

WE WOULD LIKE
TO EXTEND A BIG
THANK YOU TO
THOSE OF YOU THAT
HAVE REFERRED
FRIENDS & FAMILY

FALL IS HERE

The Market, the market...

What will the market be in the springtime? It's impossible to accurately forecast what the market will be like as we emerge from the holiday season and the winter months, but we have noticed some trends that could greatly impact the springtime real estate market.

By now you know that we have been consistently compiling market statistics every Monday morning of each week for the last two years. This has proven to be extremely valuable to us and to our clients as well. Sometime earlier in the year we began to notice that a significant number of homes were taken off-market as we compiled our stats every Monday. That got our attention so we began researching what was happening to these homes. *(continued on page 3)*

CURRENT INTEREST
RATES:
30 YEAR
15 YEAR

**Badgley
& Badgley**

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DID YOU KNOW?



11.9% of Americans changed residence in 2008. This was the lowest rate on record since 1948. On the West Coast the percentage was a little higher at 13.2%.



There are only six counties in Washington State where the first-time buyer affordability index indicated the typical would-be homeowner could comfortably afford to purchase the typical starter home.



The National Association of Realtors estimates that the federal governments stimuls plan, along with lower interest rates, could trigger 900,000 additional home sales in 2009.

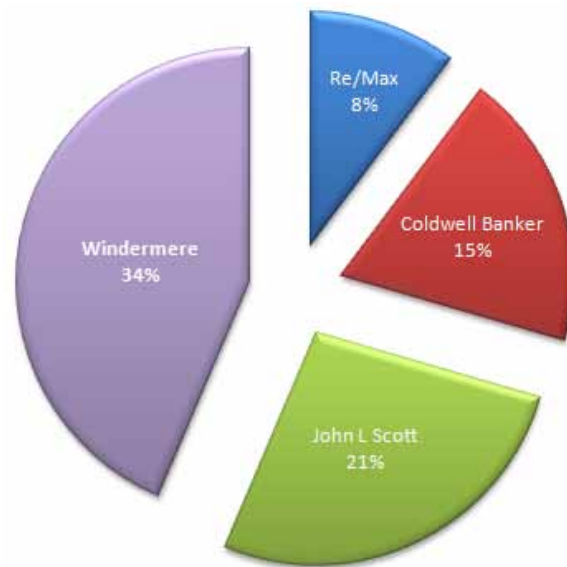


The asking prices of more than one-fourth of U.S. homes on the market as of Oct. 1, 2009 have been cut at least once, and the average discount is 10 percent, according to the latest Price Reduction Report by Trulia.

THE WINDERMERE BRAND



We are pleased to announce that the Puget Sound Business Journal has ranked Windermere number one in residential sales...again.



The above graph shows the market share that Windermere possesses here on the Eastside for homes under \$1 million. This includes Bellevue, Bothell, Issaquah, Kirkland, Mercer Island, North Bend, Redmond, Sammamish, Snoqualmie, Woodinville and other surrounding cities. For properties priced over \$1 million, its even better- Windermere has 42% of the market share!

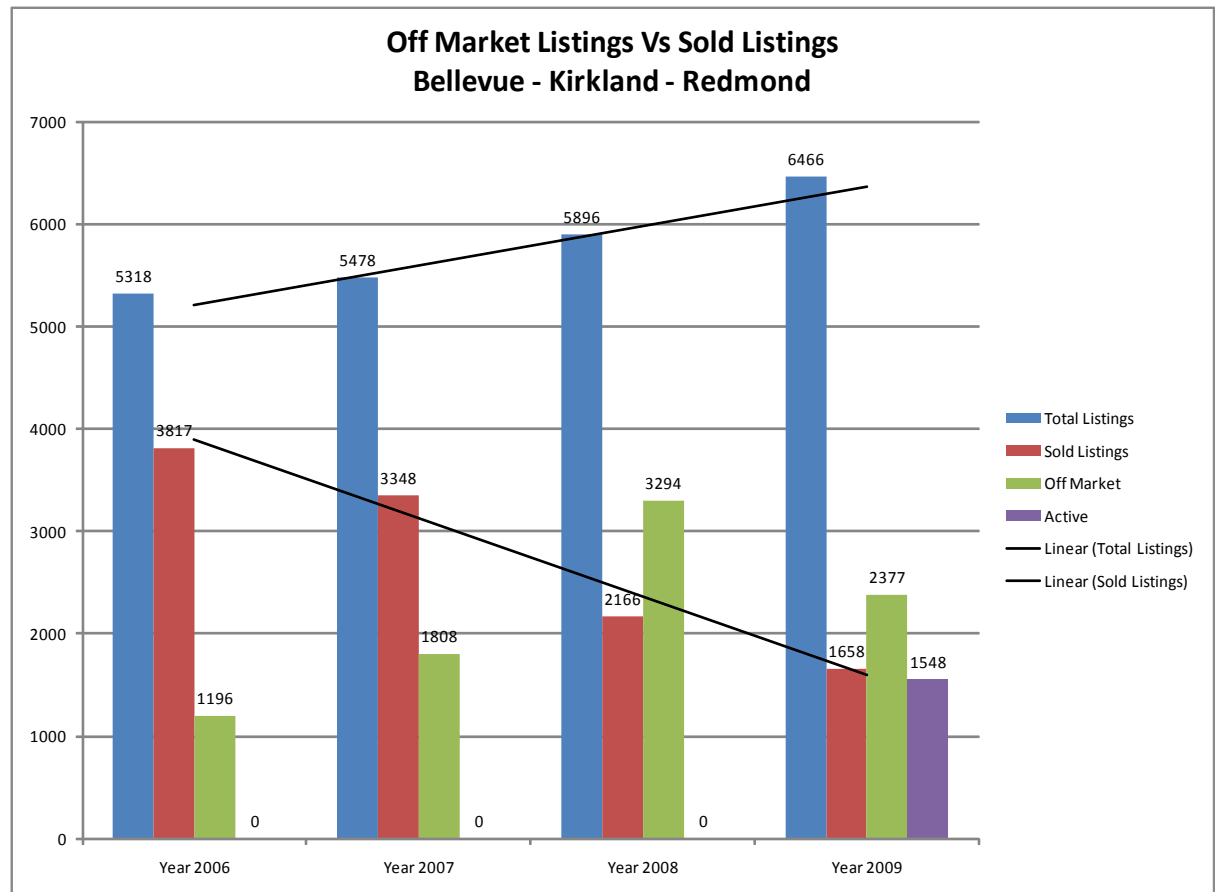
As a company, Windermere completed over \$20 Billion in sales in 2008. That is triple the amount of John L Scott and and over five times that of Coldwell Banker. Locally, Windermere was involved in over one-third of the sales in Western Washington. Our Yarrow Bay office in Kirkland was the top selling office in all of King County in 2008, completing over 1,000 transactions!

We love working with the best!

Continued from page 1

To gain some perspective on our findings, we researched the following numbers for the years 2006, 2007, 2008, and 2009:

1. Total Listings – Blue column on the chart.
2. Sold for the year – Red column on the chart.
3. Listings taken off the market for the year – Green column on the chart.
4. Active listings for 2009 – Purple column for year 2009 only.



In years 2006 and 2007, the number of homes taken off the market was beginning to show an increasing trend-line, but the numbers were still considerably less than the number of homes sold in each of those two years. In 2007, the number of homes taken off-market had increased to 54% of the homes actually sold, but that pales compared to what happened in 2008 when the number of homes taken off-market actually exceeded (by 52%) the number of homes sold. This represented a complete reversal of the sold/off market relationship.

That upside-down “sold/off market” relationship improved some in 2009, with only 2,377 homes taken off market compared to 1,658 that were sold, but the number of homes taken off market still exceeds the number of homes sold by a count of 719 homes, or 43% more than the number of homes sold.

Is there a strong chance that many of those homes taken off-market in 2009 will be brought back to the market in 2010? We think so.

What does all this mean? We have been asked numerous time this year if a person should wait to sell their home until the market gets better. We certainly dont have the crystal ball, but from all the indicators that we can see, it could still be a few years until things really turn around in the housing market. The good news is that home are still selling if they are priced, prepared and presented correctly.

DO YOU KNOW A BUYER FOR ONE OF OUR LISTINGS?

VIEW ALL OF THESE AND MORE ON OUR WEBSITE AT WWW.BADGLEYHOMES.COM



9221 124TH AVE NE, #109
KIRKLAND, WA 98033
\$299,950
MLS #29136222



35810 SE CREST VIEW LOOP
SNOQUALMIE WA 98065
\$599,000
MLS #29128690



101 101ST AVE SE, #B102
BELLEVUE WA 98004
\$864,950
MLS # 29105335



13408 179TH AVE NE
REDMOND WA 98052
\$829,000
MLS #29131629



17431 29TH DR SE
BOTHELL WA 98012
\$359,950
MLS #29132137



4416 239TH PL SE
BOTHELL WA 98021
\$550,000
MLS # 29124884

CHECK OUT OUR NEW WEBSITE DESIGN - WE WOULD LOVE TO HEAR WHAT YOU THINK!
HAVE YOU SEEN OUR BLOG?

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