

Licton Springs Real Estate Journal

JANUARY 2013



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the past year. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home 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
N 85th St						
1214	N 85th St #A	\$319,000	3	2.25	1,570	08/01/2012
N 88th St						
1311	N 88th St	\$326,010	3	3	1,530	04/02/2012
1214	N 88th St	\$321,000	3	2	1,380	01/17/2012
1223	N 88th St	\$325,000	3	2	1,180	08/14/2012
1303	N 88th St #B	\$237,700	2	1.5	1,210	03/05/2012
1323	N 88th St	\$449,000	3	2.25	1,494	06/01/2012
N 90th St						
1814	N 90th St	\$370,000	3	2.25	2,540	03/02/2012
2129	N 90th St	\$450,000	3	1.75	1,860	11/27/2012

Continued on page 2

LICTON SPRINGS MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Licton Springs home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Licton Springs 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 Licton Springs home sales e-mailed to you. Roger's e-mail address is: rjturner@windermere.com

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

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**SEATTLE BOAT SHOW,
INDOORS + AFLOAT
JAN. 25 - FEB. 3, 2013**

The Seattle Boat Show, Indoors + Afloat, is the West Coast's Largest Boat Show featuring more than 1,000 recreational watercraft, seminars and the latest accessories indoors at CenturyLink Field, plus afloat on South Lake Union.

A free shuttle runs every day between CenturyLink Field and South Lake Union every 30 minutes. Already making plans to attend? Book your overnight stay at one of three official hotels of the Show and earn discounted rates.

HOURS

CenturyLink Field:
Monday - Thursday: 11AM - 8PM
Fridays: 11AM - 9PM
Saturdays: 10AM - 8PM
Sundays: 10AM - 6PM*

South Lake Union:

WEEKDAYS: 11AM - 5PM
WEEKENDS: 10AM - 5PM*

**NORTHWEST FLOWER AND
GARDEN SHOW
February 20 - 24**

The Northwest Flower & Garden Show has been heralding the start of spring since 1989, as gardening enthusiasts from around the Northwest flock to this annual celebration, held in the beautiful Washington State Convention Center for five magical days.

Your gardening desires will blossom when you gaze at the spectacular Show Gardens, created by the most respected garden designers and landscapers of the region. Our six acres of show gardens are brimming with ideas that will get your garden projects blossoming. No matter your style or needs, you'll find inspiration for outdoor living, edible gardening, sustainability, and more.

If you're looking for something to jazz up a small urban space, our colorful Container Show, Floral Competition, Funky Junk and 'Living it Up' features will show you how to blend art with functionality.

House #	Address	List/Sell \$	Beds	Baths	SF	Sold Date
N 91st St						
1147A	N 91st St	\$269,000	3	3.25	1,630	04/06/2012
1147B	N 91st St	\$269,000	3	3.25	1,630	04/02/2012
N 92nd St						
1132	N 92nd St	\$251,000	3	1.75	1,225	06/07/2012
1133	N 92nd St #A	\$230,500	2	1.5	1,000	10/11/2012
1140	N 92nd St #C	\$180,000	2	1.5	1,010	08/24/2012
1142	N 92nd St #A	\$255,000	3	1.5	1,680	10/08/2012
1157	N 92nd St	\$285,000	3	2	1,160	11/12/2012
N 94th St						
1133B	N 94th St	\$264,500	3	2.5	1,260	06/14/2012
1135	N 94th St #A	\$285,000	3	3	1,360	11/20/2012
1141	N 94th St #A	\$306,000	3	3.25	1,360	09/05/2012
N 95th St						
1315	N 95th St	\$287,000	3	2	1,280	09/10/2012
N 100th St						
1821	N 100th St	\$278,000	3	1	1,260	11/01/2012
Ashworth Ave N						
8255	Ashworth Ave N	\$375,000	3	2	2,220	04/10/2012
8527	Ashworth Ave N	\$550,000	3	2	2,140	11/05/2012
9219	Ashworth Ave N #A	\$345,000	3	2	1,330	09/28/2012
9224	Ashworth Ave N	\$248,500	2	1.5	840	11/08/2012
9241B	Ashworth Ave N	\$335,000	3	2.25	1,590	09/24/2012
9513B	Ashworth Ave N	\$350,000	3	3.25	1,410	03/02/2012
10018	Ashworth Ave N	\$375,600	3	2	2,280	08/07/2012
Bagley Ave N						
8253	Bagley Ave N	\$400,000	4	2.75	2,520	07/02/2012
Burke Ave N						
8809	Burke Ave N	\$655,000	3	2.5	2,318	03/26/2012
8834	Burke Ave N	7\$313,000	3	1.5	2,320	10/05/2012
Corliss Ave N						
8706	Corliss Ave N	\$350,000	3	1.5	1,790	10/26/2012
8902	Corliss Ave N	\$439,950	5	3	2,288	06/08/2012
Densmore Ave N						
8539	Densmore Ave N	\$447,000	3	1	1,877	06/23/2012
8551	Densmore Ave N	\$579,000	3	2.5	2,510	07/02/2012
8824	Densmore Ave N	\$675,000	3	2.25	2,398	01/30/2012
8545	Densmore Ave N	\$730,000	4	2.5	2,510	02/28/2012
8843	Densmore Ave N	\$500,000	3	1	1,673	12/12/2012
9218	Densmore Ave N	\$640,000	3	2.5	2,474	04/05/2012
9516	Densmore Ave N	\$215,000	2	1	1,520	11/04/2012
9522	Densmore Ave N	\$296,000	3	1	1,140	12/06/2012
9748	Densmore Ave N	\$524,495	3	2.25	1,814	10/03/2012
9750	Densmore Ave N	\$530,000	3	2.25	1,992	09/19/2012
9752	Densmore Ave N	\$389,000	3	1.75	2,040	05/18/2012
10021	Densmore Ave N	\$400,000	4	2.5	2,240	10/10/2012
10322	Densmore Ave N	\$385,000	3	1	1,640	05/30/2012

House #	Address	List/Sell \$	Beds	Baths	SF	Sold Date
Meridian Ave N						
8525	Meridian Ave N	\$425,000	3	1.75	1,640	11/09/2012
8613	Meridian Ave N	\$420,000	3	2	2,540	05/31/2012
9001	Meridian Ave N	\$219,000	3	2	1,600	01/16/2012
9060	Meridian Ave N	\$362,500	3	1.75	2,340	11/09/2012
Midvale Ave N						
8512A	Midvale Ave N #A	\$324,000	3	2.25	1,410	09/18/2012
8542	Midvale Ave N #A	\$337,000	3	2.25	1,380	09/29/2012
8842	Midvale Ave N #A	\$305,000	3	2	1,270	05/01/2012
10338	Midvale Ave N	\$218,888	2	1	760	02/28/2012
10342	Midvale Ave N	\$165,000	1	1	730	12/07/2012
Stone Ave N						
8533	Stone Ave N #B	\$340,000	3	2.25	1,380	07/28/2012
8551	Stone Ave N #A	\$314,000	2	2.5	1,150	05/31/2012
8825	Stone Ave N #B	\$295,000	2	1.5	1,125	11/18/2012
8838 A	Stone Ave N	\$307,000	2	2.5	1,330	08/17/2012
9117	Stone Ave N	\$210,000	3	1.75	1,160	03/28/2012
9219	Stone Ave N	\$307,500	2	2.5	1,175	11/30/2012
9307	Stone Ave N	\$321,000	3	2.5	1,770	10/20/2012
9310	Stone Ave N #B	\$215,000	2	1.5	870	08/13/2012
N Wallingford Ave N						
9010	N Wallingford Ave N	\$300,000			1,100	12/05/2012
Wallingford Ave N						
8526	Wallingford Ave N	\$430,000	3	1.75	2,260	10/02/2012
9028	Wallingford Ave N	\$358,000	4	1.75	1,730	07/17/2012
9208	Wallingford Ave N	\$335,000	3	1.75	2,040	03/13/2012
9221	Wallingford Ave N	\$644,000	3	2.5	2,474	03/15/2012
9247	Wallingford Ave N	\$575,000	3	2	2,810	09/28/2012
9254	Wallingford Ave N	\$535,000	4	3	2,820	11/19/2012
9504	Wallingford Ave N	\$405,000	3	2.75	1,890	10/02/2012
9532	Wallingford Ave N	\$340,000	4	1	1,810	05/10/2012
9749	Wallingford Ave N	\$301,000	2	2	1,270	07/18/2012
10015	Wallingford Ave N	\$290,000	3	2.25	1,400	08/16/2012
10320	Wallingford Ave N	\$408,750	4	2.5	3,760	08/03/2012
Woodlawn Ave N						
9239	Woodlawn Ave N #A	\$265,750	2	1.5	960	10/25/2012

Happy New Year!

Seattle Home Show February 16 - 24, 2013

CenturyLink Field Event Center

The Seattle Home Show is the Northwest's largest consumer home show with everything for the home - indoors and out - at two annual shows in downtown Seattle at CenturyLink Field Event Center. The Spring and Fall shows present hundreds of exhibits including builders, remodelers, the latest appliances and fixtures, decorating, landscaping...everything from floor to ceiling and beyond. Attendees also enjoy special features including seminars and wine tasting.

Join us at the 2013 Love 'em or Leave 'em Valentine's Day Dash 5K. Held at Green Lake Park in Seattle on Saturday, February 9th and in Golden Gate Park in San Francisco on Sunday, February 10th, the event offers runners everywhere the opportunity to actively celebrate the Valentine's Day holiday in two amazingly fun cities. Run one or run both!

Seattle Love 'em or Leave 'em Valentine's Day Dash Saturday Feb. 9th 2013

If there is ever a park in Seattle that provides the running and walking community with the chance to find love, it's Green Lake Park! Join us for this festive Valentine's themed 5K that runs on the city streets surrounding the park. Run as an individual or as part of a two-person team, then celebrate in our finish line festival area that will have free food and drink, exhibitors and more.

Race Day Schedule:

8:00am - Day of Race registration & Packet Pickup area opens
9:10am - Free Kid's Dash starts
9:25am - Day of Race registration area closes
9:30am - 5K Run & Walk starts
10:00am - Post-race Celebration starts
10:30am - Awards Ceremony at the Stage

Roger J Turner is your exclusive Licton Springs Realtor

Home prices post biggest jump in six years

King County house prices registered their biggest gain in more than six years in October, according to a new report.

The median price of a house that sold in October was \$370,000, up 15.6 percent from a year earlier, the Northwest Multiple Listing Service reported Monday. That's the biggest year-to-year jump since July 2006, although the median price is still down 23 percent from its peak in July 2007.

Seattle's median house price was \$419,950, up 10.5 percent from a year earlier but down 1.2 percent from September. Sales of houses and condos jumped 32.75 percent in Seattle and 33.5 percent countywide from a year earlier.

"Wow. Things are certainly going very very well for the county," said Glenn Crellin, associate director of the Runstad Center for Real Estate Studies at the University of Washington.

That said, the big boost to the median sales price is "probably an overstatement of what would be viewed as 'appreciation,'" Crellin said.

One reason for this is that sales of homes in or under threat of foreclosure are down from last year, as a share of all homes, Crellin said. Such homes typically sell at a discount. Meanwhile, sales of higher-end homes in better condition and locations are picking up, he said.

October's median house price did tick down 1.3 percent from September's, in line with typical seasonal variation. The median condo price was \$222,000 in October, up 24.4 percent from a year earlier and 3.5 percent from September.

The listing service noted the inventory of homes for sale across Western Washington fell to its lowest level since February 2006. King County has just 2.2 months worth of houses and condos for sale at the current sales pace, down from 5.2 months of inventory a year ago. Seattle had two months of inventory, down from 4.5 months in October 2011.

Given that few homes tend to come on the market between November and February, "we're going to continue to have low inventories for a while," Crellin said. "That probably is going to keep putting some pressure on prices."

In another report released Monday, the Runstad Center said the median resale price of an existing King County house was \$379,900 in the third quarter, up 8.5 percent from last year. The total number of resales jumped 20.7 percent from a year earlier.

Despite the higher prices, rising incomes and falling mortgage interest rates boosted affordability from last year. The median-income family made 132 percent of what was needed to buy the median-price house in King County in the second quarter, up from 127 percent a year earlier (but down from 146.2 percent in the first quarter of 2012), the center reported. First-time-buyer families made 74 percent of the income needed to afford a starter home, up from 67.5 percent a year ago (but down from 76.7 percent in the first quarter of this year).

TESTIMONIAL

I strongly recommend Roger to anyone looking to buy or sell a home.

Roger has represented me in both selling my home successfully in a very difficult market and buying my current home. He always acted professionally and had good advice for each step of the way. When I needed to move fast, he was ready and willing to do so. When I wanted to take my time, he was patient. He communicated well what his role and expectations were.

Roger's many years of experience clearly show in his ability to smoothly and effectively deal with all the usual and unusual details that come up in the home buying and selling process.

Best of luck to you Roger,

Bob Helling



ROGER TURNER

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