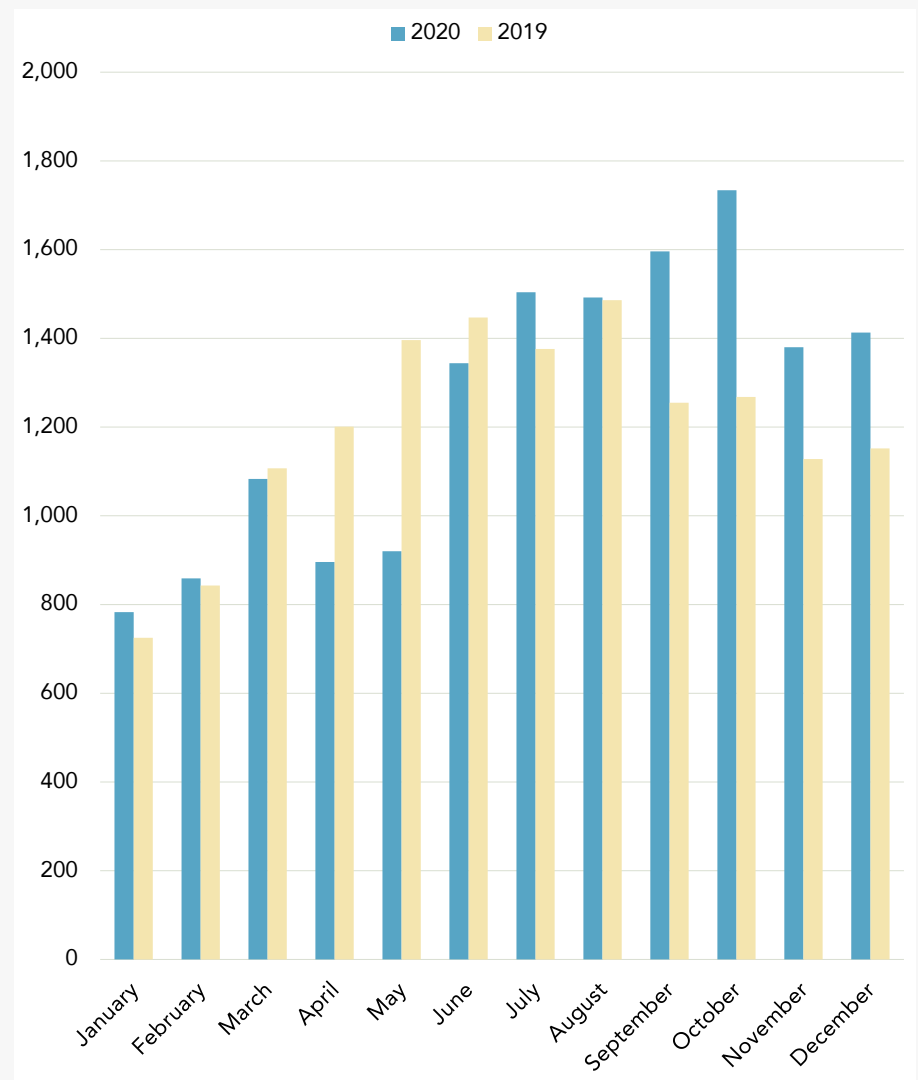


Snohomish: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	783	725	8.00%
February	859	843	1.90%
March	1,083	1,107	-2.17%
April	896	1,201	-25.40%
May	920	1,396	-34.10%
June	1,344	1,447	-7.12%
July	1,504	1,376	9.30%
August	1,492	1,486	0.40%
September	1,596	1,255	27.17%
October	1,734	1,268	36.75%
November	1,380	1,128	22.34%
December	1,413	1,152	22.66%
Total	15,004	14,384	
% chg.	4.31%		

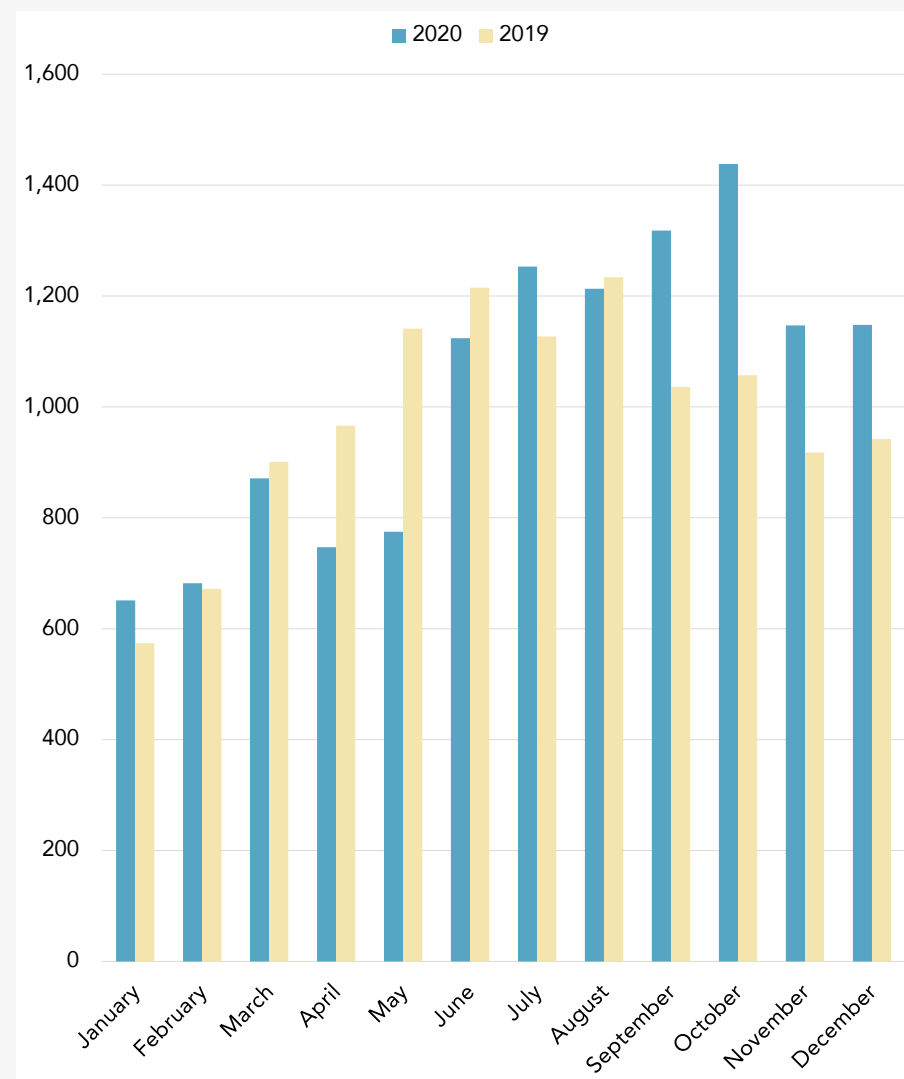


Snohomish: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	651	574	13.41%
February	682	672	1.49%
March	871	901	-3.33%
April	747	966	-22.67%
May	775	1,141	-32.08%
June	1,124	1,215	-7.49%
July	1,253	1,127	11.18%
August	1,213	1,234	-1.70%
September	1,318	1,036	27.22%
October	1,438	1,057	36.05%
November	1,147	918	24.95%
December	1,148	942	21.87%
Total	12,367	11,783	
% chg.	4.96%		

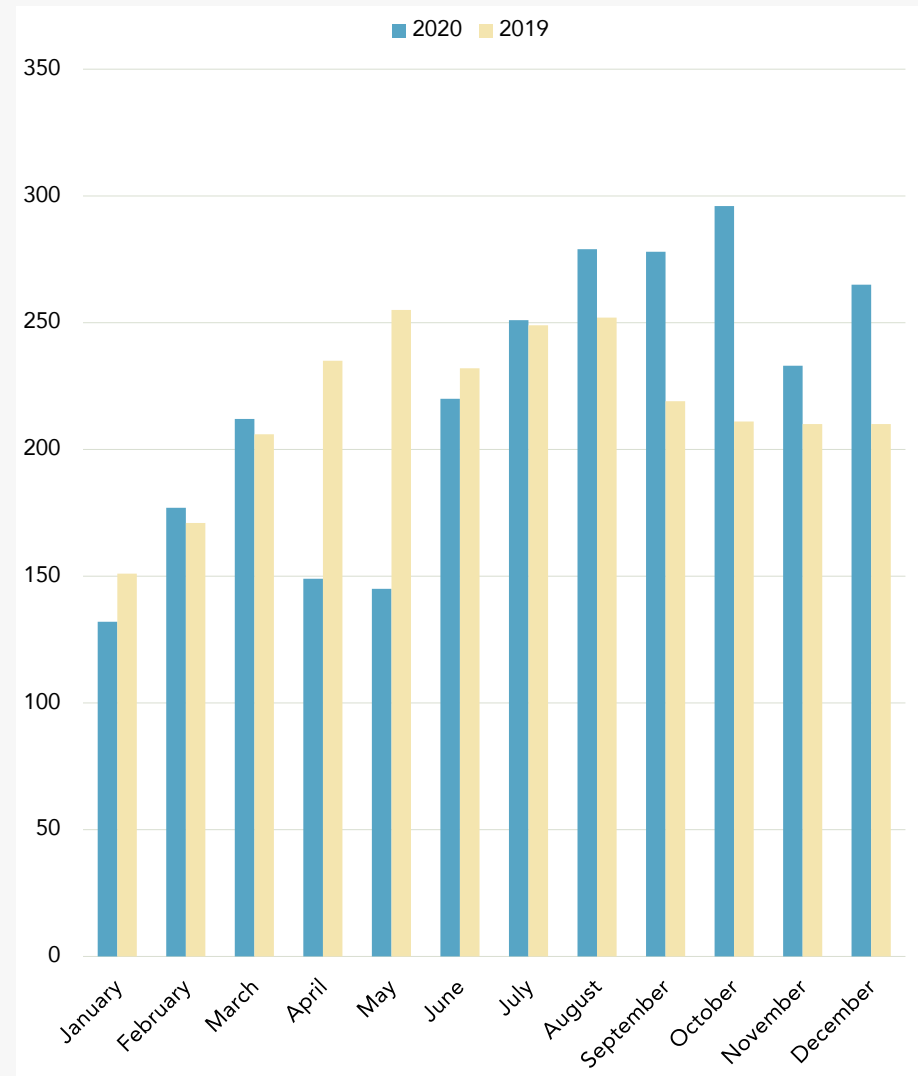


Snohomish: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	132	151	-12.58%
February	177	171	3.51%
March	212	206	2.91%
April	149	235	-36.60%
May	145	255	-43.14%
June	220	232	-5.17%
July	251	249	0.80%
August	279	252	10.71%
September	278	219	26.94%
October	296	211	40.28%
November	233	210	10.95%
December	265	210	26.19%
Total	2,637	2,601	
% chg.	1.38%		



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.

	2020	2019	% chg.
January	\$ 485,000	\$ 430,000	12.79%
February	\$ 494,263	\$ 454,995	8.63%
March	\$ 509,130	\$ 479,995	6.07%
April	\$ 507,500	\$ 479,000	5.95%
May	\$ 493,000	\$ 476,025	3.57%
June	\$ 521,544	\$ 488,950	6.67%
July	\$ 546,450	\$ 480,000	13.84%
August	\$ 535,000	\$ 470,000	13.83%
September	\$ 550,000	\$ 470,000	17.02%
October	\$ 549,995	\$ 475,000	15.79%
November	\$ 538,475	\$ 471,748	14.14%
December	\$ 535,000	\$ 495,000	8.08%



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.

	2020	2019	% chg.
January	\$ 509,950	\$ 455,000	12.08%
February	\$ 515,000	\$ 474,947	8.43%
March	\$ 525,000	\$ 500,000	5.00%
April	\$ 525,000	\$ 500,000	5.00%
May	\$ 516,000	\$ 499,950	3.21%
June	\$ 541,875	\$ 515,000	5.22%
July	\$ 575,000	\$ 502,000	14.54%
August	\$ 555,000	\$ 490,000	13.27%
September	\$ 569,998	\$ 492,500	15.74%
October	\$ 579,973	\$ 495,000	17.17%
November	\$ 566,000	\$ 495,000	14.34%
December	\$ 573,495	\$ 510,000	12.45%



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.

	2020	2019	% chg.
January	\$ 357,000	\$ 325,000	9.85%
February	\$ 389,000	\$ 355,000	9.58%
March	\$ 386,000	\$ 350,000	10.29%
April	\$ 377,500	\$ 350,000	7.86%
May	\$ 360,000	\$ 359,990	0.00%
June	\$ 385,000	\$ 366,000	5.19%
July	\$ 365,000	\$ 370,000	-1.35%
August	\$ 400,000	\$ 355,000	12.68%
September	\$ 400,000	\$ 344,000	16.28%
October	\$ 369,475	\$ 350,000	5.56%
November	\$ 367,500	\$ 351,500	4.55%
December	\$ 365,000	\$ 387,000	-5.68%



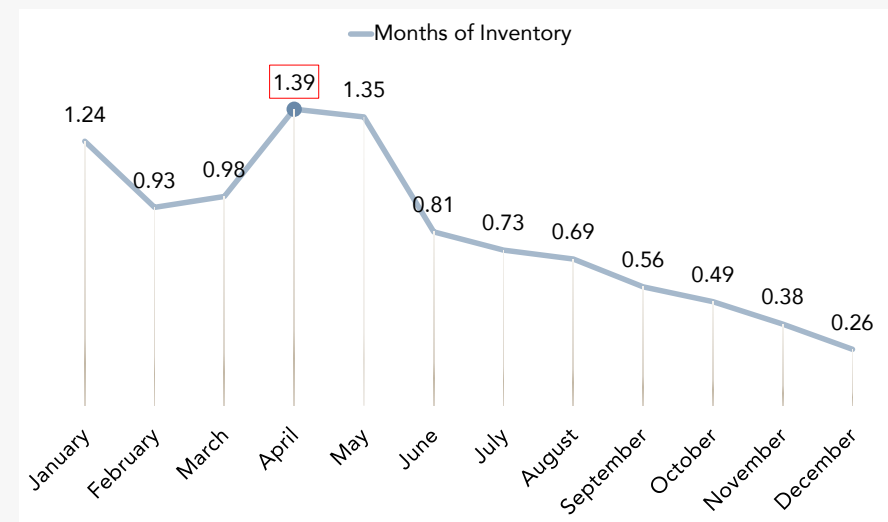
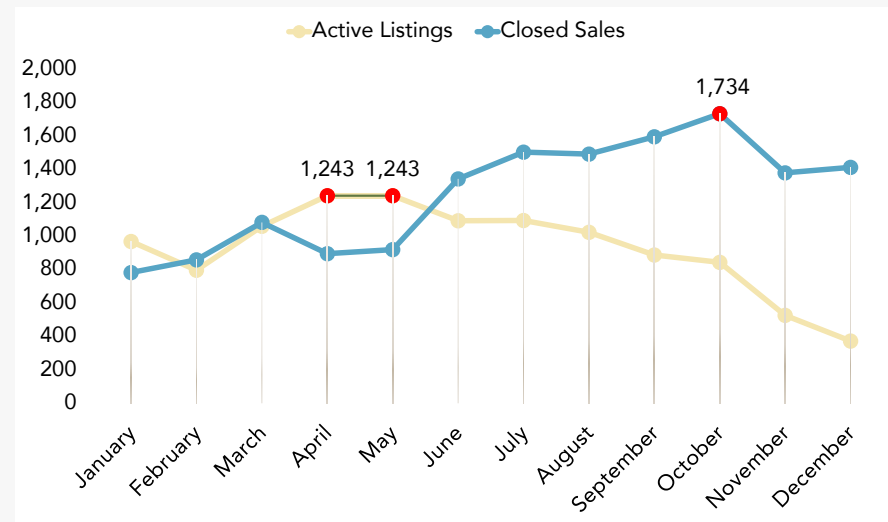
Snohomish: Residential Homes and Condominiums

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	969	783	1.24
February	797	859	0.93
March	1,060	1,083	0.98
April	1,243	896	1.39
May	1,243	920	1.35
June	1,093	1,344	0.81
July	1,095	1,504	0.73
August	1,024	1,492	0.69
September	888	1,596	0.56
October	844	1,734	0.49
November	527	1,380	0.38
December	373	1,413	0.26



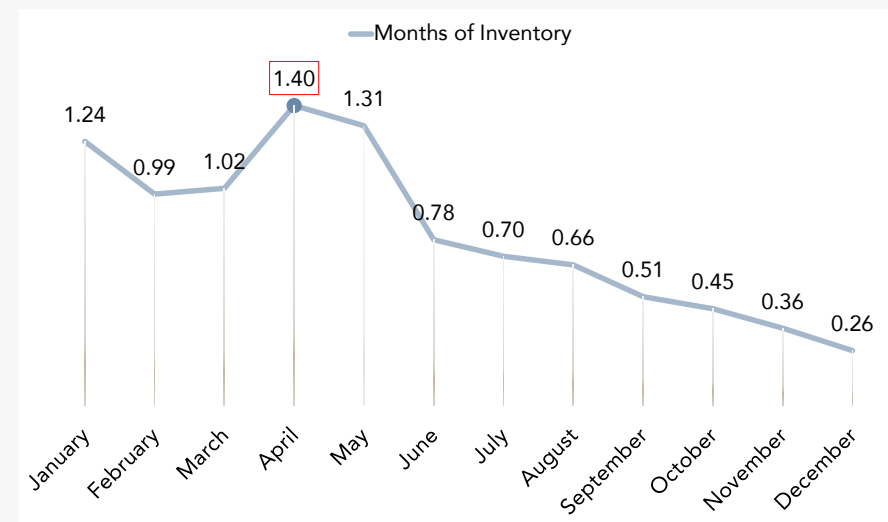
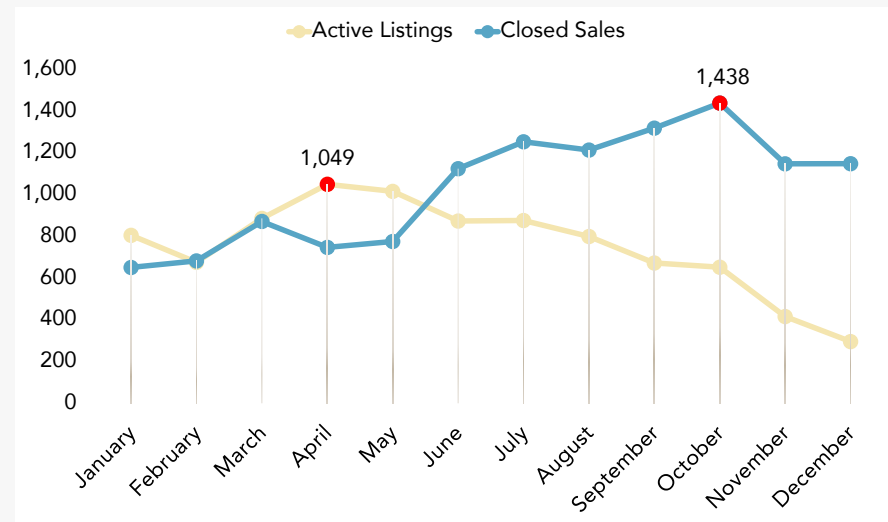
Snohomish: Residential Homes Only

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	805	651	1.24
February	675	682	0.99
March	886	871	1.02
April	1,049	747	1.40
May	1,015	775	1.31
June	873	1,124	0.78
July	876	1,253	0.70
August	799	1,213	0.66
September	672	1,318	0.51
October	652	1,438	0.45
November	416	1,147	0.36
December	296	1,148	0.26



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	164	132	1.24
February	122	177	0.69
March	174	212	0.82
April	194	149	1.30
May	228	145	1.57
June	220	220	1.00
July	219	251	0.87
August	225	279	0.81
September	216	278	0.78
October	192	296	0.65
November	111	233	0.48
December	77	265	0.29

