

Licton Springs Real Estate Journal



SEPTEMBER 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
8805	Ashworth Ave N	\$657,500	3	2.5	2,150	08/14/2015
2126	N 87th St	\$640,000	2	2.25	2,420	07/16/2015
906	N 93rd St	\$556,000	4	2	2,040	08/10/2015
940	N 97th St	\$519,500	3	2.25	1,610	07/14/2015
9742	Woodlawn Ave N	\$502,500	3	2.5	1,327	07/29/2015
9738	Woodlawn Ave N	\$500,000	3	2.5	1,327	07/23/2015
8552	Midvale Ave N #A	\$484,500	3	2.5	1,510	07/07/2015
926	N 102nd St	\$475,000	3	1.75	1,660	07/05/2015
1724	N 107th St	\$475,000	3	1	1,340	08/04/2015
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
1135	N 94th St #B	\$442,500	3	3	1,344	08/28/2015
9214	Densmore Ave N #A	\$441,100	2	2.5	1,300	07/20/2015
10058	Ashworth Ave N	\$415,000	3	1.75	2,538	06/30/2015
8701	Corliss Ave N	\$405,500	2	1	1,170	08/19/2015
8504	Nesbit Ave N	\$401,200	3	2.25	1,424	08/19/2015
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
10728	Interlake Ave	\$379,950	3	1.75	1,790	08/12/2015
10504	Whitman Ave N #A	\$375,000	3	2.25	1,358	08/13/2015
908	N 95th St #C	\$365,000	2	1.5	1,240	07/17/2015
9236	Interlake Ave N #A	\$365,000	3	3	1,430	08/20/2015
923	N 100th St	\$352,000	3	2	1,270	07/10/2015
1409	N Northgate Wy #A	\$325,000	3	1.75	1,160	07/02/2015
9406	Linden Ave N #A	\$285,000	2	1	800	07/31/2015

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.

IN THIS ISSUE

Licton Springs Homes Sold

Seattle Event Calendar

Seattle Event Calendar

Now is The Time to Sell?

Modest Rise in July Sells

Area Home Prices Rise Weakly

Rate on 30yr. Mortgage drops

I Can Help Sell Your Home!



ROGER TURNER
(206) 999-6937
(206) 526-5544

rjturner@windermere.com



ROGER TURNER

(206) 999-6937 • (206) 526-5544 • rjturner@windermere.com • <http://www.rogerjturner.com>

SEATTLE CALENDAR

THE SEATTLE HOME SHOW

October 23-25, 2015

From Houses for Millennials to Condos for Baby Boomers, from Home Automation to Backyard Cottages, Seattle Home Show 2015 Showcases all of the Latest for the Northwest Home.

The Seattle Home Show is the Northwest's largest consumer home show with everything for the home – indoors and out – at two annual shows in downtown Seattle at CenturyLink Field Event Center. The Spring and Fall shows present hundreds of exhibits including builders, remodelers, the latest appliances and fixtures, decorating, landscaping...everything from floor to ceiling and beyond. Attendees also enjoy special features including seminars and wine tasting.

**Remlinger Farms
Pumpkin Patch
32610 N.E. 32nd St.
Carnation, WA 98014
425-333-4135**

**Dates: Sept. 27–Oct. 26
Hours: Sat. & Sun., 10 a.m.–6 p.m.
Weekdays by Reservations Only**

Catch a ride on the steam train, check out the 4-H barnyard, explore the hay-maze and toddler play area, take a spin on the “Flying Pumpkins,” go on a pony ride, catch a performance in the farm theatre and, of course, pick some pumpkins in the U-pick pumpkin fields. If you're too tired to pick your own pumpkin after enjoying the farm activities, stop by the market and pick up a pre-picked one and a couple of Remlinger Farms' famous pies.

WHY NOW MAY BE THE BEST TIME TO SELL YOUR HOME

Source: The Motley Fool Financial Newsletter, July 15, 2015

Homebuyer activity is up, inventory is low, and prices are on the rise. If you've been thinking of putting your home on the market, maybe now is the time. According to the latest data, homes are going under contract at their fastest pace in nine years, and there is not enough inventory on the market to fill the needs of buyers. Combining these two factors, you get a supply and demand relationship that could be extremely favorable for home sellers. However, the problem is that it might not last much longer.

Basic economics tells us that when the supply of something goes down and demand for it goes up, the price will rise, and that is exactly what we're seeing in the real estate market. There are nearly 16% fewer active listings than there were last year, and more buyers are in the market.

Another motivation to sell is that not only are homes selling for higher prices than in recent years, they are also selling faster. In fact, the average home in the U.S. stays on the market for 66 days, which is 11% faster than last year.

Plus, mortgage rates aren't likely to stay low forever. The Federal Reserve is widely expected to raise interest rates later this year, and mortgage rates are virtually certain to increase as well. Even though mortgage rates have risen recently, they are still extremely low on a historical basis, and we may see an even higher-than-expected level of activity this summer as people scramble to take advantage of the low rates while they last.

To sum it up, all indications are pointing toward a sellers' market in most of the U.S., at least for the time being. Still, bear in mind that nobody knows for sure what the real estate market will do in the months or years ahead, and every individual market is different. With that in mind, make sure you do your homework and consult a professional who's familiar with your local market before making any real estate decisions.

U.S. PENDING HOME SALES ROSE MODESTLY IN JULY

Source: Associated Press, August 27, 2015

Slightly more Americans signed contracts to buy homes in July, as pending sales edged up after dipping in June. The National Association of Realtors said Thursday that its seasonally adjusted pending home sales index rose 0.5 percent to 110.9 last month. This marks a slight recovery from June, when the index fell to 110.4 after reaching 112.3 in May, a level last seen in 2006.

Steady job growth coupled with low mortgage rates has improved home sales this year. As the recovery from the Great Recession enters its seventh year, more Americans have rebuilt their savings, increased their home equity and returned to the real estate market.

The modest increase in the index last month indicates that sales may soon be peaking after surging this year. “The pending sales index has stalled, at least for now,” said Ian Shepherdson, chief economist at Pantheon Macroeconomics. “This very strongly suggests that the recent run of big gains in existing home sales is over, with August sales more likely to fall than rise.”

Completed sales of existing homes increased 2 percent in July to a seasonally adjusted annual rate of 5.59 million, the fastest pace in eight-and-a-half years, the Realtors said last week. But the market has also revealed a mismatch between rising demand and limited supplies of homes on the market. Sales have increased 9.6 percent over the past 12 months, while the number of listings has declined 4.7 percent.

Over the past 12 months, employers have added 2.9 million jobs as the unemployment rate has fallen to 5.3 percent from 6.2 percent. The hiring has generated a greater sense of financial security that has boosted housing. Mortgage rates have also remained roughly two percentage points below their historic levels. The average 30-year fixed mortgage rate was 3.84 percent this week, according to mortgage firm Freddie Mac.

SEATTLE-AREA HOME PRICES RISE WEAKLY IN JUNE

Source: *Seattle Times*, August 25, 2015

The average price of existing single-family homes in King, Snohomish and Pierce counties rose a mere 0.2 percent from the previous month, according to Case-Shiller index data. Home prices in the Seattle metro area posted weak gains in June, but fared better than the nation, according to Case-Shiller index data released Tuesday.

The average price of existing single-family homes in King, Snohomish and Pierce counties rose a mere 0.2 percent from the previous month, after taking seasonal fluctuations into account. In May, the average home price was down 0.1 percent.

Over the year, home prices in the three-county area posted a 7.4 percent gain, just as for the previous two months, according to S&P Dow Jones Indices, publisher of the index.

Across the 20 metropolitan areas covered by the index, June home prices were flat or lower than the previous month in 11 cities and higher in nine, with the overall index down 0.1 percent after adjusting for seasonal fluctuations. For the fourth month in a row, average prices rose 5 percent annually.

Among the metro areas, Denver led the annual home-price gains in June with a 10.2 percent increase in average prices. Chicago and Washington, D.C. posted the biggest annual declines of 1.4 percent and 1.6 percent, respectively.

AVERAGE U.S. RATE ON 30-YEAR MORTGAGE DROPS TO 3.84 PERCENT

Source: *Seattle Times*, August 27, 2015

The average long-term U.S. mortgage rates dropped this week to their lowest levels since May, in a week marked by turmoil in global markets that was stoked by economic developments in China. Mortgage giant Freddie Mac said Thursday the average rate on a 30-year fixed-rate mortgage fell to 3.84 percent from 3.93 percent a week earlier. The benchmark rate hasn't been that low since May 21. The rate on 15-year fixed-rate mortgages declined this week to 3.06 percent from 3.15 percent.

Recent economic jitters and stomach-churning markets have thrown into question whether the Federal Reserve will raise a key interest rate next month, as has been long anticipated. A rate hike by the Fed could bring higher rates for home loans. The Fed has kept its key short-term rate near zero since the financial crisis year 2008.

Steady U.S. job growth and low mortgage rates have improved home sales this year. Data issued Thursday by the National Association of Realtors showed that slightly more Americans signed contracts to buy homes in July, as pending sales edged up after dipping in June.

To calculate average mortgage rates, Freddie Mac surveys lenders across the country at the beginning of each week. The average doesn't include extra fees, known as points, which most borrowers must pay to get the lowest rates. One point equals 1 percent of the loan amount. The average fee for a 30-year mortgage was unchanged from last week at 0.6 point. The fee for a 15-year loan also held steady at 0.6 point.

SEATTLE CHILDREN'S FESTIVAL

October 11, 2015
10am - 5pm

Northwest Folklife's Seattle Children's Festival is a one-day, multi-cultural festival held on Seattle Center grounds, "Celebrating Our Big Neighborhood."

\$0 Admission Fee — Thanks To Community Donations

The Seattle Children's Festival brings together local communities that showcase and celebrate families of the Northwest, introducing children in attendance to new cultures and traditions through a variety of education and hands-on programs. Tons of live performances and interactive workshops are geared toward families and children of all ages.

SEATTLE SPORTS SCHEDULE

SEATTLE SEAHAWK SCHEDULE

<http://seahawks.com/>

10/5	5:30 PM	VS LIONS
10/11	5:00 PM	AT BENGALS
10/18	1:00 PM	VS PANTHERS
10/22	5:30 PM	AT 49ers

WASHINGTON HUSKY SCHEDULE

<http://gohuskies.com>

10/8	6:00 PM	AT USC
10/17	TBA	VS OREGON DUCKS
10/24	TBA	AT STANFORD
10/31	TBA	VS ARIZONA WILDCATS

Roger J Turner is your exclusive Licton Springs Realtor

HOW I CAN HELP YOU SELL YOUR HOME?

Helping to find a buyer for your home is only one facet of my job.

In addition, I provide the following services :

- Explain basic real estate principles and paperwork
- Do a Comparative Market Analysis (CMA) to help determine your home's value
- Help determine the right selling price
- Assist you in preparing your home for sale
- Market your home to buyers and other agents
- List your home on Windermere.com and other real estate websites
- Keep you up-to-date on current market activity, as well as comments from potential buyers and agents about your home
- Assist you with the purchase and sale agreement
- Negotiate with buyers and their agents on your behalf
- Track contingencies and ensure contract deadlines are met
- Work with the escrow company to ensure all documents are in order and on time

So if you choose to work with me, you will:

- Be more likely to get the highest return on your investment
- Decrease your "days on market"
- Understand all the terms, processes and paperwork involved
- Have exposure to more buyers and agents with qualified buyers
- Have current market information to make informed decisions
- Have a skilled negotiator on your side
- Have peace of mind that the details are being handled

TESTIMONIAL

Thank you very much for your advice on preparing our mother's house for sale. After the initial meeting, we were somewhat overwhelmed by what needed to be done before listing the house. But with your army of contractors at the ready, and your patience and attention to detail, it all got done on time and within budget.

We had not sold a house in over 25 years, and were quite amazed at what must be done in today's market to attract buyers. Your advice on paint colors and staging was invaluable. Your strong knowledge of the local market and thorough market analysis enabled us to sell at an asking price we were happy with. The house sold within one week! Congratulations on a job well done. We will certainly recommend you to anyone who is buying or selling a house.

B. and K. Wilson, Home Sellers



ROGER TURNER

(206) 999-6937 • (206) 526-5544 • rjturner@windermere.com • <http://www.rogerjturner.com>