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• Trees and flowers blossom at the entrance to Ravenna Park •



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Happy Spring! Windermere Real Estate

RAVENNA NEIGHBORHOOD ADVISOR - APRIL 2006

The following are the homes that **SOLD** in the Ravenna neighborhood in the months of January and February, 2006. Do you wonder what a 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 the list. If you are considering selling your home, **please let us help you.** By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sale price that might realistically be expected in today's market.

Address	Beds/Baths	Style	Year Built	Sale Price
6415 9th Ave NE	3/2.25	Townhouse	2001	364,950
5610 15th Ave NE	2/2.25	Townhouse	2006	374,500
7532 23rd Ave NE	2/1	1 Story w/Bsmnt.	1950	380,990
5723 25th Ave NE	3/1.5	2 Stories w/Bsmnt	1928	385,000
846 NE 67th St	2/2	Townhouse	2000	384,950
1218 NE 69th St	2/1	1 Story w/Bsmnt.	1908	414,000
5912 8th Ave NE	3/1.5	1 Story w/Bsmnt.	1923	420,000
8205 19th Ave NE	3/1.75	1 Story w/Bsmnt.	1938	425,000
5612 15th Ave NE	3/2.25	Townhouse	2006	425,500
2217 NE 70th St	4/1.75	1 Story	1947	450,000
1031 NE 61st St	3/1	1 1/2 Stry w/Bsmnt	1910	463,550
6526 23rd Ave NE	4/2	1 Story w/Bsmnt.	1930	474,800
7040 21st Ave NE	4/2.5	2 Story	1992	505,000
6230 23rd Ave NE	4/1.75	1 Story w/Bsmnt.	1913	520,000
1707 NE 80th St	3/1.5	2 Stories w/Bsmnt	1932	528,000
2120 NE 54 St	10/6.75	14-Split Entry	1991	530,000
6831 24th Ave. NE	5/2	1 Story w/Bsmnt.	1910	549,000
806 NE 55th St	7/3.25	2 Stories w/Bsmnt	1912	590,000
6333 14th Ave NE	3/1.75	1 1/2 Stry w/Bsmnt	1910	605,500
1401 NE 63rd St	3/1.5	2 Stories w/Bsmnt	1918	615,000
5029 17th Ave NE	4/1.5	2 Stories w/Bsmnt	1923	630,000
8017 19th Ave NE	3/2.5	2 Story	2004	652,000
7722 16th Ave NE	4/3	2 Story	1995	664,500
6314 Ravenna Ave NE	5/3	2 Stories w/Bsmnt	2005	901,000
7312 19th Ave NE	4/3.5	2 Stories w/Bsmnt	2005	942,390
5252-B 12th Ave NE	1/1.5	Townhouse	2005	242,500
7026 18th Ave NE	2/1	1 Story w/Bsmnt.	1929	435,100
5610 15th Ave NE	3/2.25	Townhouse	2006	441,000
7520 18th Ave NE	3/1.75	1 Story w/Bsmnt.	1906	453,000

*Information courtesy of NWMLS & is subject to change without notice

Seattle Celebrates 20th Annual Spring Clean Seattle's Premier Cleanup Event Runs April 1 – June 4

It's time again for community, school and business volunteers to sign up for Seattle's 20th annual Spring Clean. Part of Mayor Greg Nickels' Clean & Green Seattle Initiative, Spring Clean marshals community resources to improve the environment of Seattle's neighborhoods. Last year, nearly 10,000 volunteers helped make Seattle one of the cleanest cities in America." Spring Clean runs from April 1 through June 4. Past Spring Clean activities included painting out graffiti, picking up litter and illegally dumped materials, stenciling storm drains, cleaning school yards, removing invasive plants in watersheds and planting trees. The City of Seattle supports these neighborhood efforts with bags, free disposal, tools, and help with project design, publicity, and recruitment. Spring Clean information, including neighborhood cleanup activities and sign-up packets, is available by calling (206) 233-7187 or visiting <http://www.seattle.gov/util>.

In addition to providing more than 1.3 million customers in the Seattle metropolitan area with a reliable water supply, Seattle Public Utilities provides essential sewer, drainage, solid waste and engineering services that safeguard public health, maintain the City's infrastructure and protect, conserve and enhance the region's environmental resources.

More Single Women Buying Their Own Homes

Last year, single women snapped up one of every five homes sold. That's nearly 1.5 million. If you're counting more than twice as many as single men bought, according to the National Association of Realtors. The trend is striking, because in 1981, the number of single women and single men home buyers was virtually the same. Since then, the percentage of buyers who are single has almost doubled, while the percentage of single men buyers slipped one percentage point to nine percent last year. The rise of single homeowners is part of a greater social and economic shift that is reshaping American life.

Some of the most critical demographic changes that have opened up the real estate market to women include:

- **Women (and men) are marrying later.** On average, women now wait until they're nearly 26 to walk down the aisle, about 6 years later than in 1960, according to Census data. On average, men today marry at age 27, an increase of 5 years in that same period.
- **Divorce.** A Census study showed that 73% of women who married between 1980 and 1984 reached their 10th married between 1945 and 1949. Still, as many as half of the new marriages end in divorce.
- **Women tend to live longer than men.** The average man will die at 74, giving the average widow (who'll die at 79) five more years to buy a home on their own. Before 1974, when Congress amended the Fair Housing Act to stop sex discrimination, it was hard for single women to get a mortgage, or even a credit card, in their own names.

Women in particular, benefit because 25% of single mothers spend more than half their income on housing, compared with 10% of single fathers who do, according to the Joint Center for Housing Studies at Harvard University. Because of new government loan criteria, many lenders will now help single women in several ways. They will:

- **Let women count child support from an ex-husband as income to help qualify for loans.**
- **Consider divorced women as first time buyers,** even if they bought homes with their former husbands, so women can qualify for further help. First-time home buyers can often receive down-payment assistance or low-downpayment loans.
- **Let women use some alternative forms of credit history such as their phone bill record,** in case they never had credit in their own names, says a representative of the Mortgage Bankers Association.

Single women home buyers often need help because their median income is \$47,315 a year – 20% less than for single men buyers.

How Single Home Buyers Compare

Single, female home buyers tend to be the same age as single, male buyers, but they make about 25% less and buy less-expensive homes.

Single Women		Single Men	Single Women	Type of Home Purchased	Single Men
\$47, 315	Median Income	\$58, 936	60%	Detached Single Family	62%
42	Median Age	42	17%	Townhome	17%
\$159, 966	Purchase Price	\$167, 844	14%	Condo in Large Bldg	11%
			4%	Dupl/Condo in Sm Bldg	5%
			6%	Other	5%

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 GreenLake neighborhoods. For a complete list of all public land use notices and information on public comments visit <http://www.seattle.gov/dpd/notices/>.

Address: 1026 NE 61st St **Zone:** SF5000 **Project Number:** 3003351
Land Use Permit to raise existing structure and alter basement.

Address: 6503 57th Ave NE **Zone:** SF5000 **Project Number:** 3003732
Land Use Permit to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: A) 5,579.1 sq. ft. and B) 5,002.5 sq. ft. Existing structures to be removed.

Address: 7362 56th Ave NE **Zone:** SF5000 **Project Number:** 2504117
Master Use Permit for future expansion of existing carport to increase the height of a 7.5 ft. flat roof to 12 ft. pitched roof.

Address: 5800 Sand Point Way NE **Zone:** LDT **Project Number:** 3003179
Land Use Permit to subdivide one parcel into eight unit lots. 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. The construction of townhouses has been approved under Project #2501711.

Address: 4527 NE 55th St **Zone:** L1, LDT **Project Number:** 3003380
Land Use Permit to approve a three-unit townhouse and two single family residences (total of five units) with parking for seven vehicles located within the structures. Existing four-unit multifamily structure to be demolished.

Address: 7821 Stone Ave N **Zone:** SF5000 **Project Number:** 3003213
Land Use Permit to approve 56 parking stalls and a 425 sq. ft. trash and recycling enclosure at Daniel Bagley Elementary School. Environmental Determination of Non-Significance prepared by Seattle Public School District.

Address: 5013 40th Ave NE **Zone:** L2 **Project Number:** 3004168
Land Use Permit to subdivide one parcel into three unit lots. The construction of townhouses has been approved under Project #2505833. 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.

Address: 5021 40th Ave NE **Zone:** L2 **Project Number:** 3004067
Land Use Permit to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Project #2503021. 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.

Address: 7400 Sand Point Way NE **Zone:** L2 **Project Number:** 3004253
Land Use Permit to allow construction of four athletic fields with 24 light poles (approved under Project 2400368) in an environmentally critical area (Warren G. Magnuson Park). Project includes wetland restoration and 165,000 cu. yds. of grading (72,000 cu. yds. cut and 92,000 cu. yds. fill). Review includes demolition of commissary and two related structures. Environmental documents prepared by Seattle Department of Parks & Recreation.

Address: 2316 NE 65th St **Zone:** NC2 40', L2 **Project Number:** 3003490
Land Use Permit to install a minor communication utility (Clearwire) consisting of four panel antennas (four sector, one antenna per sector), two dish antennas and equipment cabinet on the roof of an existing apartment and commercial building.

Do you need help with your computers?

Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. The scope of services offered by Computer Help includes, but is not limited to: virus/spyware cleanup and prevention, hardware installation, software/OS upgrades, broadband Internet setup, web development, graphic design, domain hosting, networking, data backup, and Internet security. 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.

Roger Turner & Steve Laevastu

Windermere Real Estate

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ADDRESS CORRECTION REQUESTED

PRSRT STD

US Postage

PAID

Seattle, WA

Permit No. 5706



Why Steve Laevastu & Roger Turner Should Be Your Agents

1. We supply superior guidance in developing a plan of action to accomplish your goal.
2. Our objective is to go above and beyond the call of duty for you, so that you are compelled to share your success story with friends and relatives.
3. We work for the premiere company in the business. Windermere Real Estate has greater than 50% of the market share.
4. Our proven track record.
5. Top Producers. We get Results!
6. Combined over 40 years of experience.
7. We live close by.
8. We know the area. We both grew up in Seattle.
9. We understand the importance of communication. We will communicate with you every step of the way.
10. Personal Performance Guarantee. If you ever become dissatisfied with our service for any reason, we will unconditionally release the listing.
11. Integrity. We do what we say and we say what we do.
12. Character and trust.
13. You have TWO agents working for you instead of one. We are both graduates from major universities.
14. We are both highly energetic, hardworking, proactive agents. We don't sit around, we make things happen.
15. Professional representation.
16. Passion for what we do. We love real estate!!!
17. Top Quality Service. Steve Laevastu won the award

When you want to sell a home, we can:

- Help you establish the best sales price based upon sales information from similar properties that have recently what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective (they have to see it to want it).
- Screen prospective buyers (weeding out those who don't qualify).
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - we can help!

When you want to buy a home, we can:

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

Whether selling or buying - we can help!

We are dedicated to giving you the best possible service. Call us!

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Windermere Real Estate
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