

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC						MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW			EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12		

COUNTYWIDE

Total Snohomish County												
MEDIAN PRICE:	\$ 146,550	\$ 190,900	\$ 319,500	\$ 144,900	\$ 183,000	\$ 281,500	\$ 149,150	\$ 165,000	\$ 62,000	\$ 119,900	\$ 174,900	\$ 109,900
% Change From Year Earlier	5.1%	6.1%	9.1%	8.1%	8.3%	5.2%	15.7%	3.8%	12.7%	6.1%	4.7%	11.6%
NUMBER OF SALES:	318	1,163	286	2,038	2,792	361	116	143	105	622	59	185
% Change From Year Earlier	-20.9%	-10.1%	17.2%	14.2%	16.5%	31.3%	-22.1%	3.6%	29.6%	34.9%	90.3%	28.5%
% Total Snohomish County Sales:	2%	9%	2%	16%	21%	3%	1%	1%	1%	5%	0%	1%
Year Earlier	3%	11%	2%	15%	20%	2%	1%	1%	4%	0%	1%	63%

UGAS

Total UGAs												
MEDIAN PRICE:	\$ 146,900	\$ 192,500	\$ 320,250	\$ 144,900	\$ 183,850	\$ 285,000	\$ 149,150	\$ 165,000	\$ 62,000	\$ 119,900	\$ 173,400	\$ 116,500
% Change From Year Earlier	5.0%	6.9%	9.3%	7.7%	8.8%	6.5%	15.7%	3.8%	12.7%	6.1%	4.0%	12.0%
% Countywide Price:	100%	101%	100%	100%	100%	101%	100%	100%	100%	100%	99%	106%
Year Earlier	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	106%
NUMBER OF SALES:	285	1,115	282	1,907	2,707	353	116	143	105	622	57	108
% Change From Year Earlier	-23.0%	-12.1%	15.6%	13.6%	16.7%	33.2%	-22.1%	3.6%	29.6%	34.9%	90.0%	35.0%
% Total UGAs Sales:	3%	10%	3%	17%	25%	3%	1%	1%	1%	6%	1%	7%
Year Earlier	4%	13%	2%	17%	23%	3%	1%	1%	5%	0%	1%	70%

Arlington UGA												
MEDIAN PRICE:	\$ 142,900	\$ 177,900	\$ 277,400	\$ 139,900	\$ 175,950	\$ 213,000		\$ 164,150		\$ 119,900		
% Change From Year Earlier	1.3%	10.0%	11.0%	4.5%	11.2%	-5.3%		NA		17.5%		
% Countywide Price:	98%	93%	87%	97%	96%	76%		99%		100%		
Year Earlier	101%	90%	85%	100%	94%	84%		0%		90%		
% Total UGAs Price:	97%	92%	87%	97%	96%	75%		99%		100%		
Year Earlier	101%	90%	85%	100%	94%	84%		0%		90%		
NUMBER OF SALES:	89	95	4	43	56	11		4		3		305
% Change From Year Earlier	45.9%	28.4%	300.0%	43.3%	40.0%	266.7%		NA		0%		41.9%
% Total Arlington UGA Sales:	21%	22%	1%	10%	13%	3%		1%		1%		71%
Year Earlier	21%	26%	0%	11%	14%	1%		0%		1%		75%

Darrington UGA												
MEDIAN PRICE:	\$ 103,900	\$ 125,450		\$ 105,000								\$ 90,800
% Change From Year Earlier	-3.8%	NA		20.7%								2.3%
% Countywide Price:	71%	66%		72%								83%
Year Earlier	77%	0%		65%								90%
% Total UGAs Price:	71%	65%		72%								78%
Year Earlier	77%	0%		65%								85%
NUMBER OF SALES:	3	2		3								1
% Change From Year Earlier	-40.0%	NA		0.0%								-50.0%
% Total Darrington UGA Sales:	21%	14%		21%								7%
Year Earlier	31%	0%		19%								13%

Gold Bar UGA												
MEDIAN PRICE:	\$ 124,400	\$ 152,500		\$ 122,250	\$ 154,400							\$ 99,250
% Change From Year Earlier	4.1%	12.5%		2.3%	28.7%							9.7%
% Countywide Price:	85%	80%		84%	84%							90%
Year Earlier	86%	75%		89%	71%							92%
% Total UGAs Price:	85%	79%		84%	84%							85%
Year Earlier	85%	75%		89%	71%							87%
NUMBER OF SALES:	11	1		30	4							12
% Change From Year Earlier	-15.4%	-91.7%		20.0%	33.3%							50.0%
% Total Gold Bar UGA Sales:	15%	1%		42%	6%							17%
Year Earlier	16%	14%		30%	4%							10%

Granite Falls UGA												
MEDIAN PRICE:	\$ 134,900	\$ 153,400		\$ 130,000	\$ 148,000							
% Change From Year Earlier	8.8%	6.9%		7.0%	9.6%							
% Countywide Price:	92%	80%		90%	81%							
Year Earlier	89%	80%		91%	80%							
% Total UGAs Price:	92%	80%		90%	81%							
Year Earlier	89%	80%		90%	80%							
NUMBER OF SALES:	2	13		21	7							43
% Change From Year Earlier	-77.8%	62.5%		31.3%	133.3%							16.2%
% Total Granite Falls UGA Sales:	3%	21%		33%	11%							68%
Year Earlier	20%	18%		36%	7%							82%

UGAs (continued)

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NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

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

Lake Stevens UGA												
MEDIAN PRICE:	\$ 152,900	\$ 163,800	\$ 299,900	\$ 143,000	\$ 167,700	\$ 243,250	\$ 120,750	\$ 153,250	\$ 75,000	\$ 114,000		\$ 101,000
% Change From Year Earlier	3.7%	0.7%	46.9%	6.3%	5.1%	5.8%	-1.0%	NA	NA	6.5%		25.2%
% Countywide Price:	104%	86%	94%	99%	92%	86%	81%	93%	121%	95%		92%
Year Earlier	106%	90%	70%	100%	94%	86%	95%	0%	0%	95%		82%
% Total UGAs Price:	104%	85%	94%	99%	91%	85%	81%	93%	121%	95%		87%
Year Earlier	105%	90%	70%	100%	94%	86%	95%	0%	0%	95%		78%
NUMBER OF SALES:	43	116	5	143	154	10	2	4	1	13		9
% Change From Year Earlier	-27.1%	-18.9%	400.0%	33.6%	29.4%	42.9%	-33.3%	NA	NA	-23.5%		28.6%
% Total Lake Stevens UGA Sales:	6%	17%	1%	21%	22%	1%	0%	1%	0%	2%		1%
Year Earlier	9%	22%	0%	17%	19%	1%	0%	0%	0%	3%		1%

Marysville UGA												
MEDIAN PRICE:	\$ 146,900	\$ 165,450	\$ 218,500	\$ 135,000	\$ 165,000	\$ 242,000				\$ 114,000		\$ 95,000
% Change From Year Earlier	5.8%	4.8%	-6.3%	6.9%	8.6%	12.6%				8.8%		6.1%
% Countywide Price:	100%	87%	68%	93%	90%	86%				95%		86%
Year Earlier	100%	88%	80%	94%	90%	80%				93%		91%
% Total UGAs Price:	100%	86%	68%	93%	90%	85%				95%		82%
Year Earlier	99%	88%	80%	94%	90%	80%				93%		86%
NUMBER OF SALES:	34	164	8	306	267	10				7		7
% Change From Year Earlier	-63.0%	-8.9%	700.0%	9.3%	34.8%	42.9%				-12.5%		133.3%
% Total Marysville UGA Sales:	3%	15%	1%	28%	25%	1%				1%		1%
Year Earlier	9%	17%	0%	27%	19%	1%				1%		0%

Monroe UGA												
MEDIAN PRICE:	\$ 147,900	\$ 177,950	\$ 197,000	\$ 145,000	\$ 166,500	\$ 137,000	\$ 139,900			\$ 138,000		\$ 140,750
% Change From Year Earlier	9.2%	15.6%	NA	9.9%	4.3%	NA	18.1%			25.5%		30.3%
% Countywide Price:	101%	93%	62%	100%	91%	49%	94%			115%		128%
Year Earlier	97%	86%	0%	98%	94%	0%	92%			97%		110%
% Total UGAs Price:	101%	92%	62%	100%	91%	48%	94%			115%		121%
Year Earlier	97%	86%	0%	98%	94%	0%	92%			97%		104%
NUMBER OF SALES:	22	96	1	67	44	1	2			3		4
% Change From Year Earlier	-71.8%	-31.9%	NA	21.8%	4.8%	NA	-80.0%			200.0%		300.0%
% Total Monroe UGA Sales:	5%	23%	0%	16%	11%	0%	0%			1%		1%
Year Earlier	16%	28%	0%	11%	8%	0%	2%			0%		0%

Snohomish UGA												
MEDIAN PRICE:	\$ 153,500	\$ 166,100	\$ 175,000	\$ 139,200	\$ 179,900	\$ 245,000	\$ 141,400			\$ 99,950	\$ 169,000	
% Change From Year Earlier	NA	-18.5%	NA	4.9%	7.7%	-5.8%	2.8%			27.5%	6.8%	
% Countywide Price:	105%	87%	55%	96%	98%	87%	95%			83%	97%	
Year Earlier	0%	113%	0%	99%	99%	97%	107%			69%	95%	
% Total UGAs Price:	104%	86%	55%	96%	98%	86%	95%			83%	97%	
Year Earlier	0%	113%	0%	99%	97%	97%	107%			69%	95%	
NUMBER OF SALES:	11	20	1	54	49	4	1			10	1	
% Change From Year Earlier	NA	81.8%	NA	17.4%	4.3%	0.0%	-66.7%			900.0%	-50.0%	
% Total Snohomish UGA Sales:	5%	9%	0%	25%	23%	2%	0%			5%	0%	
Year Earlier	0%	7%	0%	27%	28%	2%	2%			1%	1%	

NOTES: NA = Data Not Available; Blank cells indicate no data available.

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UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL ALL Profile #12	

UGAs (continued)

Stanwood UGA												
MEDIAN PRICE:	\$ 143,400	\$ 160,800		\$ 127,750	\$ 149,000	\$ 165,950					\$ 116,500	
% Change From Year Earlier	17.2%	8.5%		0.6%	4.9%	22.0%					NA	
% Countywide Price:	98%	84%		88%	81%	59%					97%	
Year Earlier	88%	82%		95%	84%	51%					0%	
% Total UGAs Price:	98%	84%		88%	81%	58%					97%	
Year Earlier	87%	82%		94%	84%	51%					0%	
NUMBER OF SALES:	23	20		36	13	2					2	96
% Change From Year Earlier	666.7%	900.0%		63.6%	18.2%	0.0%					NA	140.0%
% Total Stanwood UGA Sales:	18%	15%		28%	10%	2%					2%	74%
Year Earlier	3%	2%		25%	13%	2%					0%	45%

Sultan UGA												
MEDIAN PRICE:	\$ 138,000	\$ 137,900		\$ 132,500	\$ 150,500							\$ 92,450
% Change From Year Earlier	17.7%	9.1%		9.1%	4.7%							98.6%
% Countywide Price:	94%	72%		91%	82%							84%
Year Earlier	84%	70%		91%	85%							47%
% Total UGAs Price:	94%	72%		91%	82%							79%
Year Earlier	84%	70%		90%	85%							45%
NUMBER OF SALES:	1	2		20	5							4
% Change From Year Earlier	-87.5%	-71.4%		-25.9%	0.0%							100.0%
% Total Sultan UGA Sales:	2%	4%		41%	10%							8%
Year Earlier	9%	8%		30%	6%							2%

Southwest UGA												
MEDIAN PRICE:	\$ 164,450	\$ 234,900	\$ 325,900	\$ 152,500	\$ 189,000	\$ 294,000	\$ 151,500	\$ 165,500	\$ 60,750	\$ 120,000	\$ 174,150	\$ 124,900
% Change From Year Earlier	4.1%	16.3%	10.3%	9.8%	8.3%	6.9%	17.4%	4.2%	10.5%	5.3%	2.5%	5.2%
% Countywide Price:	112%	123%	102%	105%	103%	104%	102%	100%	100%	100%	100%	114%
Year Earlier	113%	112%	100%	104%	103%	103%	100%	100%	100%	101%	102%	121%
% Total UGAs Price:	112%	122%	102%	105%	103%	103%	102%	100%	98%	100%	100%	107%
Year Earlier	113%	112%	100%	103%	103%	103%	100%	100%	100%	101%	102%	114%
NUMBER OF SALES:	46	586	263	1,184	2,108	315	111	135	104	584	56	71
% Change From Year Earlier	12.2%	-15.2%	9.1%	11.1%	13.9%	30.7%	-15.3%	-2.2%	28.4%	35.5%	133.3%	26.8%
% Total Southwest UGA Sales:	1%	7%	3%	15%	27%	4%	1%	2%	1%	7%	1%	1%
Year Earlier	1%	10%	3%	15%	26%	3%	2%	2%	1%	6%	0%	1%

RURAL

Total Rural												
MEDIAN PRICE:	\$ 128,900	\$ 176,950	\$ 200,000	\$ 141,000	\$ 174,000	\$ 248,750					\$ 207,000	\$ 102,500
% Change From Year Earlier	7.4%	9.1%	NA	8.5%	3.9%	-12.9%					NA	14.9%
% Countywide Price:	88%	93%	63%	97%	95%	88%					118%	93%
Year Earlier	86%	90%	0%	97%	99%	107%					0%	91%
NUMBER OF SALES:	33	48	4	131	85	8					2	77
% Change From Year Earlier	3.1%	100.0%	NA	23.6%	10.4%	-20.0%					NA	20.3%
% Total Rural Sales:	2%	2%	0%	7%	4%	0%					0%	4%
Year Earlier	2%	1%	0%	6%	5%	1%					0%	4%

UNINCORPORATED

Total Unincorporated UGAs												
MEDIAN PRICE:	\$ 150,700	\$ 209,900	\$ 288,900	\$ 147,400	\$ 182,500	\$ 258,500	\$ 139,200	\$ 164,700	\$ 52,500	\$ 117,000	\$ 168,000	\$ 119,750
% Change From Year Earlier	5.9%	7.4%	9.3%	8.4%	8.6%	10.0%	5.1%	5.6%	12.1%	10.4%	0.6%	6.0%
% Countywide Price:	103%	110%	90%	102%	100%	92%	93%	100%	85%	98%	96%	109%
Year Earlier	102%	109%	90%	101%	99%	88%	103%	98%	85%	94%	100%	115%
NUMBER OF SALES:	82	542	123	845	1,152	77	30	66	19	193	23	84
% Change From Year Earlier	-38.3%	-20.3%	9.8%	13.1%	12.5%	32.8%	-44.4%	-19.5%	58.3%	39.9%	228.6%	29.2%
% Total Unincorporated Sales:	2%	12%	3%	19%	26%	2%	1%	2%	0%	4%	1%	2%
Year Earlier	3%	16%	3%	18%	25%	1%	1%	2%	0%	3%	0%	2%

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Small Lot Housing Profiles

TYPE:
 LOT SIZE:
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SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
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UNINCORPORATED (continued)

Arlington Unincorporated UGA												
MEDIAN PRICE:	\$	116,900	\$	172,000	\$	139,900	\$	154,900				
% Change From Year Earlier		168.7%		3.0%		16.1%		14.3%				
% Countywide Price:		80%		90%		97%		85%				
Year Earlier		31%		93%		90%		80%				
% Total UGAs Price:		80%		89%		97%		84%				
Year Earlier		31%		93%		90%		80%				
% Arlington UGA Price:		82%		97%		100%		88%				
Year Earlier		31%		103%		90%		86%				
NUMBER OF SALES:		4		1		24		5				34
% Change From Year Earlier		100.0%		-66.7%		71.4%		-50.0%				17.2%
% Total Unincorp. Arlington UGA Sales:		6%		1%		36%		7%				51%
Year Earlier		4%		6%		27%		19%				56%

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

Gold Bar Unincorporated UGA												
MEDIAN PRICE:	\$	125,000	\$		\$	129,900					\$	100,000
% Change From Year Earlier		-3.8%				6.9%						32.5%
% Countywide Price:		85%				90%						91%
Year Earlier		93%				91%						77%
% Total UGAs Price:		85%				90%						86%
Year Earlier		93%				90%						73%
% Gold Bar UGA Price:		100%				106%						101%
Year Earlier		109%				102%						83%
NUMBER OF SALES:		5				7						9
% Change From Year Earlier		400.0%				-46.2%						125.0%
% Total Unincorp. Gold Bar UGA Sales:		22%				30%						39%
Year Earlier		4%				54%						17%

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												

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UNINCORPORATED (continued)

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												

Lake Stevens Unincorp. UGA												
MEDIAN PRICE:	\$ 152,700	\$ 160,200	\$ 142,000	\$ 164,450	\$ 252,500	\$ 120,750	\$ 153,250	\$ 75,000	\$ 129,900		\$ 101,000	
% Change From Year Earlier	3.2%	3.8%	6.4%	3.0%	-3.8%	NA	NA	NA	27.4%		25.2%	
% Countywide Price:	104%	84%	98%	90%	90%	81%	93%	121%	108%		92%	
Year Earlier	106%	86%	100%	94%	98%	0%	0%	0%	90%		82%	
% Total UGAs Price:	104%	83%	98%	89%	89%	81%	93%	121%	108%		87%	
Year Earlier	106%	86%	99%	94%	98%	0%	0%	0%	90%		78%	
% Lake Stevens UGA Price:	100%	98%	99%	98%	104%	100%	100%	100%	114%		100%	
Year Earlier	100%	95%	99%	100%	114%	0%	0%	0%	95%		100%	
NUMBER OF SALES:	34	68	111	110	8	2	4	1	7		9	354
% Change From Year Earlier	-35.8%	-16.0%	46.1%	44.7%	166.7%	NA	NA	NA	-36.4%		28.6%	14.6%
% Total Unincorp. Lake Stevens UGA Sales:	7%	13%	22%	22%	2%	0%	1%	0%	1%		2%	69%
Year Earlier	12%	18%	17%	17%	1%	0%	0%	0%	2%		2%	69%

Marysville Unincorporated UGA												
MEDIAN PRICE:	\$ 145,900	\$ 154,900	\$ 134,000	\$ 154,500					\$ 114,000		\$ 124,500	
% Change From Year Earlier	12.3%	0.8%	5.9%	7.0%					12.9%		53.1%	
% Countywide Price:	100%	81%	92%	84%					95%		113%	
Year Earlier	93%	85%	94%	85%					89%		83%	
% Total UGAs Price:	99%	80%	92%	84%					95%		107%	
Year Earlier	93%	85%	94%	85%					89%		78%	
% Marysville UGA Price:	99%	94%	99%	94%					100%		131%	
Year Earlier	94%	97%	100%	95%					96%		91%	
NUMBER OF SALES:	19	45	205	116					3		4	392
% Change From Year Earlier	-61.2%	21.6%	17.1%	24.7%					50.0%		100.0%	8.0%
% Total Unincorp. Marysville UGA Sales:	4%	9%	40%	23%					1%		1%	76%
Year Earlier	10%	7%	35%	19%					0%		0%	72%

Monroe Unincorporated UGA												
MEDIAN PRICE:			\$ 149,950	\$ 189,900							\$ 103,000	
% Change From Year Earlier			12.4%	4.6%							-4.6%	
% Countywide Price:			103%	104%							94%	
Year Earlier			100%	107%							110%	
% Total UGAs Price:			103%	103%							88%	
Year Earlier			99%	107%							104%	
% Monroe UGA Price:			103%	114%							73%	
Year Earlier			101%	114%							100%	
NUMBER OF SALES:			8	7							1	16
% Change From Year Earlier			33.3%	-53.3%							0.0%	-38.5%
% Total Unincorp. Monroe UGA Sales:			27%	23%							3%	53%
Year Earlier			13%	33%							2%	58%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

UNINCORPORATED (continued)

Snohomish Unincorporated UGA												
MEDIAN PRICE:		\$ 174,450		\$ 138,900	\$ 190,500	\$ 285,000						
% Change From Year Earlier		-14.9%		4.7%	4.8%	NA						
% Countywide Price:		91%		96%	104%	101%						
Year Earlier		114%		99%	108%	0%						
% Total UGAs Price:		91%		96%	104%	100%						
Year Earlier		114%		99%	108%	0%						
% Snohomish UGA Price:		105%		100%	106%	116%						
Year Earlier		100%		100%	109%	0%						
NUMBER OF SALES:		2		5	6	1						14
% Change From Year Earlier		-77.8%		-16.7%	0.0%	NA						-36.4%
% Total Unincorp. Snohomish UGA Sales:		8%		20%	24%	4%						56%
Year Earlier		31%		21%	21%	0%						76%

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

Sultan Unincorporated UGA												
MEDIAN PRICE:				\$ 143,900								
% Change From Year Earlier				18.4%								
% Countywide Price:				99%								
Year Earlier				91%								
% Total UGAs Price:				99%								
Year Earlier				90%								
% Sultan UGA Price:				109%								
Year Earlier				100%								
NUMBER OF SALES:				1								1
% Change From Year Earlier				-80.0%								-83.3%
% Total Unincorp. Sultan UGA Sales:				33%								33%
Year Earlier				56%								67%

Southwest Unincorporated UGA													
MEDIAN PRICE:	\$ 175,900	\$ 224,900	\$ 288,900	\$ 158,950	\$ 188,000	\$ 258,200	\$ 141,200	\$ 165,400	\$ 51,250	\$ 117,000	\$ 168,000	\$ 125,000	
% Change From Year Earlier	8.5%	12.5%	9.1%	11.5%	9.3%	9.2%	6.4%	6.1%	9.4%	10.4%	-0.3%	4.2%	
% Countywide Price:	120%	118%	90%	110%	103%	92%	95%	100%	83%	98%	96%	114%	
Year Earlier	116%	111%	90%	106%	102%	88%	103%	98%	85%	94%	101%	122%	
% Total UGAs Price:	120%	117%	90%	110%	102%	91%	95%	100%	83%	98%	97%	107%	
Year Earlier	116%	111%	90%	106%	102%	88%	103%	98%	85%	94%	101%	115%	
% Southwest UGA Price:	107%	96%	89%	104%	99%	88%	93%	100%	84%	98%	96%	100%	
Year Earlier	103%	99%	90%	103%	99%	86%	103%	98%	85%	93%	99%	101%	
NUMBER OF SALES:	20	426	123	484	908	68	28	62	18	183	23	61	2,404
% Change From Year Earlier	-28.6%	-22.0%	10.8%	7.3%	10.3%	30.8%	-46.2%	-24.4%	50.0%	46.4%	283.3%	22.0%	2.8%
% Total Unincorp. Southwest UGA Sales:	1%	13%	4%	15%	28%	2%	1%	2%	1%	6%	1%	2%	75%
Year Earlier	1%	18%	4%	15%	27%	2%	2%	3%	0%	4%	0%	2%	77%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

CITIES

Total Cities												
MEDIAN PRICE:	\$ 145,900	\$ 179,900	\$ 355,300	\$ 142,000	\$ 184,900	\$ 299,500	\$ 156,050	\$ 165,000	\$ 64,500	\$ 120,600	\$ 184,000	\$ 103,500
% Change From Year Earlier	5.0%	10.4%	9.9%	7.7%	8.8%	7.0%	22.0%	2.8%	9.3%	5.0%	10.5%	21.8%
% Countywide Price:	100%	94%	111%	98%	101%	106%	105%	100%	104%	101%	105%	94%
Year Earlier	100%	91%	110%	98%	101%	105%	99%	101%	107%	102%	100%	86%
% Total UGAs Price:	99%	93%	111%	98%	101%	105%	105%	100%	104%	101%	106%	89%
Year Earlier	99%	91%	110%	98%	101%	105%	99%	101%	107%	102%	100%	82%
NUMBER OF SALES:	203	573	159	1,062	1,555	276	86	77	86	429	34	24
% Change From Year Earlier	-14.3%	-2.7%	20.5%	14.1%	20.0%	33.3%	-9.5%	37.5%	24.6%	32.8%	47.8%	60.0%
% Total Cities Sales:	3%	9%	2%	16%	23%	4%	1%	1%	1%	6%	1%	0%
Year Earlier	4%	10%	2%	16%	22%	4%	2%	1%	1%	5%	0%	67%

Arlington City												
MEDIAN PRICE:	\$ 143,900	\$ 177,900	\$ 277,400	\$ 139,500	\$ 181,000	\$ 213,000		\$ 164,150		\$ 119,900		
% Change From Year Earlier	2.1%	10.2%	11.0%	1.8%	7.9%	-5.3%		NA		17.5%		
% Countywide Price:	98%	93%	87%	96%	99%	76%		99%		100%		
Year Earlier	101%	90%	85%	102%	99%	84%		0%		90%		
% Total UGAs Price:	98%	92%	87%	96%	98%	75%		99%		100%		
Year Earlier	101%	90%	85%	102%	99%	84%		0%		90%		
% Arlington UGA Price:	101%	100%	100%	100%	103%	100%		100%		100%		
Year Earlier	100%	100%	100%	102%	106%	100%		0%		100%		
NUMBER OF SALES:	85	94	4	19	51	11		4		3		271
% Change From Year Earlier	44.1%	32.4%	300.0%	18.8%	70.0%	266.7%		NA		0.0%		45.7%
% Total Arlington City Sales:	67%	74%	3%	15%	40%	9%		3%		2%		213%
Year Earlier	46%	56%	1%	13%	24%	2%		0%		2%		146%

Bothell City												
MEDIAN PRICE:	\$ 256,450	\$ 362,450	\$ 160,950	\$ 210,000	\$ 254,000	\$ 165,500		\$ 87,500	\$ 156,900		\$ 114,500	
% Change From Year Earlier	56.5%	10.9%	5.6%	15.1%	-6.3%	17.0%		NA	20.3%		35.5%	
% Countywide Price:	134%	113%	111%	115%	90%	111%		141%	131%		104%	
Year Earlier	91%	112%	114%	108%	101%	110%		0%	115%		86%	
% Total UGAs Price:	133%	113%	111%	114%	89%	111%		141%	131%		98%	
Year Earlier	91%	112%	113%	108%	101%	110%		0%	115%		81%	
% Southwest UGA Price:	109%	111%	106%	111%	86%	109%		144%	131%		92%	
Year Earlier	81%	111%	110%	105%	99%	110%		0%	114%		71%	
NUMBER OF SALES:	4	12	34	120	6	27		1	13		6	223
% Change From Year Earlier	33.3%	-33.3%	0.0%	26.3%	0.0%	58.8%		NA	-7.1%		0.0%	14.4%
% Total Bothell City Sales:	1%	4%	12%	44%	2%	10%		0%	5%		2%	81%
Year Earlier	1%	7%	13%	37%	2%	7%		0%	5%		2%	76%

Brier City												
MEDIAN PRICE:	\$ 265,000	\$ 325,900	\$ 169,450	\$ 210,250	\$ 298,700							
% Change From Year Earlier	4.2%	13.2%	7.2%	8.1%	5.9%							
% Countywide Price:	139%	102%	117%	115%	106%							
Year Earlier	141%	98%	118%	115%	105%							
% Total UGAs Price:	138%	102%	117%	114%	105%							
Year Earlier	141%	98%	117%	115%	105%							
% Southwest UGA Price:	113%	100%	111%	111%	102%							
Year Earlier	126%	98%	114%	112%	103%							
NUMBER OF SALES:	3	3	16	62	10							94
% Change From Year Earlier	-70.0%	-78.6%	23.1%	21.8%	100.0%							1.1%
% Total Brier City Sales:	2%	2%	12%	46%	7%							70%
Year Earlier	8%	11%	10%	40%	4%							73%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

CITIES (continued)

Darrington Town												
MEDIAN PRICE:	\$ 103,900	\$ 125,450		\$ 105,000								\$ 90,800
% Change From Year Earlier	-3.8%	NA		6.6%								2.3%
% Countywide Price:	71%	66%		72%								83%
Year Earlier	77%	0%		74%								90%
% Total UGAs Price:	71%	65%		72%								78%
Year Earlier	77%	0%		73%								85%
% Darrington UGA Price:	100%	100%		100%								100%
Year Earlier	100%	0%		113%								100%
NUMBER OF SALES:	3	2		3								1
% Change From Year Earlier	-40.0%	NA		50.0%								-50.0%
% Total Darrington Town Sales:	25%	17%		25%								8%
Year Earlier	33%	0%		13%								13%

Edmonds City												
MEDIAN PRICE:	\$ 632,000	\$ 259,900	\$ 372,500	\$ 162,400	\$ 206,100	\$ 335,000	\$ 255,000	\$ 165,000	\$ 89,900	\$ 134,950	\$ 230,000	
% Change From Year Earlier	NA	11.1%	-0.9%	10.7%	8.5%	7.1%	99.3%	-3.5%	-4.9%	-1.6%	2.3%	
% Countywide Price:	431%	136%	117%	112%	113%	119%	171%	100%	145%	113%	132%	
Year Earlier	0%	130%	128%	110%	112%	117%	99%	108%	172%	121%	135%	
% Total UGAs Price:	430%	135%	116%	112%	112%	118%	171%	100%	145%	113%	133%	
Year Earlier	0%	130%	128%	109%	112%	117%	99%	108%	172%	121%	135%	
% Southwest UGA Price:	384%	111%	114%	106%	109%	114%	168%	100%	148%	112%	132%	
Year Earlier	0%	116%	128%	106%	109%	114%	99%	108%	172%	120%	132%	
NUMBER OF SALES:	1	15	10	99	227	43	19	8	23	120	8	573
% Change From Year Earlier	NA	36.4%	150.0%	26.9%	24.0%	13.2%	58.3%	60.0%	0.0%	12.1%	60.0%	23.0%
% Total Edmonds City Sales:	0%	2%	1%	12%	27%	5%	2%	1%	3%	14%	1%	67%
Year Earlier	0%	2%	1%	11%	25%	5%	2%	1%	3%	15%	1%	65%

Everett City												
MEDIAN PRICE:	\$ 147,900	\$ 178,500	\$ 323,900	\$ 134,000	\$ 158,750	\$ 247,500	\$ 129,200	\$ 165,500	\$ 66,000	\$ 94,950	\$ 154,950	\$ 135,000
% Change From Year Earlier	6.2%	2.1%	9.8%	6.3%	5.9%	20.7%	1.8%	11.1%	6.5%	32.1%	6.3%	NA
% Countywide Price:	101%	94%	101%	92%	87%	88%	87%	100%	106%	79%	89%	123%
Year Earlier	100%	97%	101%	94%	89%	77%	98%	94%	113%	64%	87%	0%
% Total UGAs Price:	101%	93%	101%	92%	86%	87%	87%	100%	106%	79%	89%	116%
Year Earlier	100%	97%	101%	94%	89%	77%	98%	94%	113%	64%	87%	0%
% Southwest UGA Price:	90%	76%	99%	88%	84%	84%	85%	100%	109%	79%	89%	108%
Year Earlier	88%	87%	100%	91%	86%	75%	98%	94%	113%	63%	86%	0%
NUMBER OF SALES:	22	37	1	344	326	48	32	42	23	106	4	3
% Change From Year Earlier	69.2%	-31.5%	-85.7%	15.8%	19.4%	6.7%	128.6%	281.8%	35.3%	65.6%	100.0%	NA
% Total Everett City Sales:	1%	2%	0%	23%	22%	3%	2%	3%	2%	7%	0%	65%
Year Earlier	1%	4%	1%	23%	21%	4%	1%	1%	1%	5%	0%	62%

Gold Bar Town												
MEDIAN PRICE:	\$ 124,150	\$ 152,500		\$ 120,000	\$ 154,400							\$ 95,000
% Change From Year Earlier	4.6%	12.5%		2.0%	28.7%							5.0%
% Countywide Price:	85%	80%		83%	84%							86%
Year Earlier	85%	75%		88%	71%							92%
% Total UGAs Price:	85%	79%		83%	84%							82%
Year Earlier	85%	75%		87%	71%							87%
% Gold Bar UGA Price:	100%	100%		98%	100%							96%
Year Earlier	99%	100%		96%	100%							100%
NUMBER OF SALES:	6	1		23	4							3
% Change From Year Earlier	-50.0%	-91.7%		91.7%	33.3%							-25.0%
% Total Gold Bar Town Sales:	13%	2%		48%	8%							6%
Year Earlier	20%	20%		20%	5%							7%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC						MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW			EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12		

CITIES (continued)

Granite Falls Town												
MEDIAN PRICE:	\$	134,900	\$	153,400	\$	130,000	\$	148,000				
% Change From Year Earlier		8.8%		6.9%		7.0%		9.6%				
% Countywide Price:		92%		80%		90%		81%				
Year Earlier		89%		80%		91%		80%				
% Total UGAs Price:		92%		80%		90%		81%				
Year Earlier		89%		80%		90%		80%				
% Granite Falls UGA Price:		100%		100%		100%		100%				
Year Earlier		100%		100%		100%		100%				
NUMBER OF SALES:		2		13		21		7				43
% Change From Year Earlier		-77.8%		62.5%		31.3%		133.3%				16.2%
% Total Granite Falls Town Sales:		3%		21%		33%		11%				68%
Year Earlier		20%		18%		36%		7%				82%

Index Town												
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 Index Town Sales:												
Year Earlier												

Lake Stevens City												
MEDIAN PRICE:	\$	159,900	\$	173,200	\$	299,900	\$	147,900	\$	176,250	\$	218,200
% Change From Year Earlier		11.5%		0.3%		NA		7.8%		10.6%		3.2%
% Countywide Price:		109%		91%		94%		102%		96%		78%
Year Earlier		103%		96%		0%		102%		94%		79%
% Total UGAs Price:		109%		90%		94%		102%		96%		77%
Year Earlier		103%		96%		0%		102%		94%		79%
% Lake Stevens UGA Price:		105%		106%		100%		103%		105%		90%
Year Earlier		97%		106%		0%		102%		100%		92%
NUMBER OF SALES:		9		48		5		32		44		2
% Change From Year Earlier		50.0%		-22.6%		NA		3.2%		2.3%		-50.0%
% Total Lake Stevens City Sales:		5%		27%		3%		18%		25%		1%
Year Earlier		3%		32%		0%		16%		23%		2%

Lynnwood City												
MEDIAN PRICE:	\$	149,000	\$	223,000	\$	157,500	\$	184,450	\$	277,500	\$	138,900
% Change From Year Earlier		NA		8.8%		9.5%		11.8%		3.7%		18.3%
% Countywide Price:		102%		117%		109%		101%		99%		93%
Year Earlier		0%		114%		107%		98%		100%		91%
% Total UGAs Price:		101%		116%		109%		100%		97%		93%
Year Earlier		0%		114%		107%		98%		100%		91%
% Southwest UGA Price:		91%		95%		103%		98%		94%		92%
Year Earlier		0%		102%		104%		95%		97%		91%
NUMBER OF SALES:		1		13		83		199		6		2
% Change From Year Earlier		NA		8.3%		-4.6%		14.5%		-14.3%		0.0%
% Total Lynnwood City Sales:		0%		2%		15%		34%		1%		0%
Change in % Total From Year Earlier		0%		2%		18%		34%		1%		2%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

CITIES (continued)

Marysville City												
MEDIAN PRICE:	\$ 149,900	\$ 171,700	\$ 218,500	\$ 139,000	\$ 175,000	\$ 242,000				\$ 114,750		\$ 55,000
% Change From Year Earlier	5.0%	6.7%	-6.3%	10.8%	9.7%	12.8%				6.9%		-38.5%
% Countywide Price:	102%	90%	68%	96%	96%	86%				96%		50%
Year Earlier	102%	89%	80%	94%	94%	80%				95%		91%
% Total UGAs Price:	102%	89%	68%	96%	95%	85%				96%		47%
Year Earlier	102%	89%	80%	93%	94%	80%				95%		86%
% Marysville UGA Price:	102%	104%	100%	103%	106%	100%				101%		58%
Year Earlier	103%	102%	100%	99%	105%	100%				102%		100%
NUMBER OF SALES:	15	119	8	101	151	10				4		3
% Change From Year Earlier	-65.1%	-16.8%	700.0%	-3.8%	43.8%	150.0%				-33.3%		200.0%
% Total Marysville City Sales:	3%	21%	1%	18%	26%	2%				1%		71%
Year Earlier	8%	27%	0%	20%	20%	1%				1%		77%

Mill Creek City												
MEDIAN PRICE:	\$ 158,900	\$ 282,700	\$ 344,950	\$ 200,000	\$ 238,500	\$ 321,400	\$ 241,400	\$ 263,750		\$ 134,500	\$ 262,500	
% Change From Year Earlier	NA	10.9%	8.5%	10.4%	9.2%	9.3%	16.6%	11.8%		11.8%		-6.6%
% Countywide Price:	108%	148%	108%	138%	130%	114%	162%	160%		112%		150%
Year Earlier	0%	142%	109%	135%	129%	110%	161%	149%		127%		114%
% Total UGAs Price:	108%	147%	108%	138%	130%	113%	162%	160%		112%		151%
Year Earlier	0%	142%	109%	135%	129%	110%	161%	149%		127%		114%
% Southwest UGA Price:	97%	120%	106%	131%	126%	109%	159%	159%		112%		151%
Year Earlier	0%	126%	108%	130%	126%	107%	160%	149%		126%		112%
NUMBER OF SALES:	1	53	70	5	79	68	1	8		17		10
% Change From Year Earlier	NA	43.2%	62.8%	150.0%	8.2%	25.9%	-83.3%	-60.0%		-10.5%		150.0%
% Total Mill Creek City Sales:	0%	12%	18%	1%	18%	16%	0%	2%		4%		2%
Year Earlier	0%	9%	10%	0%	17%	13%	1%	5%		4%		1%

Monroe City												
MEDIAN PRICE:	\$ 147,900	\$ 177,950	\$ 197,000	\$ 144,900	\$ 165,000	\$ 137,000	\$ 139,900			\$ 138,000		\$ 148,000
% Change From Year Earlier	9.2%	15.6%	NA	10.6%	7.5%	NA	18.1%			25.5%		NA
% Countywide Price:	101%	93%	62%	100%	90%	49%	94%			115%		135%
Year Earlier	97%	86%	0%	98%	91%	0%	92%			97%		0%
% Total UGAs Price:	101%	92%	62%	100%	90%	48%	94%			115%		127%
Year Earlier	97%	86%	0%	97%	91%	0%	92%			97%		0%
% Monroe UGA Price:	100%	100%	100%	100%	99%	100%	100%			100%		105%
Year Earlier	100%	100%	0%	99%	96%	0%	100%			100%		0%
NUMBER OF SALES:	22	96	1	59	37	1	2			3		3
% Change From Year Earlier	-71.8%	-29.9%	NA	20.4%	37.0%	NA	-80.0%			200.0%		NA
% Total Monroe City Sales:	6%	25%	0%	15%	10%	0%	1%			1%		58%
Year Earlier	17%	30%	0%	11%	6%	0%	2%			0%		67%

Mountlake Terrace City												
MEDIAN PRICE:	\$ 179,900	\$ 192,400	\$ 211,450	\$ 144,500	\$ 171,000	\$ 205,000	\$ 169,900	\$ 158,900	\$ 71,000	\$ 121,900	\$ 154,250	
% Change From Year Earlier	NA	NA	NA	10.9%	9.6%	12.0%	25.0%	2.5%	5.7%	8.3%		17.4%
% Countywide Price:	123%	101%	66%	100%	93%	73%	114%	96%	115%	102%		88%
Year Earlier	0%	0%	0%	97%	92%	68%	105%	98%	122%	100%		79%
% Total UGAs Price:	122%	100%	66%	100%	93%	72%	114%	96%	115%	102%		89%
Year Earlier	0%	0%	0%	97%	92%	68%	105%	98%	122%	100%		79%
% Southwest UGA Price:	109%	82%	65%	95%	90%	70%	112%	96%	117%	102%		89%
Year Earlier	0%	0%	0%	94%	90%	67%	105%	98%	122%	99%		77%
NUMBER OF SALES:	1	2	2	91	78	3	1	12	11	39		4
% Change From Year Earlier	NA	NA	NA	11.0%	14.7%	50.0%	-92.3%	-29.4%	175.0%	-11.4%		33.3%
% Total Mountlake Terrace City Sales:	0%	0%	0%	22%	19%	1%	0%	3%	3%	10%		1%
Year Earlier	0%	0%	0%	23%	19%	1%	4%	5%	1%	12%		65%

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE REPORT: 1998

Small Lot Housing Profiles

TYPE:
LOT SIZE:
AGE:
BEDROOM:
UNIT SF:
REPORT NUMBER:

SINGLE FAMILY DETACHED <.5 AC						CONDOS & TOWNHOUSES <.5 AC					MOBILE HOME <.5	TOTAL
NEW			EXISTING			NEW		EXISTING			ALL	Reported Sales
2-3 1000-1499 Profile #1	3-4 1500-2499 Profile #2	4+ 2500+ Profile #3	2-3 1000-1499 Profile #4	3-4 1500-2499 Profile #5	4+ 2500+ Profile #6	2-3 1000-1499 Profile #7	3-4 1500-2499 Profile #8	<2 <1000 Profile #9	2-3 1000-1499 Profile #10	3-4 1500-2499 Profile #11	ALL ALL Profile #12	

CITIES (continued)

Mukilteo City												
MEDIAN PRICE:		\$ 277,600	\$ 409,400	\$ 167,200	\$ 230,000	\$ 320,000	\$ 132,900	\$ 189,900	\$ 58,300	\$ 142,500	\$ 236,750	
% Change From Year Earlier		11.6%	14.9%	10.9%	18.3%	3.3%	7.3%	NA	16.8%	-8.7%	NA	
% Countywide Price:		145%	128%	115%	126%	114%	89%	115%	94%	119%	135%	
Year Earlier		138%	122%	113%	115%	116%	96%	0%	91%	138%	0%	
% Total UGAs Price:		144%	128%	115%	125%	112%	89%	115%	94%	119%	137%	
Year Earlier		138%	122%	112%	115%	116%	96%	0%	91%	138%	0%	
% Southwest UGA Price:		118%	126%	110%	122%	109%	88%	115%	96%	119%	136%	
Year Earlier		123%	121%	109%	112%	113%	96%	0%	91%	137%	0%	
NUMBER OF SALES:		35	42	28	119	60	1	1	5	44	2	337
% Change From Year Earlier		94.4%	-4.5%	27.3%	4.4%	93.5%	-80.0%	NA	-58.3%	109.5%	NA	26.2%
% Total Mukilteo City Sales:		7%	9%	6%	25%	13%	0%	0%	1%	9%	0%	71%
Year Earlier		4%	11%	5%	28%	8%	1%	0%	3%	5%	0%	67%

Snohomish City												
MEDIAN PRICE:	\$ 153,500	\$ 166,100	\$ 175,000	\$ 139,500	\$ 179,900	\$ 235,000	\$ 141,400			\$ 99,950	\$ 169,000	
% Change From Year Earlier	NA	58.3%	NA	4.9%	9.0%	-9.6%	2.8%			27.5%	6.8%	
% Countywide Price:	105%	87%	55%	96%	98%	83%	95%			83%	97%	
Year Earlier	0%	58%	0%	99%	98%	97%	107%			69%	95%	
% Total UGAs Price:	104%	86%	55%	96%	98%	82%	95%			83%	97%	
Year Earlier	0%	58%	0%	99%	98%	97%	107%			69%	95%	
% Snohomish UGA Price:	100%	100%	100%	100%	100%	96%	100%			100%	100%	
Year Earlier	0%	51%	0%	100%	99%	100%	100%			100%	100%	
NUMBER OF SALES:	11	18	1	49	43	3	1			10	1	137
% Change From Year Earlier	NA	800.0%	NA	22.5%	4.9%	-25.0%	-66.7%			900.0%	-50.0%	47.3%
% Total Snohomish City Sales:	6%	9%	1%	26%	23%	2%	1%			5%	1%	72%
Year Earlier	0%	1%	0%	29%	29%	3%	2%			1%	1%	66%

Stanwood City												
MEDIAN PRICE:	\$ 143,400	\$ 160,800		\$ 127,750	\$ 149,000	\$ 165,950				\$ 116,500		
% Change From Year Earlier	17.2%	8.5%		0.6%	4.9%	22.0%				NA		
% Countywide Price:	98%	84%		88%	81%	59%				97%		
Year Earlier	88%	82%		95%	84%	51%				0%		
% Total UGAs Price:	98%	84%		88%	81%	58%				97%		
Year Earlier	87%	82%		94%	84%	51%				0%		
% Stanwood UGA Price:	100%	100%		100%	100%	100%				100%		
Year Earlier	100%	100%		100%	100%	100%				0%		
NUMBER OF SALES:	23	20		36	13	2				2		96
% Change From Year Earlier	666.7%	900.0%		63.6%	18.2%	0.0%				NA		140.0%
% Total Stanwood City Sales:	18%	16%		28%	10%	2%				2%		75%
Year Earlier	3%	2%		26%	13%	2%				0%		47%

Sultan Town												
MEDIAN PRICE:	\$ 138,000	\$ 137,900		\$ 132,500	\$ 150,500						\$ 92,450	
% Change From Year Earlier	17.7%	9.1%		8.4%	2.5%						98.6%	
% Countywide Price:	94%	72%		91%	82%						84%	
Year Earlier	84%	70%		91%	87%						47%	
% Total UGAs Price:	94%	72%		91%	82%						79%	
Year Earlier	84%	70%		91%	87%						45%	
% Sultan UGA Price:	100%	100%		100%	100%						100%	
Year Earlier	100%	100%		101%	102%						100%	
NUMBER OF SALES:	1	2		19	5						4	31
% Change From Year Earlier	-87.5%	-71.4%		-13.6%	25.0%						100.0%	-27.9%
% Total Sultan Town Sales:	2%	4%		41%	11%						9%	67%
Year Earlier	10%	9%		27%	5%						2%	53%

