

Licton Springs Real Estate Journal



MARCH 2015



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
10012	Densmore Ave N	\$864,000	4	3.25	3,401	01/28/2015
1324	N 100th St	\$725,000	4	2.5	2,800	02/09/2015
9014	Wallingford Ave N	\$625,000	4	2.5	2,410	12/19/2014
9731	Woodlawn Ave N	\$562,500	3	2.25	1,745	01/30/2015
9725	Woodlawn Ave N	\$557,500	3	2.25	1,745	12/22/2014
10722	Densmore Ave N	\$480,000	4	2.5	2,360	11/20/2014
10745	Densmore Ave N	\$465,000	3	2.75	1,435	12/10/2014
907	N 97th St	\$425,000	2	1	1,450	01/04/2015
8835	Interlake Ave N	\$407,000	2	1.5	1,234	12/03/2014
915	N 102nd St	\$403,500	6	2.75	2,400	12/22/2014
8839	Interlake Ave N #C	\$399,950	2	1.5	1,234	12/03/2014
940	N 96th St	\$375,000	3	2.25	1,650	12/12/2014
937	N 97th St #B	\$375,000	3	2.5	1,530	12/19/2014
10527	Interlake Ave N	\$375,000	3	1.75	1,380	12/29/2014
931 B	N 97th St	\$375,000	3	2.5	1,440	02/04/2015
8543	Stone Ave N	\$370,000	3	2.25	1,310	01/31/2015
1130	N 92nd St	\$360,000	3	1.75	1,341	12/31/2014
10322	Stone Ave N	\$355,000	3	1	1,210	01/21/2015
9523	Ashworth Ave N #B	\$349,000	3	2.5	1,240	11/14/2014
9523	Ashworth Ave N #C	\$340,000	3	2.5	1,240	11/26/2014
10735	Densmore Ave N	\$332,000	2	1	2,140	01/05/2015
9310	Stone Ave N #B	\$313,000	2	1.5	870	01/20/2015
10341	Stone Ave N	\$305,000	4	3	2,300	12/22/2014
9741	Densmore Ave N	\$280,300	2	1	920	12/29/2014
1752	N Northgate Wy	\$275,000	3	2.25	1,260	12/31/2014
8526	Nesbit Ave N #E	\$265,000	3	1.75	1,120	12/08/2014
1766	N Northgate Way #F	\$260,000	2	1.5	980	11/26/2014
1132	N 91st St #B	\$245,000	2	1.5	690	02/09/2015
1136	N 91st St #B	\$239,000	2	1.5	680	11/20/2014
10547	Midvale Ave #D	\$233,000	2	1	850	12/04/2014

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. 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.

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SEATTLE CALENDAR

THE SKAGIT VALLEY TULIP FESTIVAL

Spring is blooming and the Skagit Valley Tulip Festival is underway in Washington State. From April 1-30 annually, hundreds of thousands of tourists migrate to the Skagit Valley. They travel from far and wide to enjoy the celebrations of springtime in bloom. As the bright yellow daffodils and tulip fields burst with brilliant colors, many activities are scheduled through the month of April.

The Skagit Valley Tulip Festival began in 1984 with an official inauguration by the Mount Vernon Chamber of Commerce directors. This year marks the 29th year of springtime celebrations, as millions of brightly colored tulips and daffodils blanket miles of cultivated fields. This is truly a spectacular location for all photographers to capture the perfect essence of spring. With so many brilliant locations to enjoy, it is recommended that visitors have a map to guide them through the breathtaking fields.

Seattle Cherry Blossom & Japanese Cultural Festival April 24 - 26, 2015 Seattle Center

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.

5 EASY WAYS TO INCREASE YOUR HOME'S RESALE VALUE

Source: *Windermere Blog, January 24, 2015*

Are you getting ready to sell your home? Do you want to get it sold quickly, and for the price you want?

Did you know that most buyers form their first impression of your home within minutes of first seeing it? Years ago sellers would list their homes for sale in "as is" condition. In today's market, that no longer works. Today you need to make the best possible first impression to get the sale you want – and you only get one chance to make a great first impression.

If you're getting ready to put your home on the market, here are 5 great tips to help you sell it fast and get what you asked for—or maybe even more!

1. Deep Clean

Buyers want to see a fresh, clean home – a dirty home will turn buyers off.

Kitchens sell homes. Give special attention to countertops, grout lines, appliances, and cabinets, inside and out. Clean the refrigerator and pantry, and hide any trash cans.

Clean floors until they shine, and clear away pet areas. Dust all surfaces, including those above your line of sight. Don't forget the ceiling fans!

Make bathrooms look good and smell fresh. Scrub toilets, and clean shower doors. Invest in fresh bedding, linens, and towels. Odors will turn off buyers. Refresh the space with room deodorizers, but don't use heavy scents.

Clean corners, doorways, and window frames. Don't forget the garage!

Clear out closets, and store what you're not using. A half-filled closet looks much larger than one that is stuffed.

2. Add Curb Appeal

When buyers drive up to your home, you want them to be excited to come in!

Invest in professional landscaping. Make sure the lawn is mown, re-seed where the grass looks thin, and trim hedges, trees, and anything that blocks the view to your home. Add colorful flowers along pathways and by the front entry.

Power wash the outside of your home, including paths and driveways. Wash windows to make them sparkle and let in light, and clean gutters and walkways.

Give your front porch a makeover. Add a bench or chair and a decorative touch. Don't forget the mailbox! Give it a touch of paint, and be sure it's standing up straight.

Park cars in the garage—or even better, out of the way entirely.

3. Fix What's Broken

You want buyers to focus on the best features of your home, and not on problems from deferred maintenance. This is the time to do those 'fix-it' projects that you've been putting off. It may cost a bit up front, but it will pay off in the long term.

Walk through your home with a fresh eye to see if there are obvious maintenance issues. Fix the things you can yourself, and hire a handyman for larger projects. A fresh coat of paint in a neutral color will go a long way!

Small details add up. Replace worn, dated hardware and knobs with new pieces that suit the style of the home. Replace worn switch plates and old heating and air conditioning registers with new ones that are clean and un-

cracked.

Lighting makes all the difference. Replace old bulbs with higher wattage, full spectrum light bulbs. Open curtains to let in natural light.

If the weather allows, open the windows for fresh air.

4. Stage It!

Home staging is one of the best steps you can take when preparing to list your home. Statistically, a staged home will sell 80% faster, and for 10% more than an un-staged home! The cost of staging is one of the best returns on investment a seller can make over any other improvements. If you can afford to, hire a professional stager. You will be surprised at the difference they can make for a small investment. A stager will:

Showcase the best features in your home, placing furniture to define focal points and maximize the space.

De-clutter to help create a feeling of spaciousness.

De-personalize the home so that potential buyers can envision themselves in your home, rather than focusing on the things you own

Highlight the best features of your home—a beautiful kitchen, a stunning view, a great fireplace, or whatever it is about your home that makes it special.

Organize furniture placement so that it helps to create visual space and good flow, and define rooms, so that buyers can see how each room in your home can be used.

5. Invest in Professional Photos

Today's buyers are more likely to see your home for the first time on the internet. Great professional photos will make your listing stand out over similar homes, and encourage potential buyers to come see your home.

Once you get your home looking its best, be sure to keep it "show ready" for a quick sale. Put out some fresh flowers, and you're ready to go!

TIGHT HOUSE SUPPLY PUSHES PRICES UP IN KING COUNTY

Source: Seattle Times, February 5, 2015

The median price of single-family homes sold in King County in January was \$441,500, nearly 8 percent higher than a year ago. Prices rose as buyers closed on 1,340 houses, about 2 percent more than a year ago, according to the Northwest Multiple Listing Service.

There were also 2,140 pending sales — mutually agreed contracts that haven't closed — the best January in at least a decade. Inventory remained tight, the MLS said, with a two-month supply; a supply of four to six months is considered a balanced market.

Brokers say the shortage is worse than the numbers show because a significant chunk of the two-month supply isn't in salable condition. "We're a fast-growing area with not enough houses and condominiums on the market," said Alon Bassok, a researcher at the University of Washington's Runstad Center for Real Estate Studies. "We can expect to see housing prices go up."

Home prices jumped 22 percent annually in North King County, based on sales of 55 houses, leading all of the county's major submarkets in price gains. The median price there was \$435,000.

In Seattle, the median home price was \$517,500, 12.5 percent higher. The supply was tightest in northwest Seattle, where the MLS estimates essentially a three-week supply. Fueled by the low inventory, the median price
(continued on page 3)

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.

SEAHAWKS 12K RUN AT THE LANDING IN RENTON APRIL 19, 2015

The Seahawks 12K Run at The Landing will collect donations on behalf of and help raise money for A Better Seattle — Led by head coach Pete Carroll & the Seattle Seahawks

The event is back in its sixth year and promises to be bigger, faster, stronger and LOUDER for your Seattle Champions! The 2015 Seahawks 12K Run at The Landing is sure to provide a day of fun for the whole family. The event will also feature the GLOW 5K Run/Walk that will tour The Landing and surrounding Renton neighborhoods, as well as a Half-Mile Kids Run that will be completely contained within The Landing.

The Seahawks 12K Run will start and finish at The Landing, run 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. Register now be a part of this unique event and spend the day with Blitz, the Sea Gals, Blue Thunder, Seahawks players and more!

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there rose 19 percent over the year.

On the Eastside, the region's most expensive submarket, the median price was \$625,000, up about 4 percent over the year. The county's most affordable submarkets, the southwest and southeast regions, saw more moderate annual increases in their median prices, which were \$272,000 and \$305,000, respectively.

Meanwhile, the median single-family price in Snohomish County in January was \$325,000, up 10 percent over the year. Brokers closed 560 sales, up 14 percent from a year ago. Pending sales — 1,017 — were also up almost 10 percent annually. The median single-family price in Pierce County was \$220,000, essentially the same as a year ago, and in Kitsap, \$230,000, 6 percent higher.

In the condominium market, buyers snapped up 13 percent more units in Seattle compared to a year ago. Seattle's median condo price was \$306,576, about 6 percent higher. About 14 percent fewer condos on the Eastside were sold compared to last year. The median price was \$285,000, about 10 percent higher. While King County's median condo price rose 6 percent annually to \$238,500, prices jumped sharply in Snohomish and Pierce counties: Snohomish's median price of \$215,000 was 23 percent higher over the year, while Pierce saw its median soar 70 percent to \$184,000, the MLS reported.

AVERAGE U.S. RATE ON 30-YEAR MORTGAGE FALLS TO 3.59 PCT.

Source: Seattle Times, February 5, 2015

Average long-term U.S. mortgage rates fell this week, resuming their downward trend of this year after rising slightly last week. Rates are near historically low levels. Mortgage company Freddie Mac said Thursday that the nationwide average for a 30-year mortgage declined to 3.59 percent from 3.66 percent last week. The average rate is at its lowest level since May 2013.

The rate for the 15-year loan, a popular choice for people who are refinancing, eased to 2.92 percent from 2.98 percent last week.

A year ago, the average 30-year mortgage stood at 4.23 percent and the 15-year mortgage at 3.33 percent. Mortgage rates have remained low even though the Federal Reserve in October ended its monthly bond purchases, which were meant to hold down long-term rates.

The Fed sent a message last week that it will be "patient" in raising interest rates from record lows despite the steadily brightening outlook for the economy. The central bank indicated that no rate hike is likely soon because inflation remains well below its target rate.

The average fee for a 30-year mortgage was 0.7 point, up from 0.6 point last week. The fee for a 15-year mortgage increased to 0.6 point from 0.5 point.

The average rate on a five-year adjustable-rate mortgage fell to 2.82 percent from 2.86 percent. The fee was unchanged at 0.4 point. For a one-year ARM, the average rate ticked up to 2.39 percent from 2.38 percent. The fee remained at 0.4 point.

TESTIMONIALS

"Roger took a great deal of time to answer all my questions, and walked me through every step of the process of selling my home. He knew the local real estate market very well. When the interior of my house needing painting, Roger knew several companies who bid on the job and got it done for me. He also helped with the staging of the interior of my house --which I'm sure was a great benefit in getting several offers, and the final sale."

--Satisfied Client in North Seattle

"Thank you, Roger, for the great service you provided when we were buying and selling our homes. It was a very stressful time full of emotion and important decisions. We appreciate that you always looked at the each situation clearly and logically, helping us make good choices. Thanks for being such a top-notch agent!"

--Seller in Maple Leaf



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