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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
834	NE 84th St	\$793,000	3	2.5	2,450	04/09/2015
1043	NE 91st St	\$740,000	3	1.75	2,070	04/23/2015
406	NE 82nd St	\$705,000	4	1.75	2,040	02/28/2015
815	NE 82nd St	\$645,000	3	1.75	2,270	04/10/2015
1760	NE 107th St	\$640,500	3	2.75	2,380	02/21/2015
8238	2nd Ave NE	\$595,000	3	1.75	2,028	02/13/2015
9024	1st Ave NE	\$585,000			2,850	03/10/2015
1028	NE 94th St	\$579,950	3	1.75	2,050	04/06/2015
1040	NE 95th St	\$575,700	3	1.75	2,914	02/25/2015
1546	NE 94th St	\$564,000	5	2.5	2,180	04/18/2015
1242	NE 94th St	\$520,000	3	1.75	1,780	02/20/2015
8819	5th Ave NE	\$500,007	3	1.75	1,820	04/02/2015
1016	NE 100th St	\$490,000	3	1	2,390	04/23/2015
1041	NE 90th St	\$485,000	2	1	2,174	02/11/2015
2511	NE 100th St	\$470,000	3	1.75	1,760	04/17/2015
9217	Roosevelt Wy NE #A	\$467,000	3	2.5	1,425	04/21/2015
529	NE 100th St	\$463,000	3	2	1,590	02/10/2015
1006	NE 96th St	\$461,000	3	1.5	1,418	03/01/2015
10709	14th Ave NE	\$453,000	3	1.75	1,550	03/10/2015
1206	NE 92nd St	\$440,000	2	1	1,090	02/27/2015
1224	NE 98th St	\$427,000	3	1.75	1,300	03/23/2015
1909	NE Northgate Wy	\$425,000	3	1.75	2,120	02/21/2015
1036	NE 96th St	\$414,500	3	1	1,680	02/10/2015
1046	NE 97th St	\$410,000	2	1.5	1,340	03/19/2015
1223	NE 108th St	\$401,000	4	3	3,010	03/07/2015
9519	5th Ave NE	\$397,000	2	1.75	1,030	03/05/2015
625	NE 76th St	\$395,000	3	1	1,460	04/16/2015
1429	NE 86th St	\$394,950	2	2	1,131	02/09/2015
538	NE 102nd St	\$387,500	2	1	1,230	02/24/2015
10828	12th Ave NE	\$370,000	3	1	1,120	02/12/2015
9207	Roosevelt Wy NE	\$369,500	3	2	1,108	02/27/2015
9010	1st Ave NE	\$340,000	3	2	1,880	02/26/2015

## 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.



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## SEATTLE CALENDAR

### ROCK AND ROLL MARATHON SERIES JUNE 13, 2015

The Rock 'n' Roll Marathon Series makes running fun. Each year, more athletes participate in Rock 'n' Roll running events than any other running series in the United States.

What started as a simple idea in 1998 – a marathon with bands along the course celebrating each participant – soon transformed the running landscape igniting the second running boom.

While entertainment and the energy of a festival weekend define the Rock 'n' Roll Marathon series experience, runners have raised more than \$310 million for participating charities shows our heart and soul.

Event weekends include a world-class Health & Fitness Expo and culminate with finish line concert featuring the biggest names in music, with past performers including Macklemore & Ryan Lewis, Pitbull, Goo Goo Dolls, All-American Rejects, Flo-Rida, Train and Lady Antebellum.

In 2014, the Remix Challenge was born, and runners can now earn extra bling by completing two days of running in 11 cities. Runners who participate in multiple cities each year can also qualify for Heavy Medal awards, Limited Edition medals and a coveted spot in our Hall of Fame.

Whether running your 10th marathon, third half marathon, first 5K or supporting a runner who has overcome the odds, we bring the best of the active lifestyle experience to a 100,000 sqft trade show, superb course execution, and a relentless pursuit of excellence.

## Home Prices in Seattle Jump 18.9 Percent from Year Ago

*Source: Seattle Times April 6, 2015*

Seattle's median price jumped to \$535,000 in March, rising much faster in the past 12 months than the median price in Bellevue. The median price of Seattle homes sold in March rose 18.9 percent over the year to \$535,000 — the biggest jump in at least five years. The number of available homes for sale has been at historic lows in recent months, helping drive up prices.

While the level of homes listed for sale dropped almost 23 percent in March from the same month last year, the number of pending sales — mutual purchase agreements that haven't closed yet — jumped 19 percent for the same period, according to figures reported Monday by the Northwest Multiple Listing Service (MLS).

OB Jacobi, president of Windermere Real Estate, says current homeowners often are unwilling to put their homes on the market until they can secure their next one, whether it is an upgrade or a downsize. "It is a little bit of a chicken and an egg thing," he said. "People know their home is going to sell, but they don't know that they will find a place ... so they are not willing to put their house on the market."

Some brokers expect the pressure on Seattle prices will continue with Expedia's announcement of plans to relocate about 3,000 employees from Bellevue to its new headquarters in Seattle. For King County as a whole, the median price in March rose 6.1 percent over the year to \$440,250. Active listings dropped almost 16 percent, while sales increased 18 percent. While Seattle saw the largest gain in median price for single-family homes in King County, the Eastside saw the smallest, increasing only 5.4 percent to \$632,554.

But active listings on the Eastside dropped 13.5 percent in March while sales and pending sales both increased more than 15 percent. Inventory stood at only 1.5 months — better than Seattle's, but not by much. Southeast King County saw the largest gain in home sales, jumping 43.5 percent, with a median price of \$319,251.

In the condo market, meanwhile, the median price among closed sales in King County last month was \$269,600, up 7.8 percent over the year. In Seattle, King County's most expensive submarket for condos, median price was up 15 percent over the year to \$328,000. The Eastside increased 11.3 percent to \$305,000. North King County, on the other hand, fell almost 30 percent to \$155,000. The importance buyers place on different features can vary by region, but examples might include a particularly pleasing view, artisan-quality interior detailing, outdoor entertaining space, or exceptional landscaping.

## 12 Ways to Make a Fantastic First Impression on Buyers

Source: *Realtor.com*

When selling your home, first impressions count. You may not be able to tell a book by its cover, but you'll likely pay more for a book if the cover is charming and attractive.

If your home is for sale, or soon will be, creating a positive first impression is one of the most important things you can do. Thankfully, it's not hard. Here are 12 steps you can take; most of them fall under simple maintenance and organization, but some of them could possibly help you decide when it's time to move.

1. Go outside. Mow the law, prune bushes, remove dead tree branches, and get rid of outdoor furniture you don't plan to take with you.
2. Clean the front door and lintels, or paint them if necessary.
3. Check for leaks throughout the house. A drip may not seem important, but it could suggest poor maintenance elsewhere in the house. Don't leave room for doubt in a buyer's mind.
4. Clean out closets and storage areas. Donate old clothes and furniture to local charities. This will create a sense of greater space in the home, and mean fewer items to move.
5. Professionally clean the carpets. This is especially important if the carpeting will remain for the new owners.
6. Flip every switch to make sure the electrical works throughout the house. Prospective home buyers will do this. Fix any switches that need help.
7. Caulk around tubs and sinks. New caulk looks better than old caulk, and you'll also prevent those tricky leaks.
8. Replace lightbulbs that don't work and use as much wattage as the fixture will take. Good illumination makes your home seem light and airy.
9. Tour the property from the perspective of a first-time visitor. Is there anything that may seem uncomfortable to visitors? The 30-year-old green shag carpeting can be off-putting and mirrors in poorly lit basements can be dangerous, for example.
10. Clean out medicine cabinets. Remove out-of-date items, and consider removing prescription pills when buyers visit. Buyers might look in every nook and open every door. No one wants to be embarrassed by what they find.
11. If you have a pet, make arrangements to have it elsewhere when your home is being shown. Some people have allergies. No one wants to be barked or pawed at when they enter.
12. Ask your broker to examine the property for specific showing tips to make your home more attractive when compared to others in the area.

## HONK! FEST WEST SEATTLE

**June 18 7:00 pm**  
**June 21 5:00 pm**

HONK! Fest West is a free, three-day, community-supported music festival devoted to marching bands, drum corps, samba lines, and anything acoustic and mobile that makes a ruckus. We revel in celebration of street band culture by taking joy and music to the streets and parks of Seattle.

**ALWAYS FAMILY FRIENDLY – ALWAYS FREE.** Fanciful costumery and audience participation are highly encouraged!

## FENDERS ON FRONT STREET VINTAGE CAR SHOW FATHER'S DAY, SUNDAY, JUNE 21, 2015

The Downtown Issaquah Association proudly presents the 10th Annual Fenders on Front Street Car show Father's Day Sunday, June 21 2015. This FREE vintage car show begins at 8:00am and runs until 3:00pm.

Thousands of visitors stroll down Front Street to admire hundreds of vintage and classic cars. It will be a fun-filled Father's Day event with participants coming from across the state to show their classic cars. There will be live music, family activities, a trophy and award ceremony with MC Lance Lambert and an afternoon cruise to Triple XXX.

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## Expedia Will Make Seattle Waterfront Its New Home

Source: Seattle Times April 1, 2015

Expedia will be moving its corporate headquarters to the 40-acre Amgen campus in Seattle. Seattle Mayor Ed Murray and Dara Khosrowshahi, Expedia's CEO, made the official announcement at a morning news conference on the move, in which Expedia is purchasing the waterfront property for \$228.9 million.

"We think it will be a magnet for top talent," Khosrowshahi said, adding that the move will also give Expedia room to grow. He said the company plans to increase its corporate headquarters headcount over the next few years to 4,500 from 3,000. Globally, Expedia has more than 10,000 employees.

Currently, the Bellevue-based online travel company leases more than half a million square feet in downtown Bellevue, representing about 6 percent of the Eastside city's office space. For months Expedia has explored its options, with its Bellevue leases in two buildings set to expire in October 2018.

Expedia would be the latest corporate headquarters in the region to pull up roots and head to the center city. Weyerhaeuser announced plans last year to leave Federal Way for a new office in Seattle's Pioneer Square neighborhood in 2016. MulvannyG2 Architecture said last year it was leaving Bellevue for 1101 Second Ave. in downtown Seattle.

"Expedia, Weyerhaeuser and other companies who have recently moved to Seattle reflect just how attractive our market is right now," said James Sido, spokesman for the Downtown Seattle Association. Murray said the city has been in conversations with the city of Bellevue. "I'm committed and the city's committed to a regional metropolitan economy," he said. "If one part benefits, the other part benefits." Still, one broker who declined to be identified said Expedia's move shows how strong the appetite is from big companies for a Seattle address.

## TESTIMONIALS

*"Roger's many years of experience clearly show in his ability to smoothly and effectively deal with all the usual and unusual details that come up in the home buying and selling process. He always acted professionally, and had good advice at each step along the way."*

*Bob Helling, Home Seller*

*"With Roger's suggestions, hands-on help, and persistence, all our difficulties were overcome. Our house sold at a price which was very acceptable to us. Our house sold in a relatively short time period, despite difficult market conditions."*

*Kent Chetlain, Seller in Maple Leaf*



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