

# Licton Springs Real Estate Journal

**JANUARY 2016**



## 2015 LICTON SPRINGS HOMES SOLD

The following is a list of homes that sold in 2014 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 most 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	List/Sell \$	Beds	Baths	SF	SOLD DATE
<b>N 86th St</b>						
950	N 86th St	\$475,000	5	1.75	2,280	05/17/2015
2104	N 86th St	\$630,000	3	1.75	2,867	10/30/2015
<b>N 87th St</b>						
2126	N 87th St	\$640,000	2	2.25	2,420	07/16/2015
<b>N 88th St</b>						
1306	N 88th St	\$430,000	3	1.5	1,290	05/27/2015
1308	N 88th St	\$435,000	2	2.5	1,400	10/09/2015
1310	N 88th St	\$410,000	2	2.5	1,286	10/17/2015
<b>N 90th St</b>						
2137	N 90th St	\$525,000	4	2.5	1,810	11/23/2015
<b>N 91st St</b>						
933	N 91st St	\$447,500	3	1	1,970	04/01/2015
1132	N 91st St #B	\$245,000	2	1.5	690	02/09/2015
<b>N 92nd St</b>						
1430	N 92nd St	\$620,000	3	2.5	1,750	05/20/2015
1436	N 92nd St	\$630,000	3	2.5	1,750	05/20/2015
1109	N 92nd St	\$430,000	3	.75	1,780	11/16/2015
<b>N 93rd St</b>						
906	N 93rd St	\$556,000	4	2	2,040	08/10/2015
1146	N 93rd St #B	\$380,000	2	2.25	1,090	10/20/2015
<b>N 94th St</b>						
1135	N 94th St #B	\$442,500	3	3	1,344	08/28/2015
1139	N 94th St #A	\$437,000	3	3	1,360	09/22/2015
1137	N 94th St #B	\$448,000	3	3.25	1,426	09/23/2015
<b>N 95th St</b>						
908	N 95th St #C	\$365,000	2	1.5	1,240	07/17/2015
<b>N 96th St</b>						
952	N 96th St	\$380,000	3	2.5	1,650	04/02/2015

## IN THIS ISSUE

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## SEATTLE CALENDAR

### THE GREAT SEATTLE RV SHOW

**FEBRUARY 11 - 14, 2016**  
**Century Link Field**

#### ASK THE TECHNICIAN

Learn more about the technical side of RVing from winterizing to water heaters. A fully equipped RV will be on display serving as your classroom. For those looking for an in depth learning experience, you'll want to attend the hourly workshops presented by appliance manufacturers and suppliers.

#### RV WALK-THROUGH: EVERYTHING YOU NEED TO KNOW

If you are a total RV novice, sign up for the "RV Walk Through, Everything You Need to Know" where you will be walked through the operational systems of an RV. After spending an hour with our well-seasoned RV professional, you'll feel confident in your ability to operate your own home on the road. Walk-throughs occur hourly from noon to 5pm and are free with show admission.

## SEATTLE BOAT SHOW

**JAN 29 - FEB 6, 2016**  
**CENTURY LINK FIELD**

The Seattle Boat Show, Indoors + Afloat, is the West Coast's Largest Boat Show featuring more than 1,000 recreational watercrafts, from stand-up paddleboards to superyachts and everything in between! Plus, check out more than three acres of accessories, over 200 free boating and fishing seminars and the latest accessories indoors at CenturyLink Field, plus afloat on South Lake Union.

For the 2016 show there will be more than 200 free seminars on everything

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
<b>N 97th St</b>						
931B	N 97th St	\$375,000	3	2.5	1,440	02/04/2015
935	N 97th St #B	\$415,000	3	2.5	1,440	06/22/2015
940	N 97th St	\$519,500	3	2.25	1,610	07/14/2015
935	N 97th St #C	\$400,000	3	2.25	1,250	09/08/2015
944	N 97th St	\$499,950	3	2.25	1,610	09/16/2015
936	N 97th St	\$520,000	3	2.25	1,610	09/22/2015
932	N 97th St	\$506,000	3	2.25	1,610	09/28/2015
933	N 97th St #A	\$408,538	3	2.25	1,280	10/15/2015
934	N 97th St	\$519,500	3	2.25	1,610	10/27/2015
<b>N 100th St</b>						
1324	N 100th St	\$725,000	4	2.5	2,800	02/09/2015
923	N 100th St	\$352,000	3	2	1,270	07/10/2015
<b>N 101st St</b>						
927	N 101st St	\$380,000	4	1.5	1,860	06/17/2015
<b>N 102nd St</b>						
926	N 102nd St	\$475,000	3	1.75	1,660	07/05/2015
946	N 102nd St	\$400,000	3	1.5	1,970	08/31/2015
<b>N 105th St</b>						
1725	N 105th St	\$494,000	4	1.75	2,010	08/31/2015
<b>N 107th St</b>						
1724	N 107th St	\$475,000	3	1	1,340	08/04/2015
<b>Ashworth Ave N</b>						
8510	Ashworth Ave N	\$745,000	4	2	2,290	05/07/2015
8805	Ashworth Ave N	\$657,500	3	2.5	2,150	08/14/2015
8812	Ashworth Ave N	\$630,000	3	1.75	1,700	05/27/2015
9220	Ashworth Ave N	\$330,000	2	1.5	940	05/20/2015
9224	Ashworth Ave N	\$327,200	2	1.5	940	10/28/2015
9225	Ashworth Ave N #A	\$425,000	3	2.5	1,450	09/20/2015
9523	Ashworth Ave N #D	\$427,000	2	2.5	1,240	10/21/2015
10025	Ashworth Ave N	\$391,000	2	1	1,440	07/22/2015
10050	Ashworth Ave N	\$420,000	2	1	830	05/28/2015
10058	Ashworth Ave N	\$415,000	3	1.75	2,538	06/30/2015
10545	Ashworth Ave N	\$561,000	3	1.75	2,030	11/13/2015
10745	Ashworth Ave N	\$549,150	4	2.75	2,400	06/25/2015
<b>Burke Ave N</b>						
8542	Burke Ave N	\$537,500	4	2	1,900	10/09/2015
9015	Burke Ave N	\$475,000	2	1.75	1,170	11/12/2015
9055	Burke Ave N	\$446,000	3	2	1,420	06/02/2015
<b>Corliss Ave N</b>						
8701	Corliss Ave N	\$405,500	2	1	1,170	08/19/2015
<b>Densmore Ave N</b>						
8522	Densmore Ave N	\$532,000	2	1	1,010	12/10/2015
8526	Densmore Ave N	\$550,000	3	2.5	2,700	12/10/2015
8849	Densmore Ave N	\$912,000	4	2.75	2,338	06/02/2015
8552	Densmore Ave N	\$990,000	4	4.25	3,740	04/28/2015
9214	Densmore Ave N #A	\$441,100	2	2.5	1,300	07/20/2015
9728	Densmore Ave N	\$379,000	2	1	1,450	06/02/2015
10012	Densmore Ave N	\$864,000	4	3.25	3,401	01/28/2015
10735	Densmore Ave N	\$332,000	2	1	2,140	01/05/2015
10736	Densmore Ave N	\$480,000	4	1.75	1,840	05/04/2015
10746	Densmore Ave N	\$427,500	2	1.75	1,628	07/01/2015
<b>Interlake Ave N</b>						
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
9212	Interlake Ave N #B	\$375,000	3	2	1,290	05/06/2015

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
9236	Interlake Ave N #A	\$365,000	3	3	1,430	08/20/2015
9242	Interlake Ave N #A	\$280,000	2	1.5	800	03/03/2015
9246	Interlake Ave N #A	\$390,000	2	1.5	1,217	10/26/2015
9246	Interlake Ave N #C	\$326,000	2	1.5	1,030	04/09/2015
9507	Interlake N	\$399,950	2	1.75	1,100	02/27/2015
9508	Interlake Ave N #A	\$440,000	2	2.5	1,360	10/26/2015
9509	Interlake Ave N	\$399,950	2	1.75	1,100	03/27/2015
9511	Interlake Ave N	\$415,000	2	1.75	1,100	03/27/2015
9513	Interlake N	\$415,000	2	1.75	1,100	03/14/2015
10728	Interlake Ave	\$379,950	3	1.75	1,790	08/12/2015
10732	Interlake Ave N	\$552,500	4	1.75	1,780	10/08/2015

#### Linden Ave N

9406	Linden Ave N #A	\$285,000	2	1	800	07/31/2015
9410	Linden Ave N #B	\$333,000	2	1.5		06/12/2015
9716	Linden Ave N	\$807,000	3	2.5	2,988	09/21/2015

#### Meridian Ave N

8525	Meridian Ave N	\$577,000	3	1.75	1,880	05/15/2015
9020	Meridian Ave N	\$613,000	3	2.25	2,190	10/19/2015

#### Midvale Ave N

8552	Midvale Ave N #A	\$484,500	3	2.5	1,510	07/07/2015
8814	Midvale Ave N #C	\$410,000	3	2	1,354	06/25/2015
8814	Midvale Ave N #D	\$380,500	3	2	1,281	03/20/2015
8830	Midvale Ave N #A	\$401,000	3	2	1,270	03/30/2015
10346	Midvale Ave N	\$228,000	2	1	650	04/07/2015
10537	Midvale Ave N	\$280,000	2	2.25	1,050	09/30/2015
10544	Midvale Ave N #C	\$395,650	3	2.5	1,600	11/30/2015
10546	Midvale Ave N #A	\$384,275	3	2.5	1,600	09/16/2015
10546	Midvale Ave N #C	\$350,000	2	2.25	1,280	05/22/2015

#### Nesbit Ave N

8504	Nesbit Ave N	\$401,200	3	2.25	1,424	08/19/2015
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#### N Northgate Wy

1238	N Northgate Wy	\$360,000	3	1.75	1,340	02/13/2015
1242	N Northgate Wy #26	\$369,950	2	2.25	1,370	05/14/2015
1409	N Northgate Wy #A	\$325,000	3	1.75	1,160	07/02/2015
1605	N Northgate Wy	\$322,000	2	1	1,580	03/04/2015
1758	N Northgate Wy	\$305,000	3	2.25	1,260	04/03/2015

#### Northgate Wy

1766	Northgate Wy	\$289,000	2	1.5	1,330	10/07/2015
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#### Stone Ave N

8511A	Stone Ave N	\$485,000	3	2.25	1,480	12/11/2015
8511B	Stone Ave N	\$436,000	3	2.25	1,480	03/04/2015
8513	Stone Ave N #A	\$399,000	2	1.5	1,260	07/27/2015
8513	Stone Ave N #B	\$474,000	3	2.25	1,418	09/28/2015
8534	Stone Ave N #A	\$450,000	3	3	1,260	12/08/2015
8543	Stone Ave N	\$370,000	3	2.25	1,310	01/31/2015
8545	Stone Ave N #A	\$460,000	3	2.25	1,370	06/05/2015
8545	Stone Ave N #B	\$441,000	3	2.25	1,400	11/05/2015
8845	Stone Ave N	\$517,000	3	2.5	1,690	10/09/2015
8549	Stone Ave N #B	\$435,000	3	3	1,306	06/05/2015
9216	Stone Ave N #A	\$470,000	3	2.5	1,710	10/17/2015
9310	Stone Ave N #B	\$313,000	2	1.5	870	01/20/2015
10026	Stone Ave N	\$458,000	3	1.75	1,400	10/14/2015
10322	Stone Ave N	\$355,000	3	1	1,210	01/21/2015
10341	Stone Ave N	\$575,000	5	3.75	2,330	11/18/2015
10720	Stone Ave N	\$380,000	4	1.75	2,000	05/18/2015
10740	Stone Ave N #B	\$265,000	2	1.5	1,120	02/27/2015

from cruising to Alaska to diesel engine maintenance, and advanced seminars for a fee through Boat Show University. Specifically on the fishing stage, there will be nearly 60 free fishing and crabbing seminars by the Pacific Northwest's premier fishing experts. From Lake Washington's smorgasbord of freshwater species, to tuna off Washington's coast including a blitz of the most knowledgeable salmon fishing presenters ever assembled, anglers will hear from the best of the best.

## NORTHWEST FLOWER & GARDEN SHOW

**February 17 - 21, 2016**

### Washington State Convention Center

The Northwest Flower & Garden Show has been heralding the start of spring since 1989, as gardening enthusiasts from around the Northwest flock to this annual celebration held in the beautiful Washington State Convention Center for five magical days.

Your gardening desires will blossom when you gaze at the spectacular Show Gardens created by the most respected garden designers and landscapers of the region. Our full acre of show gardens are brimming with ideas that will inspire your garden projects. No matter your style or needs, you'll find inspiration for outdoor living, edible gardening, sustainability, and more.

If you're looking for something to jazz up a small urban space, our colorful City Living and Floral Competition features will show you how to blend art with functionality.

Our Marketplace with over 300 exhibitors is just the thing for your green thumb as you stock up on the latest tools and accessories for your home and garden. You can buy new plants or unique handcrafted wares, savor delicious specialty foods, or find that special piece of furniture or art to grace your garden.

# Roger Turner is your exclusive Licton Springs Realtor

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
<b>Wallingford Ave N</b>						
9208	Wallingford Ave N	\$551,000	4	1.75	2,040	03/28/2015
9231	Wallingford Ave N	\$565,000	4	1.75	1,730	06/28/2015
9747	Wallingford Ave N	\$440,000	3	2	1,510	05/07/2015
<b>Whitman Ave N</b>						
10500	Whitman Ave N #A	\$311,600	3	2.25	1,358	02/14/2015
10504	Whitman Ave N #A	\$375,000	3	2.25	1,358	08/13/2015
10504B	Whitman Ave N	\$360,000	3	2.25	1,358	06/17/2015
10509	Whitman Ave N	\$520,000	4	2.5	1,840	05/26/2015
<b>Woodlawn Ave N</b>						
9727	Woodlawn Ave N	\$544,000	3	2.25	1,745	03/26/2015
9729	Woodlawn Ave N	\$539,950	3	2.25	1,745	02/24/2015
9731	Woodlawn Ave N	\$562,500	3	2.25	1,745	01/30/2015
9738	Woodlawn Ave N	\$500,000	3	2.5	1,327	07/23/2015
9740	Woodlawn Ave N	\$550,000	3	2.25	1,300	06/19/2015
9742	Woodlawn Ave N	\$502,500	3	2.5	1,327	07/29/2015
9744	Woodlawn Ave N	\$550,000	3	2.25	1,300	06/22/2015

## TESTIMONIALS

"Working with Roger Turner this past summer was a complete pleasure. He immediately and effectively entered into the process of finding a buyer for our home. He was then faithful and attentive in finding a new home for us as well. We loved working with Roger. He is extremely knowledgeable and has all the right connections to make the processes of both buying and selling as stress-free as possible. He is also a very nice person who does not use a "hard sell" -- he is responsive without being imposing. We have no reservations about recommending Roger's services to others."

--Colleen Conroy

"After renting my house for 11 years, I had the opportunity to buy it. I asked Roger to be my buyer's representative, and I am so glad I did! He very patiently answered all my questions and guided me through the process. He successfully convinced the owner to reduce the price because of repairs that were needed. Roger is easy to talk to, and he is very accessible via phone, email, and personal visits. He always returns calls and emails promptly, which makes him a very reassuring presence during the buying or selling process. I recommend him highly."

- Marilyn Carlson

*Happy New Year!*



**Roger Turner**

  
Windermere  
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