

# TODD'S REAL E-NEWS

August

2014

## Real Estate Market Trends Summary

**Snapshot:** Inventory is rising, sales slip.

Hope you get to enjoy the great weather this year and if you're an owner, higher prices for residential real estate! We are in a typical summer market right now with a few less sales but pretty normal for this time of year and the usual trend until next spring. This is good news for buyers as there are more homes to choose from. Two things jump out at me this month. First, although sales remain basically unchanged inventory is up 14% from last month and 30% from last year. This is going to change the dynamics of our market as sellers compete to sell with more properties on the market. Second, unemployment for *Washington State* is down to 5.6%. Our state is experiencing growth in all of the major industries except manufacturing according to the Associated Press. The *national* unemployment rate for July was 6.2% so we are in a little better shape here than much of the country.

Right now there is an opportunity for buyers, that we have not seen for a while, to take advantage of a better selection than we have had for several months. For sellers, prices are up and sales activity remains pretty good.

**QUOTE OF THE MONTH...** "You don't drown by falling in water, you only drown if you stay there."



**6014 Scherrer Road, Granite Falls**

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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](mailto:todd@windermere.com), call or text 425-327-1243.

*Todd Marshall, CRS*

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**Windermere**  
REAL ESTATE



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**Location:** Lynnwood  
**Property Types:** Single Family Homes - Resale - All Properties - All Properties  
**Price Range:** \$200,000 - \$500,000      **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 (May. 2013 - Jul. 2014)

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