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## ECHO LAKE MARKET WATCH ~ APRIL 2014



### HOMES CLOSED JAN—MAR 2014



**511 NE 189th St**

1928 One Story  
 3 bdrm / 1.0 bth / 1010 sqft / 1 gar  
 Orig List Price: \$239,950 (9/24/13)  
 Price Reduced 1X: \$229,950 (12/23)  
 Pend Insp:(1/12/14) **DOM=20 days**  
 Closed: \$230,000 (3/1/14)  
 Sales Price/Listed Price = **100%**  
 Seller Paid \$5000 in Concessions



**2351 N 193rd St**

1955 One Story  
 3 bdrm / 1.0 bth / 1500 sqft / 0 gar  
 Orig List Price: \$314,950 (2/27/14)  
 Pending (3/5/14) **DOM=6days**  
 Closed: \$315,000 (3/19/14)  
 Sales Price/Listed Price = **100%**  
 Prev Sold 6/24/05 ~ \$315,500



**1645 N 190th St**

1953 One & Half Story  
 3 bdrm / 1.0 bth / 1690 sqft / 2 gar  
 Orig List Price: \$308,900 (2/3/14)  
 Pending: (2/11/14) **DOM= 8days**  
 Closed: \$329,000 (3/11/14)  
 Sales Price/Listed Price = **106.5%**  
 Seller Paid \$7000 in Concessions



**1652 N 199th St**

1957 One Story  
 3 bdrm / 1.5 bth/ 1403 sqft / 2gar  
 Orig List Price: \$295,000 (10/23/13)  
 Pending (1/10/14) **DOM=79 days**  
 Closed: \$330,000 (3/4/14)  
 Sales Price/Listed Price = **112%**  
**HUD FORECLOSURE**  
 Prev Sold: \$305,000 (6/4/09)



**1828 Densmore Ave N**

1954 One & Half Story  
 4bdrm/1.75bth/ 1480sqft/ 1carport  
 Orig List Price: \$339,950 (2/6/14)  
 Pending Insp: (12/24) **DOM=18days**  
 Closed: \$339,950 (2/5/14)  
 Sales Price/Listed Price = **100%**  
**OWNER EQUITY SALE**  
 Prev Sold: \$350,000 (12/19/07)



**1628 N 201st St**

1980 Split-Level  
 4 bdrm/ 2.5bth / 2568sqft/ 2 gar  
 Orig List Price: \$449,950 (5/29/13)  
 Reduced 3X: \$414,950 (11/7/13)  
 Pending: (12/28) **DOM=51days**  
 Closed: \$395,000 (1/16/14)  
 Sales Price/Listed Price = **95.2%**  
**ALL CASH**



**1613 N 201st St**

1980 Split-Level  
 3bdrm / 1.75 bth / 2700 sqft / 2 gar  
 Orig List Price: \$395,000 (1/27/14)  
 Pending Inspt: (2/11) **DOM=15days**  
 Closed: \$400,000 (3/6/14)  
 Sales Price/Listed Price = **101.3%**



**832 NE 202nd St**

1984 Two Story  
 3bdrm / 2.75bth / 2050 sqft / 2 gar  
 Orig List Price: \$439,000 (12/6/13)  
 Reduced 1X: \$429,900 (1/23/14)  
 Pending: (1/30) **DOM=7 days**  
 Closed: \$410,000 (3/1/14)  
 Sales Price/Listed Price = **95.4%**



**2320 N 187th St**

1956 Two Story  
 5 bdrm / 4 bth / 2940 sqft / 2 gar  
 Orig List Price: \$489,000 (1/9/14)  
 Pending (1/21) **DOM=11 days**  
 Closed: \$480,500 (2/19/14)  
 Sales Price/Listed Price = **98.3%**  
 Prev Sold: \$414,000 (2/21/12)



**1315 N 196th St**

1954 One Story w/bsmt  
 4 bdrm / 2 bth / 2500 sqft / 1 gar  
 Orig List Price: \$499,995(2/14/14)  
 Pending (2/17) **DOM=3 days**  
 Closed: \$499,000 (3/25/14)  
 Sales Price/Listed Price = **99.8%**

### Thinking of Selling ? Read below what a recent homeowner has to say

**Selected**  
**“Best In Customer**  
**Satisfaction” by**  
**Seattle Magazine**



*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, methodical 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 our home ready for sale. Without question, we would highly recommend David O'Connor to our friends & families for their real estate needs. Zahid & Heathe Khan*






## These Landscaping Tips Will Help Sell Your Home

Potential home buyers form their first impression of a home from its curb appeal. Yet often a home's outdoor landscaping is overlooked, or underdone, in the preparation for the sales process. An attractive and well-maintained landscape can add as much as 10 percent to the value of your home.

Ideally the time to get started cleaning up your yard is about a month before you plan on showing your house. That should give you enough time to get everything looking just right and not leave the impression that you simply waited until the last minute to put things in order.


Follow these tips  for sprucing up your yard to help your home sell quickly.

Spruce up outdoor containers.

Touch up the mulch.

Plant some instant color. Seasonal color makes the landscape pop as well, and flats of annuals are also relatively inexpensive. Go for a splash of several colors or a more monochromatic scheme, whatever fits in with the look of your home.

Shape unsightly or overgrown trees and shrubs.

Tend to perennial beds. Tidy up  herbaceous plants, such as annuals and perennials, that don't look as good as they should. If a plant is in such bad shape that it needs to be removed, either replace it or stick a decorative pot in its place.

From the article: <http://www.hgtv.com/landscaping/landscapingtips-that-can-help-sell-your-home/index.html>

**APRIL HOME WARRANTY TIP:** Keep your oven clean and working. Make a habit of wiping down the exterior surfaces with a damp sponge every time you wipe down the worktops.



## Show Your Doors Some Love with these Simple Cleaning Tips.

Doors can be the most neglected part of our cleaning routine and may seem daunting to tackle. But with these simple instructions and ideas, you'll be able to easily take care of all the doors in (and out of) your house.

### Door Cleaning Tips

Start with the front, bedroom, closet and bathroom doors first before any other cleaning as they see the most use and often get dirtiest. Dust doors first.

Remove the surface dust before applying any type of cleaning solution. Jumping straight to wiping down a door will just spread the loose dirt and dust around, creating a bigger mess. Paper towels work best. Use paper towels when it comes to wiping down door surfaces. Sponges and regular towels can hold tons of bacteria. Using a heavy-duty paper towel ensures that bacteria doesn't transfer dirt and debris from one door to the next.

### Front Door

Tackle the front door first because it's probably the dirtiest. Start by dusting the door and getting rid of as much loose dust as possible. Use a mixture of gentle dish

soap and water to scrub down the door, and then dry with a paper towel.

Tip: Take note of the door's paint/stain finish. If it's a wood door with staining, use a furniture wax or polish to wipe down and give the door a beautiful, clean glow.

Tip: If you have a painted front door, make sure to use a diluted cleaning product that won't strip off the color.

### Inside Doors

Dust and remove loose dirt and then get rid of any scuff marks caused by kids or animals. Next, use a diluted water and dish soap mixture to remove remaining dirt. Dry with paper towels.



Tip: Test a small area of the door first to ensure the finish won't react with cleaning products.

From the article: <http://www.pgeveryday.com/article/doorcleaning-tips> by Camille Simmons

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