

❖ TODD'S REAL E-NEWS ❖

May

2015

Finally a bump up in Inventory, Sales Remain Strong

Snapshot: We are back to April 2006 prices and coincidentally the number of pending is the same as that time as well. What is no surprise at this point is that compared to April 2006 we have 1/2 as many homes on the market! It is not uncommon for inventory to build over the summer as buyers get distracted with better weather and vacations. Nobody is feeling it yet but inventory did go up a bit in April and typically would continue to rise through the end of the year. Month to month sales prices are flat although asking prices continue to rise.

Generally, homes in the low and mid ranges are moving quickly and higher end homes are moving but not nearly with the vigor of the lower price ranges. March and April pending sales are about 40% higher than the same time last year, year to date sales are 9% higher so the feeling of higher overall activity is accurate.

QUOTE OF THE MONTH... "Success is one thing you can't pay for. You buy it on the installment plan and make payments every day.



16629 67th Ave NE, Arlington

\$405,000



Original farmhouse charm intact, kitchen modernized with butcher block counter, marble backsplash, stainless steel appliances, quality gas range & center island. Country style kitchen has a large dining room with vaulted ceiling. Renovated bath complete with huge walk in shower and body jets. Rich solid Acacia wood floors in kitchen and living room. Plumbing & electrical systems updated. Beautiful natural finish wood barn has finished bonus room, work shop and parking.



18211 Champions Dr, Arlington

\$325,000



One of a kind Glen Eagle treasure. Take advantage of an opportunity when a true craftsman redesigns his own home. Remodeled to perfection, this home has flair. Perfect for the entertaining lifestyle, rooms are open and spacious, high ceilings, and finely finished mill work. Large gathering room adjoins granite kitchen and easy step out covered patio. Upgraded hardwoods throughout main floor and on to formal staircase. Enjoy your charming Master suite with his and her walk-in dressing room.

Todd Marshall, CRS

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Windermere
REAL ESTATE



Scan the above image for more pictures and property information



406 Rose Way, Everett

\$239,900



Classic original brick and cedar rambler on nearly 1/2 acre! Beautiful rich renovated bath with granite and tile surfaces, hardwood floors, new carpet in bedrooms, master with walk-in closet. Brick fireplace with new insert, pine soffits. Fresh Paint inside and out. Great investment and potential for additional building.

Location: SNOHOMISH COUNTY

Property Types: Single Family Homes - All Property Statuses - All Properties - All Properties

Price Range: \$0 - No Limit

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 (Feb. 2014 - Apr. 2015)

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