

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Maple Leaf



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Happy St. Patrick's Day!

The following is a list of some of the properties that have sold in our Maple Leaf neighborhood during the months of January & February, 2006.

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 list.

Recent Market Activity

Address	Bdrm/Bath	Style	Sale Price
411 NE 94th St	1/1	1 Story w/bsmt	\$275,000
9420 17th Ave NE	3/1.75	1 ½ Story w/bsmt	\$302,000
1219 NE 100th St	2/1	1 Story w/bsmt	\$323,500
1715 NE 97th St	2/1.5	1 Story w/bsmt	\$326,000
9200 5th Ave NE	3/1	1 Story w/bsmt	\$350,000
9420 8th Ave NE	3/2	2 Story w/bsmt	\$357,500
8620 5th Ave NE	2/1	1 Story w/bsmt	\$358,000
8205 19th Ave NE	3/1.75	1 Story w/bsmt	\$425,000
353 NE 94th St	3/2	2 Story	\$430,000
9513 5th Ave NE	4/1.75	1 ½ Story w/bsmt	\$444,000
8250 15th Ave NE	3/2	1 ½ Story	\$527,000
1733 NE 104th St	4/2.5	2 Story	\$546,000
9155 20th Ave NE	4/2.5	2 Story	\$575,000
1046 NE 88th St	3/2	2 Story w/bsmt	\$580,000
846 NE 97th St	4/3.5	2 Story w/bsmt	\$619,000
8909 12th Ave NE	4/3.5	2 Story w/bsmt	\$680,000
1252 NE 98th St	4/2.5	2 Story w/bsmt	\$685,000
1225 NE 91st St	4/2.5	2 Story	\$729,500

Average Sales Price: \$474,028

Average Days on Market: 40

Average Price Per Sq. Ft: \$237.52

Information courtesy of NWMLS & is subject to change without notice



Windermere Real Estate/Oak Tree, Inc.

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Maple Leaf Community Update

Northgate Library, Community Center & Park

Construction of the new Northgate Branch of The Seattle Public Library, community center and park continues to make good progress at Fifth Avenue Northeast and Northeast 105th Street. The structures have taken shape, brickwork is being installed and roof work has started. Inside, crews are installing steel stud framing and roughing in the mechanical and electrical systems. The park was hydro-seeded in the fall so the seed could sprout before winter and the area is now covered with a fine layer of fresh green grass.

The 10,000-square-foot branch library will include a new collection capacity of 40,200 books and materials, reading and homework areas for children and youth, computers, instruction areas, and a meeting room. The 20,000-square-foot community center, operated by Seattle Parks and Recreation, will offer activities such as teen camps, basketball leagues, classes, after-school programs, community meetings, and programs for seniors. The 1.67-acre park will play an important part in addressing the open space needs of the densely developed neighborhood. The facilities and park are expected to open in mid-2006.

In February, the Seattle Department of Transportation began transforming Fifth Avenue Northeast into a safe, pedestrian-friendly street that will accommodate all types of transportation. Improvements include landscaping medians, widening sidewalks, planting trees and creating a pedestrian promenade with an improved crosswalk connecting the new community center and library to the Northgate Mall.

Real Estate Market Forecast:

The key word for the national housing market in 2006 is balance, with a return to a more normal rate of price growth, this according to the National Association of REALTORS®. NAR Chief Economist David Lereah reported that after setting a fifth consecutive annual record, projected to 7.10 million units for 2005, existing home sales are forecast to ease by 4.4% to 6.79 million this year – which would be the second highest on record. New home sales, which should be a record 1.29 million for 2005, are expected to decline 6.0% to 1.21 million in 2006 (second best year in history).

The 30-year fixed rate mortgage is likely to trend up gradually to 6.7% during the second-half of the year. Inflation as measured by the Consumer Price Index is projected to rise 3.4% for 2005 and 3.0% in 2006. Inflation-adjusted disposable personal income is forecast to increase 1.3% for 2005 and 4.6% this year. Growth in the U.S. gross domestic product is likely to be 3.6% for 2005, with GDP seen at 4.0% this year. The unemployment rate is expected to drop to 4.8% by the end of the year.

March Events

St. Patrick's Day Dash March 12th
Run, Walk, Jog or Crawl in this 3-1/2 mile jaunt between Seattle Center and Safeco Field. Starts at 9am sharp on March 12th and will raise funds for the Starlight Starbright Children's Foundation of Washington. Join the fun, dress up with an Irish spirit and get some fresh air! To register, visit: www.stpats-dash.com

St. Patrick's Day March 17th

St. Patrick's Day Parade March 18th
Saturday at 12:30 PM, starting from 4th Ave at Jefferson, in downtown Seattle. The Parade travels north on 4th Ave to Westlake and, via the Monorail, on to the Seattle Center. For more information visit: www.irishclub.com

Irish Week Festival March 17-19th
Sing along to Irish tunes, try stepdancing, children's contests, learn about Gaelic games, Irish history or genealogy, or take Irish language lessons. Irish Heritage Club at the Seattle Center www.irishclub.org

Whirligig! March 23-April 16th
Wow is for Whirligig! Seattle Center's annual carnival of fun for kids. Kids can have tons of fun while they bounce, slide, glide and ride on super-size inflatable rides. Arts and crafts, eye-popping decor, clowns, face painters and free entertainment transform Center House into a vibrant kaleidoscope of activity and amusement for all ages. www.seattlecenter.com

Kites on the Fly March 25-26th
From delicate kites made of leaves to unique kites used for fishing to large kites that can actually lift people into the air, kites have played an important role in aviation history. Stop by to learn about these incredible yet simple flyers, then make and decorate your own kite to fly at home! Weekend Family Workshops are free with Museum of Flight. www.museumofflight.org