

Homes Sold
Event Calendar
Home Size Shrinking
Seattle Overhauls plumbing
keeping NOAA in Seattle



(206) 999-6937
(206) 527-5250 ext.1217
rtturner@windermere.com

**WHETHER SELLING OR BUYING
- I CAN HELP!**

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

CALL ME!

www.rogerjturner.com



SOLD HOMES

The following is a list of homes that sold in our Maple Leaf Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house 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	Bed	Bath	Style	Year	Price
9114 20 Ave NE	3	1	2 Story	1992	296,000
8911 5th Ave NE	2	1	1 1/2 Stry w/Bsmnt	1928	369,950
535 NE 80th St	3	2.25	2 Stories w/Bsmnt	1929	389,000
1719 NE 90th St	4	1.75	1 1/2 Stry w/Bsmnt	1911	390,500
1546 NE 100th St	4	2	1 Story w/Bsmnt	1954	403,000
9617 17th Ave NE	3	2..5	1 Story w/Bsmnt	1977	435,000
1211 NE 96th St	4	3	Split Entry	1987	494,500
8258 4th Ave NE	4	2.5	1 1/2 Stry w/Bsmnt	1930	539,950
1058 NE 102nd St	3	2.5	2 Story	2002	540,000

**HOME SIZE SHRINKING; BUYERS PREFER-
RING SINGLE-STORY HOMES**

Home sizes are shrinking and the proportion of new homes with a single story is rising, according to findings by the Census Bureau.

In a report issued on June 1, the Census Bureau provided detailed information on the characteristics of new homes completed in 2009.

It shows a reversal in a trend spanning three decades, when the average size of single-family homes completed in the United States increased continually. Since peaking at 2,521 square feet in 2007, the size was essentially unchanged in 2008, then dropped by almost 100 square feet in 2009.

David Crowe, chief economist for the National Association of Home Builders, attributes the decline to a combination of factors. "We also saw a decline in the size of new homes when the economy lapsed into recession in the early 1980s," he noted, but added, "The decline of the early 1980s turned out to be temporary, but this time but the decline is related to phenomena such as an increased share of first-time home buyers, a desire to keep energy costs down, smaller amounts of equity in existing homes to roll into the next home, tighter credit standards and less focus on the investment component of buying a home. Many of these tendencies are likely to persist and continue affecting the new home market for an extended period."

TESTIMONIAL

Dear Roger,

Thank you for selling our house so quickly. We were very nervous about the prospects at the time of year we chose to move. Especially after you showed us the percentage of homes that sell in the months of October and November. Since we had already purchased our new home several hundred miles away, we indeed wanted the sale to be expedient. Not only did you find buyers for us but they were exactly the kind of people we wanted to buy our home of 20 years. They seemed to love it like we did & although we didn't want our attachment of our home influence us, it did.

Our was one of ten homes in that price bracket that sold in Seattle during November. Considering the size of the city, we felt very lucky to be one of those few homes that sold. Thanks to your marketing strategy and courtesy, you did it. We appreciated your honesty & enjoyed working with you. We apologize for any misgivings we made…..it is not easy selling something you love.

Thanks again. We're not too deep in the woods and pretty easy to find if you are ever over this way.

Sincerely,
Michael and Beth McIntosh



Windermere Real Estate / Oak Tree Inc
www.rogerjturner.com



(206) 999-6937
(206) 527-5250 ext.1217
rtturner@windermere.com

**WHETHER SELLING OR BUYING
- I CAN HELP!**

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

CALL ME!

**When you want to SELL a home,
I CAN HELP
When you want to BUY a home,
I CAN HELP**

"We urge Secretary of Commerce Locke to take a look again at NOAA's process and consider existing federal facilities for the Marine Operations Center-Pacific homeport," said Mayor McGinn. "We believe this action will save taxpayers millions of dollars. I thank Senator Cantwell and Congressman McDermott for their leadership in holding the federal government accountable for this deeply flawed process."

The group gathered at a city park across the Duwamish River from Federal Center South, one of the two existing federal facilities that could house the NOAA fleet. They restated that consolidating NOAA's operations in Seattle at existing federal facilities is the best option for NOAA to achieve its mission and the best deal for federal taxpayers.

"I have long held that it was both bad judgment and bad policy for NOAA to ignore so many critical factors when deciding a location for its Marine Operations Center-Pacific," Rep. McDermott said. "Now both the Government Accountability Office and the Commerce Department's own Inspector General have confirmed what many of us have known for a long time: this process was badly botched from the beginning."

In August, 2009, NOAA announced its decision to move from Seattle, awarding a 20-year lease to the Port of Newport, Ore. That decision was appealed to the Government Accountability Office (GAO) and sustained because NOAA violated its own solicitation rules by proposing a facility in a floodplain. In February, 2010, the City of Seattle originally proposed that the Department of Commerce and NOAA include the Western Regional Center at Sand Point and Federal Center South in their evaluation of potential sites.

"The city's proposal would have saved tens of millions of taxpayer dollars, but fell on deaf ears at the Department of Commerce," said Councilmember Godden. "In light of the Inspector General's report, we insist on a fair review." Retaining the marine center in Seattle would preserve approximately 1,450 well paid direct and indirect jobs and \$180 million in economic activity in the area.

"It makes good business sense for the marine center to remain in Seattle," said Admiral John Lockwood, ret., Director, Marketing and Business Development, Todd Pacific Shipyards. "Our community offers freshwater moorage, an experienced and plentiful workforce, proximity to a robust maritime industrial base, and strategic access to NOAA's Western Regional Center at Sandpoint and UW researchers."

There is broad community backing to retain the marine center in Seattle. Neighborhood groups such as Friends of Magnuson Park and the Laurelhurst Community Club are supportive of expanded NOAA operations at Western Regional Center at Sand Point and Federal Center South.

ROGER TURNER

(206) 999-6937 • (206) 527-5250 ex. 1217 • rjturner@windermere.com • http://www.rogerjturner.com

ROGER TURNER

(206) 999-6937 • (206) 527-5250 ex. 1217 • rjturner@windermere.com • http://www.rogerjturner.com

SEATTLE EVENT CALENDAR

KOREAN CULTURAL CELEBRATION
SEPTEMBER 11, 2010
CENTER HOUSE

Korea's traditional Harvest Festival Day offers festival-goers insight into this country's cultural evolution and contemporary culture through folk songs, dance, Tae Kwon Do demonstrations, traditional harvest foods, films and exhibits. Presented by the Korean-American Art & Cultural Association of the Pacific Northwest.

LIVE ALOHA HAWAIIAN
CULTURAL FESTIVAL
SEPTEMBER 12, 2010
CENTER HOUSE

The Live Aloha Hawaiian Cultural Festival provides a feast for the senses as visitors journey through the sights, sounds and tastes of Hawaii with workshops, Hawaiian crafts, keiki-activities, exhibits and ono food. Join many of the over 50,000 Hawaiian Islanders who call Washington their home as they share their homeland's colorful history through live performances of the hula and mele. Presented by the Live Aloha Hawaiian Cultural Festival Committee.

SEATTLE FIESTAS PATRIAS
SEPTEMBER 18-19, 2010

CENTER HOUSE, FISHER PAVILION

This celebration of the independence from colonial rule of countries in Central and South America recognizes the diversity of the Latino culture in Western Washington. Join Seattle Fiestas Patrias, "Patriotic Holidays," for this festive holiday filled with Hispanic foods, dance, mariachi music, exhibits and children's activities. - all in celebration of the unique Latin American cultures and their shared language. Presented by the Seattle Fiestas Patrias Committee and Sea-Mar Community Health Center.

THE ITALIAN FESTIVAL
SEPTEMBER 25-26, 2010
SEATTLE CENTER HOUSE,

The Italian Festival, inaugurated in 1988, celebrates the joy of "all things Italian" - from opera and popular music to pasta and wine. Food vendors, crafts, puppet theatre, Italian films, a grape-stomping contest and bocce ball tournament honor the "old country" and recognize the remarkable contemporary contributions of this dynamic and artful culture. Presented by Festa Italiana.


Windermere

Windermere Real Estate / Oak Tree Inc

New single-family homes completed in 2009 had fewer bedrooms than previously, reversing a 20-year trend. The proportion of single-family homes with four bedrooms or more topped out at 39 percent in 2005; it was 34 percent last year. The proportion of single-family homes with three bedrooms increased from 49 percent to 53 percent between 2005 and 2009.

New single-family homes completed last year also had fewer bathrooms than previous years. The proportion of homes with three or more bathrooms was 24 percent last year. That's a decline from the peak of 28 percent in both 2007 and 2008. The percentage of single-family homes with two bathrooms increased from 35 to 37 last year, and the percentage with 2½ bathrooms was at 31 percent for the third consecutive year. The proportion of single-family homes with 1 or 1½ bathrooms has been below 10 percent for more than a decade.

During the past 30 years, the proportion of one-story homes declined steadily, dropping to a low of 43 percent in 2006 and 2007. At the same time, the proportion of single-family homes with two or more stories increased, rising from 23 percent in 1973 to a high of 57 percent in 2006. Split level homes currently account for less than one percent of all single-family homes.

Since 2006 these trends have been reversed, as the share of single-family homes with one-story increased to 47 percent last year, while the share with two or more stories dropped to 53 percent.

The Census Bureau's data on characteristics of completed single-family homes also showed regional differences:

- Air conditioning: In 1973, less than half of all new single-family homes completed had air conditioning; in 2009, 88 percent were air conditioned nationwide. Regionally, the proportion ranged from a low of 69 percent in the West to a high of 99 percent in the South. The Northeast and Midwest were at 75 percent and 90 percent, respectively.
- Garages: Nationwide, 62 percent of new single-family homes completed in 2009 had two-car garages, and 17 percent had garages for three or more cars. However, there were clear regional differences. Three-car garages were found in only about 11 percent of homes in the Northeast and the South. In the Midwest, 30 percent of all homes had three-car garages, and in the West, 26 percent.
- Exterior wall material. Regional differences were especially pronounced in the selection of exterior wall material. Nationwide, 34 percent of all single-family homes completed in 2009 homes had vinyl siding, 23 percent were brick, 19 percent were stucco, and 13 percent had fiber cement siding.

Vinyl siding predominates in the Northeast, where it accounted for 74 percent of the market; wood was a distant second with a 12 percent market share. In the Midwest, vinyl siding accounted for 62 percent of the market while wood and brick were at 15 percent and 11 percent, respectively.

Brick was the leader in the South, where it was found in 40 percent of new single-family homes. Twenty-eight percent of new homes in the South had vinyl siding and 13 percent had stucco.

The Census Bureau began reporting statistics on fiber cement siding, which is relatively new to the market, in 2005. It already accounts for 24 percent of the market in the West. Stucco and wood account for 52 percent and 15 percent of the market, respectively, in that region.

In commenting on the Census Bureau report, Crowe said the average square footage of new single-family homes completed is only one measure of new home size. "The Census Bureau also reports average square footage in a quarterly release based on starts rather than completions, which is sometimes useful when market conditions are changing rapidly," he said.

The Census Bureau's analysis of the characteristics of new housing is presented in more than 200 tables, available as PDFs or Excel files. The information may be viewed and downloaded at: <http://www.census.gov/const/www/charindex.html#sold>.

SEATTLE LAUNCHES MAJOR OVERHAUL OF CITY'S PLUMBING SYSTEM

Required by federal law, program continues the work of restoring Seattle's waters

SEATTLE -- Seattle has launched one of the most extensive plumbing fixes in its history -- a 15-year, \$500 million public-works project to reduce stormwater and sewage entering local waterways.

The project, required by federal law, continues the vital work of restoring the Seattle's waters. It will also mean rate increases for several years, starting in 2011. "Although the work is mandatory, restoring our waters is important to our quality of life," says Seattle Public Utilities Director Ray Hoffman "In short, we believe it's the right thing to do, because it enables us to better preserve the region's environment and natural resources for future generations."

Both the U.S. Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology) will be monitoring Seattle's progress to make sure it meets water-quality standards under the federal Clean Water Act (CWA).

The city is negotiating a consent decree with EPA and Ecology that in turn will help shape the extent of capital investments - and influence drainage and wastewater rates through 2025.

The work will affect a significant number of residents and businesses, with construction projects planned in about 15 parts of town over the next 15 years. The city is seeking advice and input from various communities, to help select specific options and minimize project impacts.

Regulators are not singling out Seattle. A number of major U.S. cities also face substantial costs as they work to comply with the CWA.

In fact, because Seattle has already made significant progress* in reducing the volume of raw sewage and contaminated stormwater entering our waterways, the cost to finish the job is likely to be much less than what some other jurisdictions are confronting. Additionally, bids from contractors are coming in 20 to 30 percent lower than expected.

Up to 500 jobs** will be supported in the Seattle area over the next five years, as a result of this work.

SPU's Hoffman adds, "With the tough economy, it's a difficult time to launch a major capital improvement program like this, but these are necessary investments in updating the city's critical infrastructure and we are committed to carefully scrutinizing costs and spending ratepayers' money wisely."

ELECTED LEADERS ANNOUNCE JOINT LETTER TO KEEP NOAA IN SEATTLE

Decision to move costs taxpayers millions

SEATTLE - Mayor Mike McGinn joined with Congressman Jim McDermott, City Councilmember Jean Godden, other elected officials and industry leaders to urge US Commerce Secretary Gary Locke to intervene and seriously consider use of existing federal facilities in Seattle for NOAA's Marine Operations Center-Pacific homeport in light of the Department of Commerce's Inspector General Report.

The joint letter signed today is the latest effort of a years-long program to retain the marine center in Seattle, where it has made its home for more than 50 years. The Department of Commerce's Inspector General Report concluded that NOAA violated its own rules by not considering existing federal facilities before starting the process that led to choosing Newport, Oregon as their homeport.

BUMBERSHOOT FESTIVAL
SEPTEMBER 4-6, 2010
SEATTLE CENTER

Bumbershoot Seattle is a huge 3-Day Party that celebrates the end of Summer with a really-spectacular showcase of with more than 2500 Artists, displaying their Eclectic and Cultural Masterpieces from all over the world.

8TH ANNUAL RUN FOR CHILDREN'S
SEPTEMBER 30, 2007 - MAGNUSON PARK
Taking place on the Sand Point Peninsula overlooking beautiful Lake Washington at Sand Point Magnuson Park, the 8th Annual Run for Children's run & walk is great energizing fun for the entire family. Events include a 5K run and walk, children's dash, awards ceremony, food, fun and prizes. It's a wonderful way to spend the day plus, all proceeds go to benefit the Children's Hospital & Regional Medical Center.

STG PRESENTS: BURN THE FLOOR
THE PARAMOUNT THEATRE
SEPTEMBER 14 - 19, 2010
The international dance sensation BURN THE FLOOR visits The Paramount Theatre direct from its record-breaking run on Broadway!

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

9/1	7:10PM	V.S. LAA
9/2	7:10PM	V.S. CLE
9/3	7:10PM	V.S. CLE
9/4	7:15PM	V.S. CLE
9/5	1:10PM	V.S. CLE
9/13	7:10PM	V.S. BOS
9/14	7:10PM	V.S. BOS
9/15	3:40PM	V.S. BOS
9/17	7:10PM	V.S. TEX
9/18	6:10PM	V.S. TEX
9/19	1:10PM	V.S. TEX
9/30	7:10PM	V.S. OAK

SOUNDERS FC HOME GAMES

<http://www.soundersfc.com/>

9/09 8:00PM VS. REAL SALT LAKE

SEATTLE STORM HOME GAMES

<http://www.wnba.com/storm/>

8/21 8:00PM VS. LAA SPARKS
FAN APPRECIATION NIGHT

SEATTLE SEAHAWKS HOME GAMES

<http://www.seahawks.com/>

9/12 4:15PM 49ERS
9/26 4:15PM CHARGERS