

Snohomish County Tomorrow 1999 Growth Monitoring Report

HOUSING SALES PRICE/INCOME RATIO & PRICE INDEX: 1998

CURRENT YEAR: 1998		
CURRENT DOLLAR VALUES	PRICE/INCOME RATIO	
MEDIAN HOUSE SALES PRICE	SNOHOMISH COUNTY MEDIAN HH INCOME	MEDIAN SALES PRICE / COUNTY MEDIAN HH INCOME

INDEX: 1994 = 1.000							
	1994	1995	1996	1997	1998	1999	2000

COUNTYWIDE			
Total Snohomish County			
	\$ 166,000	\$ 47,762	3.5
Year Earlier: % Change / Ratio	7.1%	2.1%	3.3

Median Sales Price	1.000	1.014	1.044	1.108	1.187		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

UGAs			
Total UGAs			
	\$ 164,900	\$ 47,762	3.5
Year Earlier: % Change / Ratio	6.7%	2.1%	3.3

Median Sales Price	1.000	1.005	1.041	1.109	1.183		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Arlington UGA			
	\$ 150,000	\$ 47,762	3.1
Year Earlier: % Change / Ratio	0.7%	2.1%	3.2

Median Sales Price	1.000	1.035	1.020	1.090	1.097		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Darrington UGA			
	\$ 105,250	\$ 47,762	2.2
Year Earlier: % Change / Ratio	13.5%	2.1%	2.0

Median Sales Price	1.000	0.988	1.037	1.145	1.299		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Gold Bar UGA			
	\$ 120,000	\$ 47,762	2.5
Year Earlier: % Change / Ratio	0.1%	2.1%	2.6

Median Sales Price	1.000	1.095	1.086	1.142	1.143		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Granite Falls UGA			
	\$ 137,500	\$ 47,762	2.9
Year Earlier: % Change / Ratio	8.3%	2.1%	2.7

Median Sales Price	1.000	1.117	1.134	1.142	1.237		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Index UGA			
	\$ 101,950	\$ 47,762	2.1
Year Earlier: % Change / Ratio	45.6%	2.1%	1.5

Median Sales Price	1.000	<i>1.014</i>	<i>1.101</i>	<i>0.929</i>	<i>1.353</i>		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Lake Stevens UGA			
	\$ 157,600	\$ 47,762	3.3
Year Earlier: % Change / Ratio	3.5%	2.1%	3.3

Median Sales Price	1.000	0.986	1.008	1.088	1.127		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Marysville UGA			
	\$ 150,900	\$ 47,762	3.2
Year Earlier: % Change / Ratio	7.9%	2.1%	3.0

Median Sales Price	1.000	1.000	0.999	1.036	1.118		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Monroe UGA			
	\$ 162,500	\$ 47,762	3.4
Year Earlier: % Change / Ratio	9.5%	2.1%	3.2

Median Sales Price	1.000	1.046	1.086	1.151	1.260		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Snohomish UGA			
	\$ 154,900	\$ 47,762	3.2
Year Earlier: % Change / Ratio	0.8%	2.1%	3.3

Median Sales Price	1.000	1.044	1.046	1.169	1.178		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Stanwood UGA			
	\$ 142,950	\$ 47,762	3.0
Year Earlier: % Change / Ratio	10.6%	2.1%	2.8

Median Sales Price	1.000	1.012	1.033	1.068	1.182		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Sultan UGA			
	\$ 132,500	\$ 47,762	2.8
Year Earlier: % Change / Ratio	4.7%	2.1%	2.7

Median Sales Price	1.000	1.091	1.053	1.120	1.173		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Southwest UGA			
	\$ 174,000	\$ 47,762	3.6
Year Earlier: % Change / Ratio	7.4%	2.1%	3.5

Median Sales Price	1.000	1.021	1.077	1.141	1.225		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

NOTES: NA = Data Not Available; UGA = Urban Growth Area; HH = Household; INDEX calculated as value for current year divided by value for 1994 base year; figures in italics identify indexes adjusted manually due to lack of home sales in base year.

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INDEX: 1994 = 1.000							
	1994	1995	1996	1997	1998	1999	2000

RURAL			
	Total Rural		
	\$ 180,000	\$ 47,762	3.8
	% Change from Year Earlier 6.5%	2.1%	3.6

	Median Sales Price	1.000	1.034	1.083	1.166	1.241	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

UNINCORPORATED			
	Total Unincorporated UGAs		
	\$ 169,900	\$ 47,762	3.6
	% Change from Year Earlier 6.9%	2.1%	3.4

	Median Sales Price	1.000	1.020	1.032	1.119	1.196	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Arlington Unincorporated UGA			
	\$ 124,700	\$ 47,762	2.6
	% Change from Year Earlier -4.1%	2.1%	2.8

	Median Sales Price	1.000	0.959	0.980	1.040	0.998	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Darrington Unincorporated UGA			
	\$ 126,250	\$ 47,762	2.6
	% Change from Year Earlier 405.0%	2.1%	0.5

	Median Sales Price	1.000	NA	0.456	0.139	0.701	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Gold Bar Unincorporated UGA			
	\$ 115,000	\$ 47,762	2.4
	% Change from Year Earlier 1.5%	2.1%	2.4

	Median Sales Price	1.000	NA	1.044	1.044	1.044	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Granite Falls Unincorporated UGA			
	NA	\$ 47,762	NA
	% Change from Year Earlier NA	2.1%	NA

	Median Sales Price	1.000	1.014	0.744	NA	NA	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Index Unincorporated UGA			
	NA	\$ 47,762	NA
	% Change from Year Earlier NA	2.1%	NA

	Median Sales Price	1.000	NA	NA	NA	NA	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Lake Stevens Unincorporated UGA			
	\$ 155,900	\$ 47,762	3.3
	% Change from Year Earlier 4.0%	2.1%	3.2

	Median Sales Price	1.000	0.979	0.987	1.065	1.107	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Marysville Unincorporated UGA			
	\$ 141,500	\$ 47,762	3.0
	% Change from Year Earlier 6.5%	2.1%	2.8

	Median Sales Price	1.000	1.004	0.991	1.027	1.094	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Monroe Unincorporated UGA			
	\$ 174,500	\$ 47,762	3.7
	% Change from Year Earlier 2.7%	2.1%	3.6

	Median Sales Price	1.000	0.803	0.868	0.977	1.003	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Snohomish Unincorporated UGA			
	\$ 159,000	\$ 47,762	3.3
	% Change from Year Earlier -7.0%	2.1%	3.7

	Median Sales Price	1.000	1.125	1.016	1.190	1.106	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Stanwood Unincorporated UGA			
	\$ 165,000	\$ 47,762	3.5
	% Change from Year Earlier NA	2.1%	1.9

	Median Sales Price	1.000	0.780	NA	0.617	1.143	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Sultan Unincorporated UGA			
	\$ 225,000	\$ 47,762	4.7
	% Change from Year Earlier 82.0%	2.1%	2.6

	Median Sales Price	1.000	1.571	0.764	0.883	1.607	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

Southwest Unincorporated UGA			
	\$ 181,500	\$ 47,762	3.8
	% Change from Year Earlier 7.8%	2.1%	3.6

	Median Sales Price	1.000	1.032	1.087	1.157	1.248	
	County Median HH Income	1.000	1.035	1.062	1.087	1.110	

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INDEX: 1994 = 1.000							
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CITIES	CURRENT YEAR: 1998		INDEX: 1994 = 1.000							
	MEDIAN HOUSE SALES PRICE	SNOHOMISH COUNTY MEDIAN HH INCOME	MEDIAN SALES PRICE / COUNTY MEDIAN HH INCOME	1994	1995	1996	1997	1998	1999	2000
Total Cities	\$ 161,800	\$ 47,762	3.4							
% Change from Year Earlier	7.2%	2.1%	3.2							
Arlington City	\$ 154,950	\$ 47,762	3.2							
% Change from Year Earlier	1.9%	2.1%	3.2							
Bothell City	\$ 197,950	\$ 47,762	4.1							
% Change from Year Earlier	14.1%	2.1%	3.7							
Brier City	\$ 211,700	\$ 47,762	4.4							
% Change from Year Earlier	5.9%	2.1%	4.3							
Darrington Town	\$ 105,250	\$ 47,762	2.2							
% Change from Year Earlier	6.9%	2.1%	2.1							
Edmonds City	\$ 191,500	\$ 47,762	4.0							
% Change from Year Earlier	9.1%	2.1%	3.8							
Everett City	\$ 137,400	\$ 47,762	2.9							
% Change from Year Earlier	5.8%	2.1%	2.8							
Gold Bar Town	\$ 123,900	\$ 47,762	2.6							
% Change from Year Earlier	2.4%	2.1%	2.6							
Granite Falls Town	\$ 137,500	\$ 47,762	2.9							
% Change from Year Earlier	8.3%	2.1%	2.7							
Index Town	\$ 101,950	\$ 47,762	2.1							
% Change from Year Earlier	45.6%	2.1%	1.5							
Lake Stevens City	\$ 164,900	\$ 47,762	3.5							
% Change from Year Earlier	0.0%	2.1%	3.5							
Lynnwood City	\$ 158,000	\$ 47,762	3.3							
% Change from Year Earlier	9.3%	2.1%	3.1							
Marysville City	\$ 160,550	\$ 47,762	3.4							
% Change from Year Earlier	7.0%	2.1%	3.2							
Mill Creek City	\$ 289,500	\$ 47,762	6.1							
% Change from Year Earlier	11.3%	2.1%	5.6							

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CITIES (continued)

Monroe City			
\$	161,850	\$ 47,762	3.4
% Change from Year Earlier	9.4%	2.1%	3.2

Median Sales Price	1.000	1.047	1.094	1.156	1.265		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Mountlake Terrace City			
\$	139,900	\$ 47,762	2.9
% Change from Year Earlier	8.5%	2.1%	2.8

Median Sales Price	1.000	0.992	1.010	1.094	1.188		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Mukilteo City			
\$	250,000	\$ 47,762	5.2
% Change from Year Earlier	16.8%	2.1%	4.6

Median Sales Price	1.000	1.056	1.051	1.097	1.282		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Snohomish City			
\$	154,400	\$ 47,762	3.2
% Change from Year Earlier	6.7%	2.1%	3.1

Median Sales Price	1.000	1.027	1.055	1.116	1.190		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Stanwood City			
\$	142,950	\$ 47,762	3.0
% Change from Year Earlier	10.3%	2.1%	2.8

Median Sales Price	1.000	1.012	1.034	1.072	1.182		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Sultan Town			
\$	131,250	\$ 47,762	2.7
% Change from Year Earlier	3.6%	2.1%	2.7

Median Sales Price	1.000	1.101	1.078	1.134	1.175		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		

Woodway Town			
\$	552,500	\$ 47,762	11.6
% Change from Year Earlier	84.2%	2.1%	6.4

Median Sales Price	1.000	1.012	1.197	0.690	1.270		
County Median HH Income	1.000	1.035	1.062	1.087	1.110		