

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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Happy Mother's Day

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during the months of February and March, 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>
912 N 73rd St	2/1	2 Story	\$297,000	607 NE 63rd St	4/2.5	2 Story w/bsmt	\$490,000
713 N 83rd St	2/1	1½ Story w/bsmt	\$352,000	532 N 75th St	2/2	1 Story w/bsmt	\$495,000
747 N 74th St	3/1.5	2 Story w/bsmt	\$360,000	1408 N 82nd St	3/2	1 Story w/bsmt	\$499,950
6553-A 5th Ave NE	3/1.75	Townhouse	\$361,000	6508 Woodlawn Ave	4/1	1½ Story w/bsmt	\$500,000
721 N 76th St	2/1	1 Story w/bsmt	\$362,000	8029 Stroud N	3/1	2 Story	\$526,000
529 N 82nd St	2/1	1½ Story	\$367,500	7506 Bagley Ave N	4/1.75	2 Story w/bsmt	\$599,500
7441-C 4th Ave NE	2/1.5	2 Story w/bsmt	\$395,000	747 N 82nd St	4/2.5	2 Story w/bsmt	\$602,000
537 N 75th St	4/2	1 Story w/bsmt	\$400,000	7448 Latona Ave NE	3/4	Multi Level	\$629,000
523 NE Ravenna Blvd	3/2.25	Townhouse	\$400,500	622 N 62nd St	3/1.75	2 Story w/bsmt	\$630,000
745 N 82nd St	3/1	1 Story w/bsmt	\$405,000	305 NE 75th St	3/2.5	Multi Level	\$649,000
708 N63rd St	2/1	1 Story w/bsmt	\$406,000	6533 Greenwood Ave	5/3	2 Story w/bsmt	\$681,000
751 N 74th St	3/2.5	2 Story	\$408,000	6716 Linden	4/3.25	2 Story w/bsmt	\$700,000
557 N 72nd St	3/1	1 Story w/bsmt	\$425,000	8237 4th Ave NE	3/2	1 Story	\$369,000
7406 Latona Ave NE	3/3	Townhouse	\$435,000	8112 5th Ave NE	2/1.5	2 Story w/bsmt	\$439,200
735 N 77th St	3/1	1 Story w/bsmt	\$438,000				
515 N 81st St	4/1.75	1½ Story w/bsmt	\$440,000	Average List Price:		\$457,414	
354 N77th	3/1.75	1 Story w/bsmt	\$445,000	Average Sales Price:		\$470,828	
7729 Sunnyside Ave N	2/1.75	1½ Story w/bsmt	\$450,000	Average Days on Market:		27 Days	
7805 Dayton Ave N	3/1.75	1 Story w/bsmt	\$450,000	Average Price Per Sq. Ft.:		\$251.33	
330 N 73rd St	4/1	1½ Story w/bsmt	\$451,000				
7904 Fremont Ave N	4/2	2 Story w/bsmt	\$488,500				

Information courtesy of NWMLS & is subject to change without notice



Windermere Real Estate/Oak Tree, Inc.

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Hefty Home Sales in Western Washington Fueled by “Basic Economics”

Multiple offers, crowded open houses and some “wild and woolly agreements” are contributing to hefty home sales in Western Washington even as real estate brokerages continue to grapple with inventory shortages.

Brokers in the 15-county market area served by Northwest Multiple Listing Service reported 10,841 pending sales during March for a 12.2 percent increase over the same period a year ago. The volume of pending sales (offers made and accepted, but not yet closed) for the first quarter of 2005 is up 14.8 percent compared to the first three months of 2004.

Reports of competitive bidding are widespread. “We’re experiencing many multiple offer situations across the market from Everett to Puyallup and in all price ranges,” said NWMLS director Mike Grady “It’s a matter of more demand than supply,” he explains, noting much of the imbalance is due to not enough land being available for development, “especially in King County, in part due to GMA [Growth Management Act] restrictions.”

King County’s pending sales rose only 5.25 percent during March, lagging eight counties with double-digit gains. The inventory in King County is at 70 percent of year-ago levels. That 30 percent drop for the month compared to twelve months ago was the largest among the 15 counties in the NWMLS system and a factor in rising prices. The median asking price for current listings of single family homes and condominiums in King County is \$385,000, which is \$55,500 (16.8 percent) higher than a year ago.

All counties served by Northwest Multiple Listing Service reported having fewer listings last month than a year ago. Area-wide, inventory is down about 18.9 percent, with six other counties also reporting drops of more than 20 percent (Grays Harbor, Island, Jefferson, Skagit , Snohomish and Thurston).

For the month, brokers added 11,808 new listings to inventory, bringing the total number of single family homes and condominiums being offered for sale at month-end to 20,308. A year ago, MLS members represented 25,047 sellers and replenished inventory with the addition of 12,320 new listings.

Attractive interest rates continue to fuel the frenzy. Anxious buyers who fear rates will rise, potential sellers who are in a holding pattern (instead taking advantage of low rates for refinancings and remodeling) and investors are keeping inventory at low levels.

Prices are up about 12.7 percent from a year ago, with the median price area-wide reported to be \$256,783. In the four-county Puget Sound region, King County topped the list with a median sales price of \$324,950 for homes and condos that sold there last month. That’s up about 16 percent from twelve months ago. (For single family homes that closed last month in King County , the median selling price was \$362,000; for condos, the sales price was \$205,990.)

The average time on market for sales that closed last month was 58 days, down from the year-ago average of 71 days. Areas north of downtown Seattle , including Ballard, Greenlake, Richmond Beach and Shoreline, reported having the quickest sales, averaging 32 days or fewer.

- Excerpted from Northwest Multiple Listing Service, based in Kirkland

May Events

Windermere Cup May 7th
Opening Day of Boating Season

Mothers Day May 8th

Seattle Maritime Festival May 11-15
Enjoy tugboat races, a chowder cook-off, free harbor tours and more along the Seattle waterfront. For more information, visit www.portseattle.org

Seattle International Film Festival

May 19-June 12

SIFF brings Seattle audiences a chance to participate in the largest and most highly attended film festival in the country. For more information, visit www.seattlefilm.com

U-District Street Fair May 21-22

The StreetFair is an energetic and exciting celebration of arts and crafts, community, music, and food. For more information, visit www.udistrictstreetfair.org

Folk Life Festival May 27-30

The Folklife Festival is Seattle’s unofficial leap into summer, with four days of jam-packed excitement, ethnic dances, visual arts, crafts music and food held at the Seattle Center. For more information, visit www.nwfolklife.org

Memorial Day May 30th

Neighborhood Farmer’s Markets

Starting in May, you can buy fresh vegetables, fruit, flowers and more directly from local farmers!

Broadway	Sundays
West Seattle	Sundays
Columbia City	Wednesdays
Lake City	Thursdays
Magnolia	Saturdays
U-District	Saturdays

For hours, locations & information, visit www.seattlefarmersmarkets.org



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