

Ravenna Neighborhood Advisor

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Visit www.ravennahouse.com

September 2006

Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 1.) Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- 2.) We work for a premier company in the business.
- 3.) Our track record in Ravenna. We list and sell more homes in Ravenna than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

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 (206) 226-5300
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Additional Community and Real Estate information for the Ravenna Neighborhood is available online at <http://www.ravennahouse.com>

Sold Homes

The list below are homes that SOLD in our Ravenna neighborhood in the month of August. Do you wonder what your home is 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 list. If you are considering 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 realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
2218 NE 83rd St	2/1	1 Story	1942	379,000
913 NE 73rd St	2/1	1 Story w/Bsmt	1911	412,000
7514 9th Ave NE	3/2	1 Story w/Bsmt	1924	421,950
5714 15th Ave NE	2/2.5	Townhouse	1999	429,000
6543 24th Ave NE	3/1.75	1.5 Story	1954	445,000
7549 20 Ave NE	4/1	1.5 Story w/Bsmt	1928	468,000
7712 19th Ave NE	4/1.5	1.5 Story w/Bsmt	1928	480,000
6821 23rd Ave NE	3/1	1 Story w/Bsmt	1947	491,500
6117 Ravenna Ave NE	3/1.25	1 Story w/Bsmt	1921	495,000
820 NE 57th St	4/2	1.5 Story w/Bsmt	1924	499,950
819 NE 71st St	3/1.5	1.5 Story w/Bsmt	1902	502,500
1207 NE 70th St	3/2	1 Story w/Bsmt	1924	510,000
6509 24th Ave NE	4/2.75	1.5 Story w/Bsmt	1950	535,000
7018 12th Ave NE	3/2.5	1.5 Story w/Bsmt	1931	539,000
1025 NE 73rd St	4/25	Multi Level	2000	560,000
7711 19th Ave NE	4/2.5	1.5 Story w/Bsmt	1927	565,000
6267 20th Ave NE	3/1	2 Story w/Bsmt	1920	649,900
6318 21st Ave NE	4/2	2 Story w/Bsmt	1919	799,000
6275 20th Ave NE	4/3.25	1 Story w/Bsmt	1923	887,000



We also deliver the Neighborhood Advisor Newsletters to the following other neighborhoods:

Maple Leaf
<http://www.mapleleafhouse.com>

Green Lake
<http://www.homegreenlake.com>



The Puyallup Fair September 8 - 24

The Puyallup Fair (officially known as the Western Washington Fair) is the largest single attraction held annually in the state of Washington. The Fair continually ranks in the top ten largest fairs in the world. The Western Washington Fair Association hosts the 17-day Puyallup Fair every September. Situated south of Seattle and east of Tacoma in the shadow of majestic Mount Rainier, the Fairgrounds comprise 169+ acres, with buildings and land valued at more than \$54 million. Over 1,900+ employees are hired each September during the Puyallup Fair.

Take advantage of fun music, comedy and much more at one of the four free stages. The rodeo is non-stop, edge-of-your-seat excitement. Don't miss it during the first weekend of the Fair. Whirl and twirl the day away on Midway or SillyVille rides. There's something for all ages and... stomachs! Stroll through Home Arts, Hobby Hall or the new Agriculture department to enjoy creative exhibits. Enjoy top name entertainment in the Concert Center. Tickets are on sale now for most shows.

DO THE PUYALLUP!

Address:

110 9th Ave SW
Puyallup, WA 98371

Hours:

Sun - Thu: 10am - 10pm
Fri & Sat: 10am - 11pm

Admission:

Adults: \$10, Youth (6-18): \$7, Seniors: \$7

Parking:

Mon - Fri: \$7, Sat & Sun: \$8

24-Hour Hotline: 253-841-5045

<http://www.thefair.com>

Fisherman's Fall Festival September 9th 2006

Join the fun-filled family celebration of the return of our local fishing fleet that homeports at Fishermen's Terminal.

Free admission & Free live entertainment on two stages • Fun for kids with miniature boat building, face painting, clowns, fish art and more • Wild salmon fillet challenge • Oyster "Shuck 'n Shoot" • Barbecue competition • Survival suit team races • J P Patches • Sea Explorer Scouts ships • Model boat demonstrations • Seafood Association exhibits • Outdoor salmon barbecue • Northwest Tasting Garden
<http://www.seattlefishermensmemorial.org/events.html>

Fremont Oktoberfest September 23rd-25th

New this year there will be Urban Carnival with classic carnival rides for both adults and children. Long standing Oktoberfest favorites will be returning as well. There will be live music on two stages, the Stranger Microbrew Garden, a wide assortment of local arts and crafts, imported treasures, and festive treats as well as traditional German food. The Fremont Arts Council once again brings us their Annual Texas Chainsaw Pumpkin Carving Contest. The street fair, kids area and music are FREE for everyone to enjoy! Admission to the Stranger Microbrew Garden is \$20. This is a "rain or shine" event.
<http://www.fremontoktoberfest.com/>

Commute times are slow to improve, but researchers found some encouraging signs in their latest analysis of King County's transportation system and actions being taken to accommodate the region's growth.

Among the positive trends highlighted in the 2005-2006 Transportation issue of the King County Benchmark Report:

- Public transit services in King County notched 109 million passenger boardings in 2005, surpassing their 2000 total.
- Passenger boardings on Sounder Commuter Rail show significant growth on both routes (Tacoma and Seattle, as well as Everett and Seattle).
- Excluding Seattle, close to half (50%) of the county's repavement/rehabilitation needs by lane is expected to be met in 2006 and 2007.
- The average commute time in King County has remained under 30 minutes, averaging 25.8 minutes in 2004. Compared to other major metropolitan counties, that is considered relatively quick (88 of the 236 counties in the survey had longer commutes).

Following the national trend, commute times in King County have increased over the last two decades. Those increases are attributed to several factors, notably increased truck traffic to support more trade activity, and employment recovery, evidenced by growth in the county's population and workforce.

WSDOT estimates statewide congestion totals more than 365,000 hours per weekday representing about \$1.6 billion annually in lost time. "Facing increasing demands on our transportation infrastructure, local and state governments recognize the need for regional and long-term transportation investments in all modes," the authors of the Benchmarks report stated.

Besides measuring commute times, the Metropolitan King County Growth Management Planning Council monitors public transit ridership as part of the area's effort to develop a countywide multi-modal transportation system.

Research shows a correlation between bus ridership and economic cycles. For example, King County Metro added more than 1.7 million passenger boardings from 2004 to 2005. Community Transit and Sound Transit combined to add close to an additional 500,000 bus boardings.

Park and Ride capacity and usage also showed strong growth. Since 1995, there has been a 31 percent increase in park and ride capacity and a 34 percent increase in usage. Of 124 park-and-ride lots, 21 lots were filled to 100 percent capacity or above, and about one-third of them (42 lots) experienced 80 percent or higher utilization rates for the fourth quarter of 2005.

County officials also track use of modes of transportation other than single family vehicles. That indicator shows a steady increase in the proportion of people who work at home or walk to work, and stable rates of carpooling. Data show about 10 percent of people work at home or walk to work, which compares to 6 percent in 1980. During the same time, carpooling has remained stable at about 11 percent.

In 2004, 70 percent of King County residents drove alone to work.

"Another indicator in the Transportation Benchmark report examines commercial traffic mobility. Congestion-related delays impose costs due to lost time for commuters and commercial transporters," the report's authors acknowledge, adding, "They also involve higher vehicle costs because of excess fuel usage, and wear and tear on vehicles from stop-and-go-traffic. The latter have environmental impacts as well."

The report compares 12 commute trips. Nine were found to have traffic speeds at or near free flow, "though maneuverability on the roadways is noticeably restricted."

Of the routes sampled by WSDOT, I-5 near the King-Snohomish County line is the most congested route during both the morning southbound commute and the evening northbound commute.

The growth in commercial truck traffic can be attributed to increased trade activity. Since 1996, the Port of Seattle has seen a 42 percent increase in container volume moving through the seaport.

Several steps are being taken to alleviate congestion and improve safety. They include roadway projects on SR 18 and the addition of an auxiliary lane on northbound I-5 from the NE 175th Street on-ramp to the exit-only lane for NE 205th Street. Also in the works is a freight and congestion relief project on I-5 and SR 509, which is expected to improve service between industrial districts by allowing up to 9,000 trucks per day to bypass I-5, SR 99 and local roads.

All of the reports may be viewed and downloaded at <http://www.metrokc.gov/budget/benchmark/bench05/index.htm>

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: 3004435 **Address:** 6017 Roosevelt Way NE **Zone:** NC2 40'

The proposal is to allow 10 live-work units totaling 14,557 sq. ft. with 11 parking stalls. Two stalls located within individual garages and nine surface parking spaces.

Project Number: 3003649 **Address:** 5101 25th Ave NE **Zone:** NC2 30', P2, LA

Land Use Application to allow one four-story building containing 122 assisted living units and one three-story building containing 23,610 sq. ft. of retail and 103 residential units. Both structures to be over a below grade parking garage for 255 vehicles. Project includes 25,000 cu. yds. of grading. Existing structures to be demolished.

Project Number: 3003892 **Address:** 923 NE 72nd St **Zone:** NC2 40'

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,026 sq. ft. and B) 2,478 sq. ft. Existing structure to remain.

Project Number: 3003892 **Address:** 414 NE Ravenna Blvd **Zone:** NC2 40'

Land Use Application to allow a four-story building containing one live-work unit, 4,855 sq. ft. of administrative office and 18 residential units. This is an addition to the building currently under construction at 400 NE Ravenna Blvd (Permit #6084993). Parking for 36 vehicles to be provided in a below grade garage. Project includes 6,900 cu. yds. of grading. Existing structure to be demolished.

Commuting Around Puget Sound Better Than Many Areas in U.S.

Traffic congestion is a topic of consternation for Puget Sound area commuters, but compared to many other areas in the country, workers spend far less time traveling to their jobs.

A Census survey of 236 counties across the country compared travel times, with Queens County, NY topping the list. Commuters there average more than 41 minutes, while workers in Lubbock County, Texas claim the shortest commute among areas surveyed, at just under 16 minutes. New York had five counties among the "top 10" areas with the longest commutes.

Five counties in Washington appear on the list, with Snohomish County "ahead" of the others, earning 46th place on the "longest" commute list:

Mean Travel Time to Work of Workers

Who Did Not Work at Home (Minutes): 2004

Rank	County	Average	Lower Bound	Upper Bound
46	Snohomish County, WA	29	27.8	30.2
58	Pierce County, WA	27.6	26.4	28.8
89	King County, WA	25.8	25.1	26.5
101	Clark County, WA	25.1	23.6	26.6
201	Spokane County, WA	20.1	19.2	21

Researchers also measured the number of workers with jobs outside their county of residence, comparing counties with populations of 250,000 or more.

Two dozen of the 236 counties surveyed had more than half their residents going to jobs in other counties.

Among counties in Washington state, Snohomish County had the highest percentage commuting to a different county (35.5 percent), earning it 80th place on the rankings. Only eight percent of King County workers are employed outside the county:

Percent of Workers 16 Years and Over

Who Worked Outside County of Residence: 2004

Rank	County	Percent	Lower Bound	Upper Bound
23	Clackamas County, OR	50.9	46.8	55
80	Snohomish County, WA	35.5	32.8	38.2
84	Clark County, WA	34.1	30.6	37.6
90	Washington County, OR	31.9	29.2	34.6
103	Pierce County, WA	28.6	26.3	30.9
128	Multnomah County, OR	22.3	21.1	23.5
155	Marion County, OR	16.3	12.9	19.7
197	King County, WA	8.1	7.2	9
226	Spokane County, WA	4.5	2.8	6.2
227	Lane County, OR	4.4	3	5.8

Sources: U.S. Census Bureau, 2004 American Community Survey; <http://www.factfinder.census.gov/>

SEATTLE EVENTS CALENDAR

International Celebrations at The Seattle Center

September 9th

Korean Cultural Celebration:

Ch'usok, or Harvest Festival Day, gives thanks for a good harvest. Folk songs, dance, Tae Kwon Do demonstrations, film and exhibits depict a cultural evolution over thousands of years. Produced by the Korean-American Art & Cultural Association. More information available at <http://www.koamartists.org>

September 16th

Fiestas Patrias: Celebrate independence and the broad diversity found within Mexican and Latin American culture with festive mariachi music, salsa and folk dances, authentic food and informative displays and activities. Produced by Seattle Fiestas Patrias. More information available at <http://www.seattlefiestaspatrias.org>

September 23rd

Italian Festival: It's all about food, family and fun! Mouth-watering aromas, celebrity chef demonstrations, a bevy of Italian food merchants; tenors, sopranos and pop singers; Italian cars, puppet theatre a Grape Stomp and bocce – entertainment for all ages! Produced by Festa Italiana for the 18th year. More information available at <http://www.festaseattle.com>

October 8, 2006

CroatiaFest: Experience the treasures of Croatia - breathtaking landscapes, music, art, history and folklore during CroatiaFest at Seattle Center. From the cosmopolitan 1000 year old capital of Zagreb, the city of history and legends, to the port city of Split, home of Diocletian's Palace, on the Dalmatian Coast; from the ancient walled city of Dubrovnik, the "Pearl of the Adriatic", a favorite of the rich and famous, to the sixteen Plitvice Lakes, one of the most beautiful natural wonders in the world, CroatiaFest invites you to discover Croatia, one of the last undiscovered treasures on earth.

October 21-22

TurkFest: For many centuries, Turkey has been a mosaic of cultures and a bridge between Europe and Asia, connecting Eastern and Western cultures, both geographically and historically. From Hittites and Assyrians to Hellenistic, Roman and Byzantine cultures, each civilization has left relics that can be found in many corners of the country and represented in its music, dance and art. The annual Turkish cultural festival presents concerts of classical and contemporary music, folkdancing, films, fashion and carpet shows, workshops and more.

Seattle Farmers Markets

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

Computer Help.cc

www.computerhelp.cc 206.650.0768 Ryan Gaffney 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.

Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

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

Dear Steve,

Going to the heart of the matter, we would simply say that anyone selling or buying a home needs you as their realtor. If they work with anyone else, they are seriously shortchanging themselves.

Our experience has been that selling and buying a home constitutes a series of highly compressed and stressful decisions. Throughout this process, you were always available to offer guidance and advice. You eased our way from the initial consideration of selecting the correct selling price, to understanding lengthy documents, to the costly concerns of selecting the right people to perform necessary repair work.

We have never seen a professional person work with the high degree of expertise, honesty, optimism, diligence, and plain common sense that you exhibited throughout the sale of our former home, and the purchase of our new one. Beyond that, you are a pleasure as a person.

It is customary to wish a friend good luck, but you are one of the few who know how to work around a problem when luck sometimes appears to run out. So instead, we will wish you all good fortune and success. We also leave you certain in the knowledge that those who are fortunate enough to work with you in selling or buying a home, will come to know exactly what we are describing in this letter.

Sincerely,

Ralph and Bonnie Brice

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?
Contact Us!**

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Home Prices Still Rising in Western Washington, Defying National Trends

Contrary to trends in many parts of the U.S., home prices in Western Washington continue to rise, even in the wake of growing inventory and fewer sales. The latest report from Northwest Multiple Listing Service, which tracks activity in 17 counties, shows prices rose 15.5 percent for July's sales compared to the same month a year ago. That figure -- the sharpest gain for any month so far this year -- includes single family homes and condominiums. For single family homes only, the increase was 14 percent, while prices for condominiums that sold last month jump 20 percent from a year ago.

Pending sales (offers made and accepted, but not yet closed) fell 13.9 percent last month compared to a year ago. Most counties reported double-digit drops. Brokers attribute the slower sales to a combination of factors, including July's heat wave, which brought 12 days of temperatures above 80 degrees in the Seattle area. Vacationing agents, buyers and sellers also contributed to slower activity. Uncertainty about interest rates and inventory shortages in some price ranges were also factors.

In King County, for example, only about 7 percent of the current offerings of single family homes is priced under \$300,000:

"One year ago, King County had only 1.7 months supply of housing inventory available; today we have approximately 2.3 months of available inventory. While this represents an increase, we are still well below the national average of 5 to 6 months. This is especially true in the markets close to the job centers where competition and demand for homes are still strong, causing prices to continue to appreciate at a steady pace," Scott observed.

Eleven of the 17 counties in the NWMLS market area reported price hikes of 15 percent or more when comparing last month's sales to July 2005. In the four-county Puget Sound region, Snohomish County notched the sharpest price increase at 18.2 percent.

July marked a definite change in pace from previous months, according to Northwest MLS director Dick Beeson. While many people took the month off to enjoy the sun, Beeson said the most telling statistic for Pierce County is the surge in inventory, which is up almost 53 percent from a year ago.

"It's like a buyer woke up from a five year nightmare of no presents under the Christmas tree and discovered a tree brimming with choice gifts," said Beeson, the broker at Windermere Real Estate/Commencement Associates in Tacoma. With an abundant selection, buyers are now picking and choosing, he remarked.

Area-wide there are about 9,000 more listings now than at this time a year ago. Five counties (Island, Kitsap, Pierce, Skagit and Thurston) reported inventory increases of 50 percent or more from twelve months ago. At month-end, NWMLS brokers represented 31,910 active listings of single family homes and condominiums; a year ago, there were 22,839 listings.

Beeson is equally optimistic, even though he expects fewer sales in 2006. "My guess is we'll be off about 10 percent from last year, which, when you add it all up, is still one of the top years in recorded history for our region." People are still moving here, he noted, whether relocating for jobs, retirement homes or vacation property.

Economists expect a "soft landing," for the housing boom. A recent government report showed investment in residential construction accounted for about 6.1 percent of the economy -- close to a 50-year high. Even accounting for declining activity, analysts say June's rate of home sales is 40 percent above the 20-year average.

Active Listings, Single Family Homes King County (as of 8/8/06)

<u>Listing Price Range</u>	<u># units</u>	<u>% of total</u>
\$0 - \$299,999	434	7.21
\$300,000 - \$399,999	1273	21.16
\$400,000 - \$499,999	1106	18.38
\$500,000 - \$599,999	755	12.55
\$600,000 - \$699,999	587	9.76
\$700,000 - \$799,999	420	6.98
\$800,000 - \$899,999	322	5.35
\$900,000 - \$999,999	170	2.83
\$1,000,000 and higher	950	15.79
TOTAL	6,017	100%