

Snohomish County Statistics as of October 2019

Heading into the cold weather did not quite cool us down to much in the housing market. "People are moving here, home prices will continue to increase, inventory shortages will occur. That's our future," remarked Dick Beeson, principal managing broker at RE/MAX Northwest in Gig Harbor, upon viewing the October statistics from Northwest Multiple Listing Service. Based on the stats and my take on the market I would have to agree.

Active Inventory

+2% October 2019 vs. October 2018

1588 available homes came on the market -281 vs. September.

Pending Transactions

+15% October 2019 vs. October 2018

1787 units -34 vs. September

Sold Transactions

+16%! October 2019 vs. 2018

1501 units.

Days on Market

Snohomish County Active to pending 36 days vs. 33 a year ago.

Median home price in Snohomish County 487,000 +5% last year. Up \$9,000 from last month!

Area price and % based on last month (includes new construction)

Bothell-\$682,000 +5% from last month.

Edmonds/Lynnwood +8% to \$529,000.

Everett/Mukilteo +6% to \$458,000.

Snohomish/Monroe +13% to \$493,000----- WOW!!

Lake Stevens/Granite Falls + 5% to \$442,000

Marysville +9% to \$409,000

King County Median home prices are \$616,000 -3% over last year and up \$8k from last month.

Woodinville area Median price is \$700 -9% last year. Days on market 36 compared to 25 a year ago.