

•TODD'S REAL E-NEWS•

July

2015

Inventory Continues to Creep Up, Sales Remain Strong

Snapshot: Inventory remains low compared to previous years but has risen for the past 4 months and is the highest we have seen since November 2014. The number of homes on the market is up nearly 12% from the month before. It is not uncommon for inventory to build over the summer as people and agents go on vacation and enjoy the summer. Month to month sales prices are pretty flat since February. One interesting note is that asking prices are up 12% and sales prices are up only 9% from last year.

The market is still moving fast and average days on market for pending sales is 38 down from 45 last year. Year to date, the number of closed sales is up 21% from last year in Snohomish County. Our median closed sales price is currently \$350,000.

QUOTE OF THE MONTH... "The only way to coast is downhill."



1814 Dull Pl, Everett

Sound & Navy Base Views

\$419,950



This is it! Once in a blue moon the right house in the right location shows up. This classic 2142 sq. ft. split entry has all the right stuff, desirable neighborhood, Harbor and city views, and one block from Harborview Park. Hardwood floors throughout upper level, newer vinyl windows, Heat pump provides A/C, newer roof and exterior paint. Check it out. You won't want to miss this rare opportunity.



3117 108th St SE, Everett

\$384,000

Mountain View



Unique design welcomes you with pleasant mountain & territorial views. Entertaining size living room offers soaring ceilings, dramatic white stone fireplace, formal dining & sunny surrounding deck connecting main floor living areas. Kitchen offers tiled counters, eating nook and charming French doors for private outdoor lounging. Newer carpet on main level, updated laminate flooring. Lower level features second fireplace, guest bedroom, 3/4 bath & French doors leading to private rear yard.

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 **Windermere**
REAL ESTATE



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16629 67th Ave NE, Arlington

\$379,500



Original farmhouse with all its original 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. Located on manicured 1.78 Acres with access to Centennial Trail in front.

Facts and TrendsTM - Published July 2015*



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 (Apr. 2014 - Jun. 2015)

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