

❖ TODD'S REAL E-NEWS ❖

September

2013

Real Estate Market Trends Summary

Snapshot: The average median price is down slightly from last month which is normal for August compared to years past. The median pending price for Snohomish County is \$297,869 near the same price as the end of 2009. This represents 78% of the peak price reached in April of 2007 of \$380,449. Inventory (the number of homes on the market) is growing and up approximately 10% for each of the last two months. Even with these increases we are still half as many homes as was normal in years past. Pending sales have been strong and we have more homes on the market, higher prices and more transactions than last year at this time. Overall, the real estate market will probably continue to show strong buyer demand through the end of the year. Although price increases will slow and longer marketing times will be seen due to rising inventory.

The increase in inventory and the increase in interest rates have been the most influential factors in the last few months market adjustment. Stay tuned! Next month will be very interesting to see how the market looks after our "summer" month of August.

QUOTE OF THE MONTH... "The most practical, beautiful, workable philosophy in the world won't work—if you won't."



23002 2nd Ave SE, Bothell

"4 Car Attached Garage plus
covered RV Parking"

\$365,000

Fantastic secluded location just a few blocks from Canyon Park and freeways. 4+ attached garage plus a large RV carport. Kitchen has oak hardwood floors, oak cabinets and a great room that could be used as a dining, family and living room. Large master suite with door out to the huge deck with hot tub and French doors to the covered deck with exposed pine ceiling. Lower level offers a rec room and 3/4 bath. Located on 1/2 acre with super private back yard in a natural setting offering a view of trees.

Highlights: **MLS# 541795** Northshore School District

2,160 ASF Built in 1973 3 Bedrooms 2.5 Bathrooms Mechanical: Forced Air Gas Heat, spa

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Windermere
REAL ESTATE

Facts and TrendsTM - Published September 2013*



Location: ZIP 98208

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

Price Range: \$200,000 - \$699,999

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

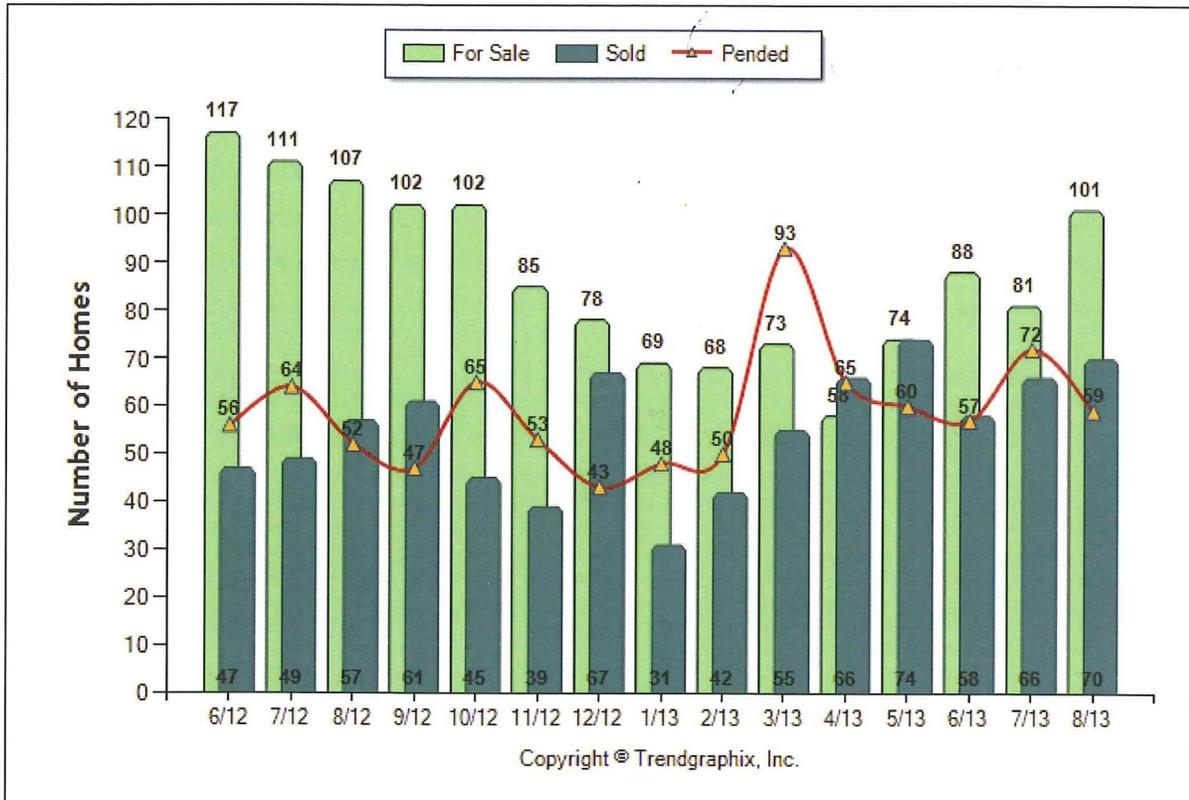
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Jun. 2012 - Aug. 2013)

Prepared for you by: Todd Marshall, CRS,
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Date	6/12	7/12	8/12	9/12	10/12	11/12	12/12	1/13	2/13	3/13	4/13	5/13	6/13	7/13	8/13
For Sale	117	111	107	102	102	85	78	69	68	73	58	74	88	81	101
New Listing	66	59	57	42	68	36	41	41	43	93	56	83	80	66	73
Sold	47	49	57	61	45	39	67	31	42	55	66	74	58	66	70
Pended	56	64	52	47	65	53	43	48	50	93	65	60	57	72	59
Months of Inventory (Closed Sales)	2.5	2.3	1.9	1.7	2.3	2.2	1.2	2.2	1.6	1.3	0.9	1	1.5	1.2	1.4
Months of Inventory (Pended Sales)	2.1	1.7	2.1	2.2	1.6	1.6	1.8	1.4	1.4	0.8	0.9	1.2	1.5	1.1	1.7
Absorption Rate (Closed Sales) %	40.2	44.1	53.3	59.8	44.1	45.9	85.9	44.9	61.8	75.3	113.8	100	65.9	81.5	69.3
Absorption Rate (Pended Sales) %	47.9	57.7	48.6	46.1	63.7	62.4	55.1	69.6	73.5	127.4	112.1	81.1	64.8	88.9	58.4
Avg. Active Price	326	329	329	340	329	345	352	352	340	364	358	346	360	353	347
Avg. Sold Price	305	299	286	311	316	298	314	335	315	345	295	329	317	327	328
Avg. Sq. Ft. Price	134	143	138	144	143	147	146	143	149	153	151	149	163	156	164
Sold/List Diff. %	101	100	100	100	99	100	100	99	100	101	101	101	101	101	101
Sold/Orig LP Diff. %	98	100	98	100	98	99	100	100	101	100	101	99	101	99	100
Days on Market	80	52	61	44	59	47	44	57	66	78	36	56	25	23	18
Avg CDOM	74	68	58	52	49	48	46	48	63	81	29	54	24	26	17
Median	285	280	273	290	310	290	325	310	325	350	275	315	299	317	313

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