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**SOLD HOMES**

The following is a list of homes that sold in our Maple Leaf Neighborhood recently. 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
114	NE 85th St	\$540,000	4	2	1,880	01/05/2014
9827	8th Ave NE	\$550,000	4	2.5	2,460	01/08/2014
829	NE 94th St	\$462,500	2	1.75	2,000	01/10/2014
7911	5th Ave NE	\$395,000	3	2	1,620	01/17/2014
10024	21st Ave NE	\$690,000	5	2.5	3,025	01/31/2014
7535	Roosevelt Wy NE	\$375,000	2	1	1,300	02/03/2014
9604	8th Ave NE	\$447,000	3	1.75	1,871	02/07/2014
335	NE 90th St	\$329,000	2	1.75	1,400	02/10/2014
1547	NE 95th St	\$408,000	3	2	2,040	02/11/2014
1200	NE 105th Place	\$351,000	3	2	2,800	02/13/2014
2129	NE 100th St	\$260,000	2	2	1,690	02/13/2014
125	NE 92nd St	\$375,000	3	1.75	1,950	02/18/2014
10727	20th Ave NE	\$389,900	3	2	1,580	02/20/2014



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WHETHER SELLING OR BUYING  
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**Windermere**  
 Windermere Real Estate



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

Let Roger know that you want this free service by sending him an e-mail at [rjturner@windermere.com](mailto:rjturner@windermere.com).

You will 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 junk e-mail and your e-mail address will NOT be given to anybody else.

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

**ROGER TURNER**

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## **SEATTLE CALENDAR SKAGIT VALLEY TULIP FESTIVAL**

**April 1 - 30, 2014**

The Skagit Valley Tulip Festival is one of the destination events for the Pacific Northwest, held from April 1-30. Every spring hundreds of thousands of people come to enjoy the celebration of spring as millions of tulips burst into bloom. As with all things governed by Mother Nature, the tulips bloom according to their own schedule sometime during the festival. The tulips allow us to share our corner of the world and showcase Skagit Valley agriculture.

Our festival is designed as a driving tour for the visitor as there is no one "site" that you go to for your visit. This is because the farmers in our valley raise tulips as an agricultural crop and the 100s of acres of blooming flowers are scattered throughout the Skagit Valley. In addition to the flowers, festival visitors enjoy taking in one of the many events and activities that happen only during April. These too are scattered throughout the Skagit Valley.

As the festival continues on its journey – now for 30 years – we welcome people from across the United States and from around the world. The beauty of the flowers truly transcends differences, bringing cultures, ages and diverse lifestyles together to marvel at nature's creation. In 2013 we were proud to greet visitors from all 50 states and from 82 foreign countries.

## **SEAHAWKS 12K RUN AT THE LANDING**

7:30am to 8:45am – Registration  
9:00am – Start of Seahawks 12K  
Run & GLOW 5K Run/Walk

The Seahawks 12K Run is an out-and-back route that will start at The Landing, run North along the Southeast shore of Lake Washington and offer participants a unique opportunity to run around the Seahawks' training facility, the Virginia Mason Athletic Center, before turning back to run South along Lake Washington Blvd. and returning to finish at The Landing.

The GLOW 5K Run/Walk route is a very flat, fast 3.1 mile route that winds through The Landing then heads south into surrounding Renton neighborhoods.

## **SEATTLE GROWING FASTER THAN SUBURBS FOR FIRST TIME IN 100 YEARS**

*(Source: Seattle Times, February 24, 2014)*

It only took 100 years, but census data show that for the first time since 1910, Seattle is growing faster than its King County suburbs.

Nobody could have guessed, back in 1910, that suburban growth would soon outpace the city's. At that point, Seattle's population had exploded, nearly tripling over the previous 10 years. But since then, the areas of King County surrounding Seattle have been unstoppable. Decade after decade, the suburbs attracted new residents at a faster clip than the city.

Although Seattle bounced back in the 1990s and 2000s with healthy population increases, the suburbs grew even faster through those decades. But then something changed...

Census estimates show that from 2010 to 2011, Seattle and suburban King County grew at almost exactly the same rate. The most recent data suggest that this wasn't a fluke. Between 2011 and 2012, Seattle's population grew at a rate 25 percent faster than that of surrounding King County. During this period, Seattle's growth rate was 67 percent faster than Bellevue's.

This reversal isn't unique to Seattle. Since 2011, most big cities across the country have outpaced their suburbs when it comes to population growth. Some economists believe it's just a temporary side-effect of the housing bust, with young Americans unable to take the plunge into homeownership in the suburbs, as their parents had done at that age. But others think we might be witnessing a major demographic shift, with younger people rejecting a culture of sprawl and car-dependency associated with suburbs, and instead choosing the lifestyle offered by dense, walkable cities.

Signs of Seattle's success are not difficult to spot. Everywhere you look there seems to be a new apartment building under construction. As reported in The Seattle Times, more apartments were opened in 2013 than in any of the previous 20 years. And the people needed to fill all those new units are showing up. Seattle gained more than 23,000 residents between 2010 and 2012, for a total population of about 635,000 (King County's population, not including Seattle, stands at about 1,370,000). Census data show that among the 50 most-populous U.S. cities, Seattle has had the eighth-fastest rate of growth.

Who knows? It may be the beginning of a new, 100-year trend.

## **U. S. EXISTING-HOME SALES DROP IN JANUARY WHILE PRICES CONTINUE TO GROW**

*(Source: National Association of Realtors, February 21, 2014)*

Existing-home sales fell in January to the lowest level in a year-and-a-half, but ongoing inventory shortages continue to lift prices in much of the U.S., 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, dropped 5.1 percent to a seasonally adjusted annual rate of 4.62 million in January from 4.87 million in December, and are also 5.1 percent below the 4.87 million-unit pace in January 2013. Last month's level of activity was the slowest since July 2012, when it stood at 4.59 million.

Lawrence Yun, NAR chief economist, said unusual weather is playing a role. "Disruptive and prolonged winter weather patterns across the country are impacting a wide range of economic activity, and housing is no exception," he said. "Some housing activity will be delayed until spring. At the same time, we can't ignore the ongoing headwinds of tight credit, limited inventory, higher prices and higher mortgage interest rates. These issues will hinder home sales activity until the positive factors of job growth and new supply from higher housing starts begin to make an impact."

The median U.S. existing-home price for all housing types in January was \$188,900, up 10.7 percent from January 2013. Distressed homes – foreclosures and short sales – accounted for 15 percent of January sales, compared with 14 percent in December and 24 percent in January 2013.

Total housing inventory at the end of January rose 2.2 percent to 1.90 million existing homes available for sale, which represents a 4.9-month supply at the current sales pace, up from 4.6 months in December. Unsold inventory is 7.3 percent above a year ago, when there was a 4.4-month supply. A supply of 6.0 to 6.5 months represents a rough balance between buyers and sellers.

The median time on market for all U.S. home sales was 67 days in January, down from 72 days in December and 71 days on market in December 2013. Thirty-one percent of homes sold in January were on the market for less than a month.

First-time buyers accounted for 26 percent of purchases in January, down from 27 percent in December and 30 percent in January 2013. This is the lowest market share for first-time buyers since NAR began monthly measurement in October 2008; normally, they should be closer to 40 percent.

**U.S. METRO AREAS SEE SOLID HOME-PRICE GROWTH, SOME MARKETS FACING AFFORDABILITY ISSUES**

*(Source: National Association of Realtors, February 11, 2014)*

The lion's share of U.S. metropolitan areas continued to experience strong year-over-year price growth in the fourth quarter, according to the latest quarterly report by the National Association of Realtors®. A companion metro area annual affordability report shows less favorable conditions, particularly in the West.

The median existing single-family home price in the U.S. increased in 73 percent of measured markets, with 119 out of 164 metropolitan statistical areas (MSAs) showing gains based on closings in the fourth quarter compared with the fourth quarter of 2012. Forty-two areas, 26 percent, had double-digit increases, two were unchanged and 43 recorded lower median prices.

There were fewer rising markets than seen in the third quarter, when price increases were recorded in 88 percent of metro areas from a year earlier, with 33 percent rising at double-digit rates, reflecting a slowdown in price growth.

Lawrence Yun, NAR chief economist, said there are two ways of looking at the price gains. "The vast majority of homeowners have seen significant gains in equity over the past two years, which is helping the economy through increased consumer spending," he said. "At the same time, home prices have been rising faster than incomes, while mortgage interest rates are above the record lows of a year ago. This is beginning to hamper housing affordability."

*Continued on page 4*

**SEATTLE CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL**

**April 25-27, 2014**

**Fisher Pavilion**

Explore and experience the cultural roots and contemporary influences of Japan through live performances, visual arts, hands-on activities, foods and games. This year's feast for the senses features Taiko drumming, artisan demonstrations, and a theatrical stage production, Otokichi about the first Japanese shipwreck survivors on US (Washington state) soil.

The Festival was founded 39 Years ago in appreciation of 1,000 cherry trees gifted to Seattle by Prime Minister Takeo Miki on behalf of the Japanese government in commemoration of the nation's bicentennial. It is the first ethnic festival to be held at Seattle Center annually and the oldest in the Seattle Center Festival series.

**SEATTLE SPORTS SCHEDULE**

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**MARINERS MLB HOME GAMES**

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

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4/8	7:10PM	V.S. ANGELS
4/9	7:10PM	V.S. ANGELS
4/11	7:10PM	V.S. OAKLAND
4/12	6:10PM	V.S. OAKLAND
4/13	1:10PM	V.S. OAKLAND
4/21	7:10PM	V.S. HOUSTON
4/22	7:10PM	V.S. HOUSTON
4/23	12:40PM	V.S. HOUSTON
4/25	7:10PM	V.S. TEXAS
4/26	6:10PM	V.S. TEXAS
4/27	1:10PM	V.S. TEXAS

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**SOUNDERS FC HOME GAMES**

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

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4/26	TBA	V.S. COLORADO RAPIDS
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# ROGER TURNER IS YOUR MAPLE LEAF REALTOR

*Continued from page 3*

The five most expensive U.S. housing markets in the fourth quarter were the San Jose, Calif., metro area, where the median existing single-family price was \$775,000; San Francisco, \$682,400; Honolulu, \$670,800; Anaheim-Santa Ana, Calif., \$666,300; and San Diego, where the median price was \$476,800.

Yun said that tight supplies in many areas accounted for double-digit price growth. At the end of the fourth quarter there were 1.86 million existing homes available for sale, slightly above the fourth quarter of 2012, when 1.83 million homes were on the market. The average supply during the quarter was 4.9 months; it was 4.8 months in the fourth quarter of 2012. A supply of 6.0 to 6.5 months represents a rough balance between buyers and sellers.

Yun added, "New home construction activity needs to increase significantly in the fast appreciating markets to help relieve upward price pressure." In 2013, housing starts totaled 924,000, well below the historic average of 1.5 million units that typically are needed. Added housing supply will help moderate price growth this year, and should help to stem erosion in affordability, but mortgage interest rates are projected to rise above 5 percent by the end of the year."

NAR's national annual Housing Affordability Index, with breakouts for metropolitan areas, fell to 175.8 in 2013 from a record high 196.5 in 2012. For first-time buyers making small downpayments, the affordability levels are relatively lower. The index is calculated on the relationship between median home price, median family income and average effective mortgage interest rate. The higher the index, the stronger household purchasing power; recordkeeping began in 1970.

In the Western U.S., existing-home sales dropped 12.7 percent in the fourth quarter, and are 8.1 percent below a year ago. With notable inventory restrictions, the median existing single-family home price in the West jumped 15.5 percent to \$286,200 in the fourth quarter from the fourth quarter of 2012.

Roger,

You saved me a ton of money and got me a great deal on my new home! As an investor, developer and property owner in the Seattle area for over 25 years, I have worked with a lot of agents and you are one of the best.

Having known you for many years, I already know you to be a personable, knowledgeable, and trustworthy realtor. What I didn't expect was that you would be able to save me possibly tens of thousands of dollars on this transaction by really going the extra mile. Using your extensive knowledge of property development and land use, you were able to identify opportunities that I might have missed. Delighted to say the least!

I know that your more typical client is a home buyer or seller of their own residence, but the skills that you demonstrated in my situation would go a long way in help them get the best possible price for their home or to discover their next dream house. I was also impressed by your connections to other professionals. You were able to refer me to a good architect, Title Company, and various other contractors.

Thank you for all your help on my recent home purchase. I feel so positive about your work that I will be pleased should you use me as a reference for any of your future clients.

Thanks again Roger,

John O'Hare

  
**Windermere**  
Windermere Real Estate



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