

MOVING IN

According to a study by Atlas Van Lines Inc., more people moved into Washington state than moved out last year. Washington recorded 3,208 inbound moves in 2007, compared with 2,487 outbound moves. Since 2003, Washington has seen more people move into the state than move out. Oregon was one of the more popular states, with more than 55 percent of that state's moves into the state. Michigan, Indiana and Ohio saw more people moving out than moving in (55 percent of all moves in 2007).

SO POPULAR!!

According to a poll conducted by the Association of Foreign Investors in Real Estate, Seattle ranks fifth in popularity as a place to invest among foreign buyers of commercial real estate. For a second year in a row, Seattle ranked behind New York City, Washington, DC, Los Angeles, and San Francisco. Among major cities worldwide, Seattle ranked 31st as the favorite commercial investment opportunity, just behind Osaka, Japan.

SIGN UP NOW TO RECEIVE A MONTHLY UPDATE OF THE HOMES THAT HAVE SOLD IN YOUR NEIGHBORHOOD.

If you would like to receive emailed pictures and a write up of the homes that sold in our Maple Leaf neighborhood, just send an email to sold@windermere.com. Just type us a quick message stating that you want to get Maple Leaf home sales emailed to you.

Then, once a month, we will email you all of the homes that sold in our Maple Leaf neighborhood. This email will usually have a picture of the home along with the description and some remarks about the home. We think you will find this information interesting!

We will not release your email address to anybody else. It will only be used for emailing you the Maple Leaf home sales



Steve Laevastu



Roger Turner

Need help buying or selling your home?

Contact Us!

Visit us @ <http://www.mapleleafhouse.com>

Steve Laevastu
(206) 226-5300
sold@windermere.com
www.seattlehomeguy.com

Roger Turner
(206) 999-6937
rjturner@windermere.com
www.rogerjturner.com

NEW PARK IN THE NORTHGATE AREA

Seattle Parks Needs Input For New Park In The Northgate Area
The Seattle Parks Department is asking for public participation in creating a vision for the transformation of the 3.73 acres of mostly asphalt property to a new green urban park. Now a King County Park and Ride facility, the future park is located at the intersection of 5th Ave. NE and NE 112th Street. This site was recommended for acquisition by the Northgate community in the 1993 Northgate Area Comprehensive Plan. In 2006, the City negotiated a purchase and sale agreement with King County. We estimate that the final acquisition will occur in April 2009.

The park will be connected to, and integrated into the overall fabric of the Northgate community. It will provide open space to serve existing and future residential development in the area. Amenities will be provided for low, medium and high intensity use creating spaces for contemplation and recreation. The final scope will be determined through the planning process.

This is the first of three design meetings occurring throughout this spring and summer. Parks will work with the community to develop a common vision and design for the future of this park. For more information please visit the website www.seattle.gov/parks/maintenance/Northgateurbancenter.htm or contact Kim Baldwin, project manager at kim.baldwin@seattle.gov.

LAND USE NOTICES

ADDRESS: 9421 ROOSEVELT WAY NE
PROJECT: 3007623 ZONE: ARTERIAL WITHIN 100 FEET, **LOWRISE-2, NORTHGATE OVERLAY DISTRICT, SALMON WATERSHED, SPECIAL GRADING REQUIREMENT, ZONING SPECIAL ST WITHIN 100 FEET**

Land Use Application to subdivide one parcel into four unit lots. The construction of townhouses is being reviewed under Project #6121839. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

ADDRESS: 8511 15TH AVE NE
PROJECT: 3006480 ZONE: ARTERIAL WITHIN 100FT, **LANDMARK, LOWRISE-2, NORTHGATE OVERLAY DISTRICT, SALMON WATERSHED, SINGLE FAMILY 5000, SPECIAL GRADING REQUIREMENT**

The proposal is for 24 townhouses and 15 single family residences for a total of 39 units. Parking for 50 vehicles to be provided within the structures. Review includes demolition of existing structures. Project includes 12,000 cu. yds. of grading.

MAPLE LEAF BUILDING PERMITS

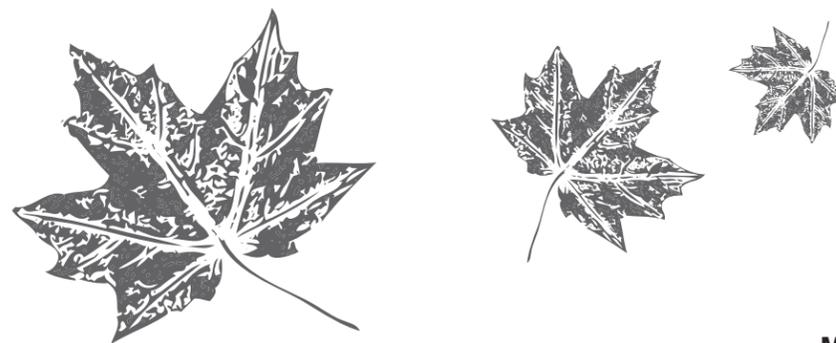
\$302,491; Construct south duplex structure and occupy per plan. (Establish use as townhouses and construct (2) 3-story duplex townhouse with attached garages and occupy per plan/review & process for 3 AP's under #6091502). 850 NE 94th St

\$302,491; Construct north duplex structure and occupy per plan. (Establish use as townhouses and construct (2) 3-story duplex townhouse with attached garages and occupy per plan/review & process for 3 AP's under #6091502). 852 NE 94th St



Windermere Real Estate/ Oak Tree Inc

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.MapleLeafHouse.com>



SOLD HOMES
BUILDING PERMITS
LAND USE PERMITS
NEW PARK IN NORTHGATE

MAYOR HELPS FAMILIES AVOID FORECLOSURE

SOLD HOMES

The adjacent list is 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. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might be realistically expected in today's market.

ADDRESS	BED	BATH	LEVELS	YEAR BUILT	SOLD PRICE
1511 NE 100th St	2	2	2 Story	1950	\$359,900
8230-A 17th Ave NE	3	2.75	Townhouse	2007	\$377,450
8230-B 17th Ave NE	3	2.75	Townhouse	2007	\$389,000
1210 NE 96th St	2	1.75	1 Story w/Bsmnt.	1927	\$390,000
10511 12th Ave NE	3	1.5	1 Story w/Bsmnt.	1956	\$390,000
8854 1st Ave NE	3	1.75	1 1/2 Stry w/Bsmt	1953	\$415,000
1248 NE 104 St	4	1.75	1 Story w/Bsmnt.	1946	\$417,000
810 NE 96 St	3	3	1 Story w/Bsmnt.	1926	\$460,000
1720 NE 97th St	3	2	1 Story w/Bsmnt.	1924	\$460,000
1724 NE 90th St	4	1.75	1 Story w/Bsmnt.	1946	\$510,000
1516 NE 96th St	2	3	1 Story w/Bsmnt.	1932	\$520,000
842 NE 103rd St	3	2	1 Story w/Bsmnt.	1958	\$561,000
8403 8th Ave NE	4	2	1 1/2 Stry w/Bsmt	1929	\$625,000



Windermere Real Estate/ Oak Tree Inc

The above statistics are for home sales in the 98115 zip code. What the statistics tell us is that NE Seattle with the zip code 98115 is still moving fairly well.

- Market time is now averaging 67 days whereas in the hot market it was closer to 30 days
- The median price is \$520K. The median peaked at \$595k in May 07 and has been holding steady for the past 3 months at about \$520k
- The average ORIGINAL LIST price vs Sales price is 94%.



DATE	1/07	2/07	3/07	4/07	5/07	6/07	7/07	8/07	9/07	10/07	11/07	12/07	1/08
FOR SALE	69	71	67	87	116	128	130	140	163	168	140	109	128
SOLD	26	35	53	52	65	64	78	53	38	39	36	34	24
PENDING	41	43	62	60	65	74	58	43	38	34	42	26	26
MONTHS OF INVENTORY BASED ON CLOSED SALES	2.7	2.0	1.3	1.7	1.8	2.0	1.7	2.6	4.3	4.3	3.9	3.2	5.3
MONTHS OF INVENTORY BASED ON PENDING SALES	1.7	1.7	1.1	1.5	1.8	1.7	2.2	3.3	4.3	4.9	3.3	4.2	4.9
AVG. ACTIVE PRICE	678	653	696	662	672	658	644	655	661	662	667	677	662
AVG. SLD PRICE	497	631	591	651	668	620	606	585	648	586	590	612	600
AVG. SQ. FT. PRICE	248	261	273	297	276	290	290	281	233	291	258	262	274
SOLD/LIST DIFF. %	98	99	100	102	101	100	100	99	99	98	97	97	98
SOLD/ORIG LP DIFF. %	97	98	99	101	100	99	98	98	97	95	95	94	94
DAYS ON MARKET	43	49	33	30	32	24	27	32	34	34	50	49	67
AVG CDOM	57	62	52	34	42	28	28	34	33	52	50	49	67
MEDIAN PRICE IN K	486	552	560	575	595	542	538	517	564	540	525	520	520

Seattle Events Calendar

ST. PATRICK'S DAY PARADE MARCH 17, 2008 - SEATTLE CENTER

Starting from 4th Ave at Jefferson in downtown Seattle at 12:30 PM... the parade heads north on 4th Ave to the reviewing stand at Westlake Park, with closing ceremonies at 2 PM at Seattle Center.

NORTHWEST WOMEN'S SHOW MARCH 28-30, 2008 QWEST FIELD AND EVENT CENTER

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women, over 60 food exhibits and a rose show on Sun at 4:30 PM... with information on care & arranging.

Hours are Fri-Sun 10 AM - 6 PM. Tickets are \$14.

DAFFODIL FESTIVAL GRAND FLORAL PARADE

APRIL 12, 2008 - TACOMA WASHINGTON
The famous Daffodil Festival will be celebrating it's 75th Year in 2008 and takes pride in calling the grand State of Washington it's home. The Daffodil Festival is an annual event that culminates in April with a Grand Floral Street Parade, traveling through the cities of Tacoma... Puyallup... Sumner... and Orting - all in one day.

EASTER BRUNCH AT WOODLAND PARK ZOO SUNDAY, MARCH 23, 2008 9:00-11:00 A.M.

Usher in the season of spring at Woodland Park Zoo's Easter Brunch at the Rain Forest Food Pavilion. The delicious menu includes carved ham, potatoes, fruits, pastries and more. It also includes a special visit from the Easter Bunny and an up-close animal encounter. Cost for members: \$28.75 for adults; \$16.95 for children ages 3-10; free for children ages 2 and under. Cost for non-members: \$35.50 for adults; \$21.75 for children ages 3-10; free for children ages 2 and under. Prices include zoo admission, service charge and tax. Advance reservations and pre-payment required. Must enter through the West Entrance at N. 55th St. & Phinney Ave. N. For more information and reservations, call 206.548.2662.

 Windermere

Windermere Real Estate / Oak Tree Inc

COUNCIL RELEASES THE 2008 ACTION PLAN PRIORITIES INCLUDE PUBLIC SAFETY, TRANSPORTATION, SUSTAINABILITY AND MORE

Seattle—The Council, today, released its 2008 Action Plan to an enthusiastic audience in a packed Council Chambers at City Hall. Council President Richard Conlin said, "Seattle is a great American city. Our responsibility as city government is to join with the people of our city and our partners around the region to manage growth in a sustainable manner that enhances our quality of life and the character of our neighborhoods."

The Council set out three themes and thirteen priorities for this year's Council actions:

FOSTER SAFE, JUST, AND HEALTH COMMUNITIES FOR ALL

- Protect public safety and challenge gang violence by investing in human services and police resources
- Increase affordable housing through incentive zoning and innovative financing
- Take action to improve pedestrian safety
- Keep neighborhoods in the driver's seat of neighborhood plan updates
- Maintain and enhance our built environment to promote sustainable communities and a strong economy

INVEST PUBLIC RESOURCES FAIRLY AND EFFECTIVELY

- Move forward regional decisions on light rail, the Viaduct, and SR520
- Make the transportation system work by investing Bridging the Gap dollars in transportation choices
- Ensure equal access to technology and pioneer new ways to engage the community through technology
- Take action to maintain a sustainable Seattle City Light, in partnership with its employees, customers, and suppliers
- Find new ways for meaningful public involvement to develop a balanced 2009-2010 budget that meets community needs by spending every dollar wisely

BUILD A LIVABLE CITY FOR OUR FUTURE

- Ensure that Seattle's Parks, Seattle Center and the Pike Place Market continue to meet the diverse needs and interests of the people of Seattle
- Implement the Zero Waste Strategy
- Protect the urban forest and plant more trees

Council President Conlin said, "The Seattle City Council has the opportunity to make important decisions for the City in 2008. Each major decision carries a huge responsibility because the choices we make now will affect the fundamental nature and economic health of our city for generations to come."

MAYOR ANNOUNCES PROGRAM TO HELP FAMILIES AVOID LOSING HOMES. CITY PARTNERS WITH TWO NONPROFITS TO HELP STRUGGLING FAMILIES FACING FORECLOSURE

SEATTLE - Mayor Greg Nickels today announced a new pilot program aimed at helping Seattle families facing foreclosure keep their homes and get back on their feet.

The Foreclosure Prevention Program will combine stabilization loans, preforeclosure counseling and repayment plans to help low-income families in danger of losing their homes.

"We haven't seen the same level of foreclosure as other cities, but the numbers are rising," Nickels said. "Whether a family has lost a job, gotten sick or was the target of predatory lenders, our goal is to help them hang on to the home they have and avoid the terrible disruption and loss that a foreclosure can bring."

Under the program, the city will provide a total of \$200,000 through two nonprofit

organizations - Solid Ground and the Urban League - for stabilization loans to low-income Seattle homeowners at risk of foreclosure. The loans, up to \$5,000 each, will be coupled with counseling funded through other sources.

Rather than being forced into a sale by the mortgage holder and thus forfeiting their equity, borrowers will be allowed two options through loans and mortgage counseling. They can avoid default and work through a repayment plan to stay in their home, or gain enough time to sell their homes on their own terms.

The initial investment will assist at least 40 low-income homeowners with funds revolving over time to assist more homeowners at risk of foreclosure. To qualify for the program, household income must be below 80 percent of median. For example, a family of two earning up to approximately \$48,000 would be eligible for the program; the limit is approximately \$60,000 for a family of four.

Though not as severe as many areas of the country, mortgage foreclosures are on the rise locally. The foreclosure rate in King County increased 26 percent in 2007 from 2006, while the national rate increased by 75 percent during the same period.

"While Seattle is not experiencing foreclosures at the same rate as many other cities around the country, we have seen a dramatic increase in recent years," said Cheryl Cobbs, executive director of Solid Ground. "And considering that subprime loans will continue to reset over the next several years, it is imperative that we assist struggling homeowners now while creating a program we can expand in the future if need be."

It is estimated that a home foreclosure costs the homeowner, lender, federal government, municipal government and neighborhoods combined up to \$73,000.

"Loan foreclosures have a negative impact not only on homeowners and their families, but businesses and communities alike," said James Kelly, president and CEO of the Urban League of Metropolitan Seattle. "If we can keep individuals and families in their homes, the entire community benefits."

A 2004 study by Freddie Mac found the combination of stabilization loans plus counseling reduces foreclosures by 80 percent among all borrowers and by 68 percent among low-to moderate-income borrowers.

Foreclosures generally can be attributed to one of two causes - the loan type, as with subprime and adjustable rate mortgages, or one-time adverse life events, such as illness or job loss. According to Freddie Mac, 43 percent of those requesting foreclosure counseling identified job loss or wage reduction as the primary cause.

While Seattle has a lower percentage of subprime mortgages than some other regions of the country, they remain a problem and are more prevalent in low-income communities and communities of color. A 2002 study found that in the Seattle metropolitan area, 40 percent of loans to African-Americans, 28 percent of loans to Hispanics, and 26 percent of loans to Native Americans were subprime.

Homeowners in need of assistance should contact Solid Ground or the Urban League directly to see if they qualify:

- Urban League: 1-800-368-1455
- Solid Ground Mortgage Hotline: (206) 694-6766

Open Monday, Wednesday and Thursday from 10:30 a.m. to 4:30 p.m. All screenings and appointments must go through the hotline. Counselors are not able to take walk-in appointments.

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

WHAT ARE CLIENTS HAVE TO SAY

To potential seller/buyer in Seattle area,

I am writing this letter to highly recommend Steve Laevastu as your real estate agent. My wife and I just sold our house in the View Ridge area last October, which we consider would be impossible if without Steve's help.

We started our selling process by interviewing three agents - all with excellent track records. Among them, Steve was outstanding in two ways: he has a team and can put contractors in immediate repair work (which is very important for an old house); Also, he is so confident about his service that he guarantees that we can stop working with him if we are not 100% satisfied with him.

We decided to ask Steve to help us sell our house. As you know, the housing market is not as good as even a year ago. Only one week after we put our house on the market, there was another house right over the corner that was listed at an extremely low price. At such a difficult time, Steve discussed with us possible strategies based on his years of experience. We have this strong feeling that he really thinks and acts as if he is selling his own house, and we highly appreciate his suggestions along the way.

Then we got an offer, only one offer and at a very low price. Steve stayed calm and rational, which helped us a lot in the negotiating process. At the end, we sold our house at a reasonable price. However, even if we did not sell the house at that time, we would still use Steve as our agent - we are comfortable working with Steve, and we believe that he is trying his best to help us.

Overall, we consider that Steve is an honest, professional and dedicated person, and we will highly recommend him to potential home sellers/buyers.

Sincerely yours,

Bin Li

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

www.ComputerHelp.cc
IT Consulting & Technical Support

WWW.COMPUTERHELP.CC

RYAN GAFFNEY | TEL: 206.650.0768

RYAN@COMPUTERHELP.CC

Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.