

❖ TODD'S REAL E-NEWS ❖

May

2014

Real Estate Market Trends Summary

Snapshot: Inventory is up, Sales are up even more.

You heard it here first, the market may be changing. Have not heard this in the news yet but the stats for the last 3 months show higher inventory and lower prices for the last 3 months. It does not feel like it yet in the market place as buyers are still competing in a lot of cases for homes giving sellers multiple offers to choose from. Most forecasts I read are confident of a strong real estate market throughout this year with about 5% appreciation in residential values. Although inventory has gone up, pending sales have gone up even faster, probably why buyers are not feeling any relief yet. In April pending sales were up 29% and inventory was up 10%. Although prices have tapered off for the past two months in Lynnwood, they are up 14% from the same time last year. Forecasts from Fannie Mae, Freddie Mac and the Mortgage Bankers Association all predict interest rates to go up to between 4.9-5.3% this year. When I checked this morning, rates had actually gone down to 4.25%. Its dangerous to make predictions and not feeling too good about my lead in today, because the market certainly does not feel like the stats above suggest! Sales prices are just slightly down which is surprising and not sure why. Feels very contrary to what I experience being on the streets. This is how trends start and maybe we can anticipate a more balanced market coming up in the next few months. Still a good time for sellers and time will tell what happens next

Reference graph on page 3

QUOTE OF THE MONTH... “Money will buy you a bed, but not a good nights sleep, a house but not a home, a companion but not a friend.”

If you are thinking of selling , now is a great time! For a real estate review of you 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



Real Estate Broker

425-327-1243 Direct

todd@windermere.com

www.toddmarshall.net


Windermere
REAL ESTATE



Scan the above image for more pictures and property information



**7231 NE 171st Lane,
Kenmore
\$243,000**

Quaint Kenmore Townhouse nestled on a 10 acre meadow on the Sammamish River. Thoughtfully updated, the main floor boasts Brazilian Cherry hardwood floors. Remodeled kitchen has granite countertops, maple cabinets, eating bar and dining area. The garage is equipped with a large loft above for extra storage. Walking distance to the Burke Gilman Trail, shopping and local amenities.

Highlights:

ASF 1,068 ASF
 Year Built 1990
 Garage 1 Car Attached
 Bedrooms 2
 Bathrooms 1.5
 Heating Electric forced air wall
 Schools Northshore School District



**11725 44th Dr SE, Everett
Offered at \$369,950**

Remarkable home neighboring the Pioneer Trails community. Gracious entry welcomes you to sweeping staircase, formal living & dining rooms and professional touches throughout. Warm family room designed with cozy fireplace open to chef's kitchen and new granite counters. Casual and formal dining is complete with views of rear yard landscaping, professionally created for seclusion and privacy. More features include den/office on main, 3 Bedrooms up and generous master suite with 5 piece bath.

Highlights:

ASF 1,836 ASF
 Year Built 1992
 Garage 2 Car Attached
 Bedrooms 3 plus den
 Bathrooms 2.5
 Mechanical Forced Air Gas Heating, spa
 Schools Cascade HS, Eisenhower MS,
 Penny Creek Elementary

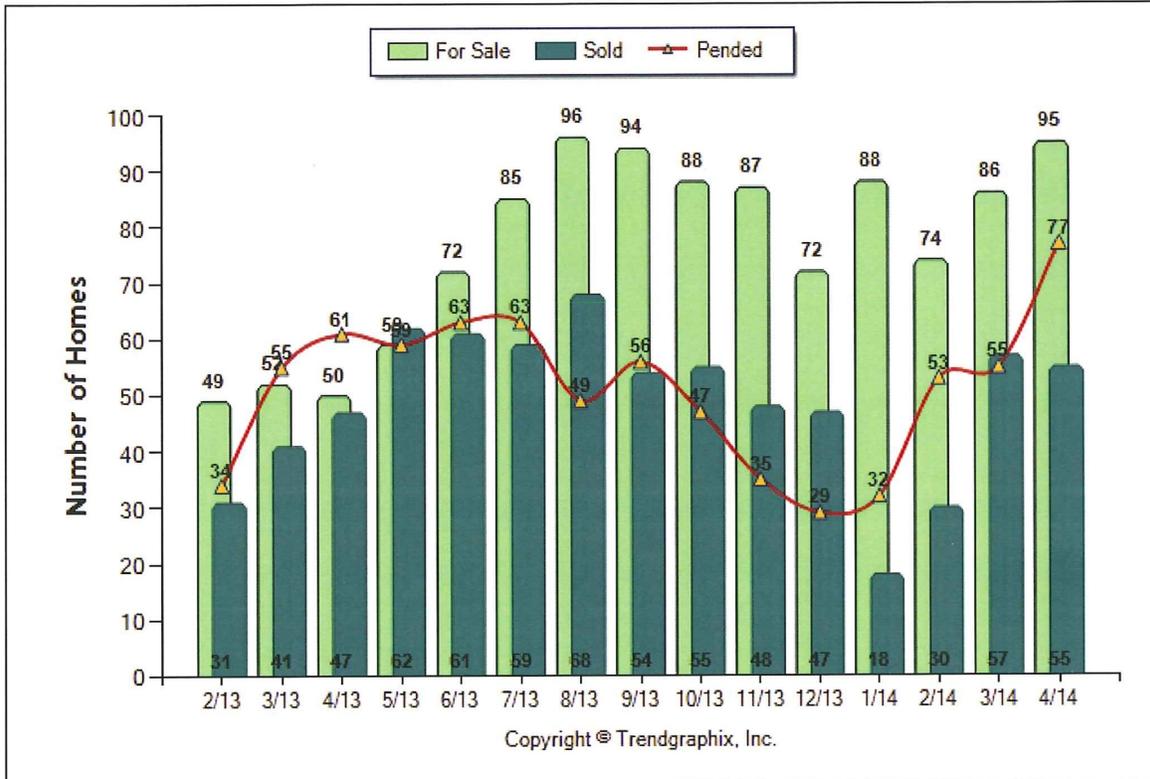
Facts and TrendsTM - Published May 2014*



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 (Feb. 2013 - Apr. 2014)

Prepared for you by: Todd Marshall, CRS,
 IMS, 425-327-1243



Date	2/13	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13	11/13	12/13	1/14	2/14	3/14	4/14
For Sale	49	52	50	59	72	85	96	94	88	87	72	88	74	86	95
New Listing	33	52	56	71	88	86	80	57	51	41	29	52	48	72	90
Sold	31	41	47	62	61	59	68	54	55	48	47	18	30	57	55
Pended	34	55	61	59	63	63	49	56	47	35	29	32	53	55	77
Months of Inventory (Closed Sales)	1.6	1.3	1.1	1	1.2	1.4	1.4	1.7	1.6	1.8	1.5	4.9	2.5	1.5	1.7
Months of Inventory (Pended Sales)	1.4	0.9	0.8	1	1.1	1.3	2	1.7	1.9	2.5	2.5	2.8	1.4	1.6	1.2
Absorption Rate (Closed Sales) %	63.3	78.8	94	105.1	84.7	69.4	70.8	57.4	62.5	55.2	65.3	20.5	40.5	66.3	57.9
Absorption Rate (Pended Sales) %	69.4	105.8	122	100	87.5	74.1	51	59.6	53.4	40.2	40.3	36.4	71.6	64	81.1
Avg. Active Price	322	327	327	339	339	337	335	340	333	332	332	341	345	348	347
Avg. Sold Price	292	303	312	316	319	317	328	315	302	324	306	312	332	330	344
Avg. Sq. Ft. Price	142	145	158	156	169	166	166	162	168	166	161	155	167	166	175
Sold/List Diff. %	99	100	101	101	102	101	100	100	99	100	99	100	101	100	100
Sold/Orig LP Diff. %	98	99	102	100	101	101	100	100	96	97	96	99	99	99	98
Days on Market	68	62	32	48	22	31	19	35	32	69	58	45	33	44	41
Avg CDOM	51	57	20	48	16	24	16	27	34	57	44	39	33	43	43
Median	275	288	326	314	316	315	330	301	285	324	305	323	342	337	335

All reports are published May 2014, based on data available at the end of April 2014. This representation is based in whole or in part on data supplied by the NWMLS. Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. Report reflects activity by all brokers participated in the MLS.