

❖ TODD'S REAL E-NEWS ❖

November

2014

Real Estate Market Trends Summary

Snapshot: Inventory is going down again, sales steady.

Interest rates are still down in the 4.25% range and might go lower with the latest news of declines in Japan and Europe. Inventory is now slipping again as we enter the holidays with a typical pattern of the last seven years. Although pending sales are down a bit, it is the same pattern for this time in past years. This is still 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.) Sellers homes may get more attention as well with fewer homes competing with them. When there is good reason to both buy and sell then there is a good chance we are headed for a more balanced market next year. We are still in a sellers market with less than 2 months of inventory out there. Snohomish county residential median price is up 9% from this time last year and market times of pending sales are up from an average of 36 to 46 days. Forecasts are for modest appreciation next year probably in the neighborhood of 4% as the market becomes more even.

Although there is pessimistic news globally, retail sales and consumer sentiment is pretty good here. If you are concerned about inflation, real estate is a hard asset and has been a good performer.

If you are interested in investing or purchasing a home at the Snohomish county auction give me a call. We are having weekly seminars on Tuesday at 5:30 pm explaining the process and how we can help.

QUOTE OF THE MONTH... "Our children are our only hope for the future, but we are their only hope for their present and their future."

Charities for kids we support; To know more or donate go to:

www.realchoices.com

www.handinhandkids.org

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, call or text 425-327-1243.

Todd Marshall, CRS

Managing Broker

425-327-1243 Direct

todd@windermere.com



www.toddmarshall.net


Windermere
REAL ESTATE

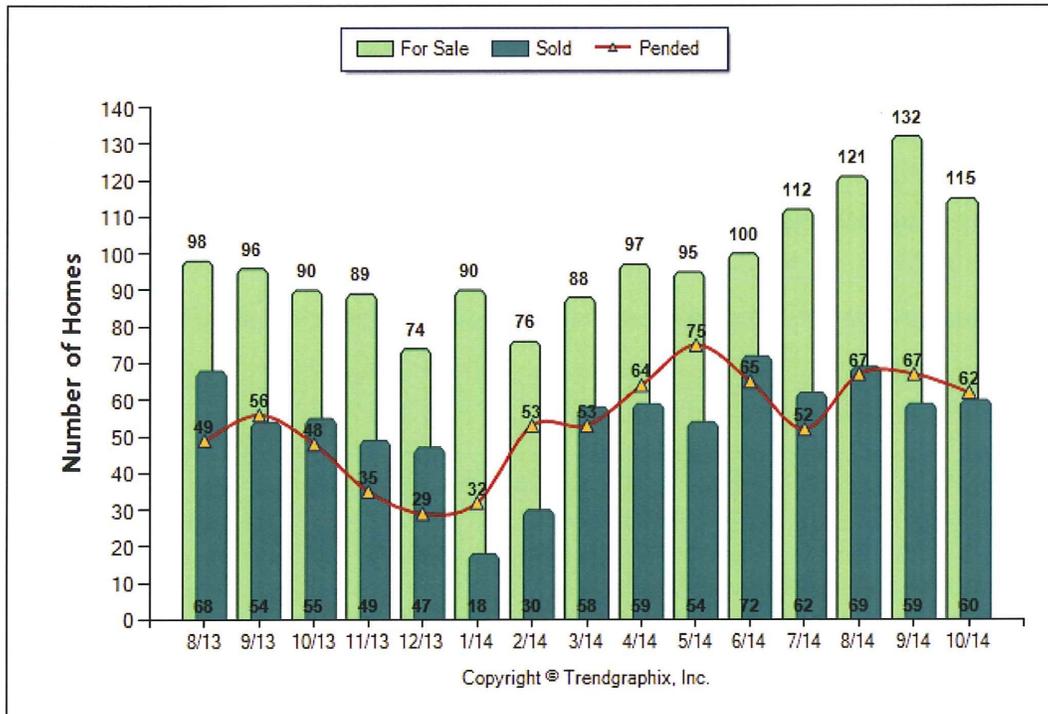


Scan the above image for more pictures and property information

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

Number of Homes For Sale vs. Sold vs. Pended (Aug. 2013 - Oct. 2014)

Prepared for you by: Todd Marshall, CRS,
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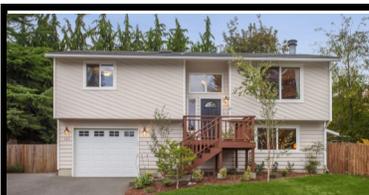


6014 Scherrer Road, Granite Falls

Reduced to \$199,999



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.



123 239th Pl SW, Bothell

Offered 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.