

Licton Springs Real Estate Journal



MARCH 2017



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
2305	N 92nd St	\$717,800	4	2	2,190	01/24/2017
10309	Stone Ave N	\$650,000	5	1.75	2,650	02/02/2017
9252	Densmore Ave N	\$650,000	7	1.75	2,750	01/02/2017
10322	Interlake Ave N	\$640,000	3	1.75	1,460	01/20/2017
8544	Stone Ave N	\$618,000	3	3	1,510	12/30/2016
8515A	Interlake Ave N	\$610,000	3	2.25	1,520	01/26/2017
10505	Whitman	\$598,500	4	2.5	1,840	01/16/2017
909B	N 104th St	\$580,000	3	3.25	1,756	02/09/2017
911A	N 104th St	\$580,000	3	3.25	1,756	02/09/2017
911B	N 104th St	\$575,000	3	3.25	1,756	01/28/2017
8522	Nesbit Ave N	\$574,000	3	2.25	1,390	02/09/2017
9215	College Wy N	\$560,000	2	1.5	1,330	01/12/2017
10542	Interlake Ave N	\$535,500	3	1.75	1,360	01/18/2017
9225	Ashworth Ave N #A	\$535,000	3	2.5	1,450	12/19/2016
9309	Stone Ave N	\$522,500	3	2.5	1,770	12/20/2016
10314	Interlake Ave N	\$500,000	3	1.75	1,360	12/15/2016
10506	Whitman Ave N #A	\$481,500	3	2.25	1,500	02/13/2017
10056	Interlake Ave N	\$460,000	2	1	1,740	02/09/2017
10300	Stone Ave N	\$449,000	2	1.5	1,170	01/19/2017
10301	Midvale Ave N #A	\$429,000	3	2.5	1,330	12/01/2016
10344	Stone Ave	\$390,000	1	1	1,240	01/14/2017
10709	Interlake Ave N	\$340,000	2	1	690	12/30/2016

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

SKAGIT VALLEY

TULIP FESTIVAL APRIL 2017

SHOW GARDENS – Visiting both Roozen-Gaarde and Tulip Town is a must! Over one million spring bulbs are planted in the gardens. While there you can order bulbs, buy cut flowers and mementos, and take photos. Both charge admission; RoozenGaarde tickets cannot be used at Tulip Town and vice versa. Pets are not allowed in the gardens. WHEN do TULIPS BLOOM? – Skagit Valley tulips have been farmed here since the early 1900s. Today the “field tulips” are the crops of the Washington Bulb Co., Inc. /Roozen-Gaarde. The field tulips bloom in April, but weather determines exactly when. Check bloom status at www.tulips.com/bloommap.

HOT CHOCOLATE MARATHON SEATTLE CENTER MARCH 5, 2017

The Hot Chocolate 15k/5k, coined as America’s Sweetest Race, is brought to you by RAM Racing. Established in 2008, the inaugural Hot Chocolate 15k/5k ran through the streets of Chicago, Illinois. Since its inception, over 200,000 participants have ran for chocolate, making it the fastest growing race series in the nation!

Each Hot Chocolate 15k/5k race features both a 15k (9.3miles) and 5k (3.1miles) distance and all runners are encouraged to join the fun! Participants receive an award winning goodie bag, which they collect at the expo along with their race packet.

The chocolate really begins to flow at the Post Race Party where runners enjoy music, a family friendly kid-zone (complete with bounce houses and games) and a finisher’s mugs filled with hot chocolate, chocolate fondue and tasty dippable treats!

Ronald McDonald House Charities (RMHC) is the official charity partner of the Hot Chocolate 15k/5k series. The RMHC program provides a “home-away-from-home” for families and children facing a serious medical crisis so they can stay close by their hospital at little or no cost.

HOW THE NEIGHBORHOOD IMPACTS A HOME’S VALUE

Whether you’re buying or selling, accurately pricing a home requires professional assistance from someone who knows the neighborhood.

The “estimated” home prices you see posted online can be off by tens of thousands of dollars—not because they are dishonest, but because the computer programs generating these guesstimates don’t take into account the current condition of a house, the amenities that are included, the qualities of the surrounding neighborhood, and so much more.

A real estate agent’s appraisal will not only consider the selling prices of surrounding properties, as the online services do, but also take into consideration a host of other criteria. For instance, when it comes to assessing the surrounding neighborhood, the following factors can often significantly affect the market price of a home:

School quality

The quality of neighborhood schools has a dramatic impact on home price, whether buyers have school-age children or not. In the most recent study on the subject, researchers from the Federal Reserve Bank of St. Louis found that above-average public schools (those with math scores 4.6 percent better than the average) increased the value of nearby homes by 11 percent (or an average of \$16,000) in the St. Louis area.

A park within walking distance

Parks are so important to families today that simply having one within a quarter mile can increase the value of a house by 10 percent, according to a new study from the University of Pennsylvania’s Wharton School.

Stores nearby

The impact that retail areas have on home values depends on the type of community. According to a study recently released by the Massachusetts Institute of Technology, homes in urban areas sell for six percent to eight percent more than average if they’re within a quarter mile of a retail cluster (shops and restaurants). However, in suburban communities, it’s the homes that are a mile from any retail centers that sell for the most (homes located closer than that actually sell for eight percent less than average).

Freeway access

Because we’re a car-oriented society, most people are willing to pay more to live within a couple miles of an on-ramp to a major highway or freeway, which saves gas and speeds commute times. However, if the home is located too close (within a half mile of the freeway), the associated noise and air pollution can push the price in the opposite direction.

Vacant lots in the vicinity

Being surrounded by vacant land can be a good thing in rural areas, but it’s usually a negative for urban homeowners. A recent Wharton School study found that higher concentrations of unmanaged vacant lots in an urban neighborhood drag down the values for surrounding homes by an average of 18 percent.

Proximity to nuisances and environmental hazards

Two recent studies (one from an Arizona assessor’s office, the other by the University of California Berkeley) show that homes located near a landfill or power plant usually sell for four to 10 percent less than more distant homes. The same can usually be said for homes located too close to manufacturing facilities—especially those that make lots of noise or produces noxious odors.

Neighborhood foreclosures

According to a recent study by the Massachusetts Institute of Technology, the value of a home decreases by one percent for every foreclosed home within 250 feet of it. Why? The lower sales prices of foreclosed homes can quickly drag down the neighborhood's comparable prices. Plus, the owners of these properties usually don't have the money or interest in maintaining them after they go into foreclosure, which can create an eyesore for all the other homes in the vicinity.

Percentage of homeowners

Are there more owners than renters living in the neighborhood? If so, property values are usually better than average. Homeowners tend to take better care of their property than renters or landlords, which improves the curb-appeal for the whole community.

Public services

Some communities have a wealth of quality public services available to them—including regular street cleanings, scheduled street repair, graffiti removal services, landscape maintenance, neighborhood beautification efforts, and more. Needless to say, homes lucky enough to be located in those areas typically command higher property valuations.

Home sellers can use these factors to justify a higher asking price. Buyers can use them to try and negotiate something lower. However, when it comes to attaching specific dollar amounts, that is something best left to your real estate agent --an objective professional with a deep understanding of the local market.

RELOCATING YOUR HOME TO ADVANCE YOUR CAREER

Many of us dream of getting a better job. But when a promotion or new job opportunity comes with a request to relocate, the result can be very disruptive to your home life. There's a lot to consider when making this kind of move, such as do you have a home to sell? Are you planning to rent or buy when you relocate? Is your employer covering some of the costs of your relocation? Should you hire a moving company or handle the move yourself? Following is an overview of some of the most important factors you should take into consideration when relocating.

Assessing the situation

The idea of moving to a new area and into a new job can be very exciting, but you'll want to assess the situation carefully:

Do your best to make sure the job is a good fit, the boss is a good personality match (and plans to stay long-term), and that you'll be comfortable in your new role for at least three years.

Meet with a human resources manager to make sure you understand all the details of the relocation package.

Thoroughly research your destination to ensure it's a good fit for your entire family, and that there are other potential employers in the area in the event your new job doesn't work out. Use one of the online cost-of-living calculators to determine if there's a significant difference between what you pay now (for rent/mortgage, utilities, groceries, gas, insurance, and more) and what you can expect to pay in the new location.

If your spouse works or is planning to enter the workforce, he or she should apply for jobs in the area to test the employment conditions.

OPENING DAY SEATTLE'S BOATING SEASON MAY 6TH, 2017

May 6th is the official opening of Seattle's boating season sponsored by the Seattle Yacht Club, includes a celebration of many kinds of water activities. Festivities will include a morning of crew races, a sailboat race, and of course, the Grand Opening Day Boat Parade on Saturday.

As always, the Opening Day Parade starts at noon the first Saturday in May with the blast of a cannon and the raising of the Montlake Bridge. Seattle Yacht Club's Opening Day has become the nation's largest regional celebration of water, spring, and the opening of boating season.

Opening Day in Seattle is a family affair; families decorate their boats for the festivities and parades; spread blankets on the shoreline and spend hours watching and picnicking. Families dream of the boats they someday will own.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

4/10	2:10PM	V.S. HOUSTON
4/11	7:10PM	V.S. HOUSTON
4/12	7:10PM	V.S. HOUSTON
4/14	7:10PM	V.S. TEXAS
4/15	6:10PM	V.S. TEXAS
4/16	1:10PM	V.S. TEXAS
4/17	7:10PM	V.S. MIAMI
4/18	7:10PM	V.S. MIAMI
4/19	12:40PM	V.S. MIAMI
5/2	7:10PM	V.S. ANGELS
5/3	7:10PM	V.S. ANGELS
5/4	7:10PM	V.S. ANGELS
5/5	7:10PM	V.S. TEXAS
5/6	6:10PM	V.S. TEXAS
5/7	1:10PM	V.S. TEXAS

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Ask your real estate agent to perform a detailed market analysis to estimate the value of your current home. If you live in an apartment, review your lease carefully to determine if you are facing any penalties for moving out.

Renting versus buying

Once you have made the decision to relocate it's time to consider your housing options—not only where you live and what type of home you want to live in, but whether to rent or buy.

Financially speaking, it makes more sense to buy today than to rent in most markets. According to the latest research on the subject, it costs 15 percent less to own a home than to rent an apartment in the current economy. That said, renting may be a better option if:

- You can't decide where you want to live.
- You don't qualify for a home loan.
- You need to keep your current home and can't afford a second home.
- You're moving to an area where home prices are extremely high (e.g., New York City, San Francisco, Orange County).
- You're not yet certain whether you'll want to stay long-term in the new location.

Moving your belongings

Fewer and fewer companies are offering to pay employee moving costs today, which means it may be up to you to arrange for one of the following options:

- Hire out the entire process (the moving company does all the packing, loading, driving, and unloading). Expect to pay between \$6,000 to \$8,000, on average.
- You pack all the boxes while the moving company does all the loading, driving and unloading. Expect to pay between \$3,500 and \$5,500, on average.
- You rent a truck and do all the packing/unpacking and driving. Expect to pay between \$2,000 and \$3,000, on average.

Making the move easier

Relocating can be exhilarating, but also extremely stressful—especially if you have school-age children or teens. Here are four tips to make the process easier:

- Get everyone in the family talking about their feelings and concerns. And make sure you're doing as much listening as talking.
- If you have children, include them in the planning and packing work to make them feel more involved. You may want to hold a going-away party for your children, to show that the move is worth celebrating.
- If you have pets, ask your veterinarian, your moving company, and your airline (if you'll be flying) to provide you with information, tips and any regulations.
- To protect yourself from identity theft, only work with trustworthy moving companies; submit a change-of-address form to the post office about two weeks before your move; consider moving financial records and other personal files yourself.

Last year, the overwhelming majority of people (77 percent) who decided to move for work reported they were happy and had no regrets.

TESTIMONIALS

"Thank you, Roger, for helping us sell our mother's house. The entire transaction, from our preliminary discussions through to the final closure with the escrow company, went smoother and more rapidly than we could have imagined."

-- Richard Partington

"Thank you for helping us sell our house in only three weeks, and for getting us what we believe was the very best price for it! We had some fears about this process, but you kept us informed at every step of the way --you were really great at making everything so quick and easy for us."

-- Jerry & Glenda Galahan


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