

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Ravenna Area



Direct • 206-999-6937 Office • 206-527-5250 Business • 206-226-5300

 *Happy Valentine's Day!*

The following is a listing of some of the properties that have sold in our Ravenna neighborhood during January of 2006.

Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this chart.

If you are considering selling your home, please let us help you. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sales price that might realistically be expected in today's market.

Recent Market Activity

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
8614-B 23rd Ave NE	3/2.25	Townhome	\$329,950
7532 23rd Ave NE	2/1	1 Story w/bsmt	\$380,990
1218 NE 69th St	2/1	1½ Story w/bsmt	\$414,000
8205 19th Ave NE	3/1.75	1 Story w/bsmt	\$425,000
2217 NE 70th St	4/1.75	1 Story	\$450,000
8250 15th Ave NE	3/2	1½ Story	\$527,000
1707 NE 80th St	3/1.5	2 Story w/bsmt	\$528,000
6831 24th Ave NE	5/2	1 Story w/bsmt	\$549,000
7312 19th Ave NE	4/3.5	2 Story w/bsmt	\$942,390

Home Pricing Guide

Following are average 3-bedroom home sale prices for some of our Seattle and surrounding neighborhoods. Figures are based on multiple listing sales data from homes sold during the 2nd quarter of 2005.

Bellevue	\$539,000	Seattle Mid-City	\$618,000
Bothell	\$335,000	Northeast	\$453,000
Edmonds	\$357,000	Northwest	\$436,000
Everett	\$260,000	Southeast	\$358,000
Issaquah	\$414,000	West	\$405,000
Kirkland	\$459,000	Shoreline	\$334,000
Lynnwood	\$313,000	Snohomish	\$348,000

Information courtesy of NWMLS and is subject to change without notice.

Call Us For a Market Evaluation of Your Home!

Friends of Ravenna Playground

Ravenna Park is a 50-acre urban woodland located ten blocks north of the University of Washington. The play area services one of Seattle's most densely populated areas, with more than 20,000 people living within a 10 block radius of the site. Also contained within those boundaries are eighteen preschools and two elementary schools serving more than 1,300 children. Within two miles of the park's play area are Seattle Children's Hospital, Boyer Children's Clinic, the Experimental Education Unit/Autism Center and the Center on Human Development and Disability.

Total costs for the Ravenna Park Play Area Renovation project are currently estimated at \$514,000, of which \$320,000 has been raised. We are now working to secure the remaining \$194,000 required to completely construct the playground in 2006.

Ravenna Park's play area is being developed to provide a greater variety of play activities, equipment and settings than traditional play environments. The new play area will be activity based, sensory rich, developmentally appropriate, and flexible. By presenting a diversity of types of play activities, a greater diversity of children will be better able to find play opportunities appropriate to their abilities.

For more information on how you can become involved with FRP as a volunteer or donor, visit: www.ravennaplayground.org/

Preventing Mold in Your Home

Mold has become a hot topic in real estate. In addition to causing health problems in some people, mold can cause serious damage to a home if left unchecked. Whether you're buying or selling a home, how well the structure is maintained is an important factor in its value.

Molds are microscopic organisms that are found virtually everywhere, indoors and outdoors. Their natural function is to help break down dead materials. For molds to grow, they need 2 things: and organic food source, such as leaves, wood, paper or dirt, and moisture.

Since mold is always present, there's no way to eliminate it completely. You can control indoor mold growth by controlling moisture.

1. Remove the source of moisture by fixing leaks or other water problems.
2. Make sure bathroom fans and dryers are properly vented to the outside.
3. Use a dehumidifier or air-conditioning system.
4. Insulate your home well to prevent indoor condensation.
5. Have your heating, ventilation and cooling systems professionally cleaned annually.
6. Dry-clean, rather than wet-clean your carpets.
7. Avoid carpeting bathrooms and basements.
8. Regularly clean moist areas such as the bathroom with products that treat mildew.

February Events

Superbowl Sunday February 5th
Super Bowl XL: **Seattle Seahawks** vs. Pittsburgh Steelers, Sunday, February 5th at Ford Field in Detroit, Kickoff at 3:30 p.m. on Channel 4.

Go Seahawks!!!

Northwest Flower & Garden Show
Feb. 8-12th

Windermere is proud to be the exclusive real estate sponsor of this year's Flower & Garden Show. There's lots to do in Spring: enjoy thousands of plants and flowers in bloom! Take a walk through dozens of amazing display gardens, attend seminars, go shopping at the Washington State Convention Center. Shuttle Bus is available from the Northgate Transit Station. www.gardenshownw.com

Love 'em or Leave 'em Valentine's Day Dash Feb. 12th

5K fun run starts at 9:30 am near the Aqua Theater at Greenlake. For more information or to register, visit <http://promotionevents.com/events/events-06/v-daydash/index.htm>

St. Valentine's Day Feb. 14th

Seattle Home Show Feb. 18-26th
Meet the professionals at over 600 displays who will share their expert advice on all areas of home improvement, daily seminars, Built Green™, arts and crafts and home products. Idea Street™, a community of model homes showcasing the latest in building techniques, design and décor. At Qwest Field Event Center in downtown Seattle. www2.seattlehmeshow.com

President's Day Feb. 20th

Mardi Gras (Fat Tuesday) Feb. 28th

St. Patrick's Day March 17th