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**SOLD HOMES**

The following is a list of homes that sold in our Maple Leaf Neighborhood over the past month. 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.

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
7749	2nd Ave NE	\$420,000	3	1	2,080	04/02/2013
7542	9th Ave NE	\$300,000	4	1.5	1,420	03/22/2013
9705	Roosevelt Wy NE #B	\$335,000	2	1.5	1,276	04/09/2013
1034	NE 97th St	\$349,000	2	2	1,150	04/17/2013
9115	5th Ave NE	\$349,950	3	1.5	1,790	03/31/2013
9014	1st Ave NE	\$357,000	3	1.75	1,530	04/03/2013
1053	NE 102 St	\$383,500	2	1	1,920	04/03/2013
1740	NE 92nd St	\$389,163	3	2.5	2,120	03/31/2013
534	NE 88th St	\$420,000	3	1	1,980	04/12/2013
8112	Latona Ave NE	\$474,000	4	2.5	2,250	03/26/2013



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 THE BEST POSSIBLE SERVICE.**

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**MAPLE LEAF MONTHLY HOME SALES  
 E-MAILED DIRECTLY TO YOU!**

Sign up now for a free monthly service. You can have Maple Leaf home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Maple Leaf 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 Roger Turner stating that you want to get Maple Leaf home sales e-mailed to you. Roger's e-mail address is [rjturner@windermere.com](mailto:rjturner@windermere.com)

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

## SEATTLE CALENDAR

### **Seattle Science Festival June 6-16, 2013**

The 2013 Seattle Science Festival, an 11-day celebration of the science and technology happening in our community, runs June 6-16, 2013. It features luminaries from the science world in opening and closing night events, a free Science EXPO Day featuring hands-on activities and special stage programs on Saturday, June 8 at Seattle Center, and a variety of Signature Programs at venues around the region throughout the Festival.

### **Seattle Rock and Roll Marathon June 22, 2013**

Marathon & Half Marathon Start  
Time: 7:00am  
Start Line: Seattle Center, 5th Ave @ Broad  
Finish Line: Seattle Center, Mercer St. @ 4th Ave  
Revamped course announced for 2013! Runners will experience iconic Seattle sights as they rock out to live bands every mile.

Rock 'n' Roll Seattle Marathon 1/2 Marathon features a the two-day Health & Fitness Expo prior to the race, where all participants must pick up their race packets. Free and open to the public, this expo features the latest in running technologies, fitness apparel, health and nutrition information and interactive displays.

## **“King County House Prices Jumped Almost 20 Percent Over Year”**

*(Source: Seattle Times, April 4, 2013)*

The median price of single-family homes sold in King County leapt in March to \$392,000 as buyers, many waving all-cash offers, bid up the region's tight inventory. With 40 percent fewer houses for sale than a year ago, March's median closing price was 19 percent higher than the previous March and up 7 percent from February, the Northwest Multiple Listing Service reported Thursday. It was the biggest monthly percentage gain since April 2012, when King County's median home price started rising after 19 months of decline.

A severe shortage of homes for sale — with listings equal to only about a month's worth of pending sales — is driving the jump in prices. Generally a supply of four to six months is considered a balanced market.

About a quarter of buyers are paying all cash for homes, said OB Jacobi, president of Windermere Real Estate in Seattle. The rest are putting down, on average, between 20 and 50 percent cash, he said.

All regions in King County saw a lift in median prices: In Seattle, the median price of single-family homes sold rose 17 percent to \$462,375, the MLS reported. The median for condos was \$292,500, almost 25 percent higher than a year ago.

Price jumps happened at every tier of the housing market. In middle-class West Seattle, the median sale price on more than 100 homes sold in March was \$365,372, almost 30 percent higher than the previous March. Meanwhile, in affluent West Bellevue, the median sale price on the 34 homes sold last month was nearly \$1.3 million, 23 percent higher than a year ago.

Rising home prices also should encourage some homeowners to sell, brokers say. And homebuilders are ramping up production in response to demand. In the Seattle metro area, building permits were issued in January and February for more than 1,300 single-family homes, a 41 percent increase over the same period last year, according to the latest census data.

All of which could make this spring buying season the busiest in years, if inventory remains tight and more buyers enter the market. “My guess is it's going to be frenzied at least through the summer,” Jacobi said.

## **“Homes Even Harder to Find in Seattle Area in March”**

*(Source: Seattle PI, April 4, 2013)*

Observers of the local real estate market had hoped March would come with increasing listings, helping ease the area's shortage of homes for sale. It didn't, although there was a sign the sales surge could be starting to abate, or at least that people are running out of homes to buy.

As usual for March, new listings did pick up. But not as much as sales. In fact, King County went from having a paltry 2.3 months worth of homes for sale at the current sales pace in February to 1.6 months of supply in March. In Seattle, inventory hit 1.5 months, down from 2 in February.

“I'm a little surprised that we didn't pick up more listings than we did,” said Glenn Crellin, associate director of the Runstad Center for Real Estate Studies at the University of Washington. “I was really hoping that we'd start to see some balance coming into the listing side of the equation, and these

numbers indicate that we're going to have a really challenging summer. ... These numbers are just amazingly low."

The tight supply has continued to help push up prices. The median price for a house that sold in March was \$392,000, up 18.8 percent from a year earlier and 7.4 percent from February. Seattle's median house price was \$462,375, up 16.5 percent from a year earlier and 10.1 percent from February.

## “March Existing-Home Sales Slip Due to Limited Inventory - Prices Maintain Uptrend”

(Source: National Association of Realtors, April 22, 2013)

Existing-home sales eased in March from inventory constraints, which continued to pressure home prices, according to the National Association of Realtors®.

Total existing-home sales, which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, declined 0.6 percent to a seasonally adjusted annual rate of 4.92 million in March from a downwardly revised 4.95 million in February, but remain 10.3 percent higher than the 4.46 million-unit pace in March 2012.

Sales have been above year-ago levels for 21 consecutive months, while prices show 13 consecutive months of year-over-year price increases.

Lawrence Yun, NAR chief economist, said there is more demand than supply in the current market. “Buyer traffic is 25 percent above a year ago when we were already seeing notable gains in shopping activity,” he said. “In the same timeframe housing inventories have trended much lower, which is continuing to pressure home prices.”

Total housing inventory at the end of March increased 1.6 percent to 1.93 million existing homes available for sale, which represents a 4.7-month supply at the current sales pace, up from 4.6 months in February. Listed inventory remains 16.8 percent below a year ago when there was a 6.2-month supply.

“The inventory improvement last month results from a seasonal gain, but conditions continue to broadly favor sellers. We need a housing supply of over 6 months to have a generally balanced market between home buyers and sellers, but it’s unlikely we’ll get there without greater increases in housing construction,” Yun said.

The median time on market for all homes was 62 days in March, down from 74 days in February and is 32 percent below 91 days in March 2012. Short sales were on the market for a median of 81 days, while foreclosures typically sold in 46 days and non-distressed homes took 66 days. Thirty-seven percent of all homes sold in March were on the market for less than a month.

## Mother's Day 5K Fun Run and Walk 5/12/2013 South Seattle

Relax and enjoy a healthy start to your Mother's Day with a 5K Fun Run/Walk! All are welcome to attend this free untimed event at Seward Park. Sign up today! The first 150 registrants will receive a free reusable biodegradable water bottle. The 4th Annual Mother's Day 5K Fun Run/Walk is sponsored by the University of Washington Center for Women's Lifetime Fitness and Sports Medicine.

Seward Park  
5898 Lake Washington Boulevard  
Seattle WA

## SEATTLE SPORTS SCHEDULE

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### MARINERS MLB HOME GAMES

<http://seattle.mariners.mlb.com/>

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6/3	7:10PM	V.S. WHITE SOX
6/4	7:10PM	V.S. WHITE SOX
6/5	12:40PM	V.S. WHITE SOX
6/6	7:10PM	V.S. YANKEES
6/7	7:10PM	V.S. YANKEES
6/8	1:10PM	V.S. YANKEES
6/9	1:10PM	V.S. YANKEES
6/10	7:10PM	V.S. ASTROS
6/11	7:10PM	V.S. ASTROS
6/12	7:10PM	V.S. ASTROS
6/21	7:10PM	V.S. ATHLETICS
6/22	7:10PM	V.S. ATHLETICS
6/23	1:10PM	V.S. ATHLETICS
6/25	7:10PM	V.S. PIRATES
6/26	12:40PM	V.S. PIRATES
6/28	7:10PM	V.S. CUBS
6/29	4:15PM	V.S. CUBS
6/30	1:10PM	V.S. CUBS

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### SOUNDERS FC HOME GAMES

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

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6/8	1:00PM	V.S. WHITECAPS FC
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### SEATTLE STORM HOME GAMES

<http://wnba.com/storm>

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6/02	6:00PM	V.S. PHOENIX
6/07	7:00PM	V.S. TULSA
6/18	7:00PM	V.S. WASHINGTON
6/28	7:00PM	V.S. NEW YORK

# ROGER TURNER IS YOUR MAPLE LEAF REALTOR

## Much of Maple Leaf said to get broadband (read, “really fast”) Internet – but at what cost?

Posted by Mike on April 2nd, 2013

Over the past couple of months we’ve heard from at least a half-dozen readers with the same question Alex emailed on Monday:

I’m not sure if this is on your radar, but a fair portion of Maple Leaf is on the neighborhood coverage map for the Gigabit Seattle roll out. Our house (on Northeast 94th Street) falls in the coverage zone and I’m excited about the possibility of super fast connectivity. Just thought I’d pass it along for other folks in the area.

Last month Ann wrote:

The border that they are defining for the Northgate area includes the northwest portion of Maple Leaf, down to Northeast 91st Street. I wrote to them today to see how hard and fast that boundary is and they said that if there is a lot of interest and demand that they may expand the boundary to include more of Maple Leaf.

I was wondering if you could post some information about this project on the Maple Leaf Life? The more people that know about it and express interest by signing up for more information on the Gigabit Seattle website means that the service could be available in Maple Leaf soon.

Several other readers have also hoped they could leverage interest to expand the planned area, which is defined in the map above.

Here’s what we know: Broadband internet is really, really fast. Gigabit Seattle, as the name implies, promises

“speeds that are 1000 times faster than the typical high-speed connection.”

Here’s what we don’t know, and have had no luck finding out: What will it cost?

For a service that’s supposed to go live in a half-year, you’d think there’d be an answer to that. Here’s what their website says:

Our rates are yet to be finalized, but households and businesses should expect extremely competitive rates. The network is one of digital inclusion, requiring pricing that is not discretionary based on income level – for households or businesses.

Gigabit Seattle will also offer cost effective access through its wireless neighborhood cloud network where available.

Emails to both the Seattle office and Gigabit Squared in Washington, D.C. have gone unreturned.

Some background. After the plan to provide broadband access citywide died last year, Seattle in December announced a partnership with broadband developer Gigabit and the University of Washington to use existing but unused fiber-optic cable to bring blazing Internet speed to several neighborhoods that actually had the cable.

In February the initial dozen neighborhoods participating in the demonstration project were increased to 14. On its website, Gigabit Seattle says that will bring service to 100,000 citizens and businesses. There is the possibility of some wireless access as well.

Our sister site, My Ballard, reported: “Gigabit Squared has secured the funding needed to begin their detailed engineering plans. They plan to release their updated business plan by April. This plan will include the cost of laying the fiber, the subsequent price customers will pay for the service and the estimated date that the fiber can begin to be used.”

So stay tuned.

I have had two experiences with Roger: once he was representing the seller when I was buying. This time he was representing me when I was buying. I had remembered Roger from 15 years ago when he worked to make sure the deal closed on time. I was impressed then by his knowledge, and his ability to make sure that obstacles are overcome. This time he was on my side because I remembered him and called him to help us buy my daughter and son-in-law a house. Roger did everything we asked. He always knew the right person to do everything. He replies immediately: by text, e-mail, or phone. He helped us to negotiate a good price. It was a short sale and it closed within 2 months. I would definitely recommend Roger to my friends and will use him again. He is both competent and mellow. And his knowledge of Seattle is amazing.

Thank You,  
Laurie Sears



ROGER TURNER

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