

Licton Springs Real Estate Journal



MAY 2016



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
8813	Wallingford Ave N	\$884,950	3	2.5	2,370	01/06/2016
10038	Ashworth Ave N	\$752,500	4	3.5	2,680	03/19/2016
8527	Interlake Ave N	\$655,000			1,120	02/18/2016
8526	Wallingford Ave N	\$622,000	3	1.75	2,260	02/26/2016
1323	N 88th St	\$600,000	3	2.25	1,470	02/19/2016
9044	Burke Ave N	\$575,000	2	2.25	1,630	02/25/2016
915	N 92nd St	\$567,000	3	1.75	1,520	03/28/2016
8558	Stone Ave N	\$562,000	3	3.25	1,370	03/14/2016
9243	Ashworth Ave N #A	\$507,000	3	2.25	1,360	04/23/2016
1205	N 88th St	\$507,000	3	2.25	1,400	03/24/2016
918	N 98th St	\$486,000	2	1.5	1,040	04/12/2016
8548	Midvale Ave N #A	\$484,800	3	2.75	1,466	02/06/2016
8532	Stone Ave N #B	\$475,000	2	2.5	1,210	02/18/2016
9508	Wallingford Ave N	\$469,000	4	1	1,200	01/02/2016
10317	Densmore Ave N	\$450,000	2	1	1,270	03/29/2016
9206	Interlake Ave N #D	\$447,000	3	2	1,300	12/30/2015
1159	N 92nd St	\$440,000	3	2	1,160	04/12/2016
916	N 101st St	\$412,012	2	1	1,420	03/17/2016
934	N 102nd St	\$400,000	3	2	1,870	01/22/2016
909	N 97th St	\$385,000	2	1	1,270	02/22/2016
10728	Stone Ave N	\$370,000	2	1	1,420	01/28/2016
10318	Midvale Ave N	\$330,000	2	1	2,150	03/25/2016

IN THIS ISSUE

Licton Springs Homes Sold

Seattle Event Calendar

Deciding to Sell Your Home

Don't Panic About Rising Interest Rates

Northgate Light Rail Set to Open in 2021



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

rjturner@windermere.com

www.rogerjturner.com

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.



ROGER TURNER

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

SEATTLE CALENDAR

UNIVERSITY DISTRICT 47th ANNUAL STREET FAIR

MAY 21st - 22nd

Each year we play host to some great entertainers and musicians from Seattle and all around the Northwest. Engaging street performers and local buskers will be keeping the streets alive with impromptu music, acts, and dancing throughout the weekend. We will also be showcasing up-and-coming artists and well-established bands, on our two large stages, equipped with great sound systems and plenty of room for dancing.

Fair Food

Experience delicious foods from all around the world in one of our three food courts

Neighborhood Food

Experience one of our Neighborhood Restaurants or Bars where you sit down and relax to a great meal.

The U-District offers an amazing variety of acclaimed local eateries featuring great international cuisine.

NORTHWEST FOLK LIFE FESTIVAL

MAY 27th - 30th

Memorial Day Weekend Seattle Center

Northwest Folklife creates opportunities for all to celebrate, share, and participate in the evolving cultural traditions of the Pacific Northwest: community-powered, thanks to donors, sponsors and volunteers. Essential to Folklife is self-expression: communities bring their traditions, artists

DECIDING TO SELL YOUR HOME

Source: Windermere Blog

Choosing to put your house on the market is rarely easy, but if you must sell to move onto the next phase of your life, then you want to make sure your house is purchase-ready to get the most out of your investment. If you aren't sure if you are ready to sell, you can always consider becoming a landlord or finding a property manager to handle tenants. But if you have decided to put your house on the market, it is time to let go of sentimentality and start thinking of it as a house again--not your home. Here are some tips for getting your house ready to sell and placing it on the market:

Do an audit: Go through the house, making notes of any projects that need to be completed, and anything that needs to be replaced, repainted or repaired. Here is a good checklist to get you started. If you are unsure about any major problems, you may want to hire an inspector to look at your home prior to putting it on the market so you can fix all issues and avoid getting stuck in heavy negotiations.

Start with a blank canvas: Look at your home from the perspective of a potential buyer. You will want to neutralize your space so anyone interested in the house can see its full potential. Keep in mind that you may love your red wall, wall-to-wall carpet or lavish art, but others may find it hard to see beyond the decorations to imagine their own taste in the house. Neutralizing the space can be as easy as painting the walls a soft white, paring down possessions or scaling back on updates. Once your home is turn-key with the basics, start to think about the updates that will make the most difference in your return on investment.

Get the most bang for your buck: If you are considering upgrades to increase the value of your home, stick to projects that will make the most sense, such as increasing the curb appeal by re-painting or replacing an outdated front door and upgrading the landscaping with easy-to-maintain plants and pathways. The first impression your home makes on a buyer is key to selling your home quickly. If your appliances are out-of-date, you may want to consider upgrading to energy-efficient models, which will appeal to a wider set of buyers. Avoid laying down new carpet; if the carpet needs replacing, consider wood flooring, as more people are replacing carpets with hardwood these days. Also keep in mind that your aesthetic will likely be different than those looking at your home, so avoid updates to the kitchen and bathroom that may offend the next homeowner. They will consider the need to replace these as a part of their offer.

Find a listing agent: Once you are ready to put your home on the market, find a listing agent you trust will promote your home and bring the most return. Interview a number of agents to learn about their methods of marketing your home to other agents and potential buyers. They should be knowledgeable about the area, the market, comparable listings, staging and marketing techniques that will work best for you. Look at potential agents' past listings to see the techniques they employ, the photographs and language they use to market the homes, how long homes have been on market and what their listings look like.

Price your home to sell: Pricing your house right the first time will help it sell faster. The great news is there are plenty of buyers looking to purchase homes right now, and this trend should continue. The concern for many homeowners ready to sell is that their expectations for the selling price of the home will not necessarily be met. Increase your chances of getting your home off the market fast by working with your listing agent to price your home right. Your listing agent will factor in a number of considerations when

helping you determine the best price for your home, including comparable homes that have sold in the area or similar locations, the type of home, neighborhood, condition, etc.

Staging: Now that you have gotten through most of the process for putting your home on the market, look at your home through fresh eyes. Staging your home is a fine balance between making your home inviting and setting a canvas for the next homeowner to envision the space with their stuff and to fit their life. Your home should look inhabited but clean, uncluttered but not sterile. Whether you work with a stager or do most of the set up yourself, you will have to get rid of the clutter and pare down all your belongings to the essential.

Putting your home on the market can be stressful, but you can minimize stress by following these tips and other ideas for getting your home ready to sell. The better prepared you are prior to listing your home, the easier it will be to sell to prospective buyers. In the end, realistic expectations about how long it will take to prepare your home to go to market, what renovations will get you the best return, and what is the right price to motivate buyers will help your home sell quickly, saving you money in the long run.

THERE'S NO NEED TO PANIC ABOUT RISING INTEREST RATES

Source: Windermere Blog

After seven years of some of the lowest interest rates in recorded history, the Federal Reserve has decided to raise the key Fed Funds Rate by 0.25 percent, which is causing some to be concerned that it will lead to a jump in mortgage rates and negatively impact the US housing market.

So, the question everyone wants to know is, do we need to worry about interest rates leaping?

While I expect there to be some volatility in rates for a while, I don't believe the real estate market will implode in a rapidly rising interest rate environment. So, yes, interest rates are going to rise modestly, but no, I don't think we need to be overly worried about it.

To qualify this statement, we need to understand that mortgage rates do not run in "lock-step" with the Fed Funds Rate. Although the Fed Funds Rate is a bellwether for the greater economic environment, there have been times when these two rates have moved in opposite directions, such as we saw in 2004/2005.

It's also important to understand that while interest rates for revolving credit, such as credit cards and home equity loans, are tied to the Fed Funds Rate, non-revolving loans – like mortgages – are not. Mortgage rates are tied to bond yields – specifically the 10-year treasury.

Interest rates could not realistically stay at their current levels forever. But an increase should not be a great cause for concern. Yes, an increase makes mortgages more expensive, but not to a point where they will have a negative effect on home values. That said, the rate of home price growth will undoubtedly slow in the coming year, but that isn't necessarily a bad thing.

A little perspective might help: the average rate for a 30-year loan in the 1970's was nine percent. It was 13 percent in the 1980's and eight percent in the 1990's. And yet people still managed to buy and sell homes throughout those years. With that in mind, the rate increases we're likely to see in 2016 are nothing to fret over.

showcase their talents and audiences of all ages share in the magic. The Pacific Northwest is home to an extraordinary group of communities—ethnic, familial, occupational, religious, and regional—and we believe it is important to celebrate and help sustain the traditions of all of those groups. Doing so revitalizes people and communities and helps preserve cultural heritage for years to come. We believe that when people share their way of life, opportunities are created to dissolve misunderstandings, break down stereotypes and increase respect for one another. The Northwest Folklife Festival is just one way Folklife brings this celebration of diversity and tradition to the heart of Seattle. senses features Taiko drumming, artisan demonstrations, and a theatrical stage production, Otokichi about the first Japanese shipwreck survivors on US (Washington state) soil.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

<http://seattle.mariners.mlb.com/>

6/6	7:10PM	V.S. CLEVELAND
6/7	7:10PM	V.S. CLEVELAND
6/8	7:10PM	V.S. CLEVELAND
6/9	7:10PM	V.S. CLEVELAND
6/10	7:10PM	V.S. TEXAS
6/11	7:10PM	V.S. TEXAS
6/12	1:10PM	V.S. TEXAS
6/24	7:10PM	V.S. ST. LOUIS
6/25	7:10PM	V.S. ST. LOUIS
6/26	1:10PM	V.S. ST. LOUIS
6/28	7:10PM	V.S. PITTSBURGH
6/29	7:10PM	V.S. PITTSBURGH
6/30	7:10PM	V.S. BALTIMORE

Roger J Turner is your exclusive Licton Springs Realtor

NORTHGATE LIGHT RAIL SET TO OPEN IN 2021

The Northgate light rail system is expected to open in 2021, and is projected to add over 60,000 daily riders by the year 2030. The Northgate Link Extension will connect the Northgate, Roosevelt and U District neighborhoods to downtown Seattle and the airport. Fast, reliable service will provide relief to one of the region's most congested traffic areas. Once in service, the light rail will enable riders to go from Northgate to Downtown Seattle in 14 minutes.

The primary feature of the light rail link is the elevated Northgate Station, which will be located east of 1st Avenue NE, spanning NE 103rd Street. The station will provide access to Northgate Mall, bus transfers at the transit center, adjacent park-and-ride facilities, North Seattle Community College and nearby homes and businesses.

In November of last year, the tunnel boring machine known as "Brenda" bored through the wall of Sound Transit's future U District light-rail station, completing the third segment of the twin 3.5-mile tunnels that will serve light-rail trains from Northgate Mall to the University of Washington starting in 2021.

"The machine has now dug out 200,000 tons of dirt to reach the U-District Station," said Sound Transit Board Chair and King County Executive Dow Constantine. "Three tunnel segments are done; three more to go to reach Husky Stadium."

A second machine named "Pamela" launched from the Maple Leaf Portal last November. It is expected to arrive at the U District site early next year. Tunneling with the tunnel boring machines is expected to be complete by the third quarter of 2016. Tunnel finishes and cross-passages are scheduled to be complete by the first quarter of 2018. When light-rail service on the Northgate Link extension begins in 2021, trains will enter and exit the tunnels at the Maple Leaf Portal.

TESTIMONIALS

"Working with Roger Turner was a joy. His patience and ability to listen stand out in the fast-paced real estate world. Roger is a knowledgeable resource for matters related to classic and current trends in the market. He is the very first realtor we would consider using in the future."

--Jeremy & Orapin Horst

"I have done business with Roger Turner for the last 8 years in the process of buying and selling properties. I have always found him to be a fair but sharp negotiator. He is very pleasant and professional. If you are selling or buying a home, I recommend Roger."

- Jesse Turajski

ROGER TURNER

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