

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

		HOUSING TYPE				HOUSING LOT SIZE							HOUSING AGE			
		HOUSING UNITS BY TYPE				HOUSING UNITS BY LOT SIZE							HOUSING UNITS BY AGE			
		SF DET.	COND/TH	MH	TOTAL	<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL	NEW	EXISTING	AGE NA	TOTAL
COUNTYWIDE																
Total Snohomish County																
MEDIAN PRICE:		\$ 174,900	\$ 118,000	\$ 123,050	\$ 166,000	\$ 161,900	\$ 188,900	\$ 200,000	\$ 199,900	\$ 225,000	\$ 168,600	\$ 166,000	\$ 183,900	\$ 161,000	\$ 105,750	\$ 166,000
% Change From Year Earlier		9.3%	4.4%	8.9%	7.1%	6.9%	9.2%	14.4%	5.3%	20.0%	3.5%	7.1%	9.5%	7.3%	-30.1%	7.1%
NUMBER OF SALES:		10,992	1,538	490	13,020	10,455	677	590	484	381	433	13,020	3,020	9,948	52	13,020
% Change From Year Earlier		9.0%	22.0%	17.2%	10.6%	14.3%	0.6%	7.7%	13.9%	-6.2%	-23.9%	10.6%	-1.5%	16.5%	-67.9%	10.6%
% Total Snohomish County Sales:		84%	12%	4%	100%	80%	5%	5%	4%	3%	3%	100%	23%	76%	0%	100%
Year Earlier		86%	11%	4%	100%	78%	6%	5%	4%	3%	5%	100%	26%	73%	1%	100%
UGAs																
Total UGAs																
MEDIAN PRICE:		\$ 170,000	\$ 118,000	\$ 120,000	\$ 164,900	\$ 162,500	\$ 194,950	\$ 210,000	\$ 191,900	\$ 231,300	\$ 166,600	\$ 164,900	\$ 182,000	\$ 159,900	\$ 164,000	\$ 164,900
% Change From Year Earlier		6.6%	3.5%	9.2%	6.7%	6.6%	12.8%	25.7%	-3.4%	44.6%	2.5%	6.7%	8.7%	7.7%	8.3%	6.7%
% Countywide Price		97%	100%	98%	99%	100%	103%	105%	96%	103%	99%	99%	99%	99%	155%	99%
Year Earlier		100%	101%	97%	100%	101%	100%	95%	105%	85%	100%	100%	100%	99%	100%	100%
NUMBER OF SALES:		9,365	1,530	138	11,033	9,935	404	189	81	41	383	11,033	2,624	8,388	21	11,033
% Change From Year Earlier		7.6%	22.9%	26.6%	9.7%	13.8%	-4.5%	-15.2%	-5.8%	-36.9%	-27.5%	9.7%	-7.0%	17.8%	-82.1%	9.7%
% Total UGAs Sales:		85%	14%	1%	100%	90%	4%	2%	1%	0%	3%	100%	24%	76%	0%	100%
Year Earlier		87%	12%	1%	100%	87%	4%	2%	1%	1%	5%	100%	28%	71%	1%	100%
Arlington UGA																
MEDIAN PRICE:		\$ 150,400	\$ 120,550	\$ 150,000	\$ 150,000	\$ 150,000	\$ 132,950	\$ 206,500	\$ 100,000	\$ 226,350	\$ 154,650	\$ 150,000	\$ 151,000	\$ 150,000	\$ 150,000	\$ 150,000
% Change From Year Earlier		0.3%	-10.7%		0.7%	2.4%	-11.4%	38.6%	-55.5%	NA	-14.1%	0.7%	-1.2%	7.9%		0.7%
% Countywide Price:		86%	102%		90%	93%	70%	103%	50%	101%	92%	90%	82%	93%		90%
Year Earlier		94%	119%		96%	97%	87%	85%	118%	0%	111%	96%	91%	93%		96%
% Total UGAs Price:		88%	102%		91%	92%	68%	98%	52%	98%	93%	91%	83%	94%		91%
Year Earlier		94%	118%		96%	96%	87%	89%	113%	0%	111%	96%	91%	94%		96%
NUMBER OF SALES:		417	10	427	427	408	4	4	1	4	6	427	262	165		427
% Change From Year Earlier		51.6%	0.0%	49.8%		63.2%	-73.3%	0.0%	-50.0%	NA	-57.1%	49.8%	80.7%	31.0%		49.8%
% Total Arlington UGA Sales:		98%	2%	100%		96%	1%	1%	0%	1%	100%		61%	39%		100%
Year Earlier		96%	4%	100%		88%	5%	1%	1%	0%	5%	100%	51%	44%		100%
Darrington UGA																
MEDIAN PRICE:		\$ 105,500	\$ 90,800	\$ 105,250	\$ 105,250	\$ 103,900	\$ 123,900	\$ 203,000				\$ 105,250	\$ 117,900	\$ 95,700	\$ 105,250	\$ 105,250
% Change From Year Earlier		13.7%	2.3%	13.5%		12.0%	NA	NA				13.5%	9.2%	27.6%		13.5%
% Countywide Price:		60%	74%	63%		64%	66%	102%				63%	64%	59%		63%
Year Earlier		58%	79%	60%		61%	0%	0%				60%	64%	50%		60%
% Total UGAs Price:		62%	76%	64%		64%	64%	97%				64%	65%	60%		64%
Year Earlier		58%	81%	60%		61%	0%	0%				60%	64%	51%		60%
NUMBER OF SALES:		13	1	14	14	11	2	1				14	7	7		14
% Change From Year Earlier		-7.1%	-50.0%	-12.5%		-31.3%	NA	NA				-12.5%	40.0%	-36.4%		-12.5%
% Total Darrington UGA Sales:		93%	7%	100%		79%	14%	7%				100%	50%	50%		100%
Year Earlier		88%	13%	100%		100%	0%	0%				100%	31%	69%		100%
Gold Bar UGA																
MEDIAN PRICE:		\$ 124,400	\$ 100,000	\$ 120,000	\$ 120,000	\$ 119,900	\$ 164,800	\$ 196,450	\$ 146,000			\$ 120,000	\$ 125,000	\$ 117,000	\$ 118,900	\$ 120,000
% Change From Year Earlier		2.4%	10.5%	0.1%		0.0%	20.9%	90.7%	21.7%			0.1%	-2.9%	4.0%	120.6%	0.1%
% Countywide Price:		71%	81%	72%		74%	87%	98%	73%			72%	68%	73%	112%	72%
Year Earlier		76%	80%	77%		79%	79%	59%	63%			77%	77%	75%	36%	77%
% Total UGAs Price:		73%	83%	73%		74%	85%	94%	76%			73%	69%	73%	73%	73%
Year Earlier		76%	82%	78%		79%	79%	62%	60%			78%	77%	76%	36%	78%
NUMBER OF SALES:		57	14	71	71	64	3	2	2			71	15	55	1	71
% Change From Year Earlier		-21.9%	40.0%	-14.5%		-12.3%	-50.0%	100.0%	0.0%			-14.5%	-58.3%	19.6%	0.0%	-14.5%
% Total Gold Bar UGA Sales:		80%	20%	100%		90%	4%	3%	3%			100%	21%	77%	1%	100%
Year Earlier		88%	12%	100%		88%	7%	1%	2%			100%	43%	55%	1%	100%
Granite Falls UGA																
MEDIAN PRICE:		\$ 137,000	\$ 310,000	\$ 137,500	\$ 137,500	\$ 134,200	\$ 162,000	\$ 174,450	\$ 80,000	\$ 310,000		\$ 137,500	\$ 155,850	\$ 130,000	\$ 137,500	\$ 137,500
% Change From Year Earlier		7.9%	NA	8.3%		6.3%	1.9%	24.6%	NA	NA		8.3%	17.4%	4.4%		8.3%
% Countywide Price:		78%	252%	83%		83%	86%	87%	40%	138%		83%	85%	81%		83%
Year Earlier		79%	0%	82%		83%	92%	80%	0%	0%		82%	79%	83%		82%
% Total UGAs Price:		81%	258%	83%		83%	83%	83%	42%	134%		83%	86%	81%		83%
Year Earlier		80%	0%	82%		83%	92%	84%	0%	0%		82%	79%	84%		82%
NUMBER OF SALES:		62	1	63	63	56	3	2	1	1		63	18	45		63
% Change From Year Earlier		37.8%	NA	40.0%		30.2%	200.0%	100.0%	NA	NA		40.0%	0.0%	66.7%		40.0%
% Total Granite Falls UGA Sales:		98%	2%	100%		89%	5%	3%	2%	2%		100%	29%	71%		100%
Year Earlier		100%	0%	100%		96%	2%	2%	0%	0%		100%	40%	60%		100%

NOTES: SF Det. = Single Family Detached; COND/TH = Condominium or Townhouse; MH = Mobile Home; NA = Data Not Available; Blank cells indicate no data available.

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General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

UGAs (continued)

Stanwood UGA				
MEDIAN PRICE:	\$ 143,350	\$ 89,900	\$ 239,200	\$ 142,950
% Change From Year Earlier	9.0%	28.4%	378.4%	10.6%
% Countywide Price:	82%	76%	194%	86%
Year Earlier	82%	62%	44%	83%
% Total UGAs Price:	84%	76%	199%	87%
Year Earlier	82%	61%	45%	84%
NUMBER OF SALES:	122	7	1	130
% Change From Year Earlier	52.5%	0.0%	0.0%	47.7%
% Total Stanwood UGA Sales:	94%	5%	1%	100%
Year Earlier	91%	8%	1%	100%

\$ 140,000	\$ 135,000	\$ 224,600	\$ 175,000		\$ 162,200	\$ 142,950
10.2%	51.7%	NA	NA		16.9%	10.6%
86%	71%	112%	88%		96%	86%
84%	51%	0%	0%		85%	83%
86%	69%	107%	91%		97%	87%
83%	52%	0%	0%		85%	84%
115	7	4	1		3	130
101.8%	250.0%	NA	NA		-88.9%	47.7%
88%	5%	3%	1%		2%	100%
65%	2%	0%	0%		31%	100%

\$ 151,650	\$ 130,000	\$ 239,200	\$ 142,950
9.3%	2.2%	276.7%	10.6%
82%	81%	226%	86%
83%	85%	42%	83%
83%	81%	146%	87%
83%	86%	42%	84%
52	77	1	130
67.7%	42.6%	-66.7%	47.7%
40%	59%	1%	100%
35%	61%	3%	100%

\$ 146,900	\$ 131,250		\$ 132,500
13.1%	6.2%		4.7%
80%	82%		80%
77%	82%		82%
81%	82%		80%
78%	83%		82%
5	44		49
-87.8%	-8.3%		-45.6%
10%	90%		100%
46%	53%		100%

Sultan UGA			
MEDIAN PRICE:	\$ 134,200	\$ 100,000	\$ 132,500
% Change From Year Earlier	5.9%	79.9%	4.7%
% Countywide Price:	77%	81%	80%
Year Earlier	79%	49%	82%
% Total UGAs Price:	79%	83%	80%
Year Earlier	79%	51%	82%
NUMBER OF SALES:	42	7	49
% Change From Year Earlier	-51.7%	133.3%	-45.6%
% Total Sultan UGA Sales:	86%	14%	100%
Year Earlier	97%	3%	100%

\$ 129,450	\$ 166,500	\$ 247,000	\$ 140,000	\$ 154,700	\$ 132,500
7.0%	25.9%	NA	NA	14.3%	4.7%
80%	88%	124%	62%	92%	80%
80%	76%	0%	0%	83%	82%
80%	85%	129%	61%	93%	80%
79%	77%	0%	0%	83%	82%
40	4	3	1	1	49
-34.4%	0.0%	NA	NA	-95.7%	-45.6%
82%	8%	6%	2%	2%	100%
68%	4%	0%	0%	26%	100%

\$ 149,900	\$ 131,250		\$ 132,500
13.1%	6.2%		4.7%
80%	82%		80%
77%	82%		82%
81%	82%		80%
78%	83%		82%
5	44		49
-87.8%	-8.3%		-45.6%
10%	90%		100%
46%	53%		100%

\$ 170,000	\$ 219,500	\$ 214,000	\$ 193,000	\$ 239,200	\$ 185,700	\$ 174,000
6.3%	24.4%	25.9%	-5.9%	27.6%	-5.7%	7.4%
105%	116%	107%	97%	106%	110%	105%
106%	102%	97%	108%	100%	121%	105%
105%	113%	102%	101%	103%	111%	106%
105%	102%	102%	103%	117%	121%	105%
7,219	283	127	54	23	163	7,869
14.8%	-10.7%	-28.2%	-1.8%	-11.5%	-33.5%	10.7%
92%	4%	2%	1%	0%	2%	100%
88%	4%	2%	1%	0%	3%	100%

Southwest UGA				
MEDIAN PRICE:	\$ 185,000	\$ 119,900	\$ 125,000	\$ 174,000
% Change From Year Earlier	8.0%	5.2%	5.3%	7.4%
% Countywide Price:	106%	102%	102%	105%
Year Earlier	107%	101%	105%	105%
% Total UGAs Price:	109%	102%	104%	106%
Year Earlier	107%	100%	108%	105%
NUMBER OF SALES:	6,352	1,434	83	7,869
% Change From Year Earlier	8.0%	23.7%	15.3%	10.7%
% Total Southwest UGA Sales:	81%	18%	1%	100%
Year Earlier	83%	16%	1%	100%

\$ 170,000	\$ 219,500	\$ 214,000	\$ 193,000	\$ 239,200	\$ 185,700	\$ 174,000
6.3%	24.4%	25.9%	-5.9%	27.6%	-5.7%	7.4%
105%	116%	107%	97%	106%	110%	105%
106%	102%	97%	108%	100%	121%	105%
105%	113%	102%	101%	103%	111%	106%
105%	102%	102%	103%	117%	121%	105%
7,219	283	127	54	23	163	7,869
14.8%	-10.7%	-28.2%	-1.8%	-11.5%	-33.5%	10.7%
92%	4%	2%	1%	0%	2%	100%
88%	4%	2%	1%	0%	3%	100%

\$ 234,900	\$ 165,000	\$ 164,500	\$ 174,000
16.3%	6.5%	3.7%	7.4%
128%	102%	156%	105%
120%	103%	105%	105%
129%	103%	100%	106%
121%	104%	105%	105%
1,486	6,367	16	7,869
-6.1%	16.2%	-68.0%	10.7%
19%	81%	0%	100%
22%	77%	1%	100%

\$ 194,500	\$ 150,000	\$ 124,900	\$ 180,000
6.6%	48.9%	9.6%	6.5%
111%	127%	102%	108%
114%	89%	101%	109%
1,627	8	352	1,987
17.4%	-50.0%	13.9%	16.1%
82%	0%	18%	100%
81%	1%	18%	100%

RURAL

Total Rural				
MEDIAN PRICE:	\$ 194,500	\$ 150,000	\$ 124,900	\$ 180,000
% Change From Year Earlier	6.6%	48.9%	9.6%	6.5%
% Countywide Price:	111%	127%	102%	108%
Year Earlier	114%	89%	101%	109%
NUMBER OF SALES:	1,627	8	352	1,987
% Change From Year Earlier	17.4%	-50.0%	13.9%	16.1%
% Total Rural Sales:	82%	0%	18%	100%
Year Earlier	81%	1%	18%	100%

\$ 142,300	\$ 179,900	\$ 195,000	\$ 201,000	\$ 219,000	\$ 192,500	\$ 180,000
8.6%	2.8%	10.2%	6.1%	15.3%	13.3%	6.5%
88%	95%	98%	101%	97%	114%	108%
86%	101%	101%	100%	101%	104%	109%
520	273	401	403	340	50	1,987
25.3%	9.2%	23.4%	18.9%	-0.3%	22.0%	16.1%
26%	14%	20%	20%	17%	3%	100%
24%	15%	19%	20%	20%	2%	100%

\$ 190,700	\$ 178,400	\$ 85,000	\$ 180,000
11.7%	6.3%	-42.7%	6.5%
104%	111%	80%	108%
102%	112%	98%	109%
396	1,560	31	1,987
62.3%	9.7%	-31.1%	16.1%
20%	79%	2%	100%
14%	83%	3%	100%

\$ 175,000	\$ 122,000	\$ 122,000	\$ 169,900
7.0%	8.3%	4.9%	6.9%
100%	103%	99%	102%
102%	100%	103%	103%
3,824	451	105	4,380
4.9%	10.5%	16.7%	5.7%
87%	10%	2%	100%
88%	10%	2%	100%

UNINCORPORATED

Total Unincorporated UGAs				
MEDIAN PRICE:	\$ 175,000	\$ 122,000	\$ 122,000	\$ 169,900
% Change From Year Earlier	7.0%	8.3%	4.9%	6.9%
% Countywide Price:	100%	103%	99%	102%
Year Earlier	102%	100%	103%	103%
NUMBER OF SALES:	3,824	451	105	4,380
% Change From Year Earlier	4.9%	10.5%	16.7%	5.7%
% Total Unincorporated Sales:	87%	10%	2%	100%
Year Earlier	88%	10%	2%	100%

\$ 165,500	\$ 191,250	\$ 213,000	\$ 191,900	\$ 250,000	\$ 185,900	\$ 169,900
5.5%	12.6%	28.6%	-10.7%	61.3%	6.3%	6.9%
102%	101%	107%	96%	111%	110%	102%
104%	98%	95%	113%	83%	107%	103%
3,848	202	138	52	13	127	4,380
8.7%	8.6%	-8.6%	-1.9%	-69.0%	-25.7%	5.7%
88%	5%	3%	1%	0%	3%	100%
85%	4%	4%	1%	1%	4%	100%

\$ 201,900	\$ 162,900	\$ 162,000	\$ 169,900
9.4%	8.4%	15.9%	6.9%
110%	101%	153%	102%
110%	100%	92%	103%
1,098	3,269	13	4,380
-16.0%	16.5%	-56.7%	5.7%
25%	75%	0%	100%
32%	68%	1%	100%

\$ 201,900	\$ 162,900	\$ 162,000	\$ 169,900
9.4%	8.4%	15.9%	6.9%
110%	101%	153%	102%
110%	100%	92%	103%
1,098	3,269	13	4,380
-16.0%	16.5%	-56.7%	5.7%
25%	75%	0%	100%
32%	68%	1%	100%

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HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE				HOUSING LOT SIZE							HOUSING AGE			
HOUSING UNITS BY TYPE				HOUSING UNITS BY LOT SIZE							HOUSING UNITS BY AGE			
SF DET.	COND/TH	MH	TOTAL	<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL	NEW	EXISTING	AGE NA	TOTAL

UNINCORPORATED (continued)

Arlington Unincorporated UGA															
MEDIAN PRICE:	\$ 124,700		\$ 124,700	\$ 124,600	\$ 84,800	\$ 164,000					\$ 124,700	\$ 118,900	\$ 138,000		\$ 124,700
% Change From Year Earlier	-4.1%		-4.1%	-2.2%	-38.7%	45.1%					-4.1%	-28.8%	6.2%		-4.1%
% Countywide Price:	71%		75%	77%	45%	82%					84%	65%	86%		75%
Year Earlier	81%		84%	84%	80%	65%					84%	99%	87%		84%
% Total UGAs Price:	73%		76%	77%	43%	78%					76%	65%	86%		76%
Year Earlier	82%		84%	84%	80%	68%					84%	100%	88%		84%
% Arlington UGA Price:	83%		83%	83%	64%	79%					83%	79%	92%		83%
Year Earlier	87%		87%	87%	92%	76%					87%	109%	94%		87%
NUMBER OF SALES:	67		67	64	2	1					67	22	45		67
% Change From Year Earlier	28.8%		28.8%	77.8%	-80.0%	-66.7%					28.8%	214.3%	0.0%		28.8%
% Total Unincorp. Arlington UGA Sales:	100%		100%	96%	3%	1%					100%	33%	67%		100%
Year Earlier	100%		100%	69%	19%	6%					100%	13%	87%		100%

Darrington Unincorporated UGA														
MEDIAN PRICE:	\$ 126,250		\$ 126,250	\$ 49,500		\$ 203,000					\$ 126,250	\$ 126,250		\$ 126,250
% Change From Year Earlier	405.0%		405.0%	98.0%		NA					405.0%	405.0%		405.0%
% Countywide Price:	72%		76%	31%		102%					76%	78%		76%
Year Earlier	16%		16%	17%		0%					16%	17%		16%
% Total UGAs Price:	74%		77%	30%		97%					77%	79%		77%
Year Earlier	16%		16%	16%		0%					16%	17%		16%
% Darrington UGA Price:	120%		120%	48%		100%					120%	132%		120%
Year Earlier	27%		27%	27%		0%					27%	33%		27%
NUMBER OF SALES:	2		2	1		1					2	2		2
% Change From Year Earlier	100.0%		100.0%	0.0%		NA					100.0%	100.0%		100.0%
% Total Unincorp. Darrington UGA Sales:	100%		100%	50%		50%					100%	100%		100%
Year Earlier	100%		100%	100%		0%					100%	100%		100%

Gold Bar Unincorporated UGA															
MEDIAN PRICE:	\$ 124,000	\$ 100,000	\$ 115,000	\$ 115,000							\$ 115,000	\$ 125,000	\$ 110,400		\$ 115,000
% Change From Year Earlier	3.4%	5.3%	1.5%	0.4%							1.5%	-3.8%	-2.5%		1.5%
% Countywide Price:	71%	81%	69%	71%							69%	68%	69%		69%
Year Earlier	75%	84%	73%	76%							73%	77%	76%		73%
% Total UGAs Price:	73%	83%	70%	71%							70%	69%	69%		70%
Year Earlier	75%	86%	73%	75%							73%	78%	76%		73%
% Gold Bar UGA Price:	100%	100%	96%	96%							96%	100%	94%		96%
Year Earlier	99%	105%	94%	95%							94%	101%	101%		94%
NUMBER OF SALES:	14	9	23	23							23	5	18		23
% Change From Year Earlier	-26.3%	80.0%	-4.2%	9.5%							-4.2%	400.0%	-18.2%		-4.2%
% Total Unincorp. Gold Bar UGA Sales:	61%	39%	100%	100%							100%	22%	78%		100%
Year Earlier	79%	21%	100%	88%							100%	4%	92%		100%

Granite Falls Unincorporated UGA															
MEDIAN PRICE:															
% Change From Year Earlier															
% Countywide Price:															
Year Earlier															
% Total UGAs Price:															
Year Earlier															
% Granite Falls UGA Price:															
Year Earlier															
NUMBER OF SALES:															
% Change From Year Earlier															
% Total Unincorp. Granite Falls UGA Sales:															
Year Earlier															

Index Unincorporated UGA															
MEDIAN PRICE:															
% Change From Year Earlier															
% Countywide Price:															
Year Earlier															
% Total UGAs Price:															
Year Earlier															
% Index UGA Price:															
Year Earlier															
NUMBER OF SALES:															
% Change From Year Earlier															
% Total Unincorp. Index UGA Sales:															
Year Earlier															

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

UNINCORPORATED (continued)

Lake Stevens Unincorporated UGA

					\$ 157,200	\$ 103,100	\$ 102,900	\$ 155,900
MEDIAN PRICE:								
% Change From Year Earlier					4.2%	15.3%	11.2%	4.0%
% Countywide Price:					90%	87%	84%	94%
Year Earlier					94%	79%	82%	97%
% Total UGAs Price:					92%	87%	86%	95%
Year Earlier					95%	78%	84%	97%
% Lake Stevens UGA Price:					99%	96%	100%	99%
Year Earlier					98%	84%	97%	98%
NUMBER OF SALES:					466	29	15	510
% Change From Year Earlier					12.6%	26.1%	50.0%	14.1%
% Total Unincorp. Lake Stevens UGA Sales:					91%	6%	3%	100%
Year Earlier					93%	5%	2%	100%

\$ 152,900	\$ 179,900	\$ 196,400	\$ 173,500	\$ 180,450	\$ 156,750	\$ 155,900
3.4%	6.4%	18.7%	-11.0%	12.8%	-2.6%	4.0%
94%	95%	87%	80%	93%	93%	94%
98%	98%	95%	103%	85%	99%	97%
94%	92%	94%	90%	78%	94%	95%
97%	98%	99%	98%	100%	99%	97%
97%	100%	101%	111%	100%	99%	99%
99%	100%	107%	100%	100%	97%	98%
427	33	22	4	6	18	510
17.3%	32.0%	46.7%	-55.6%	-53.8%	-14.3%	14.1%
84%	6%	4%	1%	1%	4%	100%
81%	6%	3%	2%	3%	5%	100%

\$ 159,000	\$ 151,500	\$ 125,000	\$ 155,900
3.9%	8.3%	-7.9%	4.0%
86%	94%	118%	94%
91%	93%	90%	97%
87%	95%	76%	95%
91%	94%	90%	97%
99%	98%	100%	99%
96%	98%	101%	98%
133	376	1	510
-16.9%	34.8%	-87.5%	14.1%
26%	74%	0%	100%
36%	62%	2%	100%

Marysville Unincorporated UGA

					\$ 142,000	\$ 114,000	\$ 124,500	\$ 141,500
MEDIAN PRICE:								
% Change From Year Earlier					6.4%	2.5%	11.9%	6.5%
% Countywide Price:					81%	97%	101%	85%
Year Earlier					83%	98%	98%	86%
% Total UGAs Price:					84%	97%	104%	86%
Year Earlier					84%	98%	101%	86%
% Marysville UGA Price:					93%	136%	123%	94%
Year Earlier					95%	112%	101%	95%
NUMBER OF SALES:					504	3	6	513
% Change From Year Earlier					2.2%	-25.0%	50.0%	2.4%
% Total Unincorp. Marysville UGA Sales:					98%	1%	1%	100%
Year Earlier					98%	1%	1%	100%

\$ 139,900	\$ 165,000	\$ 217,000	\$ 260,000	\$ 285,000	\$ 148,000	\$ 141,500
7.6%	15.0%	35.6%	49.5%	103.6%	-0.6%	6.5%
86%	87%	109%	130%	127%	88%	85%
86%	83%	91%	92%	75%	91%	86%
86%	85%	103%	135%	123%	89%	86%
85%	83%	96%	88%	88%	92%	86%
94%	100%	103%	100%	88%	94%	94%
94%	100%	100%	92%	109%	100%	95%
458	24	15	6	3	7	513
9.0%	71.4%	36.4%	-25.0%	-78.6%	-79.4%	2.4%
89%	5%	3%	1%	1%	1%	100%
84%	3%	2%	2%	3%	7%	100%

\$ 152,800	\$ 139,500	\$ 141,500
9.2%	6.5%	6.5%
83%	87%	85%
83%	87%	86%
84%	87%	86%
84%	88%	86%
95%	97%	94%
92%	99%	95%
71	442	513
-51.7%	25.6%	2.4%
14%	86%	100%
29%	70%	100%

Monroe Unincorporated UGA

					\$ 175,000	\$ 103,000	\$ 174,500
MEDIAN PRICE:							
% Change From Year Earlier					0.0%	-13.4%	2.7%
% Countywide Price:					100%	84%	105%
Year Earlier					109%	105%	110%
% Total UGAs Price:					103%	86%	106%
Year Earlier					110%	108%	110%
% Monroe UGA Price:					107%	73%	107%
Year Earlier					117%	100%	114%
NUMBER OF SALES:					29	1	30
% Change From Year Earlier					-29.3%	-75.0%	-33.3%
% Total Unincorp. Monroe UGA Sales:					97%	3%	100%
Year Earlier					91%	9%	100%

\$ 155,000	\$ 200,250	\$ 220,000	\$ 150,000	\$ 475,000	\$ 174,500
-7.4%	14.4%	53.3%	-69.8%	265.4%	2.7%
96%	106%	110%	75%	211%	105%
111%	101%	82%	262%	69%	110%
95%	103%	105%	78%	205%	106%
110%	101%	86%	250%	81%	110%
98%	115%	107%	78%	100%	107%
115%	95%	91%	196%	46%	114%
19	6	3	1	1	30
-36.7%	-33.3%	-25.0%	0.0%	0.0%	-33.3%
63%	20%	10%	3%	3%	100%
67%	20%	9%	2%	2%	100%

\$ 232,250	\$ 172,000	\$ 174,500
87.4%	1.2%	2.7%
126%	107%	105%
74%	113%	110%
128%	108%	106%
74%	114%	110%
138%	112%	107%
83%	124%	114%
2	28	30
-66.7%	-28.2%	-33.3%
7%	93%	100%
13%	87%	100%

Snohomish Unincorporated UGA

					\$ 159,000	\$ 159,000
MEDIAN PRICE:						
% Change From Year Earlier					-10.2%	-7.0%
% Countywide Price:					91%	96%
Year Earlier					111%	110%
% Total UGAs Price:					94%	96%
Year Earlier					111%	111%
% Snohomish UGA Price:					102%	103%
Year Earlier					115%	111%
NUMBER OF SALES:					25	25
% Change From Year Earlier					-10.7%	-13.8%
% Total Unincorp. Snohomish UGA Sales:					100%	100%
Year Earlier					97%	100%

\$ 152,450	\$ 174,950	\$ 214,750	\$ 178,900	\$ 159,000
-10.8%	-18.9%	NA	9.8%	-7.0%
94%	93%	107%	89%	96%
113%	125%	0%	86%	110%
94%	90%	102%	93%	96%
112%	125%	0%	82%	111%
100%	100%	100%	106%	103%
118%	112%	0%	100%	111%
20	2	2	1	25
-13.0%	0.0%	NA	-66.7%	-13.8%
80%	8%	8%	4%	100%
79%	7%	0%	10%	100%

\$ 189,900	\$ 152,450	\$ 159,000
-7.3%	-2.9%	-7.0%
103%	95%	96%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

UNINCORPORATED (continued)

Sultan Unincorporated UGA			
MEDIAN PRICE:	\$ 206,900	\$ 225,000	\$ 225,000
% Change From Year Earlier	68.8%	69.8%	82.0%
% Countywide Price:	118%	183%	136%
Year Earlier	77%	117%	80%
% Total UGAs Price:	122%	188%	136%
Year Earlier	77%	121%	80%
% Sultan UGA Price:	154%	225%	170%
Year Earlier	97%	238%	98%
NUMBER OF SALES:	2	1	3
% Change From Year Earlier	-75.0%	0.0%	-66.7%
% Total Unincorp. Sultan UGA Sales:	67%	33%	100%
Year Earlier	89%	11%	100%

\$ 143,900	\$ 247,450	\$ 225,000
18.4%	NA	82.0%
89%	124%	136%
80%	0%	80%
89%	129%	136%
80%	0%	80%
111%	100%	170%
100%	0%	98%
1	2	3
-85.7%	NA	-66.7%
33%	67%	100%
78%	0%	100%

\$ 225,000	\$ 225,000
82.0%	82.0%
140%	136%
82%	80%
141%	136%
83%	80%
171%	170%
100%	98%
3	3
-66.7%	-66.7%
100%	100%
100%	100%

\$ 225,000	\$ 225,000
82.0%	82.0%
140%	136%
82%	80%
141%	136%
83%	80%
171%	170%
100%	98%
3	3
-66.7%	-66.7%
100%	100%
100%	100%

Southwest Unincorporated UGA			
MEDIAN PRICE:	\$ 189,900	\$ 123,500	\$ 125,500
% Change From Year Earlier	7.9%	7.5%	4.6%
% Countywide Price:	109%	105%	102%
Year Earlier	110%	102%	109%
% Total UGAs Price:	112%	105%	105%
Year Earlier	110%	101%	109%
% Southwest UGA Price:	103%	103%	100%
Year Earlier	103%	101%	104%
NUMBER OF SALES:	2,713	419	73
% Change From Year Earlier	4.8%	10.0%	14.1%
% Total Unincorp. Southwest UGA Sales:	85%	13%	2%
Year Earlier	85%	13%	2%

\$ 181,500	\$ 179,900	\$ 204,000	\$ 213,000	\$ 191,900	\$ 500,000	\$ 192,000	\$ 181,500
7.8%	8.7%	18.5%	24.4%	-30.8%	128.3%	1.1%	7.8%
109%	111%	108%	107%	96%	222%	114%	109%
109%	109%	100%	98%	146%	117%	117%	109%
110%	111%	105%	101%	100%	216%	115%	110%
109%	109%	100%	103%	140%	137%	117%	109%
104%	106%	93%	100%	99%	209%	103%	104%
104%	104%	98%	101%	135%	117%	96%	104%
3,205	2,835	133	94	38	3	102	3,205
5.7%	7.5%	8.1%	-19.0%	35.7%	-76.9%	-11.3%	5.7%
100%	88%	4%	3%	1%	0%	3%	100%
100%	87%	4%	4%	1%	0%	4%	100%

\$ 223,000	\$ 172,500	\$ 169,000	\$ 181,500
13.2%	8.6%	1.6%	7.8%
121%	107%	160%	109%
117%	106%	110%	109%
110%	108%	103%	110%
109%	118%	107%	110%
104%	95%	105%	103%
104%	98%	103%	105%
3,205	862	2,331	12
5.7%	-11.6%	14.3%	-36.8%
100%	27%	73%	0%
100%	32%	67%	1%

\$ 181,500	\$ 179,900	\$ 204,000	\$ 213,000	\$ 191,900	\$ 500,000	\$ 192,000	\$ 181,500
7.8%	8.7%	18.5%	24.4%	-30.8%	128.3%	1.1%	7.8%
109%	111%	108%	107%	96%	222%	114%	109%
109%	109%	100%	98%	146%	117%	117%	109%
110%	111%	105%	101%	100%	216%	115%	110%
109%	109%	100%	103%	140%	137%	117%	109%
104%	106%	93%	100%	99%	209%	103%	104%
104%	104%	98%	101%	135%	117%	96%	104%
3,205	2,835	133	94	38	3	102	3,205
5.7%	7.5%	8.1%	-19.0%	35.7%	-76.9%	-11.3%	5.7%
100%	88%	4%	3%	1%	0%	3%	100%
100%	87%	4%	4%	1%	0%	4%	100%

CITIES

Total Cities			
MEDIAN PRICE:	\$ 167,900	\$ 116,500	\$ 161,800
% Change From Year Earlier	8.0%	1.8%	34.9%
% Countywide Price:	96%	99%	94%
Year Earlier	97%	101%	76%
% Total UGAs Price:	99%	99%	97%
Year Earlier	98%	100%	98%
NUMBER OF SALES:	5,541	1,079	33
% Change From Year Earlier	9.5%	28.9%	73.7%
% Total Cities Sales:	83%	16%	0%
Year Earlier	86%	14%	0%

\$ 161,800	\$ 160,000	\$ 201,000	\$ 207,000	\$ 204,500	\$ 227,900	\$ 160,800	\$ 161,800
7.2%	6.7%	14.9%	22.9%	21.0%	30.4%	1.8%	7.2%
97%	99%	106%	104%	102%	101%	95%	97%
97%	99%	101%	96%	89%	93%	97%	97%
98%	98%	103%	99%	107%	99%	97%	98%
98%	98%	101%	101%	85%	109%	97%	98%
6,653	6,087	202	51	29	28	256	6,653
12.5%	17.2%	-14.8%	-29.2%	-12.1%	21.7%	-28.3%	12.5%
100%	91%	3%	1%	0%	0%	4%	100%
100%	88%	4%	1%	1%	0%	6%	100%

\$ 171,350	\$ 156,900	\$ 164,500	\$ 161,800
8.2%	8.2%	7.9%	7.2%
93%	97%	156%	97%
94%	97%	101%	97%
98%	98%	100%	98%
98%	95%	98%	101%
6,653	1,526	5,119	8
12.5%	0.8%	18.7%	-90.8%
100%	23%	77%	0%
100%	26%	73%	1%

\$ 161,800	\$ 160,000	\$ 201,000	\$ 207,000	\$ 204,500	\$ 227,900	\$ 160,800	\$ 161,800
7.2%	6.7%	14.9%	22.9%	21.0%	30.4%	1.8%	7.2%
97%	99%	106%	104%	102%	101%	95%	97%
97%	99%	101%	96%	89%	93%	97%	97%
98%	98%	103%	99%	107%	99%	97%	98%
98%	98%	101%	101%	85%	109%	97%	98%
6,653	6,087	202	51	29	28	256	6,653
12.5%	17.2%	-14.8%	-29.2%	-12.1%	21.7%	-28.3%	12.5%
100%	91						

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

CITIES (continued)

Brier City			
MEDIAN PRICE:	\$ 211,700		\$ 211,700
% Change From Year Earlier	5.9%		5.9%
% Countywide Price:	121%	128%	128%
Year Earlier	125%	129%	129%
% Total UGAs Price:	125%	128%	128%
Year Earlier	125%	129%	129%
% Southwest UGA Price:	114%	122%	122%
Year Earlier	117%	123%	123%
NUMBER OF SALES:	134	134	134
% Change From Year Earlier	5.5%	5.5%	5.5%
% Total Brier City Sales:	100%	100%	100%
Year Earlier	100%	100%	100%

Darrington Town			
MEDIAN PRICE:	\$ 105,500	\$ 90,800	\$ 105,250
% Change From Year Earlier	7.1%	2.3%	6.9%
% Countywide Price:	60%	74%	63%
Year Earlier	62%	79%	64%
% Total UGAs Price:	62%	76%	64%
Year Earlier	62%	81%	64%
% Darrington UGA Price:	100%	100%	100%
Year Earlier	106%	106%	106%
NUMBER OF SALES:	11	1	12
% Change From Year Earlier	-15.4%	-50.0%	-20.0%
% Total Darrington Town Sales:	92%	8%	100%
Year Earlier	87%	13%	100%

Edmonds City			
MEDIAN PRICE:	\$ 215,000	\$ 132,000	\$ 191,500
% Change From Year Earlier	10.3%	2.9%	9.1%
% Countywide Price:	123%	112%	115%
Year Earlier	122%	113%	113%
% Total UGAs Price:	126%	112%	116%
Year Earlier	122%	113%	114%
% Southwest UGA Price:	116%	110%	110%
Year Earlier	114%	113%	108%
NUMBER OF SALES:	587	267	854
% Change From Year Earlier	13.8%	30.9%	18.6%
% Total Edmonds City Sales:	69%	31%	100%
Year Earlier	72%	28%	100%

Everett City				
MEDIAN PRICE:	\$ 141,200	\$ 95,800	\$ 135,000	\$ 137,400
% Change From Year Earlier	5.4%	17.3%	NA	5.8%
% Countywide Price:	81%	81%	110%	83%
Year Earlier	84%	72%	0%	84%
% Total UGAs Price:	83%	81%	113%	83%
Year Earlier	84%	72%	0%	84%
% Southwest UGA Price:	76%	80%	108%	79%
Year Earlier	78%	72%	0%	80%
NUMBER OF SALES:	1,215	295	3	1,513
% Change From Year Earlier	8.5%	83.2%	NA	18.1%
% Total Everett City Sales:	80%	19%	0%	100%
Year Earlier	87%	13%	0%	100%

Gold Bar Town			
MEDIAN PRICE:	\$ 124,400	\$ 117,000	\$ 123,900
% Change From Year Earlier	-0.2%	36.0%	2.4%
% Countywide Price:	71%	95%	75%
Year Earlier	78%	76%	78%
% Total UGAs Price:	73%	98%	75%
Year Earlier	78%	78%	78%
% Gold Bar UGA Price:	100%	117%	103%
Year Earlier	103%	95%	101%
NUMBER OF SALES:	43	5	48
% Change From Year Earlier	-20.4%	0.0%	-18.6%
% Total Gold Bar Town Sales:	90%	10%	100%
Year Earlier	92%	8%	100%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

CITIES (continued)

Granite Falls Town																
MEDIAN PRICE:				\$ 137,000	\$ 310,000	\$ 137,500								\$ 155,850	\$ 130,000	\$ 137,500
% Change From Year Earlier				7.9%	NA	8.3%								17.4%	4.4%	8.3%
% Countywide Price:				78%	252%	83%								85%	81%	83%
Year Earlier				79%	0%	82%								79%	83%	82%
% Total UGAs Price:				81%	258%	83%								86%	81%	83%
Year Earlier				80%	0%	82%								79%	84%	82%
% Granite Falls UGA Price:				100%	100%	100%								100%	100%	100%
Year Earlier				100%	0%	100%								100%	100%	100%
NUMBER OF SALES:				62	1	63								18	45	63
% Change From Year Earlier				37.8%	NA	40.0%								0.0%	66.7%	40.0%
% Total Granite Falls Town Sales:				98%	2%	100%								29%	71%	100%
Year Earlier				100%	0%	100%								40%	60%	100%

Index Town														
MEDIAN PRICE:				\$ 101,950	\$ 101,950								\$ 101,950	\$ 101,950
% Change From Year Earlier				45.6%	45.6%								45.6%	45.6%
% Countywide Price:				58%	61%								63%	61%
Year Earlier				44%	45%								43%	45%
% Total UGAs Price:				60%	62%								61%	62%
Year Earlier				44%	45%								43%	45%
% Index UGA Price:				100%	100%								100%	100%
Year Earlier				100%	100%								100%	100%
NUMBER OF SALES:				2	2								2	2
% Change From Year Earlier				-71.4%	-71.4%								-60.0%	-71.4%
% Total Index Town Sales:				100%	100%								100%	100%
Year Earlier				100%	100%								71%	100%

Lake Stevens City																
MEDIAN PRICE:				\$ 166,400	\$ 109,900	\$ 164,900								\$ 169,900	\$ 158,000	\$ 164,900
% Change From Year Earlier				0.8%	-2.7%	0.0%								-1.4%	7.6%	0.0%
% Countywide Price:				95%	93%	99%								92%	98%	99%
Year Earlier				103%	100%	106%								103%	98%	106%
% Total UGAs Price:				98%	93%	100%								93%	99%	100%
Year Earlier				104%	99%	107%								103%	99%	107%
% Lake Stevens UGA Price:				105%	103%	105%								106%	102%	105%
Year Earlier				107%	106%	108%								108%	103%	108%
NUMBER OF SALES:				171	7	178								66	112	178
% Change From Year Earlier				-3.9%	-41.7%	-6.8%								-24.1%	13.1%	-6.8%
% Total Lake Stevens City Sales:				96%	4%	100%								37%	63%	100%
Year Earlier				93%	6%	100%								46%	52%	100%

Lynnwood City																	
MEDIAN PRICE:				\$ 170,000	\$ 86,000	\$ 40,000	\$ 158,000								\$ 208,000	\$ 157,300	\$ 158,000
% Change From Year Earlier				8.3%	-3.4%	-57.9%	9.3%								82.5%	8.3%	9.3%
% Countywide Price:				97%	73%	33%	95%								113%	98%	95%
Year Earlier				98%	79%	84%	93%								68%	97%	93%
% Total UGAs Price:				100%	73%	33%	96%								114%	98%	96%
Year Earlier				98%	78%	86%	94%								68%	98%	94%
% Southwest UGA Price:				92%	72%	32%	91%								89%	95%	91%
Year Earlier				92%	78%	80%	89%								56%	94%	89%
NUMBER OF SALES:				405	158	1	564								23	541	564
% Change From Year Earlier				11.0%	28.5%	0.0%	15.3%								-58.2%	24.9%	15.3%
% Total Lynnwood City Sales:				72%	28%	0%	100%								4%	96%	100%
Year Earlier				75%	25%	0%	100%								11%	89%	100%

Marysville City																		
MEDIAN PRICE:				\$ 161,900	\$ 83,000	\$ 62,000	\$ 160,550								\$ 166,900	\$ 150,900	\$ 177,600	\$ 160,550
% Change From Year Earlier				7.6%	-14.4%	-30.7%	7.0%								7.0%	10.1%	21.3%	7.0%
% Countywide Price:				93%	70%	50%	97%								91%	94%	168%	97%
Year Earlier				94%	86%	79%	97%								93%	91%	97%	97%
% Total UGAs Price:				95%	70%	52%	97%								92%	94%	108%	97%
Year Earlier				94%	85%	81%	97%								93%	92%	97%	97%
% Marysville UGA Price:				107%	99%	61%	106%								104%	105%	100%	106%
Year Earlier				107%	97%	81%	107%								103%	103%	100%	107%
NUMBER OF SALES:				554	16	6	576								216	358	2	576
% Change From Year Earlier				6.7%	77.8%	500.0%	8.9%								3.8%	18.2%	-88.9%	8.9%
% Total Marysville City Sales:				96%	3%	1%	100%								38%	62%	0%	100%
Year Earlier				98%	2%	0%	100%								39%	57%	3%	100%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE			
HOUSING UNITS BY TYPE			
SF DET.	COND/TH	MH	TOTAL

HOUSING LOT SIZE						
HOUSING UNITS BY LOT SIZE						
<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL

HOUSING AGE			
HOUSING UNITS BY AGE			
NEW	EXISTING	AGE NA	TOTAL

CITIES (continued)

Mill Creek City																					
				\$ 300,000	\$ 217,900	\$ 289,500								\$ 289,500	\$ 316,250	\$ 259,500	\$ 289,500				
MEDIAN PRICE:																					
% Change From Year Earlier				7.2%	8.1%	11.3%	13.7%	4.0%	18.0%	NA									9.6%	12.8%	11.3%
% Countywide Price:				172%	185%	174%	179%	198%	97%	121%									172%	161%	174%
Year Earlier				175%	178%	168%	168%	208%	93%	0%									172%	153%	168%
% Total UGAs Price:				176%	185%	176%	178%	192%	92%	126%									174%	162%	176%
Year Earlier				176%	177%	168%	167%	208%	98%	0%									172%	155%	168%
% Southwest UGA Price:				162%	182%	166%	170%	171%	90%	126%									135%	157%	166%
Year Earlier				163%	177%	160%	159%	204%	96%	0%									143%	148%	160%
NUMBER OF SALES:				363	73	436	425	6	3	2									178	258	436
% Change From Year Earlier				6.1%	-16.1%	1.6%	12.1%	100.0%	-50.0%	NA									-12.3%	14.7%	1.6%
% Total Mill Creek City Sales:				83%	17%	100%	97%	1%	0%										41%	59%	100%
Year Earlier				80%	20%	100%	88%	1%	0%										47%	52%	100%

Monroe City																						
				\$ 162,500	\$ 134,900	\$ 148,000	\$ 161,850								\$ 161,850	\$ 167,900	\$ 150,000	\$ 161,850				
MEDIAN PRICE:																						
% Change From Year Earlier				9.3%	13.4%	NA	9.4%	8.4%	-16.5%	16.9%	-7.1%									12.0%	11.2%	9.4%
% Countywide Price:				93%	114%	120%	98%	98%	90%	118%										91%	93%	98%
Year Earlier				93%	105%	0%	95%	96%	118%	93%	133%									89%	90%	95%
% Total UGAs Price:				96%	114%	123%	98%	97%	87%	91%	122%									92%	94%	98%
Year Earlier				93%	104%	0%	96%	96%	118%	98%	127%									89%	91%	96%
% Monroe UGA Price:				99%	100%	105%	100%	100%	98%	93%	122%									100%	98%	100%
Year Earlier				100%	100%	0%	100%	100%	110%	103%	100%									100%	98%	100%
NUMBER OF SALES:				372	11	3	386	255	13	1	3									245	141	386
% Change From Year Earlier				-15.1%	-15.4%	NA	-14.4%	-24.8%	333.3%	-66.7%	0.0%									-25.1%	27.0%	-14.4%
% Total Monroe City Sales:				96%	3%	1%	100%	66%	3%	0%	1%									63%	37%	100%
Year Earlier				97%	3%	0%	100%	75%	1%	1%	1%									73%	25%	100%

Mountlake Terrace City																						
				\$ 147,000	\$ 107,500	\$ 139,900								\$ 139,900	\$ 169,000	\$ 137,200	\$ 139,900					
MEDIAN PRICE:																						
% Change From Year Earlier				10.3%	-6.5%	8.5%	9.3%	27.5%	31.3%											9.7%	8.4%	8.5%
% Countywide Price:				84%	91%	84%	86%	93%	88%											92%	85%	84%
Year Earlier				83%	102%	83%	85%	80%	76%											92%	84%	83%
% Total UGAs Price:				86%	91%	85%	86%	90%	83%											93%	86%	85%
Year Earlier				84%	101%	83%	84%	80%	80%											92%	85%	83%
% Southwest UGA Price:				79%	90%	80%	82%	80%	82%											72%	83%	80%
Year Earlier				78%	101%	80%	80%	78%	78%											76%	82%	80%
NUMBER OF SALES:				306	99	405	380	8	1											21	384	405
% Change From Year Earlier				19.5%	-5.7%	12.2%	9.8%	-11.1%	-75.0%											-32.3%	17.1%	12.2%
% Total Mountlake Terrace City Sales:				76%	24%	100%	94%	2%	0%											5%	95%	100%
Year Earlier				71%	29%	100%	96%	2%	1%											9%	91%	100%

Mukilteo City																									
				\$ 272,900	\$ 137,500	\$ 250,000								\$ 250,000	\$ 327,450	\$ 228,850	\$ 70,000	\$ 250,000							
MEDIAN PRICE:																									
% Change From Year Earlier				14.7%	37.5%	16.8%	19.3%	30.4%	-25.0%												-1.0%	12.2%	-55.9%	16.8%	
% Countywide Price:				156%	117%	151%	154%	191%	113%												178%	142%	66%	151%	
Year Earlier				149%	88%	138%	138%	160%	158%												197%	136%	105%	138%	
% Total UGAs Price:				161%	117%	152%	154%	185%	117%												180%	143%	43%	152%	
Year Earlier				149%	88%	139%	137%	160%	151%												197%	137%	105%	139%	
% Southwest UGA Price:				148%	115%	144%	147%	164%	117%												139%	139%	43%	144%	
Year Earlier				139%	88%	132%	131%	156%	146%												164%	132%	100%	132%	
NUMBER OF SALES:				392	80	472	431	25	5												108	363	1	472	
% Change From Year Earlier				14.3%	40.4%	17.7%	27.9%	-10.7%	-28.6%													31.7%	14.2%	0.0%	17.7%
% Total Mukilteo City Sales:				83%	17%	100%	91%	5%	1%												23%	77%	0%	100%	
Year Earlier				86%	14%	100%	84%	7%	2%												20%	79%	0%	100%	

Snohomish City																								
				\$ 156,400	\$ 101,000	\$ 154,400								\$ 154,400	\$ 163,400	\$ 148,900	\$ 154,400							
MEDIAN PRICE:																								
% Change From Year Earlier				7.7%	-24.5%	6.7%	9.1%	19.5%	NA													-3.8%	5.5%	6.7%
% Countywide Price:				89%	86%	93%	95%	92%	79%													89%	92%	93%
Year Earlier				91%	118%	93%	93%	84%	0%													101%	94%	93%
% Total UGAs Price:				92%	86%	94%	94%	89%	82%													90%	93%	94%
Year Earlier				91%	117%	94%	92%	84%	0%													101%	95%	94%
% Snohomish UGA Price:				100%	100%	100%	100%	99%	94%													100%	99%	100%
Year Earlier				94%	100%	94%	97%	75%	0%													94%	99%	94%
NUMBER OF SALES:				177	13	190	172	4	1													43	147	190
% Change From Year Earlier				34.1%	62.5%	35.7%	38.7%	100.0%	NA													168.8%	20.5%	35.7%
% Total Snohomish City Sales:				93%	7%	100%	91%	2%	1%													23%	77%	100%
Year Earlier				94%	6%	100%	89%	1%	0%													11%	87%	100%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

General Profile I: Housing Type, Lot Size & Age

HOUSING TYPE				HOUSING LOT SIZE							HOUSING AGE			
HOUSING UNITS BY TYPE				HOUSING UNITS BY LOT SIZE							HOUSING UNITS BY AGE			
SF DET.	COND/TH	MH	TOTAL	<.5 AC	.5 - <1 AC	1 - <2.3 AC	2.3 - <5 AC	5+ AC	SIZE NA	TOTAL	NEW	EXISTING	AGE NA	TOTAL

CITIES (continued)

Stanwood City															
		\$ 143,350	\$ 89,900	\$ 239,200	\$ 142,950	\$ 140,000	\$ 120,000	\$ 224,600	\$ 175,000	\$ 162,200	\$ 142,950	\$ 151,650	\$ 130,000	\$ 239,200	\$ 142,950
MEDIAN PRICE:															
% Change From Year Earlier		8.6%	28.4%	NA	10.3%	10.2%	NA	NA	NA	16.9%	10.3%	9.3%	2.2%	276.7%	10.3%
% Countywide Price:		82%	76%	194%	86%	86%	64%	112%	88%	96%	86%	82%	81%	226%	86%
Year Earlier		83%	62%	0%	84%	84%	0%	0%	0%	85%	84%	83%	85%	42%	84%
% Total UGAs Price:		84%	76%	199%	87%	86%	62%	107%	91%	97%	87%	83%	81%	146%	87%
Year Earlier		83%	61%	0%	84%	83%	0%	0%	0%	85%	84%	83%	86%	42%	84%
% Stanwood UGA Price:		100%	100%	100%	100%	100%	89%	100%	100%	100%	100%	100%	100%	100%	100%
Year Earlier		100%	100%	0%	100%	100%	0%	0%	0%	100%	100%	100%	100%	100%	100%
NUMBER OF SALES:		120	7	1	128	115	5	4	1	3	128	52	75	1	128
% Change From Year Earlier		51.9%	0.0%	NA	48.8%	101.8%	NA	NA	NA	-88.9%	48.8%	67.7%	44.2%	-66.7%	48.8%
% Total Stanwood City Sales:		94%	5%	1%	100%	90%	4%	3%	1%	2%	100%	41%	59%	1%	100%
Year Earlier		92%	8%	0%	100%	66%	0%	0%	0%	31%	100%	36%	60%	3%	100%

Sultan Town														
		\$ 133,000	\$ 97,500	\$ 131,250	\$ 129,000	\$ 166,500	\$ 247,000	\$ 140,000	\$ 154,700	\$ 131,250	\$ 146,900	\$ 129,900	\$ 131,250	
MEDIAN PRICE:														
% Change From Year Earlier		4.7%	109.5%	3.6%	7.1%	26.2%	NA	NA	14.3%	3.6%	13.1%	5.2%	3.6%	7.9%
% Countywide Price:		76%	79%	79%	80%	88%	124%	62%	92%	79%	80%	81%	82%	79%
Year Earlier		79%	41%	82%	80%	76%	0%	0%	83%	82%	77%	82%	82%	82%
% Total UGAs Price:		78%	81%	80%	79%	85%	129%	61%	93%	80%	81%	81%	80%	80%
Year Earlier		80%	0%	82%	79%	76%	0%	0%	83%	82%	78%	83%	82%	82%
% Sultan UGA Price:		99%	98%	99%	100%	100%	100%	100%	100%	99%	100%	99%	99%	99%
Year Earlier		100%	84%	100%	100%	100%	0%	0%	100%	100%	100%	100%	100%	100%
NUMBER OF SALES:		40	6	46	39	4	1	1	1	46	5	41	46	46
% Change From Year Earlier		-49.4%	200.0%	-43.2%	-27.8%	33.3%	NA	NA	-95.7%	-43.2%	-87.8%	5.1%	-43.2%	-43.2%
% Total Sultan Town Sales:		87%	13%	100%	85%	9%	2%	2%	2%	100%	11%	89%	100%	100%
Year Earlier		98%	2%	100%	67%	4%	0%	0%	28%	100%	51%	48%	100%	100%

Woodway Town														
		\$ 552,500	\$ 552,500	\$ 564,500	\$ 530,000	\$ 560,000	\$ 1,200,000	\$ 552,500	\$ 552,500	\$ 552,500				
MEDIAN PRICE:														
% Change From Year Earlier		84.2%	84.2%	123.1%	NA	-8.9%	105.6%	84.2%	84.2%	84.2%				
% Countywide Price:		316%	333%	349%	281%	280%	600%	333%	333%	333%				
Year Earlier		188%	194%	167%	0%	352%	307%	194%	194%	194%				
% Total UGAs Price:		325%	335%	347%	272%	267%	625%	335%	335%	335%				
Year Earlier		188%	194%	166%	0%	368%	294%	194%	194%	194%				
% Southwest UGA Price:		299%	318%	332%	241%	262%	622%	318%	318%	318%				
Year Earlier		175%	185%	158%	0%	362%	285%	185%	185%	185%				
NUMBER OF SALES:		11	11	4	1	5	1	11	11	11				
% Change From Year Earlier		-15.4%	-15.4%	-55.6%	NA	66.7%	0.0%	-15.4%	-15.4%	-15.4%				
% Total Woodway Town Sales:		100%	100%	36%	9%	45%	9%	100%	100%	100%				
Year Earlier		100%	100%	69%	0%	23%	8%	100%	100%	100%				