

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during January 2004.

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.

Address	Beds/Baths	Style	Sale Price
1128 N 80th St	1/1	1 Story	\$189,000
6345 Hillman Pl NE	2/2.5	Townhome	\$279,950
316 NE 54th St	3/1	1 Story w/bsmt	\$305,000
2323 N 65th St	3/1.5	2 Story	\$315,000
7406 Latona Ave NE #B	3/3	Townhome	\$357,615
202 NE 77th St	3/1.75	2 Story w/bsmt	\$399,990
7560 1st Ave NE	2/1.5	2 Story w/bsmt	\$415,000
6516 Latona Ave NE	4/3.5	1½ Story w/bsmt	\$575,000
7630 E Green Lake Dr N	4/1.75	1½ Story w/bsmt	\$677,500

Information courtesy of NWMLS & is subject to change without notice

Home Pricing Guide:

Following are average 3-bedroom home sale prices for some of the neighborhoods in Western Washington. Figures are based on multiple listing data for homes sold September 1st - October 31, 2003 For information on the Green Lake neighborhood, please call us!

Bainbridge Island	\$392,000	Mercer Island	\$485,000	Seattle Areas:	
Bellevue	\$340,000	Mill Creek	\$395,000	Mid-City	\$474,000
Bothell	\$243,000	Mukilteo	\$314,000	NorthEast	\$337,000
Burien	\$202,000	Redmond	\$350,000	Northwest	\$340,000
Edmonds	\$253,000	Renton	\$233,000	Southeast	\$260,000
Everett	\$210,000	Samammish	\$350,000	West	\$296,000
Kirkland	\$330,000	Shoreline	\$240,000		
Lynnwood	\$240,000	Woodinville	\$341,000		

Northwest MLS Brokers Report Home Sales in Western Washington Top \$21.7 Billion for 2003

KIRKLAND, Wash. (Jan. 20, 2004) — Members of Northwest Multiple Listing Service completed 83,867 sales of single family homes and condominiums across a 14-county service area during 2003. Those closed sales transactions had a combined value of more than \$21.7 billion, according to the Kirkland-based association.

Last year's volume surpassed the number of units sold during 2002 by about 21 percent. Measured by dollars, the year-over-year volume jumped 26 percent.

NWMLS figures show single family homes accounted for almost 87 percent of residential sales and about 90 percent of the dollar volume. Seventy percent of the 11,166 condominiums that MLS members sold last year were located in King County.

Last year's transactions included 578 sales of single family homes priced at \$1 million or more (up from 438 million-dollar-plus sales during 2002) and 255 sales of condominiums priced at \$500,000 or more (up from 181 high-end condo sales for 2002). The MLS area covering Bellevue west of I-405 had the highest number of million-dollar-plus sales with 85. Kirkland reported the highest number of high-end condominiums with 50 units there selling for \$500,000 or more.

Northwest Multiple Listing Service encompasses 1,350 member brokerages with around 1,500 offices and 15,400 sales associates. The MLS covers most of Western Washington from its Kirkland headquarters and several satellite offices.

February Events

Seattle Home Show

Feb. 14-22nd

Seattle Exhibition Center

The 60th Anniversary housing extravaganza will have over 600 displays of home and garden products, fully furnished and landscaped model homes open to tour; free daily seminars on home improvement topics; and home decorating ideas. For schedule and ticket info visit: www.seattlehomeshow.com

Whirligig Preview

Feb. 21st-22nd 10am - 6 pm

Seattle Center House

Get your first look at the new rides coming to this year's Whirligig festival. This free preview will be our way to test out several new giant inflatable rides right in the middle of Center House!

Evergreen Sportmen's Show

Feb. 25th - 29th

Evergreen State Fairgrounds

New location, but still the only show of its kind in greater Seattle, this year's show promises to thrill outdoor enthusiasts from every standpoint.

We can help!

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 (indicating 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!

WHETHER SELLING OR BUYING -
WE CAN HELP!

WE ARE DEDICATED TO GIVING YOU THE BEST
POSSIBLE SERVICE. CALL US!

Steve Loovatten
Roger Turner

WWW.WINDERMERE.COM

 Windermere

Windermere Real Estate/Oak Tree, Inc.

(206) 527-5250 • (206) 999-6937 • (206) 226-5300

