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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 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
1210	NE 95th St	\$404,500	2	1	844	08/14/2014
10425	20th Ave NE	\$375,000	2	1	1,189	08/14/2014
1204	NE 105th Pl	\$550,000	4	2.25	2,120	08/14/2014
524	NE 94th St	\$547,500	3	2	1,900	08/19/2014
10308	12th Ave NE	\$527,000	4	3	2,240	08/19/2014
10824	12th Ave NE	\$311,000	3	1	1,590	08/21/2014
1513	NE 92nd St	\$935,000	4	3	3,593	08/22/2014
2129	NE 100th St	\$460,000	3	2.5	1,830	08/25/2014
1539	NE 102nd St	\$350,000	2	1	900	08/26/2014
1010	NE 80th St	\$430,000	2	1	1,722	08/26/2014
1034	NE 92nd St	\$840,000	3	2.5	2,570	08/27/2014
2046	NE 98th St	\$414,900	3	1.75	1,360	08/29/2014
1548	NE 95th St	\$510,000	3	2.25	2,340	08/29/2014
415	NE 94th St	\$352,000	3	1.75	1,850	09/03/2014
2056	NE 98th St	\$452,000	4	2	2,280	09/03/2014
110	NE 85th St	\$740,000	4	2.5	2,465	09/04/2014
7543	11th Ave NE #A	\$365,000	3	2.5	1,480	09/10/2014
8821	15th Ave NE	\$379,888	2	1	890	09/12/2014
324	NE 95th St	\$330,000	2	1	1,200	09/16/2014
9023	20th Ave NE	\$368,000	3	1	1,120	09/16/2014
1249	NE 88th St	\$550,000	4	3	2,180	09/17/2014
828	NE 92nd St	\$420,000	3	1	1,440	09/17/2014
7551	11th Ave NE	\$552,000	3	1.75	2,100	09/19/2014
2043	NE 98th St	\$445,000	4	2.5	2,610	09/19/2014
1034	NE 102nd St	\$425,000	6	3	3,740	09/22/2014
8019	14th Ave NE	\$535,000	4	2.5	2,000	09/22/2014
8602	17th Ave NE	\$450,000	3	1.75	2,020	09/25/2014
8204	15th Ave NE	\$625,000	4	2	3,050	09/25/2014
530	NE 103rd St	\$559,900	5	3	2,480	09/26/2014
1236	NE 96th St	\$550,000	3	2.25	1,840	09/26/2014
9607A	Roosevelt Wy NE	\$460,000	3	1.75	1,421	09/27/2014



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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.

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SEATTLE CALENDAR

WA STATE CONVENTION CENTER

NOVEMBER 14 - 16, 2014

Seattle's Largest Christmas Gift and Specialty Foods event

Unique Gifts and Handcrafted
Items, Specialty Food
Sampling, Artists In Action
and Cooking Demonstrations

- 17th Annual show in upscale downtown Seattle market
- One of the nation's strongest economies
- Over 400 exhibits and displays
- Exciting entertainment and culinary program featuring local and regional chefs
- Specialty foods to sample and buy, Artists In Action section, Cooking for the Holidays featuring cooking demonstrations and unique shopping experience

Plenty of on-site and off-site parking at the convention center.

AMICA INSURANCE SEATTLE MARATHON 2014

SUNDAY, NOVEMBER 30, 2014

From its humble beginnings in 1970 when a group of friends from the University of Washington decided to hold their own marathon, the Seattle Marathon Family of Events has grown into the largest combination marathon/half marathon in the Northwest and one of the top ten largest in the U.S. That first marathon 42 years ago sported 38 runners. This year, 15,000

U.S HOUSE PRICE SEEN TO RISE 3% IN NEXT YEAR

(Source: RealtyTimes.com Friday, September 26, 2014)

Some housing markets in the United States are starting to cool but overall home values are expected to rise another 3.1% between now and August 2015. The latest Home Value Index from real estate firm Zillow rose 6.6% to \$175,600 in August, the slowest annual pace in the last 12 months.

The cooling market offers a clear view of local markets that favor either buyers or sellers and the hottest markets are on the West Coast with quick sales and high asking prices. Top are San Jose, San Francisco and Seattle.

According to the latest Zillow analysis of buyers' and sellers' markets, sellers in the Bay Area, Seattle and Dallas have the most negotiating power, with final sale prices largely at or above asking.

For those looking to buy a home, the Northeast and Midwest offer the most favorable conditions, as buyers are less likely to be faced with the fierce bidding wars seen across the West Coast and in larger cities across the country.

National home values have risen month on month for more than two years, though the pace of monthly home value appreciation has slowed as a result of increased numbers of properties for sale entering the market. The number of homes listed for sale on Zillow in August was up 20.6% year on year and 2.1% month on month.

SEATTLE CATCHING UP TO PORTLAND IN LIGHT RAIL DEPARTMENT WITH LINE TO NORTHGATE

(Source: The Oregonian, Portland, OR, September 1, 2014)

Here is the latest information from Sound Transit on the light rail construction project in Seattle that will extend the present 14-mile line, between Seattle-Tacoma International Airport and downtown, north to the Northgate area near 105th Street.

Included will be underground stations on Capitol Hill, at the University of Washington (near Husky Stadium) and in the University District.

From Sound Transit:

The tunnel boring machine building the northbound light rail tunnel has already traveled more than 1,600 feet from the Maple Leaf Portal. Crews are currently hauling muck from the portal site from 4:30 p.m. to 2:30 a.m. to avoid conflicting with a Seattle Public Utilities project on Fifth Avenue N.E.

Crews expect the boring machine to reach Roosevelt Station (at 65th Street) in early 2015. A second machine will begin working on the southbound tunnel in a few months.

Signed detours will be in place around water line work in the intersection of N.E. 65th Street and 12th Avenue N.E. near Roosevelt Station for approximately three weeks starting in mid-September. The detours will be in place from 7 a.m. to 3 p.m. weekdays.

The Roosevelt Station construction site is now home to a 170-foot-tall tower crane. Crews moved the Kroll 1800 to Roosevelt from the Capitol Hill Sta-

tion site. The crane will be used to load equipment and supplies in and out of the station box. The approximately 285 foot jib (or arm) can lift more than 16 tons at a time. The crane will be a Roosevelt fixture for at least two years.

Construction at U District Station has shifted from drilling to digging. Crews began drilling 230 piles around the perimeter last April. The 40- to 120-foot-deep piles were reinforced with support beams, concrete and rebar.

Now that the piles are in, crews are excavating the station box. As crews dig down, wood lagging will be installed between piles to form shoring walls. Shoring walls will form the sides of the station box. Excavation for U District Station will reach as deep as 95 feet. Excavation will continue through spring 2015.

Seattle is also building a street car line from the south end of downtown's International District up First Hill to Capitol Hill.

Northgate Light Rail Line Overview

Sound Transit began tunneling in June, creating a light-rail tunnel from Northgate to Husky Stadium in the University District.

The Northgate Link light-rail tunnel-boring machine (named Brenda) was dedicated in the spring of this year. It will drill the southbound tunnel from Northgate to Husky Stadium. A second tunnel boring machine is being assembled at the Northgate site and is expected to begin mining the second tunnel in October. The total length of the line is 4.3 miles.

The \$2.1 billion Northgate extension includes underground stations in the U District and Roosevelt neighborhoods and an elevated station at Northgate. The line will add major new capacity to the region's transportation system, offering fast, frequent and congestion-free service 20 hours a day. A trip from Northgate to downtown will take 14 minutes. Northgate to UW Station will take eight minutes. Train service on the mostly tunneled \$2.1 billion Northgate Link extension is scheduled for September 2021.

The Northgate extension is expected to add more than 60,000 riders a day to the system by 2030. The project is funded mainly through local sales tax, car-tab tax and long-term debt, while the federal government has committed \$1.3 billion to date toward building Sound Transit's \$11 billion light-rail network.

WHAT YOU NEED TO DO TO YOUR HOUSE BEFORE THE FALL SEASON

(Source: Realty Times, September 6, 2014)

As summer fades out and the first hints of fall arrive, thoughts start to turn to boots and sweaters and parkas and snowball fights. But before we start changing out our wardrobe and preparing for snowfall, there are a few things we should do to our home.

Air leaks throughout house:

Air leaks are one of the primary sources for energy loss in a home, and energy loss means money loss. There are steps you can take to check for and eliminate them. "When checking your home windows and doors for air leaks, start with a detailed visual inspection from both the interior and exterior of your home," said Lifehacker. "On the outside you should look for areas where the old caulking has failed, revealing the gap between the window or door frame and your home's siding."

participants are expected for the marathon and half marathon walking and running events. Join us November 30th for Seattle's Original Hometown Marathon.

THE EVENTS & START TIME

Marathon Walk	7:15am
Half Marathon Run	7:30am
Half Marathon Walk	7:45am
Marathon Run	8:15am

Note: Wheelchair events start five minutes before the running events.

THE COURSE

Rolling course with hilly sections and scenic views of downtown Seattle and Lake Washington. RRCA certified 26.2 and 13.1 mile courses. For your safety, absolutely no animals, bikes, or inline skates allowed on the course or in Memorial Stadium and the Seattle Center Exhibition Hall. Strollers will not be allowed on the course at any time. For more info, see the Course Info & Maps page.

THE START

Seattle Center – 5th Avenue between Harrison and Mercer Streets, east of the Experience Music Project.

SEATTLE SPORTS SCHEDULE

SEATTLE SEAHAWK SCHEDULE

<http://seahawks.com/>

11/2	1:25 PM	VS OAKLAND
11/9	1:25 PM	VS NEW YORK
11/16	10:00 AM	AT KANSAS CITY
11/23	1:05 PM	VS ARIZONA
11/27	5:30 PM	AT SAN FRANCISCO

WASHINGTON HUSKY SCHEDULE

<http://gohuskies.com>

11/1	TBA	AT COLORADO
11/8	TBA	VS UCLA
11/15	TBA	AT ARIZONA
11/22	TBA	VS OREGON ST
11/29	TBA	AT WSU

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They also recommend “inspecting the threshold under each door, looking for daylight or other obvious signs of an opening that is too big and needs to be sealed shut, making sure that the weather stripping around the windows and doors is in good condition, and checking old single-paned windows for damaged glazing, which can make the home “vulnerable to expensive heat loss.”

Once you’ve discovered the air leaks in your home, you can set about sealing them up. “More often than not, a fresh layer of exterior-grade caulking will adequately seal shut any gap or crack that is causing you problems. New weatherstripping or an adjustable threshold can help to seal shut the gaps around your home’s doors.”

Roof check:

Summer storms caused problems in areas throughout the country, and in many cities, no roof was spared. If you have yet to have yours checked out, you may want to do so before winter comes and brings snow with it. A call to your insurance company should produce a free visit to come check its condition.

Filters:

If it’s been awhile, you’ll want to do a check of your filters throughout the house to make sure they are clean so air can flow through them smoothly. “According to Energystar.gov, the filters on your home system likely need to be changed either once a month or once every three months, depending on the type you’re using,” said Allstate. “You should check the product information on the filters for the manufacturer’s suggested frequency of change. Depending on where you live, the time of year, and how much you’re using your AC or furnace, you may end up having to change your air filter more frequently. For instance, during a steamy summer when you’re running your system constantly, you may end up having to change the filter more often than if the weather is nice and you’re relying on open windows.”

Smoke detectors:

It’s also time to change out the batteries in your smoke detectors. While you’re at it, check and clean out your dryer vent at the same time, clearing any buildup of lint since this can cause a fire.

Fireplace:

Now to the place where you actually want a fire in the winter. To keep it safe, you’ll want to inspect this area as well. Woodburning fireplaces need to be cleaned because of the potential for buildup of soot and creosote. Gas fireplaces should also be checked for debris and to make sure the chimney structure is secure with no cracks or crumbling mortar joints.

Once you’ve checked off this list, your home should be in good shape to get you through another fall and winter.

AVERAGE US 30-YEAR MORTGAGE RATE AT 4.20 PERCENT

(Source: Seattle Times, September 25, 2014)

Average long-term U.S. mortgage rates declined slightly this week, after marking their largest one-week gain of the year the previous week. Average long-term U.S. mortgage rates declined slightly this week, after marking their largest one-week gain of the year the previous week.

Mortgage company Freddie Mac said Thursday that the nationwide average for a 30-year loan eased to 4.20 percent from 4.23 percent last week. The average for a 15-year mortgage, a popular choice for people who are refinancing, slipped to 3.36 percent from 3.37 percent.

At 4.20 percent, the rate on a 30-year mortgage is down from 4.53 percent at the start of the year. Rates have fallen even though the Federal Reserve has been trimming its monthly bond purchases, which are intended to keep long-term borrowing rates low. The purchases are set to end next month.

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