

Green Lake Neighborhood Advisor *January 2007*



See all of the homes sold in the Green Lake Neighborhood for 2006 inside this edition

Visit www.homegreenlake.com

Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 1.) Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- 2.) We work for the premier company in the business.
- 3.) Our track record in Green Lake. We list and sell more homes in Green Lake than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

Steve Laevastu

(206) 226-5300

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Roger Turner

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LAND USE NOTICES

The following are public notices of Seattle land use activities from the Department of Planning & Development regarding applications, decisions, and other actions affecting the Green Lake neighborhood.

**Project Number: 3005957 Address: 423 NE 60th St
Zone: SF5000**

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 3,795.5 sq. ft., B) 4,275.6 sq. ft.; and C) 4,139.2 sq. ft. Existing structures on proposed parcels A and C to remain.

**Project Number: 3004532 Address: 2329 N 59th St
Zone: SF5000**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,798.3 sq. ft. and B) 4,798.3 sq. ft.

**Project Number: 3005897 Address: 2423 N 75th St
Zone: L1**

Land Use Application to subdivide one parcel into three unit lots. The construction of a townhouse is being reviewed under Project #6085066. Existing residence to remain. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.



Windermere
Real Estate

Additional Community and Real Estate information for the Green Lake Neighborhood is available online visit ... <http://www.homegreenlake.com>

All ages Events

StoryBook Theater: Jack and the Beanstalk

Jack won't let fear of heights or giants deter him from his quest to reclaim his family's stolen fortune. Join him on his journey up the beanstalk in this zany rendition of the classic fairytale of bravery, adventure, and a truly amazing vegetable patch.

Tickets: Advance tickets available (425) 827-3123.

02/17/2007 Saturday 11:00am and 1:00pm

Presented at: Museum of History & Industry

<http://www.studio-east.org>

David Copperfield's family - magic show

Tickets: Online, Box Office (Monday-Friday, 10:00am-6:00pm), (206) 292-ARTS and Will Call.

Friday 9:00pm, Saturday 5:00pm and 8:00pm

01/26/2007 through 01/27/2007

Admission: \$17.50-\$57.50

Paramount Theatre

<http://www.theparamount.com>

The Doodlebops

The Doodlebops is a musical comedy show for children starring Deedee, Rooney and Moe Doodle - three talented rock stars who are always on the lookout for a good time.

Tickets: Online, Box Office (Monday-Friday, 10:00am-6:00pm), (206) 292-ARTS and Will Call.

02/10/2007 Saturday 2:00pm and 5:00pm

Paramount Theatre

<http://www.theparamount.com>

33rd Annual Model Railroad Show

Be a part of a Northwest family tradition at the 33rd Annual Model Railroad Show. See all your favorite layouts of various scales, ride a kid-sized choo choo, learn all about train safety and enjoy many other fun train related activities! Produced in cooperation with the National Model Railroad Association, Pacific Northwest Region, 4th Division.

01/13/2007 through 01/15/2007

Saturday-Sunday 10:00am-6:00pm

Monday 10:00am-5:00pm

Pacific Science Center

<http://www.pacsci.org>

Northwest Flower & Garden Show

Enjoy five days of gardens, free seminars and hands-on demonstrations, nearly 300 commercial exhibits, and every imaginable plant society and horticultural organization to help you move from the cold, gray days of winter to the high-energy phase of spring. For Northwest gardeners, it's a highly anticipated annual adventure, turning minds and imaginations toward the spring planting season ahead. This is the third largest spring flower show in North America!

Features: Fully-designed gardens by some of the Pacific Northwest's best nursery and landscape professionals, Children's Gardens, Container Garden Exhibition, Florist Competition, Funky Junk, Ikebana, Vignettes, Seminar Series and the Northwest's largest orchid show.

Helpful Information: Strollers are allowed, but discouraged. A child backpack is preferable. If you bring your stroller and decide not to use it, you may check it for free at the Will Call booth.

02/14/2007 through 02/18/2007

Wednesday-Saturday 9:00am-9:00pm

Sunday 9:00am-6:00pm

Washington State Convention and Trade Center

<http://www.gardenshow.com>

Seattle Boat Show

Don't miss the west coast's largest boat show! This annual event will feature more than 1,000 new boats and a variety of accessories representing the latest innovations from the world of recreational boating. Additional attractions include a special high-tech section on the concourse, a Sailing Center with over two dozen boats plus another 30 sailing-related exhibitors, free seminars by "authors and experts" on topics from fishing to cruising. This is a boat lovers dream event.

01/25/2007 through 02/03/2007

Monday-Friday 12:00pm-8:00pm, Saturday 10:00am-8:00pm, Sunday 10:00am-6:00pm

Qwest Field and Exhibition Center

<http://www.seattleboatshow.com>

Seattle Home Show

The 63rd Annual housing extravaganza will have nearly 600 displays of home and garden products plus Idea Street featuring furnished and landscaped model homes; daily "Meet the Experts" seminars; model kitchen and bath vignettes; the newest in building products and materials; landscape displays; plus arts and crafts and home decorating ideas.

Saturday 10:00am-9:00pm, Sunday 10:00am-6:00pm,

Monday 10:00am-8:30pm, Tuesday-Thursday 11:00am-8:30pm, Friday 11:00am-9:00pm

02/17/2007 through 02/25/2007

Presented at: Qwest Field and Exhibition Center

<http://www.seattlehomeshow.com>

Green Lake Sold Homes Summary 2006

The following list are homes that SOLD in our Green Lake neighborhood in the year 2006. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this list. If you are considering selling your home, please let us help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might realistically be expected in today's market.

Address	Style	Bedrooms	Bathrooms	Year Built	Sold Price
602 NE 68th St	Townhouse	2	1.5	2001	\$333,500
6800 Oswego Pl NE	Townhouse	2	1.5	2001	\$340,000
2349 N 64th St	1 Story	1	1	1947	\$345,000
7014 5 Ave NE	Townhouse	2	1	1945	\$356,000
1138 N 82nd St	1 Story	2	1	1947	\$365,000
6053 6th Ave NE	1 Story w/Bsmnt.	3	1	1912	\$365,000
337 NE 54th St	1 Story w/Bsmnt.	3	1	1919	\$367,000
1708 N 85th St	1 Story w/Bsmnt.	3	2.75	1964	\$369,000
6524 5th Ave NE	Townhouse	2	1.5	2001	\$375,000
324 NE 56th St	1 Story w/Bsmnt.	2	1	1924	\$385,000
6067 6th Ave NE	1 Story w/Bsmnt.	3	2	1908	\$395,000
6320 6th Ave NE	1 Story w/Bsmnt.	3	1	1923	\$400,000
341 NE 53 St	1 Story w/Bsmnt.	2	1	1922	\$415,000
2365 N 58th St	1 Story w/Bsmnt.	3	1	1906	\$415,000
2119 N 80th St	1 Story w/Bsmnt.	2	1	1900	\$417,000
6520 5th Ave NE	Townhouse	2	1.5	2001	\$419,000
351 NE 59th St	1 Story w/Bsmnt.	3	1.75	1926	\$419,950
2022 N 78th St	1 Story w/Bsmnt.	2	1	1910	\$420,000
6302 5th Ave NE	1 1/2 Stry w/Bsmt	2	1	1905	\$424,000
7407 Woodlawn Ave NE	Townhouse	2	1.5	2006	\$425,000
1115 N 82nd St	1 Story w/Bsmnt.	2	1	1940	\$425,000
509-A NE 71st St	Townhouse	2	1.5	2005	\$428,000
5711 Latona Ave NE	1 Story w/Bsmnt.	2	0	1923	\$430,000
6537 5th Ave NE	Townhouse	3	2	1993	\$431,000
8408 Stone Ave N	1 Story w/Bsmnt.	3	1.5	1941	\$432,000
118 NE 77th	1 Story w/Bsmnt.	2	0.75	1908	\$435,000
6549 5th Ave NE	Townhouse	3	1.75	1999	\$439,950
2018 N 78th St	1 Story w/Bsmnt.	2	1	1910	\$442,000
8324 Stone Ave N	1 Story w/Bsmnt.	3	1.75	1924	\$442,500
5008 Green Lake Way N	1 Story w/Bsmnt.	4	2	1924	\$444,000
7414 Winona Ave N	1 Story w/Bsmnt.	3	1	1926	\$449,000
8032 Sunnyside Ave N	1 Story w/Bsmnt.	3	1	1949	\$449,000
1129 N 81st St	1 1/2 Story	3	1	1930	\$449,500
7407 Woodlawn Ave NE	Townhouse	3	2	2006	\$450,000
8055 Corliss Ave N	1 Story w/Bsmnt.	3	1.75	1926	\$450,000
5431 Kirkwood Pl N	1 1/2 Stry w/Bsmt	2	1	1911	\$451,000
6108 Meridian Ave N	1 Story	2	1	1905	\$451,000
7840 Stroud Ave N	1 Story w/Bsmnt.	3	2.75	1908	\$455,000
8010 Burke Ave N	1 Story w/Bsmnt.	3	1	1916	\$457,000
8237 Corliss Ave N	1 Story w/Bsmnt.	4	1.75	1926	\$460,000
318 NE 56th St	1 1/2 Stry w/Bsmt	4	1.75	1924	\$465,000
7737 Sunnyside Ave N	1 Story w/Bsmnt.	4	1.75	1947	\$469,000
7522 Winona Ave N	1 Story w/Bsmnt.	3	2.75	1927	\$471,000
7403 4 Ave NE	Townhouse	3	2	1993	\$474,500
5611 Latona Ave NE	1 Story w/Bsmnt.	3	1	1911	\$475,000
6534 1st Ave NE	1 Story w/Bsmnt.	3	1.75	1942	\$476,000
2335 N 64th	2 Story	3	2	1984	\$479,000
5506 Canfield Pl N	1 Story w/Bsmnt.	3	2	1902	\$480,000
148 NE 56th St	2 Stories w/Bsmnt	3	1.5	1910	\$480,000
6549 Sunnyside Ave N	1 1/2 Stry w/Bsmt	3	1	1925	\$481,000
7350 Woodlawn Ave NE	Townhouse	3	1.75	1993	\$484,000
5426 Green Lake Way N	1 Story w/Bsmnt.	3	1.75	1918	\$485,000
8025 1 Ave NE	1 Story w/Bsmnt.	3	1.75	1949	\$489,000
1136 N 76th St	1 Story w/Bsmnt.	3	1.5	1927	\$490,000
6570 5th Ave NE	Townhouse	3	2.5	2000	\$490,000
138 NE 60th St	1 1/2 Stry w/Bsmt	3	2	1909	\$490,000
7427 Latona Ave NE	Townhouse	3	1.75	1978	\$495,000
347 NE 59th St	1 Story w/Bsmnt.	3	1.75	1925	\$495,000
6040 5th Ave NE	1 1/2 Stry w/Bsmt	5	2	1925	\$495,000
2331 N 60th St	2 Stories w/Bsmnt	3	2	1909	\$499,950
2312 N 77th St	1 1/2 Stry w/Bsmt	3	1.5	1902	\$499,950
2221 N 59th St	1 1/2 Stry w/Bsmt	2	1.5	1909	\$500,000
6562 5th Ave NE	Townhouse	3	2.5	2003	\$510,000
8044 Burke Ave N	1 1/2 Stry w/Bsmt	3	1.75	1907	\$511,000
525 NE Ravenna Blvd	Townhouse	3	2.5	2001	\$512,000
117 NE 65th St	1 1/2 Story	2	1.5	1907	\$513,000
334 NE 55th St	1 1/2 Stry w/Bsmt	4	2	1926	\$520,000
5567 Wallingford (quiet)	1 Story	2	1	1906	\$525,000
Ave N	2 Stories w/Bsmnt	4	2.5	1911	\$525,000
1839 N 57th St	1 Story w/Bsmnt.	3	1.5	1922	\$529,950
103 NE 60th St	1 1/2 Stry w/Bsmt	4	1.75	1922	\$530,000
321 NE 57th St	1 Story w/Bsmnt.	2	2.5	1948	\$530,000
6509 Sunnyside Ave N	1 1/2 Stry w/Bsmt	3	1	1919	\$531,000
143 NE 54 St	Townhouse	3	3	1996	\$534,000
7423 Sunnyside Ave N	2 Stories w/Bsmnt	3	1	1920	\$535,000
1124 N 81st	2 Stories w/Bsmnt	4	2.5	1917	\$536,000
348 NE 57th St	1 1/2 Stry w/Bsmt	3	1.75	1928	\$538,850
1120 N 76th St	1 Story w/Bsmnt.	3	1.75	1926	\$540,000
1355 N 79th St	Multi Level	3	2.5	1986	\$540,000
8211 Bagley Ave N	1 Story w/Bsmnt.	3	1	1902	\$540,000
6062 4th Ave NE	2 Stories w/Bsmnt	4	2.75	2001	\$1,100,000
6011 4th Ave NE	1 1/2 Story	4	1	2006	\$1,198,000
6409 Latona Ave NE	1 Story w/Bsmnt.	3	1	2004	\$1,295,000

8016 Stroud Ave N	1 Story w/Bsmnt.	3	2	1921	\$541,500
127 NE 58th St	1 Story w/Bsmnt.	4	2	1914	\$542,000
1621 N 55th St	1 Story w/Bsmnt.	4	3	1941	\$543,000
2324 N 56th St	1 Story w/Bsmnt.	5	3.5	1916	\$544,000
1851 N 54th St	1 1/2 Stry w/Bsmnt	5	2.5	1922	\$545,000
7712 2nd Ave NE	2 Stories w/Bsmnt	5	3.5	1922	\$550,000
1903 N 82nd St	2 Story	4	3.5	1914	\$550,000
1511 N 55th St	1 Story w/Bsmnt.	3	3.5	1930	\$555,000
8110 Stone Ave N	1 Story w/Bsmnt.	5	2.5	1911	\$555,000
5835 Woodlawn Ave N	2 Story	3	3.5	1911	\$555,000
8012 Densmore Ave N	1 Story w/Bsmnt.	4	1.75	1940	\$565,000
113 NE 55th St	1 Story w/Bsmnt.	3	2	1926	\$565,000
5848 Woodlawn Ave N	1 Story w/Bsmnt.	2	2	1904	\$569,000
5114 Green Lake Way N	1 1/2 Stry w/Bsmnt	4	1.75	1914	\$569,000
1411 N 51st St	2 Stories w/Bsmnt	4	2.5	1922	\$569,000
120 NE 52nd St	1 Story w/Bsmnt.	4	3.5	1920	\$569,950
8006 Bagley Ave N	1 Story w/Bsmnt.	3	2.25	1923	\$574,500
2315 N 55th St	Townhouse	4	1.75	1911	\$579,950
7448 4th Ave NE	2 Stories w/Bsmnt	3	1.75	1960	\$580,000
1149 N 84 St	2 Story	4	1.5	1914	\$580,000
1429 N 53rd St	1 1/2 Stry w/Bsmnt	3	2	2003	\$580,000
1831 N 53rd St	1 Story w/Bsmnt.	2	2.5	1908	\$581,000
5506 Woodlawn Ave N	1 Story w/Bsmnt.	4	1	1909	\$585,000
115 NE 77 St	2 Story	3	1.5	1924	\$586,000
1811 N 80th St	1 Story w/Bsmnt.	4	2.5	1924	\$587,000
2138 N 63rd	1 1/2 Stry w/Bsmnt	2	2	1928	\$590,000
2137 N 61st St	1 1/2 Stry w/Bsmnt	3	1	1951	\$595,000
7440 Keen Way N	1 1/2 Stry w/Bsmnt	6	3.5	1906	\$599,000
5903 Corliss Ave N	1 Story w/Bsmnt.	4	3	1913	\$599,950
7327 Keen Way N	2 Stories w/Bsmnt	4	1.75	1937	\$600,000
2334 N 61 St	2 Story	3	1	1925	\$600,000
348 NE 59th St	1 Story w/Bsmnt.	3	2	1925	\$600,000
7536 1st Ave NE	1 Story w/Bsmnt.	7	2	1906	\$600,000
1128 N 77th	1 Story w/Bsmnt.	4	2	1997	\$610,000
1304 N 82nd St	1 Story w/Bsmnt.	4	1.75	1949	\$610,000
5308 Woodlawn Ave N	Tri-Level	3	1.75	1926	\$610,000
7554 1st Ave NE	2 Stories w/Bsmnt	2	1	1940	\$615,000
1146 N 78th St	1 1/2 Story	3	1.75	1909	\$616,000
5815 McKinley PI N	1 1/2 Stry w/Bsmnt	5	1.75	1984	\$620,000
7667 Latona Ave NE	2 Stories w/Bsmnt	4	1.75	1929	\$630,000
5319 Keystone PI N	1 1/2 Stry w/Bsmnt	3	2.5	1921	\$635,000
2343 N 60th St	1 1/2 Stry w/Bsmnt	5	2	1927	\$635,000
5520 Canfield PI N	1 1/2 Stry w/Bsmnt	3	2	1920	\$640,000
5618 Keystone PI N	2 Stories w/Bsmnt	3	2	1911	\$649,950
5512 Ashworth Ave N	2 Stories w/Bsmnt	3	1.75	1927	\$650,000
5515 Ashworth Ave N	1 Story w/Bsmnt.	4	2	1912	\$650,000
1520 N 82nd St	1 1/2 Stry w/Bsmnt	4	1.5	1916	\$660,000
2302 N 62nd St	1 1/2 Stry w/Bsmnt	4	2	1926	\$665,000
2130 N 61st St	2 Stories w/Bsmnt	3	3	1951	\$670,000
5822 E Green Lake Way N	1 1/2 Stry w/Bsmnt	3	1.75	1903	\$672,000
7418 Corliss Ave N	Multi Level	4	2	1901	\$690,000
2307 N 63rd ST	1 1/2 Stry w/Bsmnt	3	1.75	1906	\$690,000
7715 Winona Ave N	2 Stories w/Bsmnt	4	2	1926	\$695,000
2348 N 58th St	2 Stories w/Bsmnt	6	1.75	1990	\$698,500
6206 Woodlawn Ave N	2 Stories w/Bsmnt	6	2.75	1924	\$700,000
5808 Woodlawn Ave N	2 Stories w/Bsmnt	3	3.5	1924	\$700,000
147 NE 56th	1 1/2 Stry w/Bsmnt	3	2	1901	\$710,000
7411 Keen Way N	2 Stories w/Bsmnt	4	1.5	1985	\$718,000
147 NE 58th St	1 Story w/Bsmnt.	5	1.75	1906	\$720,000
5651 Keystone PI N	1 1/2 Stry w/Bsmnt	4	1.75	1926	\$725,000
7525 1st Ave NE	Multi Level	4	3.5	1923	\$729,950
1837 N 57th St	2 Stories w/Bsmnt	4	1	1924	\$731,000
7612 E Green Lake Dr N	2 Stories w/Bsmnt	3	2.5	1907	\$735,000
8027 Sunnyside Ave N	2 Stories w/Bsmnt	3	2	2005	\$749,950
1423 N 52nd	2 Stories w/Bsmnt	4	2.5	1926	\$750,000
1508 N 57 St	2 Stories w/Bsmnt	3	2.25	2004	\$759,000
6403 Corliss Ave N	2 Stories w/Bsmnt	3	1.75	1910	\$775,000
6013 Latona Ave NE	2 Stories w/Bsmnt	4	3	1924	\$792,500
8040 Burke Ave N	1 1/2 Stry w/Bsmnt	3	1.75	1924	\$794,000
311 NE 75th St	2 Stories w/Bsmnt	4	2	1912	\$799,000
1326 N 79th St	2 Stories w/Bsmnt	3	3.5	2006	\$800,000
6406 E Greenlake Way N	2 Stories w/Bsmnt	4	1.75	1904	\$805,000
7343 Keen Way N	2 Stories w/Bsmnt	3	3.5	2006	\$819,000
2328 N 62nd St	2 Stories w/Bsmnt	4	2	1991	\$840,000
8231 Ashworth Ave N	2 Stories w/Bsmnt	3	2	1925	\$851,000
2225 N 60th	2 Stories w/Bsmnt	3	2.75	2006	\$855,000
6103 Latona Ave NE	2 Story	3	1.5	2006	\$875,000
101 NE 55th St	2 Stories w/Bsmnt	2	3.5	1908	\$880,000
5728 Woodlawn Ave N	Multi Level	3	3.5	1906	\$895,000
5529 Wallingford Ave N	2 Stories w/Bsmnt	4	3	2006	\$950,000
2110 N 77th St	2 Stories w/Bsmnt	4	4	1905	\$972,000
5407 Kensington PI N	2 Stories w/Bsmnt	4	3	1900	\$1,019,370
7535 2nd Ave NE	2 Stories w/Bsmnt	4	3.5	2004	\$1,050,000
2203 N 59th	2 Stories w/Bsmnt	4	3.5	2006	\$1,100,000

SEATTLE EVENTS CALENDAR

HOME GAMES

SUPERSONICS

vs. Miami Heat
Wednesday 7:00pm
01/10/2007

vs. Utah Jazz
Friday 7:30pm
01/12/2007

vs. Cleveland Cavaliers
Tuesday 7:00pm
01/16/2007

vs. Milwaukee Bucks
Friday 7:30pm
01/19/2007

vs. Denver Nuggets
Tuesday 7:00pm
01/23/2007

vs. Minnesota Timberwolves
Friday 7:30pm
01/26/2007

vs. Los Angeles Lakers
Sunday 6:00pm
01/28/2007

vs. Chicago Bulls
Friday 7:30pm
02/02/2007

vs. Sacramento Kings
Saturday 7:00pm
02/10/2007

vs. Detroit Pistons
Tuesday 7:00pm
02/13/2007

vs. Phoenix Suns
Wednesday 7:00pm
02/14/2007

vs. Golden State Warriors
Saturday 7:00pm
02/17/2007

vs. Memphis Grizzlies
Tuesday 7:00pm
02/20/2007

vs. Washington Wizards
Wednesday 7:00pm
02/21/2007

vs. Portland Trail Blazers
Monday 7:00pm
02/26/2007

THUNDERBIRDS

vs. Portland Winter Hawks
Saturday 7:05pm
01/20/2007

vs. Kamloops Blazers
Wednesday 7:05pm
01/24/2007

vs. Everett Silvertips
Saturday 7:05pm
01/27/2007

vs. Prince George Cougars
Wednesday 7:05pm
01/31/2007

vs. Portland Winter Hawks
Saturday 7:05pm
02/03/2007

vs. Spokane Chiefs
Tuesday 7:05pm
02/06/2007

vs. Tri-City Americans
Sunday 5:05pm
02/11/2007

vs. Spokane Chiefs
Friday 7:35pm
02/16/2007

vs. Kelowna Rockets
Saturday 7:05pm
02/17/2007

vs. Lethbridge Hurricanes
Wednesday 7:05pm
02/21/2007

vs. Everett Silvertips
Saturday 7:05pm
02/24/2007

vs. Kelowna Rockets
Sunday 5:05pm
02/25/2007

UPCOMING

Washington Sportsman Show

January 24 - 28, 2007
Western Washington Fairgrounds
Puyallup, Washington

Wednesday	January 24, 2007	Noon to 8 pm
Thursday	January 25, 2007	Noon to 8 pm
Friday	January 26, 2007	Noon to 8 pm
Saturday	January 27, 2007	10 am to 8 pm
Sunday	January 28, 2007	10 am to 4 pm

Admission
Adults: \$9.00
Juniors (6-16): \$5.00
Children under 6: Free

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

Computer Help.cc

www.computerhelp.cc 206.650.0768 Ryan Gaffney
ryan@computerhelp.cc

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Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors

Here is what our clients have to say.....

Dear Windermere, Prospective Buyers and Sellers;

This year our family was faced with a job-related move. Just a couple of years earlier, we had found the perfect house with the help of Steve Laevastu. Steve had also helped us sell our home at the time. We were very pleased with our first experience and decided to call Steve again.

In both of our experiences with Steve, we were grateful for his excellence in marketing our home, representing us in negotiations and managing the many steps toward closing. Steve was always available, patient and enthusiastic. Moving a family is a stressful experience even if everything goes perfectly. Steve inspired confidence so that we could focus on packing, researching neighborhoods and finding schools.

We would certainly ask Steve to help us again with any real estate in the Seattle area. We would not hesitate to recommend him to family or friends.

Sincerely,
David Pereles.

Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we feel that you gave us your all.

It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressured salespeople with whom you undoubtedly come in contact with every day influence you. You are just fine as you are.

Most Sincerely,
Dottie & Jim Anderson

Our year 2007 Business forecast

- Business will continue to go where invited and remain appreciated
- Reputations will continue to be made by many acts and lost by one.
- Go-givers will become the go-getters.
- The extra mile will have no traffic jams.
- Performance will continue to outsell promises.
- Enthusiasm will be as contagious as ever.
- Trust, not tricks will keep customers loyal.
- Quality will be prized as a precious possession.

We look forward to staying in contact with you in the year 2007. If you ever have a question or need my assistance regarding real estate, please call us.



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Washington 5th Home Price Gains As Appreciation Slows Across U.S.

Home prices in Washington increased 16.35 percent from a year ago, more than twice the national rate. Only Idaho, Utah, Arizona and Oregon outgained Washington.

Among 379 Metropolitan Statistical Areas (MSAs) or Metropolitan Divisions in the survey, Wenatchee, at number 5, was the highest ranking in the state. Seven other MSAs in the state were ranked on the top 30 list.

U.S. home prices rose in the third quarter of this year, but the rate of increase continued to slow and some areas experienced actual price declines. Nationally, home prices were 7.73 percent higher in the third quarter of 2006 than they were one year earlier.

Appreciation for the most recent quarter was 0.86 percent, or an annualized rate of 3.45 percent. This reflects a further slowdown from that reported for the second quarter when the quarterly appreciation rate was 1.3 percent and the annualized rate was 5.1 percent. The quarterly increase is the lowest since the second quarter of 1998. The figures were released by the Office of Federal Housing Enterprise Oversight (OFHEO) as part of the House Price Index (HPI), a quarterly report analyzing housing price appreciation trends.

"Our newest data confirm last quarter's data that the housing market is in a decidedly different stage," said OFHEO Director James B. Lockhart. "With U.S. house prices growing less than one percent during the third quarter, it provides more evidence that the long forecasted national deceleration in house prices is occurring. Given the five-year appreciation prior to this quarter of 56.8 percent, the slowdown is not unexpected. There are still some areas where appreciation rates remain very high but now they are the exception rather than the norm," Lockhart said.

Since the spring of 2004, year-over-year house price appreciation has fallen from a peak of 13.9 percent to 7.7 percent this quarter. Despite the deceleration, house prices grew faster over the past year than did prices of non-housing goods and services reflected in the Consumer Price Index (CPI). CPI prices rose 3.1 percent.

The findings of the third quarter HPI show varying trends in different parts of the country.

1. The quarterly appreciation rate fell in seven of the nine Census Divisions. The West North Central and East North Central divisions had small increases over weak second quarters.
2. Five states -- New York, Rhode Island, Michigan, New Hampshire, and Massachusetts -- saw price declines from the second to the third quarter of the year.
3. Michigan was the first state to show a year-over-year decline in more than six years. Prices fell in Michigan 0.6 percent between the third quarter of 2005 and the third quarter of 2006.
4. Appreciation rates remain at or near record-setting rates in areas affected by Hurricane Katrina. Baton Rouge, Gulfport-Biloxi, and Mobile all had their highest four-quarter appreciation rates ever with four-quarter price growth of 14.1, 23.3, and 17.5 percent respectively.
5. Idaho now tops all states with the highest four-quarter appreciation rate with prices 17.5 percent higher in the third quarter of 2006 than they were a year earlier. Other states with still large year-over-year increases were Utah (17.4 percent), Oregon (16.9 percent), and Arizona (16.4 percent).
6. Quarterly price declines occurred in more than half the cities in California. Fifteen of 25 California cities in OFHEO's list of ranked Metropolitan Statistical Areas (MSAs) and Divisions experienced price declines relative to the second quarter.

"House prices continued to rise through the third quarter in most of the country, but generally at only low or moderate rates," said OFHEO Chief Economist Patrick Lawler. "The transition from sizzling markets to normal or weak markets has been orderly so far, and recent drops in interest rates lessen the likelihood that precipitous changes will occur."

OFHEO's House Price Index is published on a quarterly basis and tracks average house price changes in repeat sales or refinancings of the same single-family properties. Changes in the mix of data from refinancings and house purchase transactions can affect HPI results.

OFHEO's HPI report in PDF form is accessible at <http://www.ofheo.gov>.