

# ❖ TODD'S REAL E-NEWS ❖

September

2016

## Snapshot: *Howz the Market?*

August was an unusual month in that the number of pending sales for the month increased from July which has not happened since 2006! It continues to be a sellers market even though inventory has been rising but also normal for this time of year. Now is a good time to buy if you want to make a purchase and be in your new home before the holidays.

The chart on the next page shows the areas with top appreciation rates that caught my eye since I just returned from visiting my daughter living near Boulder CO (top of the list) and the Everett area ranked at #4! This is good for local homeowners and when combined with low interest rates is also good for **move up buyers**.

*Please call me if you know someone who would like to discuss buying or selling real estate!*

## Got Clutter?

Let your brokers at *Windermere Everett South* help!

**Saturday, September 24th from  
10 am-3 pm**

### We are offering free recycling of these items:

- **Appliances** - washers, dryers, water heaters, etc.
- **Electronics** - televisions, stereos, etc.
- **Scrap metal, machinery** - circuit boards, etc.
- **Computers** (Secure data destruction) - PCs, printers, monitors etc.
- **Batteries** - car & computer only
- **Medical equipment**
- **Ink & toner**
- **Cell phones** - *we will be donating these to the local Battered Women's Shelter*



**For a complete list of items you can and cannot bring to this event:  
go to [1greenplanet.com/recycle.html](http://1greenplanet.com/recycle.html)**

**In our office parking lot at 9502 19th Ave. SE- Ste. A**

*Todd Marshall, CRS*

Managing Broker

425-327-1243 Direct

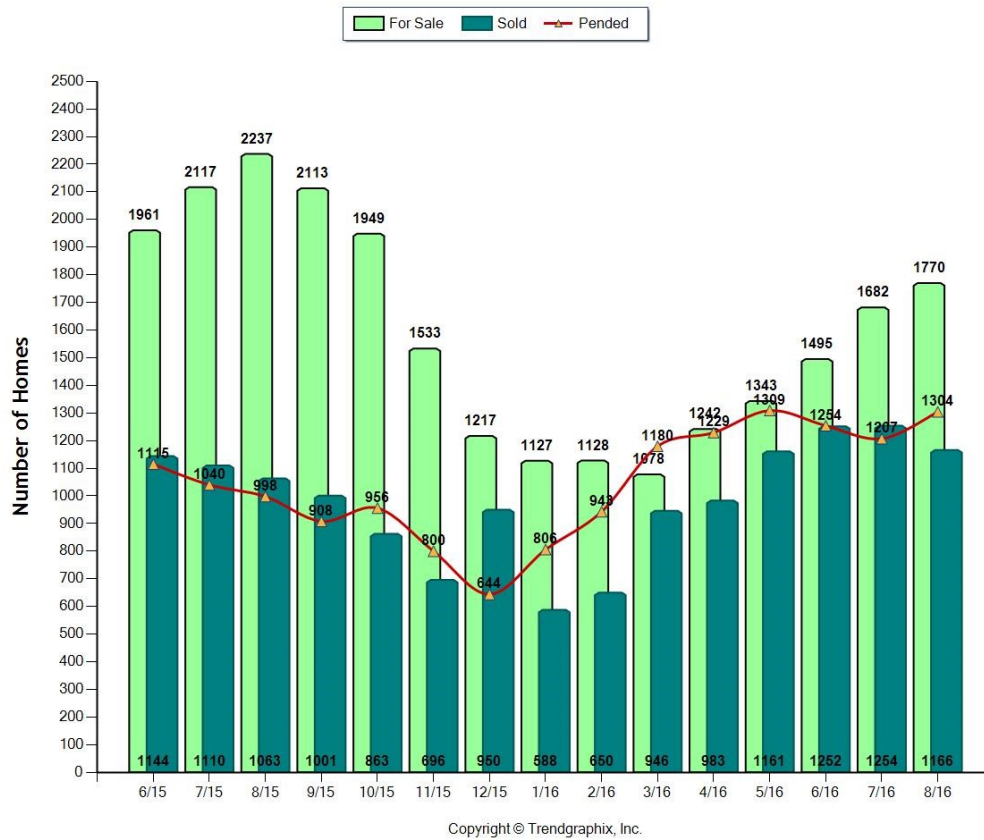
[todd@windermere.com](mailto:todd@windermere.com)



[www.toddmarshall.net](http://www.toddmarshall.net)



Scan the above image for more pictures and property information



## 20 Metropolitan Areas with Highest Rates of House Price Appreciation

### Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

*Period ended June 30, 2016*

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Boulder, CO	1	14.72%	4.90%	48.51%
Palm Bay-Melbourne-Titusville, FL	2	14.39%	5.41%	51.45%
Portland-Vancouver-Hillsboro, OR-WA	3	13.45%	3.86%	48.35%
Seattle-Bellevue-Everett, WA (MSAD)	4	12.69%	4.24%	45.64%
Port St. Lucie, FL	5	12.58%	2.50%	50.33%
Greeley, CO	6	12.39%	4.30%	49.56%
Denver-Aurora-Lakewood, CO	7	12.23%	3.65%	54.75%
North Port-Sarasota-Bradenton, FL	8	11.85%	4.06%	57.97%
Reno, NV	9	11.77%	3.53%	71.84%
Fort Collins, CO	10	11.67%	3.14%	43.32%
Cape Coral-Fort Myers, FL	11	11.40%	3.55%	59.45%
Tacoma-Lakewood, WA (MSAD)	12	10.91%	3.66%	25.79%
Bend-Redmond, OR	13	10.91%	2.57%	73.27%
Dallas-Plano-Irving, TX (MSAD)	14	10.89%	3.33%	41.89%
Charleston-North Charleston, SC	15	10.43%	5.40%	36.27%
Miami-Miami Beach-Kendall, FL (MSAD)	16	10.38%	1.99%	54.96%
Deltona-Daytona Beach-Ormond Beach, FL	17	10.36%	1.95%	40.06%
San Francisco-Redwood City-South San Francisco, CA (MSAD)	18	10.34%	1.48%	64.62%
Tampa-St. Petersburg-Clearwater, FL	19	10.20%	3.21%	43.74%
Salem, OR	20	10.18%	3.66%	29.04%

Note: Purchase-only indexes, which omit appraisal values, are available for select metro areas at <http://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#qpo>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQ #7 or <http://www.whitehouse.gov/sites/default/files/omb/bulletins/2015/15-01.pdf>.

Source: FHFA

\*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.