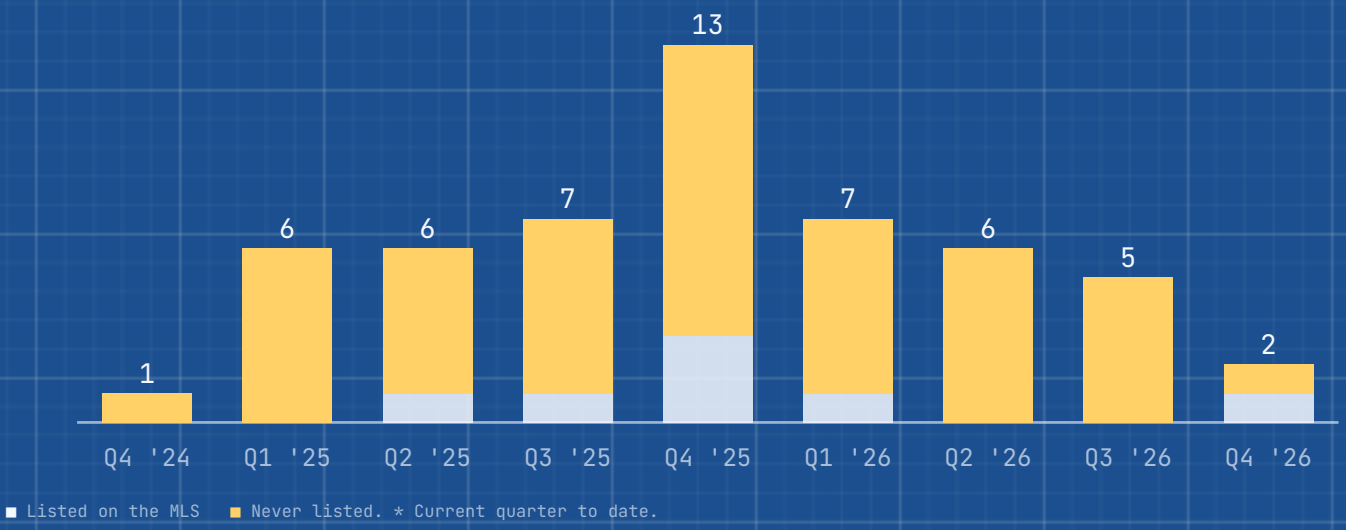
SNOHOMISH COUNTY 10+ UNITS · NOVEMBER 2026 · THE WHOLE MARKET

ON AND OFF THE MLS

Many apartment buildings trade privately and never show up on the MLS. This page counts every recorded sale we track, listed or not. 46 of the 53 sales in the last two years never appeared on the MLS.

ALL SALES, 12 MONTHS	NEVER LISTED ON MLS	PER UNIT, ALL SALES	REPORTED CAP, ALL SALES
29	**90%**	**$215,000**	**5.73%**
up 21%	26 sales	down 3%	8 with a cap

SALES PER QUARTER, LISTED VS NEVER LISTED



BY BUILDING CLASS, NOV 2024 TO NOV 2026

CLASS	SALES	PER UNIT	REP. CAP	BUILT
Class B	15	$268K	5.09%	1989
Class C	36	$193K	5.81%	1978

Class A: newer, high amenity. Class B: solid, some updates. Class C: older, basic.

BY LOCATION, NOV 2024 TO NOV 2026

LOCATION	SALES	PER UNIT	REP. CAP	BUILT
Urban	9	$186K	5.77%	1969
Suburban	44	$238K	5.73%	1985

WHO BOUGHT, NOV 2024 TO NOV 2026

BUYER	SALES	SHARE	PER UNIT
Private investors	41	77%	$201K
Institutions and funds	9	17%	$270K
Owner users	3	6%	$266K

Reported cap = the cap rate reported at the time of sale (seller's numbers, not recalculated). Off-MLS sales have no rent rolls, so they never enter the true cap rate. Per unit medians leave out portfolio sales. Medians throughout. Too few of these buildings sell on the MLS for a true cap rate report, so this page covers every recorded sale. Prepared by Multifamily Specialist, KW CPRE | Crain Real Estate, Inc., Bothell, WA. 425-891-8594 | multifamilyspecialist.com. Compiled November 9, 2026. Information deemed reliable but not guaranteed. Not an appraisal.