



from David O'Connor

ECHO LAKE MARKET WATCH

JANUARY 2014



Selected by Seattle Magazine as "Best In Customer Service"

Jan 2014

HOMES CLOSED SEPTEMBER thru DECEMBER 2013



345 NE 195th St

1961 Tri-Level
3 bdrm / 2 bth / 1030 sqft / one gar
Orig List Price: \$213,000 (7/24/13)
Pending (7/30/13) **DOM=6 days**
Closed: \$227,000 (11/22/13)
Sales Price/Listed Price = **106.7%**
HUD Repo
Prev Sold: \$300,500 (4/29/05)



635 NE 201st St

1952 One Story w/ Bsmt
1 bdrm / 1.5 bth / 1440 sqft / 2gar
Orig List Price: \$225,000 (10/2/13)
Pending (10/24/13) **DOM=23 days**
Closed: \$255,000 (12/3/13)
Sales Price/Listed Price = **100%**
HUD Repo
Prev Sold: \$359,950 (5/27/08)



821 NE 200th St

1965 One Story
3 bdrm / 1 bth / 1128 sqft / one gar
Orig List Price: \$254,500 (9/13/13)
Reduced 2x- \$233,888 (10/11)
Pending 10/28/13 **DOM=17 days**
Closed: \$240,000 (6/4/13)
Sales Price/Listed Price = **100.03%**



1837 N 199th St

1955 One Story
4 bdrm / 1.5 bth / 1470 sqft / one gar
Orig List Price: \$285,000 (8/7/13)
Pending (8/9/13) **DOM=2 days**
Closed: \$285,000 (9/12/13)
Sales Price/Listed Price = **100%**



1631 N 200th St

1955 One Story
3 bdrm / 1.5 bth / 1450 sqft / no gar
Orig List Price: \$299,950 (7/24/13)
Pending (8/5/13) **DOM=12 days**
Closed: \$325,000 (6/4/13)
Sales Price/Listed Price = **108.5%**
SHORT SALE
Prev Sold: \$370,000 (7/29/07)



Working with David O'Connor is as professional as you can get! I hired David to sell my home and everything went extremely smooth. He is also very personable and easy to work with. I have and will recommend him to my friends and family ~ Julie Clark 2013



18804 Densmore Ave N

1955 One & Half Story
4 bdrm 1.5bth/1680sqft / 2carport
Orig List Price: \$300,000 (9/26/13)
Pending (10/1/13) **DOM=5 days**
Closed: \$315,000 (11/14/13)
Sales Price/Listed Price = **105%**



322 NE 191st St

1967 One Story
3 bdrm / 1.75bth / 1460 sqft / 1 gar
Orig List Price: \$319,000 (11/15/13)
Pending (11/22/13) **DOM=7 days**
Closed: \$319,000 (12/15/13)
Sales Price/Listed Price = **100%**



1637 N 200th St

1954 One Story
3 bdrm / 1.75 bth / 2150sqft / 2 gar
Orig List Price: \$268,500 (7/30/13)
Pending: (8/4/13) **DOM= 5 days**
Closed: \$325,000 (9/12/13)
Sales Price/Listed Price = **100%**



1811 N 204th Pl

1998 One Story w/ bsmt
3 bdrm / 2 bth / 1460sqft / 2 gar
Orig List Price: \$379,950 (7/11/13)
Reduced 5x- \$333,000(10/08)
Pending (10/21/13) **DOM=13 days**
Closed: \$323,500 (11/15/13)
Sales Price/Listed Price = **97.2%**



18527 Ashworth Ave N

1953 One Story
3bdrm/ 1.75bth /1940sqft / carport
Orig List Price: \$337,500 (8/28/13)
Pending (9/5/13) **DOM= 8 days**
Closed: \$337,500 (10/3/13)
Sales Price/Listed Price = **100%**



1838 N 199th St

1954 One Story
2bdrm/ 2 bth / 1470sqft / one gar
Orig List Price: \$339,000 (9/19/13)
Pending: (10/22/13) **DOM=3 days**
Closed: \$331,000 (11/15/13)
Sales Price/Listed Price = **97.64%**



18533 Meridian Ave N

1955 One Story w/bsmt
4bdrm/ 2.5bth/ 2620sqft/ 2carport
Orig List Price: \$379,000 (8/29/13)
Reduced 1x (9/19) - \$349,950
Pending: (11/13/13) **DOM=55 days**
Closed: \$340,000 (11/28/13)
Sales Price/Listed Price = **97.2%**



1844 N 185th St

1958 Split Level
3bdrm / 1.75 bth / 2150 sqft / 1gar
Orig List Price: \$349,950 (7/22/13)
Pending: (7/2/13) **DOM=3 days**
Closed: \$342,000 (9/29/13)
Sales Price/Listed Price = **97.7%**



1202 N 192nd St

2000 Split Level
4 bdrm / 2.75 bth / 2130sqft / 2 gar
Orig List Price: \$415,000 (5/30/13)
Pending (6/10/13) **DOM=30 days**
Closed: \$402,000 (9/27/13)
Sales Price/Listed Price = **96.87%**



20041 6th Ave NE

1961 Two Story
4 bdrm /2.75 bth / 2180 sqft / 2 gar
Orig List Price: \$498,500 (7/12/13)
Reduced 1x (7/28) - \$479,500
Pending (8/13/13) **DOM=16 days**
Closed: \$475,000 (9/10/13)
Sales Price/Listed Price = **99.1%**



from David O'Connor

ECHO LAKE, SHORELINE

YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

January 2014

Get organized in January with these Two To-do's

Schedule a Fix-it Day



As you post your new calendar, circle one weekend day this month for a fix-it day. Prepare ahead of time by wandering the house and noting minor repairs that you can do in less than a day. These are things like replacing cracked switch plates and burned-out bulbs, tightening loose screws and lubricating squeaky hinges. Make a list of materials and tools you need. Shop for whatever you don't have in a single trip.

On the appointed day, put the tools and supplies in a tote (the homeowner version of a carpenter's steps-saving tool belt) and get to work. As you proceed from room to room, test all smoke and carbon monoxide detectors and check off other items from your master list.

Organize



If you're struggling to find a place for all the holiday gifts your family received, you're not alone. Home-improvement stores consider this month the "storage season," which means you can probably find an unusually good selection and prices on plastic bins, closet organizers and the like. A few tips:

- If you're buying plastic bins, go for ones that are clear so you can see what's inside.
- Look for straight-sided containers. ones with tapered sides waste a surprising amount of shelf space.
- If you're planning to store the containers on shelves, match the size of the boxes to the depth and width of the shelves so you aren't left with hard-to-use gaps.

From the article: *The Checklist: Home maintenance in January*
by Jeanne Huber

JANUARY HOME WARRANTY TIP: Be sure to clean splatters and debris from your microwave. If not cleaned, these splatters can eat away at the lining!



Turn Down the Heat and Save

The recommended winter setting for a home thermostat when people are at home is 68 degrees Fahrenheit. Once you've gotten used to that daytime temperature (or if you already had it set there), try setting it a few degrees lower. You'll have to experiment to see how low you can stand it—you don't want to blow the money you saved on heat buying mittens.

The exact amount you'll save varies based on heating prices, the size and efficiency of your house and the temperature outside. A rough estimate: 1 to 3 percent savings per degree of thermostat setback.

To save even more, crank the temperature down to 60 or 55 degrees Fahrenheit when you're away or in bed. If you work outside the home during the day and sleep eight hours a night, you'll be reducing your energy usage for 16 hours per day. If you're home during the day and need the heat, you'll save about half as much by just turning it down at night, which is still a nice savings.

By the way, it's a common myth that you'll use so much energy getting the house warm again that you won't save anything by turning it down. When you turn the heat down, the heat doesn't run as the house's temperature falls. You save enough energy then to counteract the energy used to reheat the house, so you break even. The savings come during the time you leave the temperature down, since the heating system isn't working as hard to maintain a differential between the inside and outside temperatures. The longer you leave the thermostat turned down, the more you'll save.

From the article: *5 No-brainer Money-Saving Tips Everyone Forgets*
by Ed Grabianowski

HOT SPICED TEA

SERVES 6-8

Ingredients

- 1 teaspoon whole cloves
- 1 inch cinnamon stick
- 6 cups cold water
- 6 tea bags
- 3/4 cup orange juice
- 2 tablespoons lemon juice
- 1/2 cup sugar

Directions

1. Add spices to water and bring to a rolling boil.
2. Add tea bags, cover, and steep for 5 minutes.
3. Strain into heated teapot or carafe.
4. Heat juices and sugar just to boiling.
5. Add to hot tea.





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ECHO LAKE, SHORELINE YOUR REAL ESTATE NEWS



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Lowest / Highest Sold Homes in Echo Lake 2013



\$195,000 19536 7th Ave NE
Cedar One Story Built in 1953
3 bdrm, 1.75bth, 1299 sqft, no gar, 7600 SF Lot
Orig List Price: \$185,000 (11/9/12)
Pending: (11/20/13) DOM: 11 days
Sold Price: \$195,000 (4/8/13)
Sold/Orig Price: 100.5%
HUD REPO: Previously Sold \$225,000 (5/27/03)



\$1,000,000 18904 Burke Ave N
Brick Two Story Built in 1959, 13 Bdrms, 6 Full Baths, 3 Half, 8730 sf, 2 gar, 14,980 SF Lot
Orig List Price: \$1,300,000 (1/30/13)
Reduced 3x - \$1,150,000 (10/17/13)
Pending: (10/18/13) DOM: 228 days
Sold Price: \$1,000,000 (12/4/13)
Sold/Orig Price: 76.9%

INTEREST RATES

as per mortgage101.com
< \$417,000 on 1/2/2014

Conv. 30 Year Fixed
4.45% / 4.53% APR

Conv. 15 Year Fixed
3.51% / 3.64% APR

Conv. 5 Year ARM
3.27% / 3.32% APR

FHA 30 Year Fixed
4.375% / 4.458% APR

HELOC: 3.75% / 3.75%

For a Purchase/ Refinance,
based on 750+ credit, Full Doc
Income, 80% LTV, 20% Down
Primary Home, SFR, King Cty,
25 Day Lock w/ 0% Loan Orig Fee
& 0% Disc Pts



Thinking of Selling This Year ???
The Market Continues to Look Good !
Contact Me for Your Free Consultation



WHAT A RECENT CLIENT HAS TO SAY



“

Dave is the most genuine and kind-hearted real estate agent we have ever had the pleasure to work with and we were fortunate to hire him to sell our home. From a seller's standpoint, he not only cares about his clients, but is also able employ sensitivity to a buyer's needs when necessary. We found him to be highly knowledgeable and methodical as well as dependable and reliable in executing all aspects of the real estate process from planning the sale to closing. Most of all, we appreciated his dedication and passion by going the extra mile to help us get the home ready for sale. Without question, we would highly recommend O'Connor to our friends and families for their real estate needs.

”

David

Zahid & Heather Khan



ECHO LAKE NEIGHBORHOOD

from your neighborhood real estate specialist
David O'Connor YourShorelineHome.com

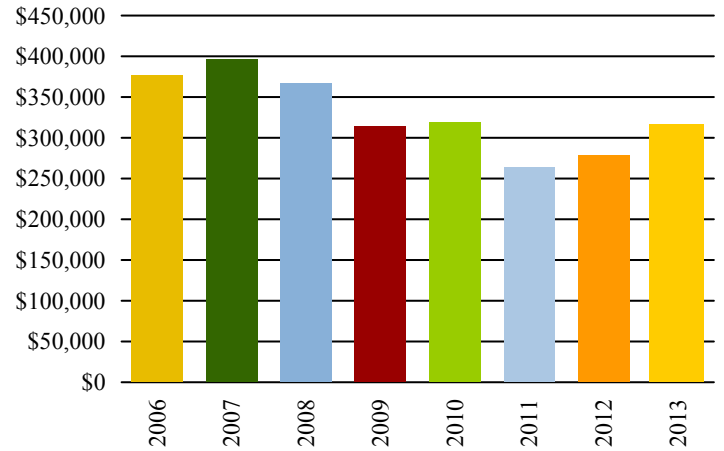


2013 REAL ESTATE MARKET IN REVIEW

1386 Homes



AVERAGE SALES PRICE



SALES STATISTICS

YEAR	SALES	% OF HOMES	AVG. PRICE	% OF CHANGE	LOW	HIGH	COST per SQ FT
2013	67	4.8%	\$313,878	12%	\$211,000	\$1,000,000	\$188
2012	34	2.5%	\$275,115	8%	\$194,000	\$414,000	\$168
2011	32	2.3%	\$253,818	-24%	\$179,000	\$379,000	\$151
2010	24	1.7%	\$315,396	2%	\$229,000	\$445,000	\$170
2009	22	1.6%	\$310,195	-17%	\$200,000	\$400,000	\$211
2008	22	1.6%	\$364,307	-10%	\$282,500	\$509,500	\$218
2007	50	3.6%	\$400,127	6.2%	\$289,950	\$555,000	\$212
2006	45	3.2%	\$375,436	19%	\$200,000	\$750,000	\$227

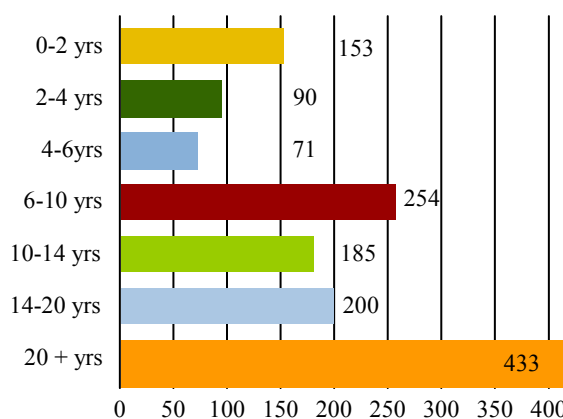
AGE

AGE OF HOMES	NUMBER	% OF HOMES
Pre-1940	51	3.6%
1940-1949	68	4.7%
1950-1959	830	60.3%
1960-1969	242	17.3%
1970-1979	48	3.5%
1980-1989	68	5.0%
1990-1999	52	3.7%
2000-2009	24	1.7%
2010-2013	3	0.2%

ASSESSED VALUE

ASSESSED VALUE RANGE	NUMBER	% OF HOMES
\$1 - \$199,999	1588	11.3%
\$200,000 - \$249,999	783	56.3%
\$250,000 - \$299,999	375	27.1%
\$300,000 - \$399,999	60	4.3%
\$400,000 - \$499,999	10	.8%
\$500,000 - \$749,999	1	.1%
\$750,000 and above	1	

LENGTH OF RESIDENCE



BEDROOMS

BEDROOMS NUMBER	NUMBER	% OF HOMES
0-2 Bedrooms	153	11.0%
3 Bedrooms	787	56.8%
4 Bedrooms	337	24.3%
5+ Bedrooms	109	7.9%