

REAL ESTATE BY THE NUMBERS

The home buying business has changed dramatically over the past decade, according to data from the National Association of Realtors. The Chicago-based trade group for real estate agents said just 37 percent of buyers searched for a home online in 1999, compared to 90 percent today. According to the most recent existing-home data available from NAR, median home values have shot up more than 25 percent over the past decade to \$172,600 last month. The home type and location have also changed. While 82 percent were buying detached, single family homes in 1999, that number has dropped to 78 percent. More people (54 percent) are flocking to suburban areas, compared to 46 percent in 1999. The profile of the home buyer is also different, with more single men and women becoming home buyers. While married couples made up 68 percent of all home purchases at the beginning of this century, they represent 60 percent of all buyers today. Single men bought 10 percent of all homes last year, compared to only 7 percent 10 years ago. Single women now represent 21 percent of all home buyers, up from 15 percent in 1999. Some statistics haven't changed: Top priorities in buying a house still include neighborhood quality, affordability and convenience to work and school.

SEATTLE TRAFFIC WORST IN THE NATION

Seattle has the worst traffic congestion in the country, with 43 percent of the city's roads having "heavy delays," according to a report released Wednesday. Seattle's road woes are worse than Los Angeles at No. 2, with 38 percent of its roads having heavy delays, followed by Chicago (37 percent), San Francisco (35 percent) and New York City (31 percent), according to global positioning system (GPS) company TomTom of Concord, Mass. The company ranked cities as most to least congested according to how fast cars could travel on the street network. Traffic was defined as congested if drivers could travel at only 70 percent or less of the posted speed limit, and an average hour-long commute included 20 minutes or more of significant delays, according to TomTom. Of the 30 major cities included in the study, Minneapolis had the least-congested streets, with only 17 percent.

FORECLOSURES DOWN

The number of homeowners on the brink of foreclosure fell in November, the fourth straight monthly decline, as mortgage companies evaluated whether borrowers were eligible for help. Nearly 307,000 households, or one in every 417 homes, received a foreclosure-related notice in November, down 8 percent from a month earlier, RealtyTrac Inc. said Thursday. Banks repossessed about 77,000 homes last month, down slightly from October.

CRIME – HOW WE COMPARE

Bellevue has been ranked the 343rd-worst city for crime, far better than any other city in the state, according to a report compiled by Washington, DC based publisher CQ Press. CQ Press examines FBI statistics for murder and other felonies when determining its annual rankings. Nationally, Camden, NJ ranks #1 for the most crime, followed by St. Louis and then Oakland, CA. Among Washington cities, Tacoma is #34, Kent is #83, Yakima is #88, Everett is #90, Spokane is #121, Federal Way is #141, Vancouver is #215, Spokane Valley is #261 and Bellingham is #286.

CHANGES TO NEIGHBORHOOD MATCHING FUNDS

SEATTLE – In its continuing efforts to make the Neighborhood Matching Fund (NMF) more accessible and simpler for residents, Seattle Department of Neighborhoods has made key improvements to this nationally recognized program. The Neighborhood Matching Fund Program provides cash awards to community organizations for neighborhood-based projects, and these changes

[HTTP://WWW.GREENLAKEHOUSE.COM](http://www.greenlakehouse.com)

not only make the structure and process easier, but reflect the changing economy. The changes take effect now for applications requesting 2010 funds.

Highlights of the changes include new electronic application forms, clearer guidelines, increased award amounts, and technical assistance workshops. The NMF website has also been revamped to make it easier to navigate and apply for the four funding categories: Large Projects Fund, Small and Simple Fund, Small Sparks Fund and Tree Fund.

FRIENDS OF SPL FALL BOOK SALE APR 17TH-18TH 2010 WARREN G. MAGNUSON PARK

Join us for the Pacific Northwest's pre-eminent book sale with more than 200,000 books, CDs, DVDs, VHS, audio books, and art prints. Hardbacks, paperbacks, and audio books in the regular section are \$1.00. VHS, CD, and DVD titles are \$1.00 per piece. Items in the Better Books section and Rare/Collectible and Sets room are priced as marked. Proceeds go to benefit The Seattle Public Library. For more information, visit us online at <http://www.friendsofspl.org>.

TESTIMONIALS

Dear Steve,

We would like to thank you for the outstanding job you did in selling our house. You made the process as painless as possible and we appreciate your professional attitude. You are truly one of the best agents out there and we feel lucky to have worked with you again. Hopefully our paths will cross again, until then best of luck to you.

Sincerely yours,
Phil and Michele McNamee

Dear Roger,

Just a quick note to say thanks for all of your hard work in selling our old home and finding one we love! All within a week’s time. Impressive!

You never missed a beat! Your concern for what we needed and wanted was a priority and very much appreciated. I hope to see you and Steve at our open house on the 23rd.

Thanks again.
Sincerely,
Glen & Anita Arnesor



Steve Laevastu
(206) 226-5300
sold@windermere.com
www.seattlehomeguy.com



Roger Turner
(206) 999-6937
rjturner@windermere.com
www.rogerjturner.com

FEBRUARY 2010

GREEN LAKE NEIGHBORHOOD ADVISOR

SOLD HOMES

The following is a list of homes that sold in our Green Lake Neighborhood over the last 2 months. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bed	Bath	Year	Style	Price
7638 Winona Ave N	4	1.75	1926	1 Story w/Bsmnt.	\$400,000
8015-C Densmore Ave N	2	2.5	2008	Townhouse	\$429,900
418 Maple Leaf Pl	3	3.5	1997	Townhouse	\$430,000
118 NE 64 St	2	1	1924	1 Story w/Bsmnt.	\$449,000
468 NE Maple Leaf Pl	4	3.25	2008	Multi Level	\$455,000
6534 1st Ave NE	3	1.75	1942	1 Story w/Bsmnt.	\$472,500
436-C NE Maple Leaf Pl	3	2.5	2007	Townhouse	\$480,000
438-C NE Maple Leaf Pl	3	2.5	2007	Townhouse	\$495,000
143 NE 52nd St	2	1.5	1910	1 1/2 Stry w/Bsmt	\$499,950
102 NE 60th St	3	1	1925	1 1/2 Stry w/Bsmt	\$540,000
8011 Densmore Ave N	2	2.5	2008	Multi Level	\$542,500
5508 Wallingford Ave N	3	1	1927	1 Story w/Bsmnt.	\$549,950
8010 Ashworth Ave N	2	2.5	2008	Multi Level	\$590,000
2148 N 61 St	3	2	1911	1 Story w/Bsmnt.	\$615,000
1411 N 52nd St	3	3	1995	2 Stories w/Bsmnt	\$737,500
6511 2nd Ave NE	3	2.5	2009	2 Story	\$745,000
6403 Corliss Ave N	4	3	1924	2 Stories w/Bsmnt	\$799,500
5537 Ashworth Ave N	4	3.5	2003	2 Stories w/Bsmnt	\$844,500
7574 E GreenLake Dr	4	2.5	1924	2 Stories w/Bsmnt	\$943,000

GREEN LAKE MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Green Lake home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Green Lake for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Green Lake home sales e-mailed to you.. Steve's e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Green Lake residents.

**STEVE LAEVASTU & ROGER TURNER ARE
YOUR GREEN LAKE REALTORS**

In this Issue

Sold Homes
Children's Hospital Update
Real Estate By The Numbers
Seattle Worst traffic
Foreclosures Down
Crime - Stats
Neighborhood Funding



Steve Laevastu
(206) 226-5300
sold@windermere.com
www.seattlehomeguy.com



Roger Turner
(206) 999-6937
rjturner@windermere.com
www.rogerjturner.com

Seattle Events Calendar

SEATTLE RV & OUTDOOR RECREATION SHOW FEBRUARY 11-14, 2010

QWEST FIELD AND EVENT CENTER

Celebrating 47 years... the Seattle RV & Outdoor Recreation Show has become the largest indoor RV Show on the West Coast ... with thousands of people from all over the country in attendance. The 2010 Seattle RV & Outdoor Recreation Show showcases everything the market has to offer. From daily seminars & informative exhibits... to the latest and greatest in RVs plus, other outdoor recreational gear and equipment.

Event Hours are Thu-Fri: 11 AM - 8 PM; Sat: 10 AM - 8 PM; Sun: 10 AM - 5 PM. Tickets are \$10 for adults, \$9 for seniors and \$7 for students.

VANCOUVER 2010 WINTER OLYMPICS FEBRUARY 12-28, 2010 VARIOUS LOCATIONS - VANCOUVER, BC

VALENTINE'S DAY FEBRUARY 14, 2010

Surprise them this year with a romantic 'Night-on-the-Town'... enjoy a candle-lit dinner overlooking the city, evening cocktails in a luxurious lounge or, perhaps take in a show. Then... 'seal the night off' ... with a Romantic Stay at one of Seattle's romantic hotels. You'll not only impress but, it'll be a Valentine's Day that they'll remember for years to come.

2010 SEATTLE HOME SHOW FEBRUARY 20-28, 2010 QWEST FIELD AND EVENT CENTER

The 66th annual Seattle Home Show will feature over 500 displays of home and garden products, fully furnished and landscaped model homes open for tours; free seminars on home improvement topics; more than 50 model kitchens and bath vignettes. Plus, lots of arts & crafts and other great home decorating ideas.

2010 Seattle Home Show hours are Saturday(s): 10 AM - 9 PM; Sunday(s): 10 AM - 6 PM; Mon: 10 AM - 8:30 PM; Tue-Thu: 11 AM - 8:30 PM; Fri: 11 AM - 9:30 PM. Tickets to this year's show are \$10 for adults; \$3 for children 7-15; children under 7 are free.


Windermere

Windermere Real Estate / Oak Tree Inc

UPDATE ON CHILDREN'S HOSPITAL AND THE FIGHT WITH LAURELHURST

Please become a friend of Seattle Children's Hospital visit <http://www.friendsofchildrenshospital.org/home.php>

THE FOLLOWING INFORMATION WAS TAKEN FROM <http://www.friendsofchildrenshospital.org/home.php>

Check out the video that was prepared by Children's and shared with the Hearing Examiner on March 5, 2009 as part of the master plan process. The video helps illustrate the need to grow by showing the challenges of its current facilities and the strain often felt by patients, families and staff due to increasingly high patient volumes.

On November 18th, the Seattle City Council Planning, Land Use and Neighborhoods Committee (PLUNC) held its first meeting to discuss Seattle Children's expansion and more than 100 supporters packed the Council Chambers.

The committee proceeded to lay out the fair schedule we were hoping for to address Seattle Children's expansion.

The committee held a discussion on the expansion on Wednesday, January 13th and continued discussing the expansion at two other meetings in January and two meetings in February until the committee feels it can make a recommendation to Council as a whole.

KEY POINTS TO CONSIDER:

THE NEED IS IMMEDIATE

- Children's has been operating at or near capacity. So far this year, the hospital has had to turn away 79 seriously ill children for lack of beds.
- Children's admits and treats all sick children, regardless of their family's ability to pay.
- Last year alone, Children's treated 9,274 sick children whose families could not afford the full cost of their healthcare.

THE COMMUNITY PROCESS WORKED

- Both the Citizens Advisory Committee (CAC) and the Department of Planning & Development (DPD) recommended approval of Children's master plan after the two year review process.
- The CAC was a representative body of five surrounding neighborhoods – Montlake, Ravenna, Bryant, Laurelhurst and View Ridge – which engaged in an arduous process to create the balance required by the code. Denial of the master plan would regrettably undo the hard work of these community members who recommended approval of the master plan.
- Children's has worked closely with the CAC and DPD to develop a mutually agreeable master plan. The process included nearly 30 public CAC meetings, eight major revisions of the Master Plan, and a package of mitigation measures to lessen impacts to the surrounding communities including traffic improvements throughout Northeast Seattle.

THERE CAN BE A BALANCE BETWEEN CHILDREN'S NEEDS AND COMMUNITY NEEDS IN SEATTLE

- Children's has submitted a plan that asks for what it needs over the next 20 years or so. A smaller expansion would not meet the hospital's long-term healthcare needs. If the City Council turned down Children's master plan, Children's would be forced to consider all options; regrettably, even the gradual relocation of facilities outside of Seattle.

SEATTLE CHILDREN'S IS AN ECONOMIC ENGINE FOR OUR REGION

- Children's is one of the top ten pediatric hospitals in the U.S. and employs more than 4,000 people, many of whom live and work in the city of Seattle.
- In this economy, Seattle could benefit from the creation of additional healthcare and construction jobs associated with Children's expansion. If Children's has to leave Seattle, many of the economic benefits will go elsewhere in the Puget Sound Region.
- The potential relocation and construction of a full service pediatric medical facility elsewhere in the region would result in unnecessary delays in meeting the healthcare needs of our sickest children and drive up healthcare costs.

As pediatrician-in-chief at Seattle Children's Hospital, I read the recent

letter in the Puget Sound Business Journal from Laurelhurst Community Club member Colleen McGinn ("City should oppose Seattle Children's expansion plan," published October 9) with great dismay

In her letter, McGinn claimed that our expansion plan is excessive, and that Children's has refused to work with the Laurelhurst Community Club.

The facts are crystal clear: We are at capacity and running out of beds. Delays to our expansion will put children's lives at risk. For all families throughout the region, this is unacceptable.

We are operating at or near capacity daily and we have yet to hit peak flu season. We've turned away 79 seriously ill children already this year because of lack of space. Our operating room is often forced to cancel and reschedule surgeries that families have been counting on for months.

Some have suggested that we should leave children out of the discussion around our expansion. Simply put — this IS about children — and many with complex medical needs like rare forms of cancer and cystic fibrosis that can only be met here. Imagine what it is like to tell a family that we have no bed for their sick or injured child. For more than two years, we worked closely with our Citizen's Advisory Committee (CAC), which consisted of volunteer members from several neighborhoods. Eight of the 18 were from Laurelhurst. We incorporated their valuable input into our efforts, changing our expansion plans eight times to incorporate ideas from several parties and in the end, the community process worked — both the CAC and the City's Department of Planning and Development recommended approval of our growth plan.

Throughout this otherwise productive process, some Laurelhurst Community Club members have made endless demands, requested continuous changes, filed several legal appeals and voiced consistent opposition to our hospital's need to grow. On behalf of everyone in this region who relies on Seattle Children's and our mission, I ask for your support. We are at capacity and the time for us to grow is now. Delay will cost lives if we do not move forward with a hospital growth plan this year. We invite you to see for yourself the strain our lack of capacity places on our families by watching the short video at masterplan.seattlechildrens.org. We would like to note that we have also received a great deal of support from the majority of Laurelhurst residents and we remain committed to being a good neighbor to the residents of Laurelhurst and to all of the communities in our area.

Dr. Mark Del Beccaro,
Pediatrician-in-Chief,
Seattle Children's

BUILDING PERMITS

\$112,607; Construct 2nd story addition and alterations to existing single family residence per plan. 8231 Densmore Ave N

\$900,000; Alterations to portion of 3rd floor for memory care facilities, per plan. 6720 East Green Lake Way N

\$123,167; Initial tenant improvement for wine store on west portion of 1st floor and occupy per plan. 1400 N 80th St

\$95,000; Construct interior alterations to existing single family residence, per floor plans, subject to field inspection. 5560 Kenwood PI N

\$500,000; Construct 3rd story addition, basement foundation, and relocate single family structure on the lot, per plan. 2017 N 77th St

LAND USE NOTICE

AREA: NORTHEAST ADDRESS: 108 NE 51ST ST
PROJECT: 3010891 ZONE: SINGLE FAMILY 5000

Land Use Application to allow an expansion (1,369 sq. ft.) to an existing duplex. Project includes demolition of the existing wood frame foundation and a new 9 ft. tall concrete basement and foundation, the top two floors are to remain.

The following approvals are required:
Special Exception to allow an expansion greater than 500 sq. ft. to an existing nonconforming use (duplex) in a single family zone.

TÉT FESTIVAL - VIETNAMESE LUNAR NEW YEAR FEBRUARY 6-7, 2010 | SEATTLE CENTER HOUSE, FISHER PAVILION

Celebrate with Seattle's Vietnamese community at the Tết Nguyên Đán festival and usher in the "Year of the Ox." This annual Lunar New Year celebration welcomes the return of spring and chases out evil spirits with the traditional roaring lion dance and the crackle of firecrackers. Tết 2009 celebrates the theme - Youth and Dreams - through exhibits, children's interactive arts and crafts, musical programs, fantastic food; and special this year, the Miss Washington competition. These festival highlights allow celebrants to reflect on the past year and make plans for the arrival of the dependable, calm, hard working and prosperous ox. Presented by Têt in Seattle.

STG PRESENTS XANADU AT THE PARAMOUNT THEATRE IN SEATTLE, TUE- SUN, JANUARY 19 - 24, 2010.

"HEAVEN ON WHEELS!"

-The New York Times

"XANADU is so ridiculously brilliant, so lavish and sublime a confection that any set of adjectives you might come up with after a single viewing will more than likely be replaced by another set of ineffectual adjectives once you've seen the show a second or third time." - The New Yorker.

STG PRESENTS THE SEATTLE HELPING HAITI BENEFIT CONCERT & AUCTION ON JANUARY 28, 2010 AT THE MOORE THEATRE IN SEATTLE.

Our mission is to unite members of the Seattle community to raise funds and help those affected by the recent earthquake in Haiti. With the help of the Red Cross and Seattle Theatre Group, The Seattle Helping Haiti Concert and Auction was born. All proceeds from the event will go to the earthquake victims in Haiti. For more info: seattlehelpinghaiti.com
Tickets: \$15 | 8:00pm

SEATTLE SPORTS SCHEDULE

STEALTH NLL HOME GAME

<http://www.stealthlax.com/>

Washington's new professional Lacrosse team

STEALTH V.S. CALGARY ROUGHNECKS

8PM @ COMCAST ARENA IN EVERETT

Northwest Harvest Food Drive Night