

Moving to Snohomish County

Your practical guide to housing, communities, commuting and confidently planning your move.



CURT SIMMONS

PRIME LISTINGS GROUP

Keller Williams North Sound

Snohomish County Real Estate Since 2003

425-422-0563

curt@primelistingsgroup.net

primelistingsgroup.net

A personal introduction

Hi, I'm Curt Simmons. I've helped Snohomish County buyers and sellers since 2003. Before real estate, I spent a decade working in residential and commercial construction, which gives me a practical perspective on home condition, repairs and preparation. Moving to a new area is a big decision. I created this resource to help you compare communities, plan your budget, and understand what to investigate before you buy. I can help you narrow the search to homes that fit your priorities.

START WITH THE COUNTY. EXPLORE THE CITY GUIDES. FIND THE RIGHT HOME.

Welcome to Snohomish County

Snohomish County stretches from Puget Sound to the Cascade foothills, with compact downtowns, established suburbs, waterfront areas and rural acreage. A location that works for one commute or lifestyle may be very different from another. Use this countywide overview first, then explore the individual city guides on my website.

Choose the location around your daily life

- Map frequent destinations: workplace, services, activities, airport and regular family trips.
- Try the drive at your actual commute time; test transit connections as well as car routes.
- Set priorities: home style, price, maintenance, lot size, walkability, recreation and travel time.
- Check the specific property's city limits, service providers, school assignment and restrictions rather than assuming from a mailing address.

Explore the individual city guides

For neighborhood details, local housing styles, recreation, costs and practical buying considerations, visit the comprehensive individual city guides on curt-simmons.huzi.site. These are designed to complement this countywide guide—not duplicate it.

- North and central: Marysville, Arlington, Stanwood, Lake Stevens, Everett and Snohomish.
- East county: Monroe and surrounding communities.
- South and west: Lynnwood, Edmonds, Mukilteo and Bothell-area communities.
- Check the website for currently published guides; city availability may change.

Housing and budget essentials

Home prices, rent and availability can vary significantly by neighborhood and home type. Rather than relying on a countywide median alone, compare recent closed sales near each target property and use a lender's full monthly-cost estimate.

- Budget principal and interest, property taxes, homeowners insurance, HOA dues, utilities and a maintenance reserve.
- For a condo or planned community, request budgets, reserves, assessments and governing documents.
- Get an inspection and request relevant specialist evaluations for roof, drainage, electrical, plumbing or structure.
- Use updated market snapshots and local comparables; do not treat a published median as an appraisal.

Jobs, highways and transit

Major employment destinations include Everett and the Paine Field area, as well as regional job centers in Seattle, Bellevue and Redmond. Access varies widely by location. I-5, US 2, SR 9, SR 522 and I-405 serve different corridors. Bus, rail and light-rail availability varies by station and route; always verify current service.

- Check [WSDOT real-time travel information](#) before choosing a commute.
- Confirm routes and timetables with [Community Transit](#) and [Sound Transit](#).
- Account for parking, transfers, weather delays and the cost of commuting—not just straight-line distance.

Buying considerations unique to the property

Different settings bring different diligence needs. An older in-town house, a new subdivision home and a rural property with acreage should not get the exact same review.

- Review parcel boundaries, easements, permits, zoning and intended property uses.
- Check mapped flood hazards and drainage; evaluate insurance availability and cost before removing contingencies.
- For rural homes: confirm well quantity/quality where applicable, septic records, access roads and maintenance arrangements.
- For additions or ADUs: check jurisdiction-specific rules and verify permits.
- For new construction: review site conditions, warranties, HOA documents and builder completion items.
- Confirm property taxes at the parcel level; rates and assessments differ by taxing district.

Schools, recreation and everyday living

District boundaries do not always match city lines. Verify any school assignment directly with the relevant district. Outdoor access includes waterways, parks, trails and Cascade recreation, but terrain, season and local access vary. Assess the actual proximity of hospitals, groceries, parks, pet services and other essentials.

- Official [county school district directory](#).
- Find public spaces via [Snohomish County government](#) and individual city parks pages.
- If you depend on local amenities, visit at different times of day before deciding.

Your relocation game plan

- Define purchase budget and preferred move date; obtain lender preapproval before making offers.
- Shortlist two to four communities; explore their individual guides.
- Tour representative homes and neighborhoods, including at commute times.
- Compare not just asking prices but total ownership and maintenance costs.
- Review property-specific due diligence, insurance and school or utility details.
- Coordinate financing, inspections, contingency dates, closing and moving logistics.

Trusted reference links

[Snohomish County property tax information](#) · [County mapping and land-use tools](#) · [County planning](#) · [Relocation hub and city-guide links](#)

Ready to compare communities or homes?

Let's talk about your goals, timeline and practical must-haves. Curt Simmons | 425-422-0563 | curt@primelistingsgroup.net

Information is educational and may change. Confirm prices, schools, transit, taxes, boundaries and property conditions with the relevant professionals and agencies.