

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Ravenna Area



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 Happy St. Patrick's Day!

The following is a listing of some of the properties that have sold in our Ravenna neighborhood during the months of January & February, 2006.

Do you wonder what your home may be 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 chart.

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 sales price that might realistically be expected in today's market.

Recent Market Activity

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>	<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
8614-B 23rd Ave NE	3/2.25	Townhome	\$329,950	7040 21st Ave NE	4/2.5	2 story	\$505,000
8620 5th Ave NE	2/1	1 Story w/bsmt	\$358,000	8250 15th Ave NE	3/2	1½ Story	\$527,000
7532 23rd Ave NE	2/1	1 Story w/bsmt	\$380,990	1707 NE 80th St	3/1.5	2 Story w/bsmt	\$528,000
846 NE 67th St	2/2	Townhome	\$401,901	6831 24th Ave NE	5/2	1 Story w/bsmt	\$549,000
6513 24th Ave NE	3/2.5	Townhome	\$412,000	8017 19th Ave NE	3/2.5	2 Story	\$652,000
1218 NE 69th St	2/1	1½ Story w/bsmt	\$414,000	7722 16th Ave NE	4/3	2 Story	\$664,500
1409 NE 70th St	2/1	1 Story w/bsmt	\$420,000	7312 19th Ave NE	4/3.5	2 Story w/bsmt	\$942,390
8205 19th Ave NE	3/1.75	1 Story w/bsmt	\$425,000				
2217 NE 70th St	4/1.75	1 Story	\$450,000	Average Sales Price:			\$494,252
1348 NE 68th St	3/1	2 Story	\$462,000	Average Days on Market:			37
6526 23rd Ave NE	4/2	1 Story w/bsmt	\$474,800	Average Price Per Sq. Ft.:			\$248.51

Information courtesy of NWMLS and is subject to change without notice.

Ravenna Creek Daylighting within Ravenna Park

Construction on the project to daylight Ravenna Creek within Ravenna Park began in July 2005. The first phase of the project which includes the major grading was complete per schedule in November. Project work is currently suspended for the winter. The second phase to complete the project is scheduled to resume in March 2006.

Work includes excavation of 650 lineal feet of new channel and enhancing a total of 850 lineal feet of the Ravenna Creek channel. Other project work elements include clearing and grading the site, installing new pathways, stairs, railings and a pedestrian bridge, installing artwork, restoring the stream corridor, revegetation with native plants, and seeding. The project will be complete in late spring 2006.

Construction related to the creek daylighting is expected to disturb and reduce the size of the ballfield surface. At the end of the creek daylighting construction work, the softball/Little League field will be restored.

Re-opening the ballfield is dependent upon the extent of restoration required and adequate time for turf establishment. The precise time for the field re-opening has not yet been determined, but is likely to be spring 2007.

The Seattle Office of Arts and Cultural Affairs is coordinating the creation and installation of community artworks in association with creek daylighting.

Within Ravenna Park the project will daylight the creek, bringing new creek corridor habitat an additional 650 feet. The creek is currently diverted into a sewer, but will connect to a culvert that takes the creek into Metro's stream flow transfer pipeline and there to Union Bay Slough. Restoration will provide a variety of associated benefits including increased habitat, drainage improvements, and aesthetic opportunities. This project will coordinate with King County Department of Natural Resources (DNR) Wastewater Division, which fund the construction of creek daylighting through the park. King County DNR has begun building a conveyance ("stream flow transfer") pipe outside the park. Artwork within the park and along the route of the King County conveyance pipe will serve as a memorial to the former creek.

Anticipated Impacts:

The project will take up most of the area now used for soccer, but it will leave the ballfield as it is. Parts of the soccer area will be a raised meadow, which allows for the installation of a new ADA accessible path into the park, past the ballfield. The degree of ballfield closures necessary to accommodate construction will be determined as we get closer to actual construction.

For more information on the Ravenna Creek Daylighting Project, please visit www.cityofseattle.net/parks/proparks/projects/RavennaCreekatRavenna.htm

March Events

St. Patrick's Day Dash March 12th
Run, Walk, Jog or Crawl in this 3-1/2 mile jaunt between Seattle Center and Safeco Field. Starts at 9am sharp on March 12th and will raise funds for the Starlight Starbright Children's Foundation of Washington. Join the fun, dress up with an Irish spirit and get some fresh air! To register, visit: www.stpatsdash.com

St. Patrick's Day March 17th

St. Patrick's Day Parade March 18th
Saturday at 12:30 PM, starting from 4th Ave at Jefferson, in downtown Seattle. The Parade travels north on 4th Ave to Westlake and, via the Monorail, on to the Seattle Center. For more information visit: www.irishclub.com

Irish Week Festival March 17-19th
Sing along to Irish tunes, try stepdancing, children's contests, learn about Gaelic games, Irish history or genealogy, or take Irish language lessons. Irish Heritage Club at the Seattle Center www.irishclub.org

Whirligig! March 23-April 16th
Wow is for Whirligig! Seattle Center's annual carnival of fun for kids. Kids can have tons of fun while they bounce, slide, glide and ride on super-size inflatable rides. Arts and crafts, eye-popping decor, clowns, face painters and free entertainment transform Center House into a vibrant kaleidoscope of activity and amusement for all ages. www.seattlecenter.com

Kites on the Fly March 25-26th
From delicate kites made of leaves to unique kites used for fishing to large kites that can actually lift people into the air, kites have played an important role in aviation history. Stop by to learn about these incredible yet simple flyers, then make and decorate your own kite to fly at home! Weekend Family Workshops are free with Museum of Flight. www.museumofflight.org