

Licton Springs Real Estate Journal



JULY 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
8849	Densmore Ave N	\$912,000	4	2.75	2,338	06/02/2015
8510	Ashworth Ave N	\$745,000	4	2	2,290	05/07/2015
1436	N 92nd St	\$630,000	3	2.5	1,750	05/20/2015
8812	Ashworth Ave N	\$630,000	3	1.75	1,700	05/27/2015
1430	N 92nd St	\$620,000	3	2.5	1,750	05/20/2015
8525	Meridian Ave N	\$577,000	3	1.75	1,880	05/15/2015
10509	Whitman Ave N	\$520,000	4	2.5	1,840	05/26/2015
10736	Densmore Ave N	\$480,000	4	1.75	1,840	05/04/2015
950	N 86th St	\$475,000	5	1.75	2,280	05/17/2015
8545	Stone Ave N #A	\$460,000	3	2.25	1,370	06/05/2015
9055	Burke Ave N	\$446,000	3	2	1,420	06/02/2015
9747	Wallingford Ave N	\$440,000	3	2	1,510	05/07/2015
8549	Stone Ave N #B	\$435,000	3	3	1,306	06/05/2015
1306	N 88th St	\$430,000	3	1.5	1,290	05/27/2015
10050	Ashworth Ave N	\$420,000	2	1	830	05/28/2015
10720	Stone Ave N	\$380,000	4	1.75	2,000	05/18/2015
9728	Densmore Ave N	\$379,000	2	1	1,450	06/02/2015
9212	Interlake Ave N #B	\$375,000	3	2	1,290	05/06/2015
1242	N Northgate Wy #26	\$369,950	2	2.25	1,370	05/14/2015
10546	Midvale Ave N #C	\$350,000	2	2.25	1,280	05/22/2015
9410	Linden Ave N #B	\$333,000	2	1.5		06/12/2015
9220	Ashworth Ave N	\$330,000	2	1.5	940	05/20/2015

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

FIRECRACKER 5000

JULY 3, 2015

Be one of the first to celebrate the Fourth of July by participating in Seattle's only midnight 5K. Taking place on the streets of Seattle and finishing inside the Seattle Center's Memorial Stadium, this late night 5K footrace starts just before midnight on July 3rd and continues into the Fourth of July.

For the first time ever and new this year, the event will start at 11:40pm and give the opportunity for a handful of you speedsters to "ROCK THE CLOCK" and finish before midnight!

Race Day Schedule: 10:00pm - Packet Pickup & Registration
11:40pm - Race Starts
12:30am - Awards Ceremony

SEAFAIR SUMMER FOURTH

SATURDAY, JULY 4, 2015

GAS WORKS PARK: 12 TO 11 P.M.
SOUTH LAKE UNION PARK: 3 P.M.
TO 11 P.M.

PRESENTED BY AMAZON, DOUBLEDOWN INTERACTIVE, MICROSOFT & WASHINGTON NATIONAL GUARD

Join Seafair for a celebration of our nation's independence at the Seafair Summer Fourth! Come to Gas Works Park or South Lake Union Park for the ultimate freedom celebration. Both locations are FREE to the public and also feature reserved seating available for purchase. Come enjoy a day of fun that culminates in a fantastic fireworks show!

7 REPAIRS THAT WILL INCREASE THE VALUE OF YOUR HOME

Source: *Yahoo Homes, May 26, 2015*

While purchasing a house may mostly be about having a place to call "home," it can also be seen as a lifetime investment. Making a few repairs—and even some cost-effective renovations—can not only skyrocket your home's value, but can make it a more enjoyable place to live. We tapped into our network of Pros to uncover seven of the most valuable repairs you can make for the long term, whether or not you plan to sell in the future.

1. Fix Up the Exterior

As the saying goes, you don't get a second chance to make a first impression, whether it's with your new neighbor or a future buyer. Repairing any broken doors, damaged screens, or cracks in your front walk can really make a difference. You might want to consider having your siding pressure-washed, your trim repainted, or your landscaping spruced up.

2. Repair the Roof

Having a roof over your head is a moot point if that roof is in need of repair. A roofing contractor can make quick work of damaged or missing shingles, clogged gutters and detached flashing. While you're at it, schedule a chimney cleaning—when's the last time you had your flue inspected and swept? (Hint: You ought to have this done once a year.)

3. Address Plumbing Issues

If the roof doesn't leak, neither should the plumbing. Hire a plumber to fix those slow drains, dripping faucets and poorly functioning water heater. Keep in mind that you may benefit most from installing a completely new water heater, especially if yours is 10 to 15 years old or more.

4. Improve Interior Walls

If you're looking to sell your home, you want a potential buyer to be able to visualize living in your home. And while you might love your unique color scheme (we don't judge), you may want to consider painting your walls a more neutral palette. Ask your painter to patch any holes and sand down the walls while they're at it to get the best effect.

5. Replace the Flooring

Do you have scratched or buckling hardwood floors, outdated vinyl tiles from the 1970s, or carpet so dirty you can't remember the original color? One of the fastest and easiest ways to reinvigorate your home is to replace the flooring. With so many options today—stain-resistant carpet, wood-look vinyl flooring, eco-friendly bamboo or cork—you're sure to find a floor that you and future owners will love.

6. Renovate the Kitchen

You've probably heard it before: The kitchen sells the home. This adage is absolutely true, so if you're looking for a larger renovation, start with the kitchen. New appliances, refaced cabinetry and stone countertops are a few of the most popular kitchen modifications that will help increase the value of your home.

7. Update the Bathrooms

If your bathrooms look like they belong in the 1980s, it's time for an update. You can go as low- or high-budget as you like, so talk to your contractor about where to spend your renovation budget to get the biggest impact. New fixtures and updated tile could be all it takes to bring your bathroom into the 21st century.

KING COUNTY'S MEDIAN HOME PRICE UP ALMOST 9 PERCENT OVER YEAR

Source: Seattle Times, June 4, 2015

The median price of single-family homes sold in King County in May was \$480,942, about the same as in April but almost 9 percent more than a year ago, according to figures released Thursday. The Northwest Multiple Listing Service said buyers were in "full sprint" mode, competing for a dwindling number of homes for sale. There were 3,280 active listings in May, down 21 percent from the previous May, the MLS reported.

The trend holds true region-wide: Snohomish and Pierce counties each saw their inventory drop by 18 percent compared to a year ago. That helped push median prices up by about 8 percent over the year to \$350,000 in Snohomish and \$255,000 in Pierce.

For the third month in a row, King County had less than one month's supply of homes for sale, a drought the market hasn't seen since at least 2004. Snohomish and Pierce have less than a two-month supply. Experts say a balanced market would have at least a five-month supply.

"We're still in desperate need of inventory," said OB Jacobi, president of Windermere Real Estate, in a statement. "The irony is that there are plenty of people who want to sell, but won't put their home on the market until they can buy something new. But they can't buy something new until there are more homes on the market. It's the proverbial chicken and egg situation for which I see no end in the near future."

Buyers across the four-county Puget Sound region are jumping on almost any listing in their price range. In May, there were 8,620 pending sales, the highest May total in at least 15 years. A sale is pending when buyer and seller have a mutual agreement but haven't closed the deal yet.

The median price of single-family homes in Kitsap County, where inventory was down 26 percent compared to a year ago, posted a 16 percent annual gain to \$266,950.

Frank Wilson, managing broker at John L. Scott in Poulsbo, said that Kitsap is seeing more buyers from King County. "They have run out of inventory in the Seattle market so now it's just a matter of how far a buyer needs to drive to find a home that is available and affordable," he said.

Even the sluggish condo market revved up in May, with double-digit annual gains in King, Snohomish and Pierce counties — all of which had fewer condos for sale than a year ago. The median price in King was \$289,000, up 12 percent over the year; in Snohomish, \$235,000, 13 percent; and in Pierce, \$188,250, 18 percent.

10 TIPS FOR SENIOR CITIZENS DOWNSIZING HOMES OR MOVING

Source: Windermere Blog, May 29, 2015

Moving senior citizens, retirees, and the elderly is emerging as a specialty service as baby-boomers are faced with downsizing themselves while simultaneously transitioning their parents to one of the many types of senior housing. Below you will find 10 Tips for Moving Seniors:

Start with a floor plan of your new space

A floor plan may be the single most important thing you can have. It will tell you how much furniture you can fit, and help you decide where everything will go before you step foot into your new home.

Reduce the amount you have to move

Downsizing can be physically exhausting and emotionally draining, but many items that have been accumulated in a home over many years can't

- Gas Works Park: Noon to 11 p.m.
- All-American games Presented by Smith Brothers Farms
 - Festival-style Food Trucks & Concessions
 - Large Beverage Garden
 - Exhibit Booths
 - Kids Zone
 - Washington National Guard Display
 - SkyDive Kapowsin Landing Zone
 - DoubleDown Interactive Live Music & Entertainment Stage
- South Lake Union Park: 3 p.m. to 11 p.m.
- Tutta Bella Neapolitan Pizzeria Live Music & Entertainment Stage
 - Food Booths & Concessions
 - Beverage Garden
 - Exhibit Booths
 - Part of Lake Union Wooden Boat Festival
 - Open and Reserved Seating Options

SEAFAIR TORCHLIGHT PARADE

**SATURDAY, JULY 25, 2015
7:30 P.M.**

SEATTLE CENTER/4TH AVENUE

**GRAND MARSHALS
SEATTLE MARINERS PLAYERS
FELIX HERNANDEZ AND
ROBINSON CANO**

Everybody loves a Parade - and none is more magical, musical and thrilling than Torchlight Night. This magnificent parade will include giant helium balloons, precision drill teams representing local communities, equestrian units, comical clowns, swashbuckling pirates and heart-pounding bands playing all your favorite tunes.

Roger J Turner is your exclusive Licton Springs Realtor

or shouldn't be squeezed into a new home. So take your time and ask for help. If you have children who no longer live there, ask them to retrieve their possessions. Give things to friends and family. Have a yard sale and/or donate some items to charity. If you can't bring certain items that you're not ready to part with, consider using a storage facility.

Begin in areas of the house no longer in use

This strategy will be least disruptive to normal life and will help develop some momentum to carry you through other areas of the home later on.

Have a sorting system

Use colored stickers to identify items that are going with you, elsewhere, or to-be-determined. Make a list of potential recipients, such as loved ones or charity or auction, and match up items to them instead of coming up with different recipients as you sort through items one by one.

Start with large items and work toward smaller ones

Sorting through large furniture pieces first will create a sense of progress for the person who is moving. This will make it easier to sort smaller items later on, because it will be clearer what storage will be available in the new home.

Block off a certain amount of time for working each day and stick to it

Start and stop at a certain time. Don't get sidetracked. You'll be surprised how much you can accomplish.

Focus on one area at a time

Dealing with a whole house can be overwhelming. Break it up into smaller chunks by focusing on one part of a room at a time. Then move on to the next.

Packing – Let the movers take care of it

A professional move coordinator like the ones at Gentle Giant can recommend a professional packing crew to help prepare your dishes, linens, furniture, you name it. Hiring such a team will make packing go by much faster, and your items will be safer as they are moved.

Create a Move-Day suitcase with the essentials for the first 24 hours in your new home

Set aside a couple of outfits, a set of dishes, towels and sheets. Include a first aid kit and a flashlight, or even a night light. You'll have what you need at your fingertips instead of having to dive into many different boxes to find what you need.

Be patient – with yourself and others

Moving is hard, especially for seniors who may be leaving a home where they've spent decades with their family. Remember it's okay to be sad about parting with things, however the goal is not to get rid of everything – just to simplify. Set aside down time, and reward yourself or the person you are helping at various stages in the process. Accept that there will be a range of emotions.

TESTIMONIALS

"I want to tell you how much I appreciate all your help in selling my house. You helped me find the perfect buyer. Also, I am sure that your intimate knowledge of the housing market in my neighborhood was important in pricing the house correctly. I believe that the asking price we agreed upon was exactly the right price for the house. I only wanted to have one realtor, Roger Turner. Thank you again so very much for helping me find the right buyer at the right price."

J. Zeh, Home Seller




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