



Maple Leaf Neighborhood Advisor

January 2007

See all of the homes sold in the Maple Leaf Neighborhood for 2006 inside this edition

Visit www.mapleleafhouse.com

Why Steve & Roger Should Be Your Agents



Steve Laevastu

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 Maple Leaf. We list and sell more homes in Maple Leaf 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.



Roger Turner

Steve Laevastu

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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 Maple Leaf neighborhood.

Project Number: 3006087 Address: 850 NE 94th St
Zone: L2, NG

Land Use Application to subdivide one parcel into four unit lots. The construction of townhouses is being reviewed under Project #6091502. 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.

Project Number: 3005720 Address: 9213 Roosevelt Way NE
Zone: L2, RC, NG

Land Use Application to allow a two-unit townhouse structure, a four-unit townhouse structure and a single family residence (for a total of seven units). Parking for seven vehicles will be located within the structures. Two existing structures to be demolished.

Project Number: 3004849 Address: 8926 Roosevelt Way NE
Zone: NC2 40', NG

Land Use Application to allow a four-story mixed-use building with 4,237 sq. ft. of retail at ground level, 4,420 sq. ft. of administrative office and five apartment units above. Parking for 17 vehicles will be located below grade. Existing retail building to be demolished.

Project Number: 3006005 Address: 9201 Roosevelt Way NE
Zone: L2, R/C, NG

Land Use Application to subdivide one parcel into two unit lots. The construction of townhouses has been approved under Project #6090223. 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.

Project Number: 3005853 Address: 320 NE 97th St
Zone: NC3 65', NG

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 19,902 sq. ft. and B) 19,902 sq. ft. Existing structures on proposed Parcel A and proposed Parcel B to remain.

Additional information can be found online at:
<http://www.seattle.gov/dpd/notices/Overview/>

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at
<http://www.mapleleafhouse.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>

The following list are homes that SOLD in our Maple Leaf 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. I have seen the interiors of most of the homes on this list. If you are considering selling your home, please let us help you. We 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
8915 20 Ave NE	1 Story	2	0.75	1928	\$250,000
8528 1 Ave NE	1 Story	2	1	1947	\$287,000
9014 20th Ave NE	1 Story w/Bsmnt.	2	1.75	1923	\$308,000
8830 1st Ave NE	1 1/2 Stry w/Bsmnt	5	1	1946	\$340,000
409 NE 85th St	1 Story w/Bsmnt.	2	1	1926	\$356,000
8620 5th Ave NE	1 Story w/Bsmnt.	2	1	1946	\$358,000
226 NE 90th St	1 Story w/Bsmnt.	3	1.50	1943	\$360,000
1727 NE 89th St	1 Story	2	1	1928	\$369,000
8625 17th Ave NE	1 Story	2	1	1942	\$376,000
9010 20th Ave NE	2 Story	3	2	1989	\$380,000
9019 20th Ave NE	1 Story w/Bsmnt.	3	1.75	1946	\$380,000
538 NE 79th St	1 Story w/Bsmnt.	2	1	1907	\$383,000
115 NE 91st St	1 Story w/Bsmnt.	2	1.75	1961	\$385,000
1523 NE 91st St	1 Story w/Bsmnt.	2	1	1942	\$391,000
1240 NE 89th St	1 Story w/Bsmnt.	3	1	1941	\$394,900
325 NE 89th St	1 Story w/Bsmnt.	2	1	1945	\$396,000
1710 NE 86th St	1 Story w/Bsmnt.	2	1	1939	\$403,000
844 92nd St	1 Story w/Bsmnt.	2	1	1924	\$412,000
8526 17th Ave NE	1 Story w/Bsmnt.	3	2	1941	\$412,000
1536 NE 92nd St	1 Story w/Bsmnt.	3	1.75	1944	\$415,000
8047 12 Ave NE	2 Stories w/Bsmnt	5	2.50	1916	\$415,000
8910 Latona Ave NE	1 Story w/Bsmnt.	2	1.75	1926	\$417,000
1522 NE 92 St	1 Story w/Bsmnt.	2	1.50	1944	\$420,000
523 NE 89th St	1 Story w/Bsmnt.	2	1.25	1951	\$420,000
8924 8th Ave NE	1 Story w/Bsmnt.	2	1.75	1939	\$429,950
7912 8th Ave NE	1 1/2 Stry w/Bsmnt	4	2	1931	\$431,000
538 NE 81st St	1 Story	2	1.75	1925	\$435,000
1713 NE 88th St	1 Story w/Bsmnt.	3	2	1941	\$435,000
1250 NE 90th St	1 Story w/Bsmnt.	2	1.75	1938	\$439,000
505 NE 88th St	1 Story w/Bsmnt.	2	1.75	1946	\$439,950
634 NE Banner Pl	1 Story w/Bsmnt.	3	1.75	1915	\$445,000
314 NE 89th St	1 Story w/Bsmnt.	3	1.75	1959	\$456,000
8623 8th Ave NE	1 1/2 Story	3	2	1939	\$460,000
216 NE 82 St	1 Story w/Bsmnt.	2	2	1937	\$460,000
9007 17th Ave NE	1 1/2 Story	3	1	1938	\$462,500
1528 NE 88th St	1 1/2 Stry w/Bsmnt	4	1	1941	\$464,950
542 NE 79th St	1 1/2 Stry w/Bsmnt	3	1.75	1924	\$465,000
8612 8th Ave NE	1 1/2 Stry w/Bsmnt	4	1	1930	\$475,000
843 NE 78th St	1 Story w/Bsmnt.	2	1.75	1924	\$478,000
532 NE 90th	1 Story w/Bsmnt.	2	1	1930	\$480,000
8028 Brooklyn Ave NE	1 Story w/Bsmnt.	3	1	1925	\$480,000
822 NE 90th	1 1/2 Stry w/Bsmnt	4	1.50	1945	\$480,000
509 NE 82nd St	1 1/2 Stry w/Bsmnt	5	1	1927	\$480,000
814 NE 88th St	2 Stories w/Bsmnt	5	2	1946	\$480,000
1057 NE 90th St	1 Story w/Bsmnt.	3	1.75	1947	\$481,000
538 NE 89th St	1 1/2 Stry w/Bsmnt	3	2.50	1946	\$485,000
8250 15th Ave NE	1 1/2 Story	3	2	1925	\$527,000
8903 17th Ave NE	1 Story w/Bsmnt.	4	1.75	1951	\$527,500
543 NE 86th St	1 1/2 Stry w/Bsmnt	4	2	1958	\$529,000
8112 5th Ave NE	1 1/2 Story	3	1.50	1930	\$530,000
7820 Roosevelt Way NE	1 1/2 Stry w/Bsmnt	3	1.75	1925	\$535,000
522 NE 84th St	1 Story w/Bsmnt.	3	2	1926	\$539,900
534 NE 81st St	1 1/2 Stry w/Bsmnt	3	2	1926	\$540,000
503 NE 82nd St	1 1/2 Stry w/Bsmnt	4	2	1927	\$544,000
600 NE 77th St	1 1/2 Story	3	2	1925	\$550,000
1302 NE 80th St	1 1/2 Stry w/Bsmnt	5	2.75	1927	\$560,000
8521 Latona Ave NE	2 Stories w/Bsmnt	4	1.75	1947	\$575,000
9155 20th Ave NE	2 Story	4	2.50	1926	\$575,000
502 NE 82nd	2 Story	3	1.50	1932	\$579,000
1046 NE 88th	2 Stories w/Bsmnt	3	2	1928	\$580,000
8533 2nd Ave NE	2 Stories w/Bsmnt	4	4	1987	\$582,500
1529 NE 90th St	1 Story w/Bsmnt.	3	1.75	1952	\$603,500
1218 NE 88th St	Split Entry	3	2.50	1980	\$620,000
522 NE 88th St	2 Stories w/Bsmnt	4	2.50	1935	\$639,950
8824 2nd Ave NE	1 Story w/Bsmnt.	4	3	1954	\$645,000
515 NE 84th St	1 1/2 Stry w/Bsmnt	4	2.50	1927	\$650,000
8003 5th Ave	2 Stories w/Bsmnt	5	3.25	1926	\$660,000
8909 12th Ave NE	2 Stories w/Bsmnt	4	3.50	2005	\$680,000
623 NE 78th St	2 Stories w/Bsmnt	3	1.75	1925	\$695,000
8801 Latona Ave NE	2 Story	4	2.50	1997	\$700,000
1545 NE 90 St	1 Story w/Bsmnt.	4	2.75	1955	\$707,000
1248 NE 88th St	2 Stories w/Bsmnt	4	2.75	1930	\$721,000
1225 NE 91st St	2 Story	4	2.50	2005	\$729,500
829 NE 80th St	2 Stories w/Bsmnt	4	3.50	2006	\$735,000
8501 8th Ave NE	2 Stories w/Bsmnt	4	3.50	2005	\$786,000
1061 NE 88 St	2 Stories w/Bsmnt	5	3.50	2005	\$950,000

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.

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

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/>

CONTINUED ON THE BACK PAGE.....

Computer Help.cc

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Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.

Steve Laevastu & Roger Turner are your EXCLUSIVE Maple Leaf 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 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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"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.

An index using only purchase price data indicates somewhat less price appreciation for U.S. houses between the third quarter of 2005 and the third quarter of 2006. That index increased 6.0 percent, compared with 7.7 percent for the HPI.

*House Price Appreciation, Top 10 States
Percent Change in House Prices
Period Ended September 30, 2006*

State	Rank	1-Yr	Qtr	5-Yr	Since 1980
Idaho	1	17.52	3.00	59.99	240.45
Utah	2	17.41	4.70	40.63	252.70
Oregon	3	16.90	2.85	67.61	348.68
Arizona	4	16.37	1.02	95.91	328.58
Washington	5	16.35	3.14	63.91	379.22
Florida	6	15.11	1.15	110.62	387.80
Wyoming	7	14.39	4.61	60.13	159.52
New Mexico	8	14.10	2.66	53.01	222.89
Hawaii	9	13.33	1.27	110.11	438.96
Maryland	10	13.19	1.84	101.54	433.27

*Note: Ranking based on one-year appreciation.

**Note: United States figures based on weighted Census Division average

**Metropolitan Statistical Areas and Divisions
Percent Change in House Prices with MSA Rankings**
Top 10 Areas + Areas in Washington State
Period Ended September 30, 2006
(alphabetical)*

MSA	National Ranking	1-Yr	Qtr	5-Yr
Bellingham	42	14.21	3.03	89.65
Bend, OR	1	30.37	2.82	102.02
Boise City-Nampa, ID	2	26.48	4.19	67.62
Bremerton-Silverdale	17	17.67	2.63	83.34
Flagstaff-AZ-UT	7	21.67	2.96	103.83
Gulfport-Biloxi, MS	3	23.26	6.91	48.15
Kennewick-Richland-Pasco	187	3.92	3.11	25.26
Longview	8	20.60	6.21	53.54
Miami-Miami Beach-Kendall, FL	4	22.14	3.67	140.24
Mount Vernon-Anacortes	21	17.19	3.85	71.46
Myrtle Beach-Conway-North Myrtle Beach, SC	6	21.74	5.96	65.96
Olympia	32	15.84	3.33	72.89
Portland-Vancouver-Beaverton	24	17.09	2.60	65.79
St. George, UT	9	20.58	4.37	88.56
Salt Lake City, UT	10	20.43	5.19	44.98
Seattle-Bellevue-Everett (MSAD)	22	17.16	3.66	62.43
Spokane	28	16.25	2.25	61.71
Tacoma (MSAD)	23	17.15	2.49	72.15
Wenatchee	5	21.96	6.80	56.54
Yakima	73	10.60	2.23	29.92

OFHEO's index is based on analysis of data obtained from Fannie Mae and Freddie Mac from more than 31 million repeat transactions over the past 31 years. OFHEO analyzes the combined mortgage records of Fannie Mae and Freddie Mac, which form the nation's largest database of conventional, conforming mortgage transactions. The conforming loan limit for mortgages purchased in 2006 is \$417,000 and will remain unchanged in 2007 as announced on November 28.

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