

# Licton Springs Real Estate Journal

SEPTEMBER 2014



## LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that recently sold 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 many 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	Sell Price	Beds	Baths	SF	SOLD DATE
10544	Stone Ave N #B	\$235,000	2	1	880	06/19/2014
949	N 103rd St	\$250,000	2	1.5	982	07/03/2014
902	N 101st St	\$290,000	2	1	1,100	06/11/2014
919	N 105th St	\$290,000	2	1	1,130	07/21/2014
9402	Linden Ave N #C	\$312,500	2	1.5	1,070	06/17/2014
10537	Interlake Ave N	\$320,000	2	1	860	06/27/2014
9236	Interlake Ave N #B	\$335,000	3	2.5	1,430	07/22/2014
8811	Midvale Ave N #A	\$345,000	3	2.25	1,430	06/18/2014
9559	Interlake Ave N	\$350,000	3	2.5	1,520	06/20/2014
908	N 95th St #D	\$355,000	3	2.25	1,331	07/14/2014
10304	Interlake Ave N	\$359,000	2	1.5	1,550	07/29/2014
10329	Ashworth Ave N	\$359,950	3	1	1,900	07/21/2014
928	N 101st St	\$369,900	2	1	1,040	07/24/2014
8520	Nesbit Ave N	\$374,950	3	2.25	1,380	07/16/2014
10711	Ashworth Ave N	\$410,000	3	1	1,530	06/16/2014
8523	Interlake Ave N #A	\$420,000	3	2.25	1,520	06/21/2014
9507	Ashworth Ave N #B	\$429,000	3	3.25	1,610	06/12/2014
8520	Interlake Ave N	\$430,000	2	1.5		06/30/2014
8517	Interlake Ave N #B	\$430,000	3	2.25	1,550	07/19/2014
9051	Corliss Ave N	\$430,000	4	1.5	1,476	08/02/2014
8902	Corliss Ave N	\$504,600	5	3	2,288	07/17/2014
8532	Ashworth Ave N	\$525,000	4	2.25	2,110	08/01/2014
8812	Ashworth Ave N	\$540,000	2	1.75	1,700	07/17/2014
9052	Burke Ave N	\$645,000	4	2.5	2,340	07/19/2014
918	N 91st St	\$674,600	4	2.5	2,610	07/16/2014

## LICTON SPRINGS 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 Licton Spring 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 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 Licton Springs residents.

## IN THIS ISSUE

- Licton Springs Homes Sold*
- Seattle Event Calendar*
- Home Prices Rise Past Peak*
- Best Markets for Aspiring Buyers*
- 3 Reasons Buyers Choose a Home*
- Tips for Selling Your Home*



(206) 999-6937  
(206) 526-5544

[rjturner@windermere.com](mailto:rjturner@windermere.com)

[www.rogerjturner.com](http://www.rogerjturner.com)

  
**Windermere**  
Windermere Real Estate



**ROGER TURNER**

(206) 999-6937 • (206) 526-5544 • [rjturner@windermere.com](mailto:rjturner@windermere.com) • <http://www.rogerjturner.com>

## SEATTLE CALENDAR

### SEATTLE HOME SHOW Century Link Field

**Oct 3 - 5th, 2014**

Friday 10-6,

Saturday 10-6, and Sunday 10-6

The Seattle Home Show is the Northwest's largest consumer home show with everything for the home – indoors and out – The annual fall show is downtown at Seattle's 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.

### DUNGENESS CRAB & SEAFOOD FESTIVAL

October 10th - 14th  
Port Angeles Waterfront

"Crabfest" one of the most acclaimed food festivals in the country, celebrates not only the aquaculture, agriculture and maritime traditions of the breath-taking Olympic Peninsula but brings food, art, music, Native American activities, and children's events into one spectacular 3-day event for everyone! Located on the gorgeous Port Angeles waterfront next to Olympic National Park and a short ferry ride from sparkling Victoria, Canada, the event celebrates the world-famous Dungeness Crab, named after the nearby village of Dungeness and the bounty of the sea. Featuring 14 restaurants, cooking demonstrations with celebrity chefs, chowder cook-off, the Grab-A-Crab Derby, local wine tasting, crafts, music, and many more events. Rain or shine this is the "party" of the season and, admission, as always, is FREE!

## SEATTLE MEDIAN HOME PRICE LEAPS PAST 2007 PEAK

*(Source: Seattle Times, August 7, 2014)*

The median price of single-family homes sold in Seattle rose last month to \$543,500, blowing away the last peak of \$501,000 set in August 2007 – before the housing bubble burst and the country went into the Great Recession. The Eastside isn't far from its previous peak.

It's too soon to say whether the Seattle market can sustain that level; in June the median price of homes sold was \$499,000. Nationally, in July existing homes in the top 20 markets were 18 percent short of their summer 2006 peak, as measured by the S&P Case-Shiller index. Interest rates are still low by historical standards, while in June the state's unemployment rate dropped to 5.8 percent, a level not seen since September 2008.

On the Eastside, the median price of single-family homes sold in July was \$624,900, just 2.6 percent off its peak of \$640,975 set in May 2007. Eastside price gains have been less steady than Seattle's this summer: July's median price was down slightly from June's median of \$630,000.

For King County, the median price of single-family homes sold has been steadily increasing since February. Last month, the countywide median rose to \$468,000, a 7.8 percent increase over the year, the Northwest Multiple Listing Service (MLS) reported Wednesday. That's only 2.8 percent off the peak of \$481,000 set in July 2007.

The number of homes listed for sale in King County continued to increase in July, slightly reducing the frenzy of homebuying that has led to bidding wars all spring and summer. But brokers say the listings tend to be in less sought-after areas and won't make much of an impact on price.

Inventory in King County was under two months in July, with the hottest markets – Ballard, Green Lake and North Seattle – having only a one-month supply. A balanced market generally has enough supply for four to six months, meaning four to six homes are listed for sale for every one sold in a month. In King County, there were 4,862 single-family homes listed in June, 6.1 percent more than a year earlier. However, pending sales in July were 3.6 percent lower than last year, at 2,901. The number of homes sold stayed almost flat at 2,666.

The median price for condos in King County last month was \$250,000, with the Eastside higher at \$263,000, and Seattle even higher at \$287,225. As home prices around Puget Sound continue to increase, brokers are hopeful that new construction will increase inventory and ease the shortages.

Southwest King County had the lowest median price at \$270,000, up from \$248,500 the same time last year. The median price of homes sold in North King County was \$400,000 up from \$382,000 last year. revenue, according to the homebuilders' group.

## BEST PURCHASE MARKETS FOR ASPIRING MILLENNIAL HOMEBUYERS

*(Source: National Association of Realtors, July 24, 2014)*

First-time homebuyers have been largely absent from the housing market in the current economic recovery, but some metropolitan areas – particularly in the Midwest and West – are well positioned to see increases in homebuying from the Millennial generation in upcoming years, according to new

research by the National Association of Realtors®. Millennials are generally categorized as those between the ages of 20-34. For the purposes of this research, only leading edge Millennials between the ages of 25-34 are considered for this study, as they are more likely to be prospective home buyers.

NAR analyzed current housing conditions, job creation and population trends in metropolitan statistical areas<sup>1</sup> across the U.S. to determine the best markets for aspiring, leading edge Millennial<sup>2</sup> homebuyers. Austin, Texas and Salt Lake City were identified as top standouts for Millennials for having a young adult population with solid job growth rates and still relatively affordable home prices. Seven of the 10 metro areas recognized are in the Midwest and West.

Lawrence Yun, NAR chief economist, says the homeownership rate for young adults under the age of 35 peaked in 2005 (43 percent) and fell to 36 percent in the first quarter of 2014.

“Limited job prospects, student debt and flat wage growth have combined with tight credit conditions and low inventory to price Millennials out of some of the top cities such as New York and San Francisco,” he said. “However, NAR research finds that there are other metro areas Millennials are moving to where job growth is strong and homeownership is more attainable. These markets are well-positioned to soon experience a rise in first-time buyers as the economy improves.”

NAR analyzed 100 metro areas that have a large Millennial presence, solid local job market conditions and strong migration patterns of young adults moving to that particular area to determine the best purchase prospects for young buyers. Housing affordability and inventory availability were also considered.

The best purchase markets for aspiring Millennial homebuyers are (listed alphabetically):

- Austin, Texas
- Dallas
- Denver
- Des Moines, Iowa
- Grand Rapids, Michigan
- Minneapolis
- New Orleans
- Ogden, Utah
- Salt Lake City
- Seattle

### THREE REASONS A BUYER CHOOSES THE HOME THEY DID

(Source: RealtyTimes.com, July 30, 2014)

There are three reasons a buyer chooses to buy a home: Price, Condition and Location...

Let's take a look at each:

#### Price

First, you need to know if your neighborhood and price range is in a buyer's market or seller's market. A buyer's market is characterized by large inventories of 6 months supply or higher, fewer buyers making offers, low offers, and many seller concessions. A seller's market is characterized by low supply of 6 months on hand or less, heavy buyer traffic, multiple offers, and

Continued on page 4

## SEATTLE'S PREMIER HAUNTED HOUSE

5000 East Marginal Way

In Georgetown

The KUBE 93FM Haunted House is located at the Georgetown Morgue in Seattle, Washington.

The Georgetown Morgue of Seattle is a facility for tragic stories of death. The morgue has a history of thousands of funeral preparations, cremations, and the processing of animal carcasses. The morgue holds what is considered to be the most horrifying unsolved crime in Seattle history. Nine of their staff were forced into the crematorium chamber. There were no surviving witnesses, nor were suspects ever identified.

Upon delving deeper into the bowels of the Georgetown Morgue earlier this year, We unearthed a terrifying secret buried far beneath the blood splattered floor boards. Come take a tour and see what our Janitor's Rigger and Mortis have been hiding all these years. Wander below at your own risk to see if you can escape the body strewn sewers and private janitorial quarters of the KUBE 93 Haunted House.

Also dare visit Nightmare on 9, formerly the House of Terror.

### SEATTLE SPORTS SCHEDULE

\*\*\*\*\*

#### SEATTLE SEAHAWK SCHEDULE

<http://seahawks.com/>

\*\*\*\*\*

10/12 1:00 PM VS DALLAS

#### WASHINGTON HUSKY SCHEDULE

<http://gohuskies.com>

\*\*\*\*\*

10/11 TBA AT CALIFORNIA  
10/18 AT OREGON ST  
10/25 VS ARIZONA ST

# Roger J Turner is your exclusive Licton Springs Realtor

Continued from page 3

close to full price or full price offers.

Bankers, buyers' agents and buyers all have access to the same information that your agent has given you. If you overprice for the current market, your potential buyers won't get their loans approved.

## Condition

Allow your real estate agent to help you market your home by putting it in the best condition possible. Buyer's pet peeves may be easy items to fix, but you don't want your house to go to the bottom of their list because you failed to paint, mow, replace the carpet, etc. Sometimes you have to invest a little money to make money.

## Location

You can't do much about your home's location, but you can make your home more attractive with lovely landscaping, fences to block out ugly views and sounds, a lower price and immaculate condition. If you do have a great location, don't overprice.

It's hard not to be sentimental about the home you've lived in for years, but to buyers, your home is a commodity. Like you, they simply want to make a good deal on a home they love.

You'll quickly find out what real estate agents and their buyers think of your home. If you get a quick offer, you know you priced it right for the location, condition, and the current market. If you don't get an offer within a couple of weeks, or whatever period is normal for your area, there's something wrong.

## TIPS FOR SELLING YOUR HOME

(Source: Readers Digest Online)

If you're on the selling side of today's real estate market, these tips will help you sell your house, stat!

-- **Get clued into your competition.** Work with your broker or agent to get educated about the price, type of sale and condition of the other homes your home is up against. Attend some open houses in your area and do a real estate reality check: know that buyers that see your home will see those homes, too – make sure the real-time comparison will come out in your home's favor by ensuring the condition of your home is up to par.

-- **Get real about pricing.** Today's buyers are very educated about the comparable sales in the area, which heavily influence the fair market value of your home. And they also know that they're in the driver's seat. To make your home competitive, have your broker or agent get you the sales prices of the three most similar homes that have sold in your area in the last month or so. The homes that look like a great deal are the ones that get the most visits from buyers and, on occasion even receive multiple offers.

-- **Beat the competition with condition.** In many markets, much of the competition is low-priced foreclosures and short sales. As an individual homeowner, the way you can compete is on condition. Consider having a termite inspection in advance of listing your home, and get as many of the repairs done as you can – it's a major selling point to be able to advertise a very low or non-existent pest repair bill. Also, make sure that the little nicks and scratches, doorknobs that don't work, and wonky handles are all repaired before you start showing your home.

-- **Access is essential.** Homes that don't get shown don't get sold. And many foreclosures and short sale listings are vacant, so they can be shown anytime. Don't make it difficult for agents to get their clients into your home – if they have to make appointments way in advance, or can only show it during a very restrictive time frame, they will likely just cross your place off the list and go show the places that are easy to get into.

-- **De-personalize.** Do this – pretend you're moving out. Take all the things that make your home "your" personal sanctuary (e.g., family photos, religious décor and kitschy memorabilia), pack them up and put them in storage. Buyers want to visualize your house being their house – and it's difficult for them to do that with all your personal items marking the territory as yours.

-- **De-clutter.** Keep the faux-moving in motion. Pack up all your tchotchkes, anything that is sitting on top of a countertop, table or other flat surfaces. Anything that you haven't used in at least a year? That goes, too. Give away what you can, throw away as much as possible of what remains, and then pack the rest to get it ready to move.



ROGER TURNER

(206) 999-6937 • (206) 526-5544 • rjturner@windermere.com • <http://www.rogerjturner.com>