

# ❖ TODD'S REAL E-NEWS ❖

October

2014

## Real Estate Market Trends Summary

**Snapshot:** Same as last month, inventory is gradually rising, demand remains steady.

Lots of noteworthy information about the market to report this month. Interest rates are down at 4% again and might go lower! In the last 30 years the lowest rate we had was 3.66% in 2012. In my March newsletter I presented a graphic comparing payments with different interest rates showing interest rates have a bigger impact on payments than purchase price. You can get there easily by scanning the QR code at the bottom right of this page or going to [www.toddmarshall.net](http://www.toddmarshall.net) and clicking on my newsletter button where you will find the one for March. Inventory is continuing to come back which is softening the appreciation rate of homes. This is making it a great time to be in the market to purchase, especially as we near the holidays when there is typically less activity (ie: competition from other buyers.)

Forecasters are expecting 4-6% appreciation for the Lynnwood/Everett area this next year. Good news as this is close to normal appreciation that most believe is sustainable and a good number for the economy in general. Outlying areas of Snohomish county may be higher since they lagged behind the metropolitan areas up to this point. Looking at average sales prices for Lynnwood this year, they really have not changed much since February.

We are still technically in a sellers market with less than 2 months of inventory. This means that even with the gradual increase of homes on the market coming on the market, the current level of sales would absorb them in about 2 months. A balanced market is defined as having 3-6 months of inventory (homes for sale) on the books.

QUOTE OF THE MONTH... "Be helpful. When you see a person without a smile, give him yours."

If you are thinking of making a change with your real estate, now is a great time! For a real estate review of your property, current market info for your neighborhood or any real estate questions, do not hesitate to contact me at: [todd@windermere.com](mailto:todd@windermere.com), call or text 425-327-1243.

*Todd Marshall, CRS*

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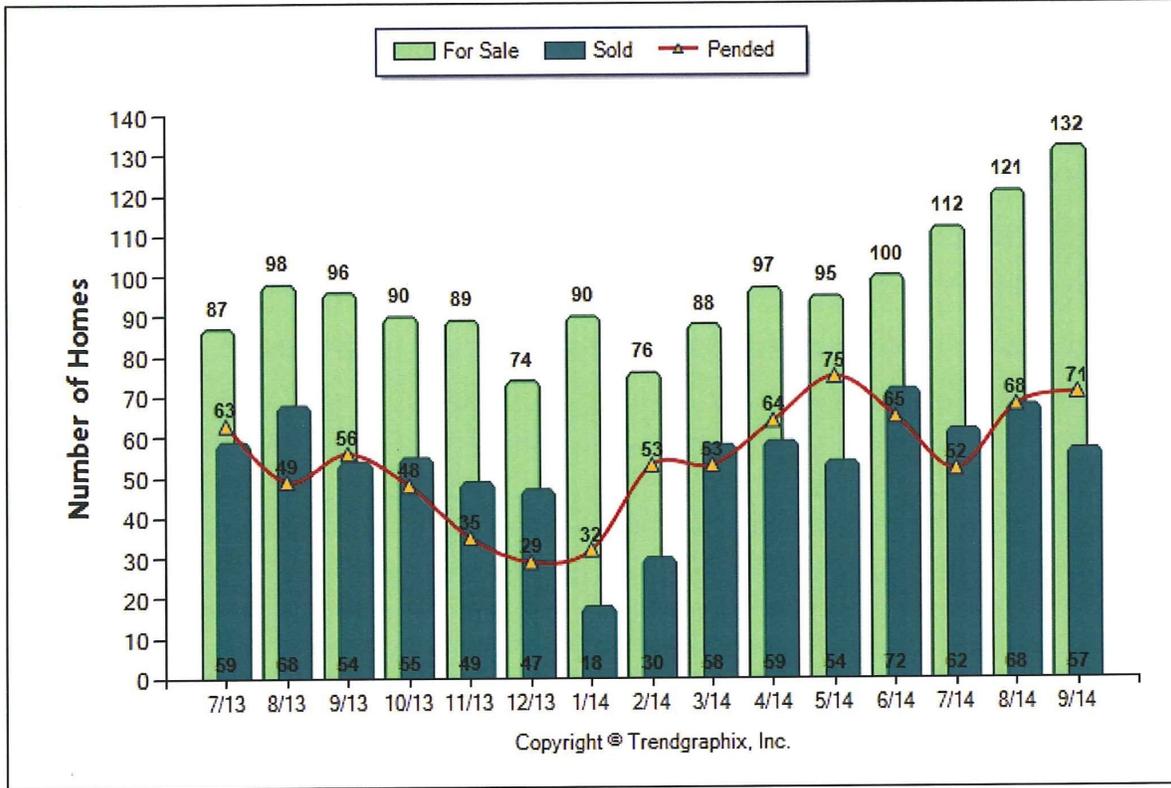
Scan the above image for more pictures and property information

Location: Lynnwood  
 Property Types: Single Family Homes - Resale - All Properties - All Properties  
 Price Range: \$200,000 - \$499,999      SQFT Range: 0 - No Limit  
 Full Baths: 0 - No Limit      Half Baths: 0 - No Limit

Bedrooms: 0 - No Limit  
 Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Jul. 2013 - Sep. 2014)

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**123 239th Pl SW, Bothell**

**New on market at \$345,000**



Remarkable home near Canyon Park blends an artful balance of modern luxury with traditional warmth. Updated kitchen with maple cabinets and new granite counter tops. French doors open to large deck overlooking spacious fully-fenced yard. Light-filled living room with cozy rock fireplace. Other updates include remodeled bathrooms, solid wood doors and trim, vinyl windows, skylights, paint, and carpet. Located on a quiet cul de sac with great access to freeways and Canyon Park shopping and restaurants.



**6014 Scherrer Road, Granite Falls**

**Now Offered at \$218,900**



Enjoy fishing from your backyard and escape from the city to nearly 6 acres in quaint Granite Falls. Build your dream home and/or set up for equestrian use in this truly spectacular setting. While you build you can live in the country-style home that has new paint and wall to wall carpet, an updated kitchen with appliances that stay, new blinds and a porch and deck perfect for watching the sunset. Upgraded electrical, good plumbing, new siding, vinyl windows and newer roof.