



from David O'Connor ECHO LAKE MARKET WATCH

JULY 2015



Selected by Seattle Magazine as "Best In Customer Service"

July 2015

HOMES CLOSED APRIL thru JUNE 2015



337 NE 195th St

1952 One Story
4 bdrm / 1 bth / 1260 sqft / one gar
Orig List Price: \$265,000 (5/16/15)
Pending (5/20/15) **DOM=4 days**
Closed: \$276,000 (5/29/15)
Sales Price/Listed Price = **104%**
CASH



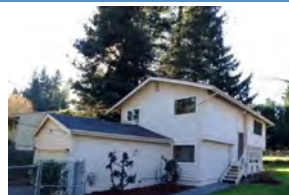
352 NE 192nd St

1955 One & Half Story
3 bdrm / 1 bth / 1110 sqft / 1 gar
Orig List Price: \$325,000 (4/16/15)
Pending (4/21/15) **DOM= 5 days**
Closed: \$330,000 (5/22/15)
Sales Price/Listed Price = **101.5%**
FHA Financing
Prev Sold: \$302,000 (6/22/06)



2104 N 187th St

1962 Split Level
4 bdrm / 2.25bth / 2380sf / 2car gar
Orig List Price: \$379,000 (12/16/14)
Pending (1/24/15) **DOM=33 days**
Closed: \$352,500 (4/7/15)
Sales Price/Listed Price = **93%**
Cash



20149 6th PI NE

1977 Split Level
4 bdrm / 2 bth / 1650 sqft / 2 car gar
Orig List Price: \$375,000 (12/16/14)
Reduced 2x- \$358,900 (2/19/15)
Pending (3/15/15) **DOM=23 days**
Closed: \$360,000 (4/23/15)
Sales Price/Listed Price = **100.3%**
FHA Financing



19532 Burke Ave N

1953 One Story
3 bdrm / 1 bth / 1120sqft / 1garage
Orig List Price: \$309,950 (4/2/15)
Pending: (4/8/15) **DOM= 6 days**
Closed: \$365,000 (5/1/15)
Sales Price/Listed Price = **118%**
Conventional Financing

“

David has excellent marketing and negotiating skills. Watching him work, I could tell he really enjoys negotiating with buyers and agents. He worked long hours making the whole process easy for us, even arranging for us to sign the papers at a location of our choice. David is a pleasure to work with and I highly recommend him as a "top notch" real estate professional. ~ Darrell Heien 2015

”



802 NE 200th St

1950 One Story
3 bdrm / 1 bth / 1490 sqft / 0 gar
Orig List Price: \$285,000 (3/4/15)
Pending (3/11/15) **DOM=7 days**
Closed: \$368,888 (4/13/15)
Sales Price/Listed Price = **117%**
Conv Financing
Prev Sold: \$165,500 (9/29/00)



1650 N 200th St

1950 One Story
4bdrm / 1.75 bth / 1800sqft / 0 gar
Orig List Price: \$370,000 (3/10/15)
Pending: (3/16/15) **DOM=3 days**
Closed: \$377,000 (4/3/15)
Sales Price/Listed Price = **101.9%**
Conventional Financing
Prev Sold: \$370,000 (4/19/04)



1854 N 185th St

1970 Split Level
4bdrm / 2.5 bth / 2360 sqft / 0 gar
Orig List Price: \$399,950 (2/17/15)
Pending: (2/21/15) **DOM= 4 days**
Closed: \$397,950 (4/7/15)
Sales Price/Listed Price = **99.5%**
Conventional Financing



1924 N 195th St

1955 One Story
4 bdrm / 2.5 bth / 1620sqft / 0 gar
Orig List Price: \$384,900 (4/20/15)
Pending (5/1/15) **DOM=11 days**
Closed: \$400,000 (5/29/15)
Sales Price/Listed Price = **103.9%**
Conventional Financing
Prev Sold: \$355,300 (5/29/15)



627 NE 201st St

1950 One Story w/Bsmt
4 bdrm / 2.5 bth / 2350 sqft / no gar
Orig List Price: \$415,000 (3/12/15)
Pending (3/16/15) **DOM= 4 days**
Closed: \$415,000 (4/17/15)
Sales Price/Listed Price = **100%**
FHA Financing
Prev Sold: \$349,000 (5/10/05)



2129 N 188th St

1963 Split Level
5 bdrm / 2.25 bth / 2230sqft / 1 gar
Orig List Price: \$425,000 (5/13/15)
Pending (5/21/15) **DOM=30 days**
Closed: \$432,050 (6/17/15)
Sales Price/Listed Price = **101.8%**
Conventional Financing



404 NE 189th Ct

1977 Tri-Level
3bdrm / 2.5 bth / 1980 sqft / 2car gar
Orig List Price: \$429,000 (4/7/15)
Pending (4/16/15) **DOM=9 days**
Closed: \$433,000 (4/23/15)
Sales Price/Listed Price = **100.9%**
Conventional Financing
Prev Sold: \$454,000 (5/23/07)



2339 N 192nd St

1962 Split Level
4 bdrm / 1.75 bth / 2660sqft / 2gar
Orig List Price: \$450,000 (4/23/15)
Pending: (4/29/15) **DOM= 6 days**
Closed: \$476,000 (5/29/15)
Sales Price/Listed Price = **105.8%**
Conventional Financing



1232 N 192nd St

1977 Split Level
4 bdrm, 2 bth, 1650 sqft, 2 car gar
Orig List Price: \$495,000 (5/14/15)
Pending (5/20/15) **DOM=6 days**
Closed: \$515,000 (6/22/15)
Sales Price/Listed Price = **104%**
Conventional Financing
Prev Sold: \$246,000 (11/25/14)
Flipped



2347 N 190th St

1999 Two Story
4 bdrm / 2.5 bth / 2850 sqft / 2 gar
Orig List Price: \$550,000 (3/10/15)
Pending (3/17/15) **DOM= 7 days**
Closed: \$550,000 (4/16/15)
Sales Price/Listed Price = **100%**
Conventional Financing



from David O'Connor

ECHO LAKE, SHORELINE

YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

July 2015



July is Smart Irrigation Month

Smart Irrigation Month is a public awareness campaign to promote efficient water use. Using water wisely:

- Saves money on your utility bill.
- Nurtures green spaces that deliver real environmental benefits.
- Protects your community's water supply for generations to come.
- Minimizes needed investments in infrastructure to store and carry water, which must be paid for by property taxes or municipal bonds.

Automatic watering or sprinkler systems—known in the trade as irrigation systems—deliver exactly the right amount of water at the right time. Efficient irrigation systems:

- Minimize over watering while keeping your lawn and garden beautiful and healthy.
- Adjust watering automatically to account for rain and other conditions.
- Put every drop of water to work by minimizing evaporation and waste.
- Make maintaining your yard easy and convenient.

With just a few simple strategies, it's easy to save water, save money and see better results.

www.irrigation.org

JULY HOME WARRANTY TIP: *In the summer, use the ceiling fan in the counterclockwise direction. While standing directly under the ceiling fan you should feel a cool breeze. The airflow produced creates a wind-chill effect, making you "feel" cooler.*

www.energystar.gov/

Maintaining Your Air Conditioner

It's easy to take your air conditioner for granted...until it stops working on a miserably hot day. Regular maintenance will not only help spot potential problems, but will also increase the life and energy efficiency of your unit.

What you can do

- **Clean up around your air conditioner.** Outdoor condenser coils can become dirty and blocked, which makes your unit work harder and increases your cooling bill. Your dryer vents, falling leaves, and lawn mower are all potential sources of dirt and debris. Allow for adequate air flow to your unit by cleaning the area around the condenser coil, removing any debris, and trimming foliage back at least 2 feet.
- **Change your air filter regularly.** Check your unit's air filter once a month and clean or replace filters as necessary. Keeping the filter clean can lower your air conditioner's energy consumption by 5% to 15%. Ask your service contractor to show you how to do this, if you aren't familiar with the process.



- **Keep your condensation line clear.** Condensate lines drain away the moisture your air conditioning unit creates. A plugged condensate drain can cause water damage in the house and affect indoor humidity levels. You can help keep the line clear of mold and mildew by pouring in a small amount of household bleach. Ask your service contractor to show you how.

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July Calendar

July 4th: Independence Day
July 12th: Pecan Pie Day
July 20th: National Lollipop Day
July 26th: National Parents Day
July 30th: Int'l Day of Friendship



Windermere
REAL ESTATE