



from David O'Connor

ECHO LAKE, SHORELINE

YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

January 2015

LOWEST / HIGHEST HOMES SOLD in the ECHO LAKE NEIGHBORHOOD 2015



\$160,000 502 NE 189th St

Cedar One Story Built in 1948
3bdrm, 1bth, 900sf, no gar, 7500SF
Orig List Price: \$179,000 (6/20/14)
Pending: (7/3/14) DOM: 11 days
Sold Price: \$160,000 (7/8) CASH
Sold/Orig Price: 89.4%



\$499,950 1730 N 204th Pl

Split-Level Built in 2014,
5Bdrm, 3Bths, 2323sf, 2gar, 7600 SF
Orig List Price: \$499,950 (4/11/14)
Pending: (4/15/14) DOM: 5 days
Sold Price: \$499,950 (5/23) CONV
Sold Price / Orig Listed Price: 100%

HOUSING EXPECTATIONS FOR 2015

Housing Outlook

Existing Home Sales:	Median Home Prices:	New Home Sales:	Rents:
↑ 7.4%	↑ 4.0%	↑ 37%	↑ 4.0%

↑ GDP: 3.1

↑ Housing Starts: 23.3%



Home Values

↑ 25%

over the past three years, bolstering confidence and building equity. Fewer underwater home owners and distressed sales are also helping home values.

Potential Speed Bumps

Mortgage rates rising

Mortgage accessibility remains tight

First-time home buyers constrained

Lock-in effect of low interest rates



Thinking of Moving This Year ?
The Housing Market Continues
to Look Good for 2015.

Contact Me for Your Free Consultation



WHAT A RECENT CLIENT HAS TO SAY



“

Dave came through in every instance for me. He went above and beyond, advising me on what needed to be fixed in the house and what could remain as is. He was kind hearted and patient, and truly cared about the stress of the move and the tough time I had with some I had hired to supposedly help me. He did everything he could to help, and then some. In the past I have felt like the realtor basically sat back, did little & waited to collect the commission. Not Dave! He earned every penny he made, and then some. I am told I am a tough customer (not by Dave, but by others who have done poor work) and I will agree with this. It's true - I expect others to hold up their end of the bargain and to do good work. He did, I don't know how I would have got through the whole process without him. He knows his stuff, he is professional, and he is genuinely a nice person, which is something you can't fake. Don't even think about hiring a different realtor, you won't do better than Dave O'Connor. ~ Jackie Pearson Sept 2014

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ECHO LAKE NEIGHBORHOOD

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

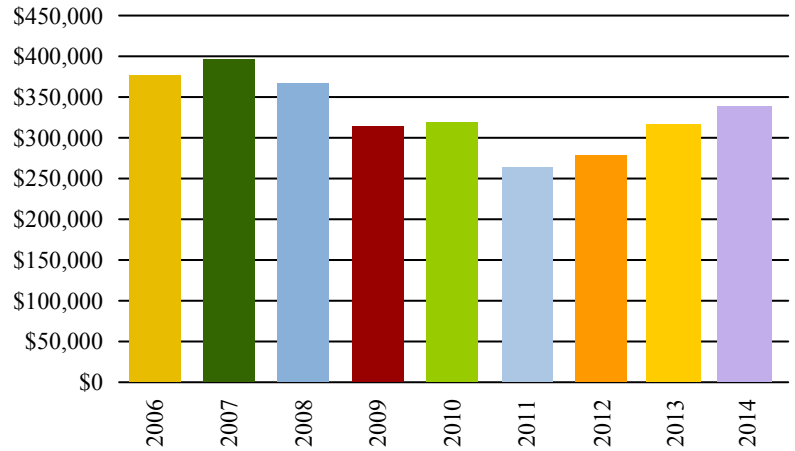


2014 REAL ESTATE MARKET IN REVIEW

1343 Homes



AVERAGE SALES PRICE



SALES STATISTICS

YEAR	SALES	% OF HOMES	AVG. PRICE	% OF CHANGE	LOW	HIGH	COST per SQ FT
2014	60	4.0%	\$344,673	9.8%	\$160,000	\$499,950	\$198
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

INTEREST RATES

as per mortgage101.com
< \$417,000 on 1/20/2015

Conv. 30 Year Fixed
3.66% / 3.74% APR

Conv. 15 Year Fixed
2.99% / 3.12% APR

Conv. 5 Year ARM
2.89% / 2.94% APR

FHA 30 Year Fixed
4.05% / 4.075% APR

For a Purchase/ Refinance, based on 750+ credit, Primary Home, Full Doc Inc 80% LTV, 20% Down, Primary Home, SFR,

AVG \$/ SqFt by STYLE

STYLE	#	LOW	HIGH	AVG	SQFT	\$ / SQFT	DOM
1-1.5 Story	33	\$160,000	\$425,000	\$315,228	1385	\$228	26
1-1.5 Story w/bsmt	9	\$240,000	\$499,000	\$357,939	2108	\$179	35
Split Level	13	\$499,950	\$265,000	\$367,765	2171	\$179	47
2 Story	3	\$359,950	\$480,500	\$416,817	2293	\$182	51
Misc	2	\$300,000	\$465,000	\$382,500	2300	\$166	87
Total	60	\$160,000	\$499,950	\$344,594	1739	\$198	35

AVG \$/ SqFt by BDRMS

SIZE	#	\$/SQFT	DOM
2	7	\$235	20
3	25	\$199	33
4	14	\$188	48
5+	4	\$169	10
Total	60	\$198	35