

# ❖ TODD'S REAL E-NEWS ❖

July

2014

## Real Estate Market Trends Summary

**Snapshot:** Inventory is up, Sales are steady.

An early summer! The trend line for inventory in Snohomish County continues up as more homes come on the market each month. When you look at the inventory for every month this year compared to last year at the same time there is right around 500 more homes for sale in every month compared to the same months the previous year. Surprisingly, the number of pending sales each month is not that much different. Although prices are up a pretty solid 8-9% from the same time last year it's feeling like summer as there is less activity right now. Historically spring is when we typically have the highest number of sales and we are transitioning into our summer market now and maybe a bit early as people begin vacations and take advantage of our hot July weather. Inventory levels compared to past years are still low and the market favors sellers. Right now there is an opportunity for buyers that we have not seen for a while to take advantage of a better selection and less competition than we have had for several months.

National forecasts of unemployment, jobs and the real estate market are positive with our local economy even stronger. The fed continues to reduce the number of mortgage bonds they buy which is their way of keeping rates low and keeping money in the market available to lend. As they reduce or stop you would think mortgage rates would rise- but we have been saying that for a long time now. For now, rates are great and they are not forecasted to go up before the end of the year. Prices probably will continue to rise, but due to rising inventory and if we get higher rates should be at a moderate pace this year. One last note, the biggest increase in the number of closed sales for the past 5 months has been in the \$500-700K price range.

QUOTE OF THE MONTH... "There's not a lot you can do about the national economy but there is a lot you can do about your personal economy."

If you are thinking of making a change with your real estate, 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](mailto:todd@windermere.com), call or text 425-327-1243.

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## 11725 44th Dr SE, Everett

### Offered at \$369,950

Meticulously-maintained second-owner home in desirable location neighboring Pioneer Trails. Freeway-close, near Boeing. Everett School District. Recent professionally and lavishly landscaped yards, perfect for entertaining with deck, including hot tub. Indoor fireplace. New granite kitchen countertops with updated appliances. Additional updates include roof, cedar siding, carpets, flooring, white 6-panel doors and baseboards, interior/exterior paint, furnace, water heater, windows, blinds, 5-pc bathroom, etc.

This is a must-see home that is truly “move-in ready!”



## 6817 69th Pl NE, Marysville

### Offered at \$285,000

Classic charm in this spacious 2 story home that shows like a custom built. Covered ground level deck overlooks a professionally landscaped yard with curbed garden areas, fully fenced for privacy. Wood wrapped windows, cedar siding, 50 yr roof, skylights, new garage door, gas heat and fireplace are just a few of the many quality features. Plenty of storage throughout, laundry with wash tub. Located minutes from I-5, schools and all shopping.

Here's your opportunity to own an amazing home in a great neighborhood!



## 15815 60th Ave W, Edmonds

### \$350,000

Meadowdale beach park at your doorstep, this home is nestled among newly constructed homes. Rambler is loaded with updated features from vaulted ceilings, recessed lighting, new interior trim and doors. Entry opens to spacious formal living area and large adjoining family room. Light filled country kitchen has newer cabinetry, flooring, windows and slider to deck and rear yard. You will appreciate the generously sized master suite, bath and over-sized walk in closet. Gas heat, hardwood floors and room for the RV.

Don't miss this opportunity!



## 6014 Scherrer Road, Granite Falls

### \$250,000

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 and newer roof.

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 (Apr. 2013 - Jun. 2014)

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