

Inside This Issue:

Northwest MLS Reports Growing Inventory
City of Seattle News Advisory
Seattle Million Dollar Homes
SEAFair 2006 Calendar
ReUse Store Highlight
Info on Bite of Seattle
Homes Sold in June
Client Testimonials
Land Use Notices

Ravenna Neighborhood Advisor

July 2006

Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

1. We supply superior guidance in developing a plan of action to accomplish your goal.
2. Our objective is to go above and beyond the call of duty for you, so that you are compelled to share your success story with friends and relatives.
3. We work for the premiere company in the business. Windermere Real Estate has greater than 50% of the market share.
4. Our proven track record.
5. Top Producers. We get Results!
6. Combined over 40 years of experience.
7. We live close by.
8. We know the area. We both grew up in Seattle.
9. We understand the importance of communication. We will communicate with you every step of the way.
10. Personal Performance Guarantee. If you ever become dissatisfied with our service for any reason, we will unconditionally release the listing.

11. Integrity. We do what we say and we say what we do.
12. Character and trust.
13. You have TWO agents working for you instead of one. We are both graduates from major universities.
14. We are both highly energetic, hardworking, proactive agents. We don't sit around, we make things happen.
15. Professional representation.
16. Passion for what we do. We love real estate!!!
17. Top Quality Service. Steve Laevastu won Seattle Magazine's "Best in Client Satisfaction" award in 2004 & 2005.



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Sold Homes

The following are homes that **SOLD** in the Ravenna neighborhood since June 2006. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price your home will command. We have seen the interiors of most of the homes on the list. 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 sale price that might realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
7015 20th Ave NE	2/1	1 Story	1950	\$350,000
1208 NE 55th St	4/1.75	1 1/2 Story	1911	\$410,000
1715 NE 82nd St	3/1.75	1 Story	1954	\$439,000
6213 9th Ave NE	3/1	1 1/2 Stry w/Bsmnt	1914	\$509,000
808 NE 56th St	3/1.75	2 Stoies w/Bsmnt	1927	\$510,175
2116 NE 81st Pl	3/1.75	1 Story w/Bsmnt	1942	\$530,100
7710 21st Ave NE	3/2	1 1/2 Stry w/Bsmnt	1931	\$570,000
8013 20th Ave NE	4/2.75	2 Stoies w/Bsmnt	1931	\$600,000
7534 18th Ave NE	3/2	1 Story w/Bsmnt	1927	\$606,000
8008 18th Ave NE	3/1.5	1 1/2 Stry w/Bsmnt	1927	\$607,000
1215 NE 62nd St	4/2	1 1/2 Stry w/Bsmnt	1911	\$615,000
5612 Brooklyn Ave NE	2/1	1 story	1918	\$370,128
1212 NE 68th St	3/1.75	1 story w/Bsmnt	1924	\$446,500
7547 21st Ave NE	3/1	1 story w/Bsmnt	1930	\$460,000
2112 NE 80th St	3/1	1 story w/Bsmnt	1938	\$462,000
4722 8th Ave NE	4/1	2 story w/Bsmnt	1926	\$470,000
1905 NE 75th St	3/1.75	1 story w/Bsmnt	1941	\$487,500
8019 21st Ave NE	3/1.5	1.5 stories w/Bsmnt	1930	\$614,000
7315 19th Ave NE	3/1.5	1.5 stories w/Bsmnt	1929	\$639,950
7031 19th Ave NE	4/2.5	2 story	2006	\$925,000

Land Use Notices

The following are public notices of Seattle land use activities from the Department of Planning & Development regarding applications, decisions, and other actions affecting the Ravenna neighborhood.

Project Number: 3003464 Address: 505 NE 70th St Zone: L3

Land Use Permit to allow expansion of a minor communication utility consisting of three panel antennas and two microwave dishes (Clearwire). Project includes one new equipment cabinet all to be located on rooftop.

For a complete list of all public land use notices and information on public comments visit <http://www.seattle.gov/dpd/notices/>.



Windermere
Real Estate

Summer Events

Seafair 2006

SEAFAIR is the largest community festival in the Pacific Northwest, and one of the top ten festivals in the United States. SEAFAIR is a veritable summer smorgasbord, a celebration offering something for nearly every taste and interest. Please visit the official website of SEAFAIR for more information and events schedule at <http://www.seafair.com>

Chinatown SEAFAIR Parade

July 23rd

Multi-cultural event features colorful Chinese Girls Drill Team, fabulous 100-foot Chinese Dragon twisting and waving through the street, along with many other entertaining groups.

Parade Location: 10th Avenue and S. Jackson

SEAFAIR - Torchlight Parade

July 29th

Come and enjoy this annual parade that appeals to all ages and includes such highlights as the Seafair clowns and Seafair pirates, the foot stomping drill teams, illuminated floats, bass drum thumping bands, giant helium balloons, Miss SEAFAIR, the Seattle Police Motorcycle Drill Team and much, much more. Get there early to reserve your spot.

Parade Route: Begins at Seattle Center and continues south down Fourth Avenue to Second Avenue and King Street.

Parade begins at 7:30pm

SEAFAIR - Fleet Arrival

August 6th

SEAFAIR is a maritime festival. Since its beginning in 1950, a strong relationship has existed between Seafair, the U.S. Navy, and the U.S. Coast Guard. Every summer, a parade of ships and thousands of sailors are welcomed to join in the celebration. This year, they arrive on August 4th at Seattle's waterfront aboard a dozen vessels continuing this rich tradition. The public is invited to take part in this annual event and free tours of the ships are offered.

Chevrolet Cup Unlimited Hydroplane Race at SEAFAIR

August 4th - August 6th

SEAFAIR celebrates with its annual hydroplane racing on Lake Washington, and this has been some of the best racing in history. Seafair evokes images of roaring water crafts barely skimming the surface of the water leaving only their signature "rooster-tails" in their wake as they tear around the course. The Unlimited Hydroplanes can travel at speeds of 200 mph and the race course is only 2.5 miles in length.

Location: Southwest Lake Washington, Stan Sayres Pit Area near Genesee Park.

Gates open at 8:00am, Racing starts at 10:00am

Admission: Free/Friday, 12 and under and active military, \$20/Saturday, \$25/Sunday

Northwest MLS Reports Growing Inventory

Rising Prices and Highest Sales Volume in 8 Months

KIRKLAND, Wash. (June 6, 2006) – Expanding inventory should please many house-hunters -- unless they're hoping to find a home close to urban job centers. Competition in those areas is still intense, according to brokers and the latest report from the Northwest Multiple Listing Service. Other indicators tracked by the multiple listing service show an uptick in pending sales (offers made and accepted, but not yet closed) and prices.

The MLS report for May reflects a hefty gain in the number of active listings compared to the same month a year ago (27,660 versus 21,499). The snapshot at month's end shows inventory of single family homes and condominiums is up 18.3 percent across the seventeen counties served by NWMLS. In King County, however, the increase in active listings was less than 8.4 percent, with several Seattle- and Eastside-area neighborhoods reporting sharp declines.

Members reported 10,817 pending sales during May, outgaining the previous month by 1,115 transactions for an increase of 11.5 percent. Last month's total lagged the record-setting volumes of a year ago when there were 10,973 pending sales (a difference of about 5.9 percent), but it was the highest number of pending sales since August 2005 when members notched 11,546 pending sales.

Prices system-wide jumped 13.7 percent from a year ago, with every county registering a double-digit increase. For last month's completed transactions of single family homes and condominiums, the median sales price was \$302,500. A year ago it was \$266,000. In King County, the median selling price rose from the year-ago figure of \$329,389 to \$385,000 (up 16.9 percent). Those prices include single family homes and condominiums. For single family homes only (excluding condominiums) the median sales price was \$427,950. That's up 15.5 percent from the year-ago price of \$370,500. Condo prices in King County increased almost 17.9 percent, rising from the year-ago figure of \$209,145 to \$246,500.

Despite rising costs of gas, traffic at open houses remains strong, according to Beeson. Buyers are tending to preview homes online before visiting in person, he observed. Both buyers and sellers remain optimistic about real estate ownership, although he said some sellers are becoming anxious if their home doesn't sell quickly. "Nervous buyers need to relax and pay attention to the advice of their agents," which he said may mean adjusting the price and more thorough cleaning and de-cluttering.

Lennox Scott anticipates strong activity through 2006. "While sales are down slightly compared to last year, the key economic indicators are in alignment and will continue to sustain a healthy housing market despite higher interest rates," he stated.

City of Seattle News Advisory

Mayor Nickels Awards over \$190,000 to Neighborhood Projects

SEATTLE — Mayor Nickels announced funding for 17 neighborhood projects through the Department of Neighborhoods' Matching Fund. This season's awards include projects from all over the city and range from park, playground and street improvements to art projects and community building.

"These awards show the great spirit of community that is alive and thriving in each of our neighborhoods," said Mayor Nickels. "These groups and their projects are accomplishing great things for their neighborhoods."

Four times a year, Small and Simple Project Fund Awards are given to groups committed to building a better community by matching public funds with locally raised money, donated materials, and volunteer labor. The 17 awards totaling \$190,859 range from \$1,550 to \$15,000. In addition to the city's contribution to the projects, the communities will "match" the city's dollars with local resources valued at \$238,821.

"The people who carry out these projects make a huge difference for their neighborhoods and our city. Their work creates a more livable Seattle by improving our parks, making our streets safer and providing art for everyone to experience and enjoy," said Councilmember Sally Clark.

Bernie Matsuno, Acting Director of Neighborhoods, said, "We have a great mix of projects from all over the city. They include design and planning, playground renovations in time for summer, and public art projects."

The Small and Simple Projects Fund is one of four components of the Neighborhood Matching Fund, and provides awards \$15,000 and under to support community driven projects that take up to six months to complete. Seattle neighborhoods have completed more than 2500 projects in the last 16 years using as little as \$100 and as much \$100,000 from the Neighborhood Matching Fund.

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

Seattle Million Dollar Homes

What kind of a house can you buy in North Seattle for \$1,000,000? Well, there were 70 sales in North Seattle for over \$1,000,000 in the year 2005. So far thru June 30th 2006 there have been 32 sales for over \$1,000,000.

NEIGHBORHOOD	# of 1M sales in 2005	# of 1M sales in 2006
Ballard	3	3
Blue Ridge	4	1
Broadview	3	1
Cedar Park	7	0
Green Lake	3	2
Haller Lake	1	0
Inverness	5	0
Laurelhurst	27	13
Matthews Beach	7	1
North Beach	0	2
Sand Point Country Club	2	1
View Ridge-Hawthorne Hills	2	3
Wallingford	1	1
Windermere	5	4

In 2005 fifteen of the sales were on the west side of interstate 5 and 55 sales were on the east side of interstate 5. Laurelhurst had the most sales with 27 followed by Cedar Park and Matthews Beach with 7 each.

The most expensive home that sold in Ravenna in 2005 was a home that sold for \$845,000. The home was built in 1908 but had an extensive remodel. According to king county tax records the home has 2,830 square feet and the lot is 4,212 square feet. The most expensive home that has sold so far in Ravenna in 2006 is a home that sold for \$942,390. The home was built in 2005. The home has 3,640 square feet. The lot size is 6,120 square feet.

So far in 2006, there have been 32 sales for over \$1,000,000 in North Seattle. The most expensive being a home in Laurelhurst that sold for \$4,250,000.

So what can you get for \$1,000,000? There is no definitive answer, since homes come in different styles, sizes and with different amenities. However the following is a general synopsis!

View Ridge – Hawthorne Hills: A home on top of the ridge with a spectacular view that is nicely updated inside with aprpx. 3,200 square feet

Laurelhurst- A tudor from the 1920's loaded with charm. Territorial view with aprpx 3,000 square feet

Matthews Beach- A new or newer home with spectacular views of the lake. Approximately 3,500 square feet

Windermere- A 1950's style home. Approximately 3,000 square feet.

Cedar Park- A new home with approximately 4,000 square feet. Some view of Lake Washington.

Green Lake- A newer home on a 5,000 square foot lot. The home is about 3,500 square feet with a view of Green Lake.

Ballard/Sunset Hill- 1920's craftsman that has been nicely restored/updated. Nice views of Puget Sound. Aprpx 3,500 square feet

North Beach- A new home with aprpx 3,700 square feet. Nice views of Puget Sound



Summer Events

Seafair 2006 continued...

SEAFAIR - Air Show

August 4th - August 6th

The SEAFAIR Air Show brings the most fascinating and exciting high-flying acts to the skies of Seattle. It's not just jets, however, that will dazzle crowds around Lake Washington. Aerobatic planes, helicopters and biplanes will also be featured in the area's most spectacular air show. The U.S. Navy Blue Angels are the highlight and cornerstone of a program that has several military demonstrations. The precision and creativity of the six pilots make the group one of the most recognized in the sky. The Blue Angels perform from 12:00pm-12:45pm each day.

Bite of Seattle

Out of the dozens of festivals and special events held at Seattle Center each year, the Bite of Seattle ranks among the most popular. Food is not the only attraction; you'll also be able to enjoy live music, cooking demonstrations, and family-friendly entertainment. Visitors to "The Bite" have the opportunity to indulge in tasty treats of all kinds, including entrees, desserts, fruit drinks, microbrews, and wine. You'll be able to sample a variety of different ethnic foods, including Thai, German, Greek, Filipino, French, Russian, and Hawaiian. Many of the food booths offer "\$2.00 Tastes," small portions that allow you to sample different items without busting your stomach, or your wallet. Prices on entrees and combination plates can be up to \$5.00.

July 22 - 24, 2005 at the Seattle Center
<http://www.biteofseattle.com>

Farmers Markets

Seattle Neighborhood Farmers Markets bring Washington State farmers into the city to sell their farm fresh produce. By providing direct-sale opportunities for local farmers, in-city farmers markets ensure that farmers continue farming our precious rural farmlands, keeping them economically viable and intact.

Fremont - Sundays, 10 a.m.-5 p.m.

Ballard - Sundays, 10 a.m. - 4 p.m.

Broadway - Sundays, 11am-3pm

Columbia City - Wednesdays, 3-7pm

Lake City - Thursdays, 3-7pm

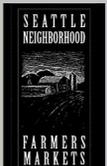
Magnolia - Saturdays, 10-2pm

U. District - Saturdays, 9am-2pm

West Seattle - Sundays, 10am-2pm

<http://www.seattlefarmersmarkets.org>

<http://www.fremontmarket.com>



Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors

Here is what our clients have to say.....

To Steve,

June 15, 2006

We want to express our thanks for helping us with the sale of our house, doing a superb job and exceeding our expectations.

When Gwen and I set out to find a listing agent for our View Ridge home, we wanted to find the best person to help us be successful and make the selling of our house a manageable event. Selecting from many successful agents in NE Seattle, we interviewed a handful of top performing agents with long term success in neighborhoods like View Ridge. You were on the list. Our initial meeting with you went well and with your charismatic enthusiasm, he listed the seemingly too-good-to-be-true advantages for going with you. We must admit, we liked you but were skeptical that you could deliver on all of those rich promises even if you were clearly a terrific salesman. Other top agents we interviewed were very impressive but so were you with your energy, your stated commitments to us and your ability to give us definite answers for all of our questions. We felt if you could deliver about seventy percent of this, we would be well off.

As the gears started rolling and we worked with you on the initial specific steps, your energy, verbal commitments and expediting of details continued in earnest. Your performance was not just good execution but appeared to be well-honed habits. A pattern emerged that continued unabated. Not only did we get seasoned advice and the necessary tasks skillfully accomplished, we literally got the impression that we really were on the same team.

We soon felt that we had in fact made the best choice and we were getting real estate services second to none. We feel that way today. Remember that initial meeting; you had clearly stated what he would do to make us very successful and further claimed you would do just what you said. And that is exactly what happened.

We had many opportunities to see that you were true to your word, performed fully as you presented yourself, was very time efficient and would carry out any tasks at hand with dispatch. We give you our strongest recommendation. If we had another house to sell or had any friends or family members selling a house, we would make the strongest case for selecting you as the selling agent.

The best is yet to come,

Ben and Gwen Arp

Mr Roger Turner of Windermere/ Oak Tree Office,

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we that you gave us your all. It took you five years - our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressured salespeople with whom you undoubtedly come in contact with you every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

Need help buying or selling your home?

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Roger Turner



Steve Laevastu

When you want to sell a home, we can:

- Help you establish the best sales price based upon sales information from similar properties that have recently sold (see what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective buyers (they have to see it to want it).
- Screen prospective buyers, weeding out those who don't qualify.
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - We can help!

When you want to buy a home, we can:

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

Reusing products prevents waste, saves money and protects the environment

If you like the thrill of finding things you need for free, rather than digging into your wallet and buying them brand new, you need to visit the ReUse Store. Now, all King County residents and non-profit organizations can pick up different household products for FREE at the ReUse Store.

Products available at the ReUse Store are select household hazardous products that King County residents have turned in at household hazardous waste collection facility. Household products available for pick-up at the ReUse Store include:

- Latex and oil-based paint, stain and primer.
- Wood care products.
- Cleaning products (i.e., bleach, toilet cleaner).
- Automotive products (i.e., oil, antifreeze).
- Environmentally-friendly fertilizers.

Making these products available to others and using them up as they were intended is the best way to keep them out of the waste stream. "Household hazardous waste products such as paint, solvents, automotive fluids, pesticides, fertilizers and cleaning products are dangerous to handle and require special collection and disposal to prevent pollution," said Tressa Lombardi, Seattle Public Utilities director of Solid Waste Operations. "Reusing products is just good common sense. It prevents waste, saves money on disposal costs, and helps protect the environment."

You cannot safely toss household hazardous products into the trash (with the exception of dried up latex paint with the lid off) or dump them down the drain. They must be taken to a local household hazardous waste collection facility and disposed of properly. Household hazardous waste products are not accepted at the ReUse Store. If you live in King County, call (206) 296-4692 or 1-888-TOXICED or visit King County's Local Hazardous Waste Management Web site for information about how and where to dispose household hazardous waste products. Residents outside of King County should call their local county household hazardous waste agency for disposal information.

The ReUse Store is open to the public on Saturdays from 10 a.m.-4 p.m. and is located at 3641 2nd Ave. South in Seattle. Businesses and contractors are not eligible to use the Reuse Store. Services are only available to residential or non-profit clients in King County. The ReUse Store is a service provided by Seattle Public Utilities as part of the Local Hazardous Waste Management Program in King County. For more information about the ReUse Store, call (206) 386-4093.

-NWREporter June 2006