

❖ TODD'S REAL E-NEWS ❖

September

2014

Real Estate Market Trends Summary

Snapshot: Inventory is rising, demand remains strong.

The number of sales have increased from last month but are a little less overall from last year to date. Inventory is up again compared to last month and up 25% from last year. We are getting close to a more balanced market between buyers and sellers and have seen steady gains in the number of homes on the market- increases mostly seen since this past May. Prices are up about 6% from this time last year.

What I think this means is that prices will continue to rise but at a slower rate than we have seen in the past year. As more homes come on the market there will be more competition between sellers to get them sold and correspondingly less competition between buyers. If this scenario play out then this would also alleviate some pressure of another housing bubble if price appreciation slows to the more normal 3-4% range.

Still a great time to be buying or selling real estate here on the west coast. East coast appreciation has been at 3% compared to the average west coast average of 8-9% this past year.

QUOTE OF THE MONTH... "Remember, you can earn more money, but when time is spent it is gone forever."



6014 Scherrer Road, Granite Falls

Offered at \$224,950



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.

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, call or text 425-327-1243.

Todd Marshall, CRS



www.toddmarshall.net


Windermere
REAL ESTATE



Managing Broker

425-327-1243 Direct

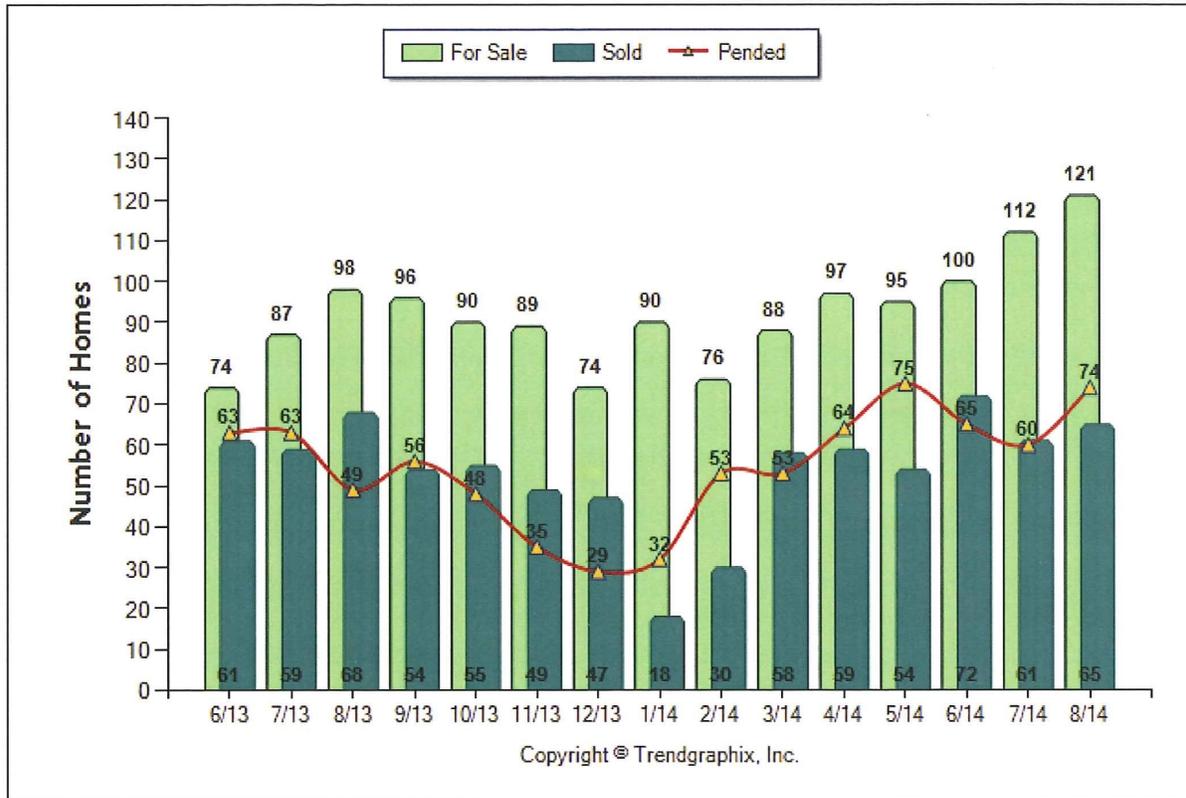
todd@windermere.com

Scan the above image for more pictures and property information

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 (Jun. 2013 - Aug. 2014)

Prepared for you by: Todd Marshall, CRS, IMS, 425-327-1243



We are collecting food beginning now though October at my office. Would like your donation and a visit if you have time!

You CAN make a difference!



The Snohomish County-Camano Association of REALTORS®

2014 Food Drive

October 1st - 31st

Windermere REAL ESTATE

"Building a better tomorrow by fighting hunger today"