

Kenmore Real Estate Update

September/October 2012

Happy autumn! The housing market continues to be extremely active right into the fall months, as it has been all year. The fall and winter months are actually a great time to go house-hunting in that if a home looks good to you in the rain, wind, and shorter daylight hours, you know it will look good in the sunnier spring and summer months.

Really, the only downside to searching at this time year is finding less inventory to choose from. But at the same time you will be competing against fewer buyers. However, since inventory has remained low all year, there is still pent-up demand from buyers who haven't been able to find a home that meets their needs or who haven't been able to "win" a home in multiple offer situations.

Inventory in Western WA in October fell to its lowest level since February 2006, according to the Northwest Multiple Listing Service. Given that there are so few homes available, I've been counseling sellers to seriously consider listing their homes for sale in November and December instead of waiting until spring. Now, I know that not everyone wants to be on the market during the holiday months, but if it is something you can stomach, it may be worth considering. Trying to grab some of these buyers that are out there right now, before the inventory and competition increase in the first part of the year, could prove to be a smart strategy.

Have a Happy Holiday Season!

For your information, the following is a list of recently sold and closed homes near you in Kenmore. You can visit www.Kenmore-Homes.com anytime and go to the "Properties" header and click on the "Homes recently sold in Kenmore" link for all sold homes in the last 3 months. You can also click on the "Blog" or "Stats" headers for more in depth monthly analysis of Real Estate activity and statistics for King and Snohomish Counties.

If you, or someone you know, is thinking about making a move, I would love to show how my level of expertise and local knowledge can guide you through the buying and/or selling process. Please contact me today for a free one hour Buying or Listing Consultation!

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
15508 70th Ave NE	4	1	1956	11,100	2,760	\$93	92	\$245,000	\$258,000	105%
6204 NE 185th St	3	2.5	1958	10,725	2,500	\$122	8	\$309,950	\$305,000	98%
14851 72nd Pl NE	4	2.5	1964	12,000	2,420	\$127	4	\$315,000	\$307,300	98%
7133 NE 165th Pl	4	2.5	1994	7,307	1,920	\$170	23	\$325,000	\$326,000	100%
6414 NE 154th St	3	1.5	1957	8,799	1,540	\$214	6	\$319,950	\$330,000	103%
14740 72nd Pl NE	3	2.25	1986	9,170	1,600	\$218	36	\$359,900	\$348,000	97%
7437 NE 146th St	4	3	1962	10,125	2,180	\$161	2	\$359,000	\$352,000	98%
6055 NE 200th St	4	3	1977	9,410	2,110	\$168	2	\$335,000	\$355,000	106%
16311 69th Ave NE	4	2.5	1984	7,264	2,290	\$175	10	\$399,950	\$399,950	100%
18222 62nd Ave NE	3	2.5	1954	10,019	2,820	\$142	63	\$400,000	\$400,000	100%
7806 NE 150th St	4	2.5	1998	7,216	2,380	\$172	1	\$409,900	\$410,000	100%
18723 64th Ave NE	4	2.5	1957	22,500	2,520	\$187	3	\$423,000	\$471,000	111%
18779 Kenlake Pl	5	3.75	1978	13,520	3,530	\$135	58	\$477,990	\$477,990	100%
7050 NE 153rd Pl	4	2.5	2012	7,559	2,800	\$174	21	\$499,950	\$486,500	97%
6251 NE 159th St	4	3	1968	11,000	2,850	\$198	4	\$549,950	\$563,000	102%
15822 64th Ave NE	4	2.5	1960	12,000	3,780	\$173	72	\$689,500	\$655,000	95%
Averages:				10,607	2,500	\$164	25	\$401,190	\$402,796	101%
High:		\$655,000		Low:		\$258,000		Median:		\$377,475

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*Statistics not compiled or published by NWMLS
This is not intended to solicit property already listed.