



from David O'Connor

# ECHO LAKE MARKET WATCH

JUNE 2014



Selected by Seattle Magazine as "Best In Customer Service"

June 2014

## HOMES CLOSED APRIL thru MAY 2014



### 1924 N 195th St

1961 One Story  
4bdm / 2.5 bth / 1620 sqft / 0 gar  
Orig List Price: \$359,950 (4/24/14)  
Pending (4/29) **DOM=5 days**  
Closed: \$355,300 (5/29/14)  
Sales Price/Listed Price = **98.7%**



### 1909 N 195th St

1952 One Story  
3 bdrm / 1 bth / 1650 sqft / 0 gar  
Orig List Price: \$299,950 (5/8/14)  
Pending (5/14) **DOM= 6 days**  
Closed: \$310,000 (5/21/14)  
Sales Price/Listed Price = **103.3%**

All Cash



### 1740 N 204th St

2014 Split-Level  
5 bdrm / 3 bth / 2323 sqft / 2 gar  
Orig List Price: \$499,950 (4/11/14)  
Pending (4/15) **DOM= 4 days**  
Closed: \$499,950 (6/4/13)  
Sales Price/Listed Price = **100%**

New Construction



### 1610 N 185th St

1948 One Story  
43 bdrm / 2 bth / 1400 sqft / one gar  
Orig List Price: \$250,000 (4/20/13)  
Reduced 2X: \$216,000 (5/31/13)  
Pending (6/5/13) **DOM= 6 days**  
Closed: \$240,000 (5/28/14)  
Sales Price/Listed Price = **111%**  
**SHORT SALE / FHA REHAB**



### 19164 7th Ave NE

1966 One Story  
3 bdrm / 1.5 bth / 1490 sqft / no gar  
Orig List Price: \$219,950 (11/20/13)  
Pending (12/20/13) **DOM=30 days**  
Closed: \$220,000 (4/11/14)  
Sales Price/Listed Price = **100%**  
**SHORT SALE**  
Prev Sold: \$187,000 (7/14/00)

“David is a true professional. I appreciate his dedication. We ran into a few set backs and he stuck with me through it all. I am sure many other agents would have bailed out and looked for an easier sale. I am sure I would have given up myself if it was not for David's commitment. He said that he was with me until the end and he made good on his promise. David is a great Realtor and an even better person. ~ Jacob Walsh 2013”



### 1916 N 192nd St

1953 One Story  
2 bdrm 1 bth / 1470sqft / 1carport  
Orig List Price: \$209,900 (3/4/14)  
Pending (3/18) **DOM=14 days**  
Closed: \$218,500 (4/15/14)  
Sales Price/Listed Price = **104%**

BANK REPO



### 1302 N 188th St

1952 One Story  
3 bdrm / 1bth / 1460 sqft / 0 gar  
Orig List Price: \$299,500 (3/19/14)  
Pending (3/26) **DOM=7 days**  
Closed: \$297,000 (4/8/14)  
Sales Price/Listed Price = **99%**

All Cash



### 18810 Densmore Ave N

1955 One Story  
3 bdrm / 1.5 bth / 1340sqft / 1 gar  
Orig List Price: \$309,900 (4/4/14)  
Pending: (4/15) **DOM= 11 days**  
Closed: \$313,000 (5/9/13)  
Sales Price/Listed Price = **103%**



### 18624 Corliss Ave N

1963 Split-Level  
4 bdrm / 2.5 bth / 2110sqft / 1 gar  
Orig List Price: \$375,000 (12/10/13)  
Reduced 2x- \$355,000 (2/19/14)  
Pending (3/7) **DOM=16 days**  
Closed: \$340,000 (4/10/14)  
Sales Price/Listed Price = **95.8%**



### 20005 Burke Ave N

1955 One Story  
3bdrm/ 1.75bth / 1470sqft / 2 gar  
Orig List Price: \$369,950 (3/2/14)  
Pending: (3/5) Sale Fail  
Relisted: \$379,950 (3/20/14)  
Pending (3/28) **DOM= 8 days**  
Closed: \$365,000 (4/30/14)  
Sales Price/Listed Price = **96%**



### 1849 N 199th St

1955 One Story w/bsmt  
3bdrm/ 1.75bth / 1800sqft / 0 gar  
Orig List Price: \$359,950 (4/3/14)  
Pending: (4/9) **DOM=6 days**  
Closed: \$370,000 (4/24/14)  
Sales Price/Listed Price = **102.8%**



### 19015 Corliss Ave N

1963 Split-Level  
4bdrm/ 2.5bth/ 2180sqft / 2 gar  
Orig List Price: \$445,000 (4/3/14)  
Pending: (4/7) **DOM=4 days**  
Closed: \$437,500 (4/30/14)  
Sales Price/Listed Price = **98.3%**



### 116 NE 193rd St

1958 One Story  
3bdrm / 1.75 bth / 1000 sqft / 1 gar  
Orig List Price: \$349,950 (3/11/14)  
Pending: (3/13) **DOM=2 days**  
Closed: \$375,000 (4/15/14)  
Sales Price/Listed Price = **110.3%**



### 1701 N 204th Pl

1960 One Story w/bsmt  
4 bdrm / 1.75 bth / 1920sqft / 1 gar  
Orig List Price: \$379,950 (3/27/14)  
Pending (4/4) **DOM=8 days**  
Closed: \$380,050 (5/9/14)  
Sales Price/Listed Price = **100%**



### 1849 N 199th St

1963 Split-Level  
3 bdrm / 2.25 bth / 1910 sqft / 2 gar  
Orig List Price: \$375,000 (3/19/14)  
Pending (3/34) **DOM= 5 days**  
Closed: \$398,000 (4/24/14)  
Sales Price/Listed Price = **106.1%**

LOW INVENTORY = HIGHER PROFITS FOR SELLERS / CALL ME NOW FOR PRICE EVALUATION ON YOUR HOME





from David O'Connor

ECHO LAKE, SHORELINE

# YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

June 2014

## June is National Safety Month

Keep your home and family safe with these home appliance safety tips

### Central Air Conditioning Tips

- Keep the area around the unit clear of leaves and debris that could block airflow.
- Have your central air conditioner checked by a qualified contractor once a year.

### Clothes Dryer Tips

- Caution children never to climb inside or play with the dryer.
- Always vent the dryer to the outside.
- For greatest economy and to avoid a fire hazard, clean the lint filter before every load.

### Stove/Oven Tips

- Keep pot holders, towels or other flammable objects away from stove-top burners. They could ignite and cause a fire.
- When cooking with a natural gas stove, lower the flame on the burner so it covers only the bottom of the pan.
- After cleaning, install oven racks properly. If they don't tip when you pull them out and push down gently, they're safe.
- Don't store snacks, breads or other items with flammable packaging in your oven. Check the oven before turning it on.



**JUNE HOME WARRANTY TIP:** Keep the refrigerator front grill free of dust to allow free airflow to the condenser for best cooling and efficiency. Clean the condenser coils with a brush or vacuum. Remember to unplug the refrigerator when cleaning the coils.



### Water Heater Tips

- Set the temperature on your water heater at 120 degrees or lower. Water that's too hot can cause severe burns. Children and the elderly are most sensitive to hot water.
- Don't use or store flammable paints, chemicals, gasoline and aerosol sprays near your water heater. The vapors could ignite and cause a fire.
- Make sure the water heater wrap doesn't block air supply areas, including the bottom of the heater and vent connections.

<http://www.consumersenergy.com/content.aspx?id=1625>

**David is the best around. I have recommended him to friends and family and all thank me profusely for David...I wouldn't want anybody else in my corner**

Stacy Magee



### Before You Jump in... Check These Pool and Spa Equipment Safety Tips

- Have life-saving equipment such as life rings or reaching poles for available use.
- Install a fence around the perimeter of the pool and spa at least four feet in height.
- Use self-closing and self-latching gates.
- Ensure the pools and spas you use have compliant drain covers. Do not use a pool or spa if these are broken or missing.
- Maintain pool and spa covers.

From the Consumer Product Safety Commission

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