

Roger J Turner is your exclusive Licton Springs Realtor

SEATTLE NO. 1 GREEN BUILDING CITY IN THE COUNTRY
Tally of LEED certified buildings puts Seattle ahead of the nation

SEATTLE - The U.S. Green Building Council, a Washington, DC-based non-profit organization, determined that Seattle has the most high-performance, environmentally-friendly buildings in the country.

Seattle has 41 projects certified by the council's Leadership in Energy and Environmental Design (LEED) national rating system. LEED covers all building types and emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials and resources. Ten of the LEED certified buildings, including City Hall and Central Library, are owned by the City of Seattle.

Besides Seattle, the top five cities with the most LEED certified projects include Portland, Chicago, Washington, DC, and Grand Rapids, MI.

"We're proud to top this national list of green buildings," said Mayor Nickels. "With so many cities embracing new energy-efficient technologies, the competition to remain a top LEED city is fierce. We will continue to make Seattle a model for the nation and the world."

In his State of the City address in February, Mayor Nickels announced an effort to make Seattle America's Green Building Capital by improving energy efficiency in our commercial and residential buildings by 20 percent. The city will also provide cost-savings for struggling homeowners who will see their heating bills drop as waste is reduced, and create new green collar jobs for those working to make our homes, offices and industry more energy efficient.

Visit the mayor's web site at www.seattle.gov/mayor. Get the mayor's inside view on efforts to promote transportation, public safety, economic opportunity and healthy communities by signing up for The Nickels Newsletter at www.seattle.gov/mayor/newsletter_signup.htm

KING COUNTY GROWING!

King County grew 1.4 percent between July 1, 2006, and July 1, 2007, according to the U.S. Census, which ranked it 25th among the 100 fastest-growing counties in the country. Immigrants from other countries are a significant factor to the growth - the 10,681 new residents made up 43 percent of the county's overall population growth of 25,090, which includes births. Of those moving to King County, 83 percent came from other countries. The rest of the county's growth came from births, and more people moved here from other counties than left. Between April 1, 2000, and July 1, 2007, 82,502 people moved to King County from other countries. That made up more than two-thirds of the county's total growth - 122, 241 people - during that time.

KING COUNTY REAL ESTATE STATS FOR MARCH 2008

Source: <http://www.nwrealestate.com/>

New Listings: 4,985	Previous year ▼ 108
Pending Sales: 2,314	Previous year ▼ 1,458
Closed Sales: 2,011	Previous year ▼ 1,164
Median price: \$405,000	Previous year ▲ \$5500

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WHETHER SELLING OR BUYING
- I CAN HELP!
I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!
Roger Turner

Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird
Countrywide Home Loans

Service that exceeds normal expectations, that was our experience with Roger.

We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.

After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks.

Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,

Peter and Moira Tueffers

Licton Springs Real Estate Journal

MAY 2008



SOLD HOMES

The list below is homes that sold in our Licton Springs Neighborhood over the last month. 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.

Address	Bathrooms	Bedrooms	Style	Year Built	Selling Price
747 N 95th St #B	2	1.5	Townhouse	2007	\$315,000
1141 N 93rd St #B	2	1.5	Townhouse	2000	\$320,000
9521 Wallingford Ave N	3	1.5	Split Entry	1965	\$375,000
739 N 94th St #A	3	2.5	Townhouse	2007	\$385,000
9511 College Way N	3	1.5	1 Story	1961	\$398,000
9511 College Way N	3	1.5	1 Story	1961	\$398,000
9213 College Way N	2	1.5	2 Story	1985	\$409,950
9240 Densmore Ave N	3	2.75	2 Story	1915	\$480,000

HOW MUCH ENERGY DO YOUR ELECTRIC APPLIANCES COST TO RUN?

Rates effective April 1, 2004 form the basis for the cost information in the appliance chart. City Light rates are structured to provide an initial block of inexpensive electricity to cover basic life needs such as cooking, hot water and refrigeration; a second block to cover additional needs of most users; and a higher-priced third block for large users. The three blocks are priced as follows:

- * First block rate: For the first 10 kWh per day on average in summer or 16 kWh per day on average in winter, you pay the first block rate of \$0.0420 per kWh.
- * Second block rate: For additional use between 11-100 kWh per day on average in summer or 17-167 kWh per day on average in winter, you pay the second block rate of \$0.0853 per kWh.
- * Third block rate: For additional use over 100 kWh per day on average in summer or over 167 kWh per day on average in winter, you pay the third block rate of \$0.0995 per kWh.

Note: The normal billing period ranges from 57-63 days. To figure the average kWh use per day, Seattle City Light takes the total number of kilowatts used and divides by the number of days in the billing period.

Wattage figures may vary. Wattage is generally specified on the appliance. Call the Conservation Help Line at 206.684.3800 or send email to rescons.scl@seattle.gov if you'd like us to mail you a copy of the appliance chart, or if you'd like more information on saving energy in the home.

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This Newsletter is brought to you by:



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Seattle Events Calendar

NORTHWEST FOLK LIFE FESTIVAL SEATTLE CENTER GROUNDS MAY 23-26, 2008

The Festival is free and family friendly. (Suggested donation is \$10 per person each day and \$20 per family with children each day)

A GLIMPSE OF CHINA: CHINESE CULTURE AND ARTS FESTIVAL SEATTLE CENTER HOUSE MAY 31

Gift booths offer authentic Chinese goods and nationally-acclaimed artists from the Northwest and China take the stage. Presented by the Washington Chinese Art and Culture Committee.

SEATTLE INTERNATIONAL FILM FESTIVAL THROUGHOUT SEATTLE MAY 22 - JUNE 15, 2008

Seattle International Film Festival Group celebrates the culture and art of the moving image through filmmaking and filmgoing experiences of exceptional merit and diversity that inform, educate and entertain.

PAGDIRIWANG PHILIPPINE FESTIVAL SEATTLE CENTER HOUSE JUNE 7-8

NATURALIZATION CEREMONY FISHER PAVILION (PLAZA) JULY 4, 2008

"I pledge allegiance to the flag of the United States of America ..." New Americans say these words for the first time at naturalization ceremonies around the country. But at Seattle Center on July 4, more than 500 people from Angola to Zambia will recite them together in the largest daytime Independence Day observance in the Northwest.

BASTILLE DAY CELEBRATION CENTER HOUSE | JULY 13, 2008

Enjoy picnics on the grass, French wine, children's games, music and more. Sip, eat and shop your way through French culture at this festival of gourmet delights and fun for the entire family. Presented by the Consular Agency of France and the French Education Northwest.

CITY TO PLANT 800 TREES IN 2008

Neighborhood locations sought for Bridging the Gap trees

SEATTLE - The Seattle Department of Transportation (SDOT) announced today it will expand the city's urban forest in 2008 by planting more than 800 trees. As part of a nine-year planting plan funded by Bridging the Gap, SDOT's Urban Forestry team is now evaluating potential tree locations and encourages Seattle neighborhoods to nominate sites.

Interested neighborhoods can apply by phone at (206) 684-TREE (8733) or online at the SDOT Community Trees website (www.seattle.gov/transportation/btg_streettrees.htm).

The department ideally needs roadway sites where up to 100 trees can be planted, on both sides of a street, for five to six blocks. Planting contiguously allows SDOT to consolidate maintenance efforts and preserve scarce forestry resources. This is particularly helpful during the first three years of growth when trees are most vulnerable and require constant tending and watering. First preference will be given to locations along arterials and where planting strips exist with a five-foot width between the sidewalk and the curb.

A medium-sized deciduous tree will absorb approximately 1.5 metric tons of carbon dioxide over its lifetime. As part of the city's environmental efforts, approximately 60,000 street trees will be planted throughout Seattle by 2037 to help counter the impacts of global warming. Thanks to Bridging the Gap, SDOT planted 681 trees in 2007.

To encourage citizens to plant and maintain their own trees, the city's Office of Sustainability and Environment also has a new public information campaign called Seattle reLeaf. On its web site (www.seattle.gov/trees), Seattle reLeaf helps property owners decide what tree is best for them, and how to plant, prune, and water.

Approved by voters in 2006, the \$365 million Bridging the Gap levy enables much-needed work by the Seattle Department of Transportation, such as roadway paving, sidewalk development and repair, bridge upkeep, and tree pruning and planting. It also supports the Bicycle and Pedestrian Master Plans, the Safe Routes to School program, enhanced transit connections and large Neighborhood Street Fund projects.

The Seattle Department of Transportation builds, maintains and operates Seattle's \$8 billion transportation infrastructure. To further Mayor Nickels' goal to get Seattle moving, the department manages short- and long-term investments in streets, bridges, pavement and trees, that better connect the city with the region.

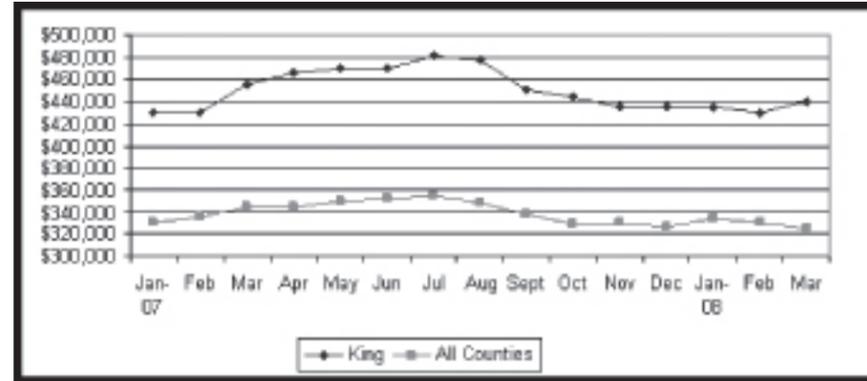
NORTHWEST MLS BROKERS REPORT STABLE PRICES, "Great Opportunities" for First-time Buyers.

KIRKLAND, Wash. (April 4, 2008) – Stable housing prices and strong real estate fundamentals are creating an attractive market for buyers, according to officials from the Northwest Multiple Listing Service. Commenting on just-released figures for activity for the month of March, MLS director Matt Deasy noted prices have been stable for six months and conditions have changed to a buyer's market.

Abundant supply and a slower pace of sales are among factors favoring buyers. Brokers added 13,274 new listings of single family homes and condominiums during March. With those additions, there were 46,358 active listings in the NWMLS market area, which covers 19 counties. That inventory is about 34 percent larger than a year ago, when there were 34,463 active listings. Seattle differs from many U.S. cities, Deasy emphasized, citing "more moderate price appreciation, fewer subprime loans, fewer foreclosures, a strong local economy and geographical and land use issues that make supply more limited."

Prices have been stable for six months. "The year over year price decrease the press is reporting is old news," Deasy suggested, noting that price correction happened in August and September of 2007.

MLS figures show the median price of a single family home in King County has fluctuated by only \$4,050 over the past six months. The median price for a single family home that sold in King County last month was \$439,900. That's down about 3.3 percent from a year ago, but up \$10,000 (2.3 percent) from February. Last month's median selling price in King County reversed a downward or flat trend that started in July. For the MLS area overall, prices have fluctuated during the past six months:



Pending sales of single family homes and condominiums (combined) in the MLS system topped the 6,000 mark for the first time since October. Brokers notched 6,040 pending sales (offers made and accepted, but not yet closed) last month, improving on February's figure of 5,563 transactions. Compared to the same month a year ago, the volume was down about 35 percent.

"The current market offers great opportunities for first time buyers," said J. Lennox Scott, chairman and CEO of John L. Scott Real Estate. "Home values in our area are still holding strong, yet there is less competition for homes, so buyers can afford to be more selective and less aggressive," he added.

Continued low interest rates combined with new government-backed loans are providing first time buyers with more options for reliable mortgage products, according to Scott. "Prices are predicted to increase in the coming years due to population growth, a strong local economy, and the highly anticipated impact of Generation Y -- many of whom will soon be entering the housing market," he commented.

"Gen Y" and other first-time buyers, along with empty-nesters (all among market segments that are prime prospects for condominiums) currently have an unprecedented selection across a wide price spectrum.

According to NWMLS figures for March, there were 7,708 condominiums offered for sale at month end, about 64 percent more than a year ago. Despite plentiful inventory, prices have been trending upward since October. At that time the median sales price area-wide was \$259,950. For last month's sales, the median price climbed to \$263,000. That's up nearly 4.4 percent from the year-ago median selling price of \$252,000.

In King County, the median price for a condo that sold last month was \$294,000. That compares to the year-ago figure of \$281,000 for a 4.6 percent increase. NWMLS director Dick Beeson believes the local market has "reached bottom -- or pretty darn close." Even though inventory continues to grow, Beeson acknowledged, "so does optimism among buyers, sellers and agents."

Renewed interest in higher end properties is also notable, according to Beeson. This bodes well for properties at or below median prices, he suggested. "Trickle down or up really works in real estate."

Despite some challenges with credit markets that make it difficult to qualify some buyers, Beeson said there is "vigor and energy in the local markets that we have not seen in more than six months."

2008 WAMU FAMILY 4TH! LAKE UNION JULY 4TH, 2008

Plans for the 2008 WaMu Family 4th at Lake Union are well underway! This Seattle spectacle has been hailed by TIME Magazine as one of the "Top Five Fireworks Displays" in the country. This free admission, family-friendly celebration is in its 20th year of bringing together the local community on our nation's birthday for a unique day of commemoration.

4TH OF JUL-IVAR'S MYRTLE EDWARDS PARK JULY 4TH, 2008

Seattle's annual shoreside rite of summer attracts hundreds of thousands of celebrants to Myrtle Edwards Park for a full day of fun and one of the country's largest displays of fireworks. It's the late seafood restaurant owner Ivar Haglund's way of thanking the city for its patronage of his establishments. Three stages provide entertainment that continues up to the start of the fireworks. The Kids Fun Zone features several huge inflatable attractions, plus clowns, face-painting, balloon-making and other activities. Oodles of food vendors are on hand, and a beer and wine garden is available for the 21 and older set.

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MARINERS HOME GAMES

MAY

5/16	V.S. SD	7:10 PM
5/17	V.S. SD	7:10 PM
5/18	V.S. SD	1:10 PM
5/26	V.S. BOS	7:10 PM
5/27	V.S. BOS	7:10 PM
5/28	V.S. BOS	7:10 PM
5/30	V.S. DET	7:10 PM
5/31	V.S. DET	12:55 PM

JUNE

6/1	V.S. DET	1:10 PM
6/2	V.S. LAA	7:10 PM
6/3	V.S. LAA	7:10 PM
6/4	V.S. LAA	1:40 PM
6/13	V.S. CWS	7:10 PM
6/14	V.S. CWS	7:10 PM

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