

Supply & Demand

56 days to absorb all inventory in Queen Anne Magnolia

Absorption Rate Analysis is an estimate of the time it would take to sell the entire inventory at the present rate of sales.

It's A Seller's Market

Months: 2, 4, 6, 8, 10

Analysis based on active and closed listings that sold last month.

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State Of The Market

Seattle, USA - There are many key indicators that we are in for a spring real estate market to remember.

The market is struggling to provide enough inventory for buyers seeking to take advantage of historically low interest rates. Compounding the shortage, 25% of houses on the market are "distressed," meaning they are short sales or bank-owned. Often, they need significant repairs and have prolonged transaction times, which may make them less desirable, leaving buyers with few good choices. Multiple offers are becoming the norm for listings in core urban areas and open houses are packed with serious buyers.

These are all indicators that the recovery in housing seems to be firmly under way.

Median Sale Price

Single Family Homes In Queen Anne - Magnolia

\$674k (2013)
\$475k (2012)

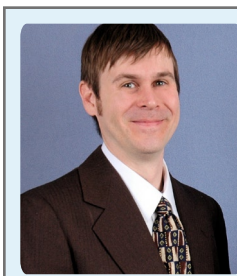
February

The charts here reflect a general condition or trend. Specific property features, condition, location, and price determine how fast and the price a property will actually sell for.

25 Homes Sold In February 2012

38 Homes Sold In February 2013

Queen Anne / Magnolia - Total Number Of Homes Sold



About Dave Flowers

I have a lot to offer you. I am dedicated to my clients and dedicated to my profession. I have endless amounts of enthusiasm and an outrageously positive attitude, which means hiring me as your Real Estate Broker will be as enjoyable as it is successful.

Time On Market

48 days (February 2012)

49 days (February 2013)

Average Number Of Days To Sell A Home