

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Enjoy Your Summer!

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of June and July, 2005.

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.

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>	<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
6803 Weedin Pl NE	3/1	1½ Story w/bsmt	\$315,000	8055 Ashworth Ave	3/2	1½ Story w/bsmt	\$550,000
7847 Stoud Ave N	2/1	1 Story w/bsmt	\$409,985	140 NE 58th St	3/2.75	1 Storyw/bsmt	\$580,000
1821 N 51st ST	2/1	1 Story w/bsmt	\$419,000	7412 4th Ave NE	3/3.5	Townhouse	\$590,000
2115 N 54 St	4/2	1 Story w/bsmt	\$424,950	2153 N 64th	3/1.75	2 Story	\$603,000
1305 N 79th St	2/2	1 Story w/bsmt	\$463,900	5608 Latona Ave NE	4/2.5	2 Story w/bsmt	\$605,000
6403 Corliss Ave N	2/1.75	1 Story w/bsmt	\$470,000	6206 Woodlawn Ave	3/2	2 Story w/bsmt	\$695,000
2327 N 65th	4/2.5	Multi-Level	\$470,250	1612 N 53rd St	3/2	2 Story w/bsmt	\$720,000
7910-A Ashworth Ave	3/3.5	Townhouse	\$485,000	2326 N 62nd	4/4	Multi-Level	\$737,000
140 NE 63rd St	3/1.5	1½ Story w/bsmt	\$519,000	7819 Stroud Ave N	6/3	2 Story w/bsmt	\$749,000
2355 N 63rd St	2/1	1 Story w/bsmt	\$520,000	1333 N 79th St	4/3.5	2 Story w/bsmt	\$812,500
8209 Ashworth Ave N	3/1.75	1½ Storyw/bsmt	\$524,950	6205 Woodlawn Ave	4/3	2 Story w/bsmt	\$862,000
1620 N 54th St	3/1.75	1 Story w/bsmt	\$536,000	7574 E Green Lake Dr	3/3	2 Story w/bsmt	\$987,000
1320 N 82nd St	3/2	1½ Story w/bsmt	\$549,900				

Information courtesy of NWMLS & is subject to change without notice

Home Sales, Prices Still Rising in Western Washington

If there's a housing bubble about to pop, buyers around Western Washington don't seem to be alarmed. The latest figures from Northwest Multiple Listing Service show another month of brisk activity, with pending sales jumping 14.6% from a year ago and prices climbing more than 12.8%. MLS brokers reported 11,420 pending sales during June, outgaining the same period a year ago by 1,451 transactions for an increase of 14.6%. Ten of the 15 counties served by NWMLS reported double-digit growth. For the fifth straight month, King County notched a single-digit increase from a year ago.

In King County, sales rose a modest 1.5%. Brokers believe inventory shortages and steadily rising prices are hampering sales. King County's inventory is at about 69% of year-ago levels. Of 4,232 current listings of single family dwellings, only 69 homes (1.6%) are priced under \$200,000; only 15.6% are listed for less than \$300,000. Conversely, there are 827 listings in King County (19.5% of the total) priced at \$1 million or more.

Statistical Summary by Counties:

Market Activity Summary for Single Family Homes and Condos

June 2005	Listings			Closed Sales			
	New Listings	Total Active	Pending Sales	Closings	Average Price	Median Price	Average days on market
King	5166	6874	4425	4123	\$414,933	\$335,950	37
Snohomish	2168	3030	1999	1674	\$310,253	\$282,600	41
Pierce	2193	3621	1921	1644	\$266,959	\$235,000	48

Statistical information excerpted from Northwest Multiple Listing Service

Seattle Street of Dreams

The Seattle Street of Dreams is the nation's largest attended one-site luxury home and garden tour. Our unforgettable homes showcase the latest trends in building, interior design, landscaping, technology and architectural ideas located all on one street. Each show home displays the products and services of Puget Sound's finest luxury home builders, interior designers, architects, craftsmen, and landscapers, all in a "real home" format.

Nolan Woods has been chosen as the site for the 18th Seattle Street of Dreams. This unique community is located two miles from the heart of downtown Woodinville. 7 fabulous show homes ranging in price from approximately \$2.25 - 3.1 Million. Parking lot is located at Woodinville High School 19819 - 136th Avenue N.E., Woodinville, WA 98072
Tickets & Information: A portion ticket proceeds are donated to the **Children's Home Society of Washington** and the **Make a Wish Foundation**. Adults: \$17.50; Seniors (65+) & Children (3-15): \$14.50; Children 2 and under: Free; Parking: Free. Visit www.seattlestreetofdreams.com for \$3.00 off coupon.

August & Sept. Events

Taste of Edmonds August 12-14th
Edmonds was voted Western Washington's friendliest town the last 5 years. Come see why A Taste of Edmonds is Snohomish County's biggest event!

Bothell Arts Fair August 12th
Juried Fine Arts show, plus quality crafts, wonderful food, Ikebana flower arranging, free children's arts & crafts, health screenings, and community area. Great entertainment, great food, great train rides, and lots more fun things to see and do.

Evergreen State Fair August 25-Sept. 5
Flock to the Fair! Carnival games, rides, pig races, rodeo, lumberjack show, pie eating and bubble gum blowing contests, crafts, and more. Food, fun and entertainment for the whole family! www.evergreenfair.org

Labor Day Sept. 5th

Patriot Day Sept. 11th

Bumbershoot Sept. 3-6
Bumbershoot, Seattle's annual arts festival, takes place over Labor Day weekend. The festival features arts and artists of all kinds, including music, poetry, and dance. During the 4-day festival, you can choose from over 2,500 musicians and artists at 18 different stages and venues within Seattle Center. You will also enjoy Bumbershoot's many food and commercial booths.

Puyallup Fair Sept. 9-25
Summer's end means it's time for the annual Western Washington Fair in Puyallup. Among the top-10 largest fairs in North America, the Puyallup Fair draws over 1.3 million visitors during its 17-day run. Offering rodeos, concerts, rides, food, livestock, flowers, and commercial exhibits, the fair has no end of fun and entertainment.