

Licton Springs Real Estate Journal

JANUARY 2014



2013 LICTON SPRINGS HOMES SOLD

IN THIS ISSUE

The following is a list of homes that sold in 2013 in our Licton Springs Neighborhood. 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.

2013 Licton Springs Homes Sold

Seattle Event Calendar

Seattle predicted to be a hot market

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
N 85th St						
1150	N 85th St	\$333,000	3	2.25	1,440	07/23/2013
1202	N 85th St	\$245,000	2	1.5	1,250	02/15/2013
1410	N 85th St	\$365,000	3	2	1,200	12/05/2013
N 86th St						
2149	N 86th St	\$420,000	2	1	1,850	11/04/2013
N 88th St						
1215	N 88th St	\$370,000	3	2	1,210	11/06/2013
1216	N 88th St	\$369,000	3	2	1,200	05/01/2013
2145	N 88th St	\$245,000	2	1	750	01/25/2013
N 89th St						
2110	N 89th St	\$467,000	3	1.75	2,230	10/30/2013
2128	N 89th St	\$329,000	3	1.5	1,670	07/22/2013
N 90th St						
1122	N 90th St	\$277,000	2	2	1,440	07/23/2013
1126	N 90th St	\$145,800	2	1	880	05/20/2013
1130	N 90th St	\$175,000	4	2	2,590	04/18/2013
2144	N 90th St	\$270,000			810	09/01/2013
N 91st St						
1134	N 91st St #A	\$194,500	2	1.5	680	03/15/2013
1151	N 91st St	\$373,500	3	2.5	1,460	05/07/2013
N 92nd St						
1140	N 92nd St #A	\$259,950	2	1.5	1,010	08/29/2013
1142	N 92nd St #B	\$265,000	3	2.5	1,260	07/15/2013
N 100th St						
1410	N 100th St	\$410,000	3	2	1,240	11/18/2013
N 103rd St						
1515	N 103rd St	\$370,000	3	1.75	2,090	08/27/2013
NE 90th St						
312	NE 90th St	\$705,000	4	3	2,400	11/22/2013



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SEATTLE CALENDAR

SEATTLE BOAT SHOW, INDOORS + AFLOAT

Jan. 24 - Feb. 2, 2014
Century Link Field and
South Lake Union

The Seattle Boat Show, Indoors + Afloat, January 24 - February 2, 2014, 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.

THE SEATTLE WINE AND FOOD EXPERIENCE

Sun, Feb. 23, 2014
Seattle Center
Exhibition Hall
1 - 5 pm

The Seattle Wine and Food Experience is the premier showcase for wine and food in the Northwest.

Experience a world tour of wine, beer, spirits and all things culinary.

The event benefits Les Dames d'Escoffier Seattle, a 501c3 non-profit organization of women leaders in food, beverage and hospitality whose mission is education, advocacy, and philanthropy. Les Dames d'Escoffier Seattle focuses on raising funds for scholarships for women in the culinary, beverage, and hospitality industries, and also supports community-outreach programs and sustainable-agriculture projects based in Washington state.

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
Ashworth Avenue N						
8805	Ashworth Ave N	\$575,000	3	2.5	2,150	09/11/2013
8849	Ashworth Ave N	\$489,000	3	1.5	1,490	10/04/2013
9211B	Ashworth Ave N	\$343,500	2	2.5	1,340	01/24/2013
9239	Ashworth Ave N #A	\$340,000	3	2.5	1,330	11/30/2013
9249	Ashworth Ave N #A	\$355,000	3	2.25	1,458	10/15/2013
9503B	Ashworth Ave N	\$365,000	3	3.25	1,410	04/11/2013
Burke Avenue N						
9020	Burke Ave N	\$665,000	3	2.5	2,760	10/10/2013
Caroline Avenue N						
8529	Caroline Ave N	\$775,000	4	3.5	2,956	07/27/2013
College Way N						
9531	College Way N	\$286,000	2	1	1,180	09/13/2013
Corliss Avenue N						
8904	Corliss Ave N	\$415,000	5	3	2,380	01/23/2013
9016	Corliss Ave N	\$335,000	3	1	1,750	02/01/2013
Densmore Avenue N						
8552	Densmore Ave N	\$851,000	4	4.25	3,740	07/03/2013
8825	Densmore Ave N	\$485,100	4	2	1,900	06/17/2013
8831	Densmore Ave N	\$521,000	3	1.75	1,500	05/28/2013
9212	Densmore Ave N #B	\$375,000	3	3.25	1,440	11/22/2013
9516	Densmore Ave N	\$615,000	3	2.75	2,070	04/18/2013
9530	Densmore Ave N	\$387,000	4	1.75	1,430	09/30/2013
10012	Densmore Ave N	\$425,000	3	1.5	1,530	09/30/2013
10039	Densmore Ave N	\$769,000	3	3.5	3,582	11/18/2013
Interlake Avenue N						
8516	Interlake Ave N	\$690,000	3	2.5	2,300	08/28/2013
8539	Interlake Ave N #B	\$385,250	3	2.25	1,410	03/01/2013
8826	Interlake Ave N	\$317,000	3	2	2,180	08/29/2013
8827B	Interlake Ave N	\$375,000	3	1.5	1,230	05/01/2013
9206	Interlake Ave N #D	\$364,500	3	2	1,300	05/22/2013
9209	Interlake Ave N #B	\$390,000	3	2.25	1,580	05/16/2013
9215	Interlake Ave N #B	\$390,000	3	2.5	1,610	03/05/2013
9217	Interlake Ave N #B	\$385,000	3	2.25	1,640	05/10/2013
9245B	Interlake Ave N	\$383,500	3	3.25	1,320	05/10/2013
9506	Interlake Ave N #A	\$390,000	3	3.25	1,470	06/24/2013
9511	Interlake Ave N	\$323,000	3	1	1,220	12/16/2013
9557	Interlake Ave N	\$358,000	3	2.5	1,430	12/01/2013
10019	Interlake Ave N	\$217,000	1	1	720	06/10/2013
10027	Interlake Ave N	\$325,000	3	2	1,550	05/24/2013
10325	Interlake Ave N	\$324,000	3	1	1,070	08/15/2013
Meridian Avenue N						
8619	Meridian Ave N	\$700,000	4	3.5	2,810	08/27/2013
8809	Meridian Ave N	\$415,000	4	1.75	2,250	08/31/2013

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
Midvale Avenue N						
8501A	Midvale Ave N	\$324,000	3	2.25	1,250	10/21/2013
8508	Midvale Ave N #A	\$340,000	3	2	1,310	07/02/2013
8520A	Midvale Ave N	\$350,000	3	2.25	1,410	09/03/2013
8523	Midvale Ave N #A	\$322,000	2	1.5	1,020	12/12/2013
8535	Midvale Ave N #C	\$312,000	2	1.5	1,120	08/30/2013
8540	Midvale Ave N #A	\$359,950	3	2	1,320	12/26/2013
8550B	Midvale Ave N	\$353,000	3	1.5	1,510	08/12/2013
8846	Midvale Ave N #A	\$359,000	3	2.5	1,500	01/30/2013
8846	Midvale Ave N #B	\$369,000	3	2.5	1,500	08/15/2013
8848	Midvale Ave N #B	\$365,000	3	2.5	1,662	08/23/2013
10309	Midvale Ave N #B	\$303,000	3	2.5	1,330	03/13/2013
Nesbit Avenue N						
8500	Nesbit Ave N	\$335,000	3	2.25	1,461	04/25/2013
8514	Nesbit Ave N	\$375,000	3	2.5	1,450	04/08/2013
8516	Nesbit Ave N #A	\$305,000	2	2.5	1,100	07/25/2013
Stone Avenue N						
8503	Stone Ave N	\$310,000	3	1.5	1,140	02/09/2013
8505	Stone Av Ct N	\$335,000	3	1.5	1,140	06/20/2013
8508	Stone Ave N	\$378,000	3	2.5	1,580	05/14/2013
8513	Stone Ave N #B	\$375,000	3	2.25	1,418	06/25/2013
8529	Stone Ave N #C	\$341,500	3	1.5	1,260	05/18/2013
8545	Stone Ave N #C	\$313,000	2	1.5	1,150	01/16/2013
8825	Stone Ave N #C	\$295,000	2	1.5	1,110	06/11/2013
8849	Stone Ave N	\$384,950	3	2.25	1,620	09/06/2013
8851	Stone Ave N	\$325,000	2	1	1,140	05/10/2013
9015	Stone Ave N	\$372,676	3	2.25	1,480	10/28/2013
10309	Stone Ave N	\$431,000	5	1.75	2,650	06/19/2013
10315	Stone Ave N	\$279,900	2	1.5	1,359	04/12/2013
10336	Stone Ave N	\$370,000	4	1.75	2,660	04/16/2013
Wallingford Avenue N						
8814	Wallingford Ave N	\$310,000	2	1	1,270	11/26/2013
9052	Wallingford Ave N	\$475,000	5	3	2,060	03/22/2013
9250	Wallingford Ave N	\$470,000	3	2	2,270	05/16/2013
9548	Wallingford Ave N	\$441,000	3	1	1,900	06/04/2013
10320	Wallingford Ave N	\$560,000	5	3.5	3,760	07/16/2013
10347	Wallingford Ave N	\$519,801	4	2.25	2,360	04/04/2013
Woodlawn Avenue N						
9237B	Woodlawn Ave N	\$335,000	2	1.5	1,116	11/05/2013
9726A	Woodlawn Ave N	\$345,000	3	2.5	1,550	12/17/2013
9747	Woodlawn Ave N	\$436,000	3	3.5	1,760	08/31/2013

NORTHWEST FLOWER & GARDEN SHOW

February 5 - 9, 2014
Washington State
Convention Center

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 full acre 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 Small Space Showcase, Floral Competition, and Funky Junk features will show you how to blend art with functionality.

THE SEATTLE HOMESHOW

February 15 - 23, 2014
Century Link Field

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.

Happy New Year!

Roger J Turner is your exclusive Licton Springs Realtor

Seattle predicted to be among hottest home markets in 2014

Source: *SeattlePI.com*

Seattle will be one of the nation's hottest housing markets next year, real estate website Zillow predicted Thursday.

The Seattle-based company's crystal ball also reported that:

1. Home values will rise nationwide by 3 percent in 2014.

This year's gains of 5 percent nationwide and more than 20 percent in some markets "were also unsustainable and well above historic norms for healthy, balanced markets," Zillow chief economist Stan Humphries said in the report. In 2014, he added, "home value gains will slow down significantly because of higher mortgage rates, more expensive home prices, and more supply created by fewer underwater homeowners and more new construction."

2. Thirty-year fixed mortgage rates will hit 5 percent for the first time since early 2010, as the economy improves and Federal Reserve policies change.

"While this will make homes more expensive to finance – the monthly payment on a \$200,000 loan will rise by roughly \$160 – it's important to remember that mortgage rates in the 5 percent range are still very low," Erin Lantz, Zillow director of mortgages, said in the report. "Because affordability is still high in most areas relative to historical norms, rising rates won't derail the housing recovery."

3. Prospective borrowers will have an easier time getting mortgages.

"Rising rates means lenders' refinance business will dwindle, forcing them to compete for buyers by potentially loosening their lending standards," Lantz said.

4. Homeownership rates will fall below 65 percent for the first time since 1995.

"The housing bubble was fueled by easy lending standards and irrational expectations of home value appreciation, but it put a historically high number of American households – seven out of 10 – in a home, if only temporarily," Humphries said. "That homeownership level proved unsustainable and during the housing recession and recovery the homeownership rate has floated back down to a more normal level."

TESTIMONIAL

September 2, 2013

Dear Roger,

We want to thank you for helping us get the most for our house. You were instrumental in getting our house ready to sell. We could not have finished our house to the high standard we wanted and the market demanded without your level of expertise and the connections you possess. From getting help with contractors, staging, landscaping, and presentation, to working with the buyers agent, you were vital and essential to supporting our interests. Your ability to wait for the best offer, being available and responsive to our questions and concerns, being a calm and considerate voice in all the many choices we had to make, really made all the difference between you and any other agent we have worked with. You were instrumental in facilitating the largest transaction of our lives smoothly and beneficially. We are very grateful for our help and attention.

Thank you!
Amy and Archie Easton


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