

### Supply & Demand

**68 days to absorb all inventory in Seattle**

**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

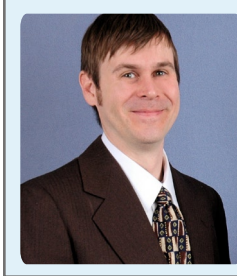
**Single Family Homes In Seattle**

**\$442k** (February 2013)  
**\$377k** (February 2012)

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.

**1230** Homes Sold In February 2012  
**1307** Homes Sold In February 2013

*Seattle - 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

**65 days** (February 2013)  
**83 days** (February 2012)

Average Number Of Days To Sell A Home