

# Licton Springs Real Estate Journal



**AUGUST 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
2126	N 87th St	\$640,000	2	2.25	2,420	07/16/2015
9231	Wallingford Ave N	\$565,000	4	1.75	1,730	06/28/2015
9740	Woodlawn Ave N	\$550,000	3	2.25	1,300	06/19/2015
9744	Woodlawn Ave N	\$550,000	3	2.25	1,300	06/22/2015
10745	Ashworth Ave N	\$549,150	4	2.75	2,400	06/25/2015
940	N 97th St	\$519,500	3	2.25	1,610	07/14/2015
9738	Woodlawn Ave N	\$500,000	3	2.5	1,327	07/23/2015
926	N 102nd St	\$475,000	3	1.75	1,660	07/05/2015
8825	Interlake Ave N	\$465,000	3	2.5	1,530	07/21/2015
9202	Interlake Ave N #A	\$465,000	3	2.5	1,570	07/25/2015
8552	Midvale Ave N #A	\$450,000	3	2.5	1,510	07/07/2015
9214	Densmore Ave N #A	\$441,100	2	2.5	1,300	07/20/2015
10746	Densmore Ave N	\$427,500	2	1.75	1,628	07/01/2015
935	N 97th St #B	\$415,000	3	2.5	1,440	06/22/2015
10058	Ashworth Ave N	\$415,000	3	1.75	2,538	06/30/2015
8814	Midvale Ave N #C	\$410,000	3	2	1,354	06/25/2015
8513	Stone Ave N #A	\$399,000	2	1.5	1,260	07/27/2015
10025	Ashworth Ave N	\$391,000	2	1	1,440	07/22/2015
927	N 101st St	\$380,000	4	1.5	1,860	06/17/2015
908	N 95th St #C	\$365,000	2	1.5	1,240	07/17/2015
10504B	Whitman Ave N	\$360,000	3	2.25	1,358	06/17/2015
923	N 100th St	\$352,000	3	2	1,270	07/10/2015
9410	Linden Ave N #B	\$333,000	2	1.5		06/12/2015
1409	N Northgate Wy #A	\$325,000	3	1.75	1,160	07/02/2015

## 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](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.

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## SEATTLE CALENDAR

### BUMPERSHOOT

#### LABOR DAY WEEKEND

**SEPTEMBER 5, 6, 7 2015**

#### A RICH PAST, AND A COLORFUL FUTURE

Now in their 45th year, Bumbershoot is one of Seattle's largest cultural touchstones. Each year thousands of people across the country flock to Seattle to attend this acclaimed Festival, which has become one of the most unique and best-loved contemporary festivals in North America. Bumbershoot's diverse programming includes live music, comedy, theatre, film, visual arts, dance performance, and more.

#### WASHINGTON STATE FAIR PUYALLUP, WA SEPTEMBER 11 - 27 2015

The Fair has taken place since October 1900 and currently brings in more than 1 million people each year!

Exhibit halls, barns, rides, food areas, and stages are located throughout the grounds. Just remember which color gate you came in—there are colored stripes on the ground that can lead you back if you don't remember how to get there later!

Aside from the rides, fair food, games, and animals, the Washington State Fair events are one of the best reasons to head to the fair. Each year, headliners grace the stage at the Grandstand—a large, outdoor arena with both covered seating (in the elevated grandstand seats) and open-air seating at ground level. Often, the ticket prices for the headlining shows

## SELL YOUR HOUSE FASTER WITH THESE 10 TIPS

*Source: Realty Times, July 7, 2015*

Looking to sell your home? Don't start the process without taking a look at our ten quick tips outlined below:

1. Give the exterior of your home a quick makeover by spending some time landscaping. You can save a great deal of money on this with a DIY approach.
2. Much of the curb appeal of your home rests on the overall look of your front door. Paint it a color to match the rest of your exterior, and place nice potted plants around it.
3. The first thing people should like about your home is the entrance. Make sure you de-clutter the area and only leave the necessities. When looking for a good wall color, use something neutral.
4. Give your home a cheerful and bright look by installing modern lighting. A well-lit home is twice as likely to get sold than one that's dark and gloomy.
5. When considering your home in its entirety, make sure you paint all of your walls a neutral color that appeals to everyone. Color can be too personal, and that's not a good selling point.
6. Don't completely renovate your kitchen and bathrooms, but do give them a facelift. Fix broken faucets, add good lighting and work on the cabinet hardware.
7. It's a very good idea to remove clutter and personal belongings from your home. Too much personal stuff and extensive clutter can give potential buyers the wrong first impression.
8. If you have pets, you have to consider that not everyone loves animals and others may be allergic to them. When you have buyers viewing your home, keep your pet out of sight and out of the way. Make sure to hide any and all accessories that can indicate the presence of an animal.
9. Your backyard should also have curb appeal, even if it's something potential buyers see last. Make sure you mow the grass, throw out clutter and make the area seem inviting. Adding things like potted plants and patio furniture will give the impression that you took good care of your property, so it makes it even more likeable.
10. Buyers need to be able to mentally see themselves living in your home. This means you need to scrub the inside from top to bottom. There should be no dirt or debris, absolutely no dirty laundry, unwashed windows or heaven forbid, spider webs!

Selling your home can take some time, but if you follow the tips from this article, you have a better chance of cracking the housing market. Remember that no one wants to buy a dirty, unkempt and dark home!

## US HOME SALES SURGED IN JUNE TO FASTEST PACE IN 8-PLUS YEARS

*Source: Seattle Times July 22, 2015*

Americans bought homes in June at the fastest rate in over eight years, pushing prices to record highs as buyer demand has eclipsed the availability of houses on the market. The National Association of Realtors said Wednesday that sales of existing homes climbed 3.2 percent last month to a seasonally adjusted annual rate of 5.49 million, the highest rate since February 2007. Sales have jumped 9.6 percent over the past 12 months, while the number of listings has risen just 0.4 percent.

The median home price has climbed 6.5 percent over the past 12 months to \$236,400, the highest level — unadjusted for inflation — reported by the Realtors. Home-buying has recently surged as more buyers have flooded into the real estate market. Robust hiring over the past 21 months and an economic recovery now in its sixth year have enabled more Americans to set aside money for a down payment. But the rising demand has failed to draw more sellers into the market, limiting the availability of homes and sparking higher prices that could cap sales growth in the coming months.

“The recent pace can’t be sustained, but it points clearly to upside potential,” said Ian Shepherdson, chief economist at Pantheon Macroeconomics. Nationally, a mere five months’ supply of homes was on the market in June, compared with 5.5 months a year ago and an average of six months in a healthy market. Some markets are barely adding any listings.

Some of the recent sales burst appears to come from the prospect of low mortgage rates beginning to rise as Fed officials consider raising a key interest rate from its near-zero level later this year. Past efforts by the Fed officials to reduce their stimulus efforts have led to higher mortgage rates, creating expectations that homebuyers will face increased borrowing costs later this year.

Properties typically sold last month in 34 days, the shortest time since the Realtors began tracking the figure in May 2011. There were fewer all-cash, individual investor and distressed home sales in the market, as more traditional buyers have returned. Sales improved last month in all four regions: Northeast, Midwest, South and West. Still, the limited supplies could prove to be a drag on sales growth in the coming months. Ever rising home values are stretching the budgets of first-time buyers and owners looking to upgrade. As homes become less affordable, demand will likely taper off.

Home prices have increased at more than three times the pace of wages. The average hourly wage has risen just 2 percent over the past 12 months to \$24.95 an hour, according to the Labor Department. Some would-be buyers are also spurning their limited options on the market. Tony Smith, a real estate broker in Charlotte, North Carolina, said some renters shopping for homes are now choosing instead to re-sign their leases and wait until a broader and better selection of properties comes onto the market.

Construction has yet to satisfy rising demand, as builders are increasingly focused on the growing rental market. Approved building permits rose increased 7.4 percent to an annual rate of 1.34 million in June, the highest level since July 2007, the Commerce Department said last week. Almost all the gains came for apartment complexes, while permits for houses last month rose only 0.9 percent. The share of Americans owning homes has fallen this year to a seasonally adjusted 63.8 percent, the lowest level since 1989.

## FIVE TAKEAWAYS FROM THE DOWNTOWN SEATTLE BOOM

Source: *Seattle Times*, July 21, 2015

All those cranes on Seattle’s skyline are a sign of more than buildings. Here are some back stories — and challenges. The mid-year report from the Downtown Seattle Association shows a remarkable picture: 106 projects under construction, about to break ground or completed since January 2014, the largest building surge since the organization began keeping track in 2005.

The Seattle Times Sunday Buzz logged the report in, noting, “Thirty projects were completed in 2014. But, with 24 projects completed in the first six month of 2015 alone, and 36 scheduled for completion by the end of the year, downtown Seattle is on track to see the largest number of completed projects in the last decade...”

are cheaper than similar performances at other local venues such as KeyArena or the Paramount, and as a bonus, concert-goers get free fair admission.

Along with Grandstand performances, the fair is also known for a great number of free shows at smaller stages around the fairgrounds.

### OVERLAKE MEDICAL CENTER LABOR DAY HALF & 4-MILE RUN/WALK MONDAY SEPT 7, 2015 Marymoor Park

Offering one of the FLATTEST half marathon courses in Western Washington with less than 130 feet of cumulative elevation gain/loss over the 13.1 mile course, runners come from all over to gain their personal best! This race also serves as the Northwest USA Track & Field Half Marathon Championships, bringing in elite athletes from all over the country’s western most six states. Participants will enjoy the colorful fall leaves and scenery at the start/finish area within the city of Redmond, Washington and along the courses that wind along the Sammamish River Trail.

## SEATTLE SPORTS SCHEDULE

### SEATTLE SEAHAWK SCHEDULE

<http://seahawks.com/>

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8/14	7:00 PM	VS DENVER
8/21	5:00 PM	AT KANSAS CITY
8/29	5:00 PM	AT CHARGERS
9/3	7:00 PM	VS OAKLAND
9/13	10:00 AM	AT ST LOUIS
9/20	5:30 PM	AT PACKERS
9/27	1:00 PM	VS BEARS

### WASHINGTON HUSKY SCHEDULE

<http://gohuskies.com>

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9/4	7:15 PM	AT BOISE STATE
9/12	11:00 AM	VS SACRAMENTO STATE
9/19	2:00 PM	VS UTAH STATE
9/26	TBA	VS CALIFORNIA



# Roger J Turner is your exclusive Licton Springs Realtor

Here are five things to note:

1. It's not just Amazon.com anymore. Although the technology giant is huge in the Denny Triangle and South Lake Union, it's not the only driver behind office construction. Weyerhaeuser is coming to Pioneer Square; Expedia, Facebook, Apple and other technology giants are clustering in or near the core. The severe blow from losing Washington Mutual in 2008 has been healed and more. More than 7.1 million square feet of office space is under construction — more than four-and-a-half Columbia Centers.

2. The “back to the city” movement has legs. All over the country, millennials and others want to live in vibrant central cities with walkable neighborhoods, real downtowns and good transit. In Chicago, giant Kraft Heinz is the latest company to abandon suburbia for downtown. A study found that 500 companies had moved to urban centers in the past five years. According to the Boston Globe, the firms found the city locations attracted talent, built company culture and enhanced creative collaborations. Downtowns are also greener than car-dependent office developments in suburbia.

3. The action is continuing, at least for now. Beyond the immediate projects, several major buildings are in the pipeline, such as Wright Runstad's audacious 850-foot tower as part of the redevelopment of Rainier Square, an 880-foot skyscraper on Second Avenue from developer Greg Smith and doubling the size of the Washington State Convention Center.

In other words, capital and development experts continue to see opportunity in downtown Seattle. Why? See points 1. and 2. If the Federal Reserve begins a slow and deliberate raising of interest rates, we will see how much staying power this has.

4. A hidden advantage continues. In addition to its other pluses, downtown Seattle office space and rentals tend to be less expensive than the same products found in San Francisco and LA (and New York City and Boston). This wouldn't matter if we were, say, Mesa, Ariz. But because Seattle is an attractive technopolis with a dense downtown, it benefits from this cost differential against other high-quality competitors.

5. Mobility is the long-term key. Wow, wish we hadn't given our subway system to Atlanta years ago. This leaves Seattle's core at a serious disadvantage against most of the cities listed above in moving people (even LA has built an impressive system of subway, light rail and commuter trains).

Buses alone won't hack it. Light-rail construction needs to move faster and hook in Ballard and West Seattle. More and more reliable Sounder trains must be added. Also, a better transit system will expand the circle of affordable housing and lower greenhouse gas emissions.

## TESTIMONIAL

*“Thank you for selling our house so quickly! You were so cooperative and helpful in all that was necessary to get our house ready for sale. My husband and I are in our 90s, and it was very traumatic for us to leave our home of 50 years. You took us through whatever we had to do to facilitate the sale. We sincerely enjoyed working with you!”*

*M. Stephens, Home Seller*



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