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HOMES SOLD RECENTLY IN OUR NEIGHBORHOOD

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
8607	15th Ave NE	\$470,000	3	2	2,230	04/17/2014
10724	20th Ave NE	\$474,400	3	2.5	1,860	04/07/2014
515	NE 79th St	\$410,000	2	1.75	1,700	04/07/2014
10010	8th Ave NE	\$470,000	3	1.5	2,088	04/06/2014
10315	15th Ave NE	\$185,000	1	.75	660	04/01/2014
8241	15th Ave NE	\$657,000	3	1.5	2,620	04/01/2014
9101	Roosevelt Wy NE #B	\$415,000	3	2.5	1,450	03/31/2014
9707	Roosevelt Wy NE #A	\$378,000	3	1.5	1,311	03/30/2014
8236	16th Ave NE	\$523,000	3	2	1,880	03/29/2014
8521	8th Ave NE	\$400,000	5	1.5	1,930	03/26/2014
1738	NE 88th St	\$783,000	4	2.5	2,905	03/25/2014
1010	NE 96th St	\$461,100	3	1.5	1,419	03/22/2014
8410	8th Ave NE	\$804,500	4	3	3,978	03/20/2014
814	NE 92nd St	\$328,000	2	1.5		03/20/2014
9602	20th Ave NE	\$485,000	4	2	2,228	03/19/2014
1745	NE 90th St	\$450,000	3	1.75	2,130	03/19/2014
538	NE 102nd St	\$379,000	2	1	1,230	03/11/2014
827	NE 85th St	\$726,500	4	2.5	2,260	03/10/2014
10715	19th Ave NE	\$371,500	2	1	1,020	03/09/2014
219	NE 90th St	\$535,000	4	2.75	2,180	03/03/2014
1252	NE 89th St	\$455,000	3	1.5	1,900	02/28/2014
8305	8th Ave NE	\$657,500	4	2	2,708	02/27/2014
125	NE 92nd St	\$375,000	3	1.75	1,950	02/18/2014

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.

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.



(206) 999-6937

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rjturner@windermere.com

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SEATTLE CALENDAR

ROCK AND ROLL MARATHON

Saturday, June 21, 2014

Marathon & Half Marathon

Start Time: 7:00 am

Start Line: Seattle Center – John
Street & 5th Avenue N

Finish Line: Seattle Center – Mercer
Street & 3rd Avenue N

2014 Course

Runners will experience iconic Seattle sights as they rock out to live bands every mile.

- Scenic course highlighting Seattle's famous sites
- Live, local bands along the course
- Spirited cheer squads lining the course
- Brooks Technical Participant Shirt
- Official Finisher Certificates
- Finishers Medal
- Gear Bag
- Plentiful Course Support

SEATTLE: HEALTH & FITNESS EXPO

For two days, over 70 exhibitors will offer free samples, showcase the latest in running gear, sports apparel, health & nutritional information and much more. Pick up some last-minute race essentials before race day and be sure to visit the Brooks Official Merchandise Store. All runners must visit the expo to pick up their race number, gear bag and t-shirt.

Dates: June 19-20, 2014

Location: CenturyLink Field Event
Center

Expo Hours: Thursday, June 19,
12pm – 7pm & Friday, June 20,
10am – 7pm

Free Admission: Open to the public

GREAT TIPS FOR SPRING SELLERS

(Source: Seattle P.I., April 16, 2014)

The flowers are starting to bud, and the sun is peaking through the clouds; Spring is in the air and For Sale signs are emerging around Seattle like crazy. How do you stay ahead of the game?

As the housing market begins to heat up, sellers can take these extra steps to help stand out among the rest. At first glance, potential buyers are scrutinizing your property before they even step foot in the door, and having a clean entrance and yard can make a big difference for first impressions. Adding a beautiful potted plant to the front porch, or staining the front deck could be relatively small projects that could add generous appeal to your home.

Staging your home is another great way to entice buyers to choose your home. Hiring professionals to arrange your home to appeal to a broad array of buyers could be the difference between a buyer choosing your home, or choosing one just down the street. Removing personal belongings helps buyers envision themselves living on the property- not you. Also remember to give your home a good cleaning before showings; a clean home feels bigger and more inviting.

U.S. HOME BUILDING UP IN MARCH AFTER FRIGID WINTER

(Source: Seattle Times, April 16, 2014)

U.S home construction rose moderately in March as builders resumed work at the end of a frigid winter. But applications for building permits slid, clouding the outlook for future construction.

Builders started work on 946,000 homes at a seasonally adjusted annual rate in March, up 2.8 percent from 920,000 in February, the Commerce Department said Wednesday. Construction of single-family homes rose 6 percent, more than offsetting a 3.1 percent drop in the construction of apartments, condominiums and town houses.

As the weather moderated, construction rose 30.7 percent in the Northeast and jumped 65.5 percent in the Midwest. But it fell 9.1 percent in the South and 4.5 percent in the West.

Applications for permits, a gauge of future activity, fell 2.4 percent to a seasonally adjusted annual rate of 990,000.

“The outcome is less dynamic than anticipated,” Annalisa Piazza, an economist at Newedge Strategy, said in a research report. Economists had expected housing starts to hit 970,000 last month. Piazza noted that housing construction in March was 5.9 percent less than a year earlier. “It echoes several of the other reports we’ve seen of late which do show a spring snap-back, but one not nearly as strong as once hoped,” said Dan Greenhaus, chief strategist at BTIG.

Many analysts have been expecting an improving economy to lift the housing market, which has been recovering the past two years. But housing has struggled to maintain momentum. Rising prices and higher mortgage rates have deterred some home buyers. Others have had trouble qualifying for mortgages.

The March gain in single-family home construction is encouraging. Every single-family home built creates three jobs and generates \$90,000 in tax

revenue, according to the homebuilders' group.

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.

DIGITAL TRENDS IN HOUSE HUNTING

(Source: Windermere Blog, January 31, 2014)

It should come as no surprise that online and mobile tools have become very valuable to people while they are in the process of buying and selling homes. According to a 2012 study by Google and the National Association of REALTORS®, 90% of home buyers used online search tools while looking for a home.

In many ways, technology has improved the home buying process and provided sellers with more exposure to listings, while helping to decrease the overall sales cycle. Here's a look at some helpful online tools that you can use during your next home purchase or sale.

Online home search: With access to more data, real estate companies like Windermere can provide you with many ways to find your dream home. Beyond price, square footage, bedrooms, and zip code, you can now refine your search even further. For example, you can search for a home listing based on specific criteria, such as your commute time, access to good schools, neighborhood walkability, and more.

myWindermere tools & social share: Windermere offers a tool called myWindermere, which lets you create an account in which you can save favorite searches and homes, communicate with your real estate agent, and more. You can also share any of our online listings with your social networks, including Facebook, Pinterest, twitter and google+.

Mobile & Apps: Studies suggest that more and more people are using mobile to search for homes with as many as 68 percent of buyers using mobile applications at some point in their search. As a result, many real estate companies have optimized their websites for mobile usage. In fact, 36 percent of people using mobile for home search are simultaneously multitasking, such as while watching television.

Note-Taking: Keeping track of the details on multiple houses can get difficult. We recommend using a tool like Homing In to capture photos and notes of the places you have visited.

Mortgage Calculators: These online tools help you get a realistic estimate of how much your monthly mortgage payments would be while searching for homes.

Community Blogs: Before choosing a community, seek out more information through local blogs. Many neighborhoods now feature online news sources and local bloggers to talk about regional events, civic news, crime information, local shops, restaurants, and more.

Social Networks: Once you have chosen a community, join a private social

WATERFRONT WHIMSEA

Sunday, June 8th Waterfront Park

Time to get ready for the Metropolitan Improvement District's 3rd Annual Waterfront Whimsea Family Fun Day!

This year's FREE-to-the-public event will take place from 11am to 3pm Sunday, June 8th in Waterfront Park, and will again feature music, magic, bubbles, games and much more.

This family friendly event has generated thousands of visitors to the Waterfront neighborhood the last two years, and the 2014 edition should be even better as we build upon last year's success.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

6/1	1:10PM	V.S. DETROIT
6/10	7:10PM	V.S. NEW YORK
6/11	7:10PM	V.S. NEW YORK
6/12	7:10PM	V.S. NEW YORK
6/13	7:10PM	V.S. TEXAS
6/14	7:10PM	V.S. TEXAS
6/15	1:10PM	V.S. TEXAS
6/16	7:10PM	V.S. SAN DIEGO
6/17	12:40PM	V.S. SAN DIEGO
6/23	7:10PM	V.S. BOSTON
6/24	7:10PM	V.S. BOSTON
6/25	7:10PM	V.S. BOSTON
6/27	7:10PM	V.S. CLEVELAND
6/28	7:10PM	V.S. CLEVELAND
6/29	1:10PM	V.S. CLEVELAND

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network like nextdoor.com to connect with neighbors, keep updated on your neighborhood news, and share and receive recommendations for local shops and restaurants.

Meet-up: Make new friends and try new things in real-time by using tools like meetup.com to get together with likeminded folks.

Average U.S. 30-Year Mortgage Rate Falls to 4.27 Percent

(Source: Seattle Times, April 17, 2014)

Average U.S. rates on fixed mortgages fell this week for the second straight week as the spring home-buying season begins.

Mortgage buyer Freddie Mac said Thursday that the average rate for the 30-year loan fell to 4.27 percent from 4.34 percent last week. The average for the 15-year mortgage eased to 3.33 percent from 3.38 percent. Mortgage rates have risen about a full percentage point since hitting record lows about a year ago.

Many analysts have been expecting an improving economy to lift the housing market, which has been recovering over the past two years. But housing has struggled to maintain momentum. Rising home prices and higher mortgage rates have held back some potential home buyers. Others have had trouble qualifying for mortgages.

The Commerce Department reported Wednesday that U.S. home construction rose moderately in March as builders resumed work at the end of a frigid winter. But applications for building permits slid, clouding the outlook for future construction.

The increase in mortgage rates over the year was driven by speculation that the Federal Reserve would reduce its \$85 billion-a-month bond purchases, which have helped keep long-term interest rates low. Indeed, the Fed has announced three \$10 billion declines in its monthly bond purchases since December. The latest plan is to cut its monthly long-term bond purchases to \$55 billion because it thinks the economy is steadily healing.

The Fed also said after its two-day policy meeting last month that even after it raises short-term interest rates, the job market strengthens and inflation rises, the central bank expects its benchmark short-term rate to stay unusually low.

Fed Chair Janet Yellen, in her first major speech on Fed policy, said Wednesday that the U.S. job market still needs help from the central bank and that it must remain intent on adjusting its policy to respond to unforeseen challenges.

Yellen also made clear she believes the still-subpar economic recovery will continue to need the help of low rates for some time. An increase in short-term interest rates would elevate borrowing costs and could hurt stock prices.

To calculate average mortgage rates, Freddie Mac surveys lenders across the country between Monday and Wednesday each week. The average doesn't include extra fees, known as points, which most borrowers must pay to get the lowest rates. One point equals 1 percent of the loan amount.

The average fee for a 30-year mortgage was unchanged at 0.7 point. The fee for a 15-year loan remained at 0.6 point. The average rate on a one-year adjustable-rate mortgage rose to 2.44 percent from 2.41 percent. The average fee held steady at 0.5 point. The average rate on a five-year adjustable mortgage fell to 3.03 percent from 3.09 percent. The fee was unchanged at 0.5 point.



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