



from David O'Connor

Windermere Real Estate/Shoreline
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YourEchoLakeHome.com Market Watch

*Wishing you and your family a
Happy Thanksgiving and
Joyful Holiday Season*

HOMES CLOSED SEPTEMBER thru OCTOBER 2015

***Interest Rates Below 4% + Low Inventory + Accurate Pricing = Quick Sales & Higher Prices ***

*** Contact Me For Your No Cost - No Obligation Price Evaluation On Your Home ***



2158 N 193rd St

1950 One Story
3 bdrm 1 bth / 1100sqft / 2car gar
Orig List Price: \$180,000 (9/25)
Pending (9/26) **DOM= 1days**
Closed: \$185,000 (10/7)
Sales Price/Listed Price = **102.8%**
CASH



1832 N 185th St

1950 One & Half Story
3bdrm/ 1 bth / 1500 sqft/ no gar
Orig List Price: \$329,950 (7/21)
Pending (7/23) **DOM= 3 days**
Closed: \$330,000 (9/19)
Sales Price/Listed Price = **100%**
Conventional Financing



19533 Burke Ave N

1953 One Story (Bank Owned)
4 bdrm/ 2bth/ 2030sqft/ 1garage
Orig List Price: \$378,000 (6/19)
Pending: (7/9) **DOM= 20 days**
Closed: \$373,500 (9/1)
Sales Price/Listed Price = **98.1%**
Undisclosed Financing



2117 N 194th St

1953 One Story
3bdrm / 1bth / 1540sqft / 1 carport
Orig List Price: \$385,000 (9/30)
Pending (10/8) **DOM= 8 days**
Closed: \$393,000 (10/23)
Sales Price/Listed Price = **102%**
Conventional Financing



18919 Meridian Ave N

1960 Split Level
4 Bdrm / 2.5 bth / 1790sqft / 2gar
Orig List Price: \$349,950 (8/22)
Pending (8/28/15) **DOM= 6 days**
Closed: \$395,050 (10/27)
Sales Price/Listed Price = **113%**
Conventional Financing



20318 5th Ave NE

1958 One Story (Flipped)
3bdrm/ 1.75bth/ 1330sqft/2carport
Orig List Price: \$379,950 (8/7)
Pending (8/12) **DOM= 5 days**
Closed: \$409,000 (9/18)
Sales Price/Listed Price = **107.7%**
Conventional Financing
Bought 3/20/15- \$237,500



2350 N 190th Ct

1980 Split-Level
4 bdrm/ 2.25 bth/ 2350 sqft/ 2gar
Orig List Price: \$395,000 (5/11)
Pending: (5/20) **DOM=9 days**
Closed: \$410,000 (9/21)
Sales Price/Listed Price = **103.8%**
FHA Financing



18627 Corliss Ave N

1962 Split Level
4 bdrm / 2.5 bth / 2000sqft / 1 gar
Orig List Price: \$430,000 (9/29)
Pending (10/6) **DOM=7 days**
Closed: \$445,000 (10/21)
Sales Price/Listed Price = **103.5%**
CASH



1804 N 189th St

1958 One Story w/Bsmt
3 bdrm / 2bth / 2630 sqft / 2 gar
Orig List Price: \$500,000 (8/21)
Pending: (8/26) **DOM= 5 days**
Closed: \$527,000 (10/1)
Sales Price/Listed Price = **105.4%**
Conventional Financing



822 NE 200th St

1950 1.5 Story w/Bsmt
3 bdrm/ 2bth/ 2830 sqft/ 2 gar
Orig List Price: \$590,000 (8/7)
Pending (8/24) **DOM= 17 days**
Closed: \$580,000 (10/9)
Sales Price/Listed Price = **98.3%**
Conventional Financing

**Selected "Best In Customer
Service" by Seattle
Magazine 2006-2015**



David O'Connor's expert advice on selling our home, from what to up-
date, to pricing, brought us 20 offers after the first open house, all above
asking price. He has excellent negotiating skills, I could tell he really en-
joys negotiating with buyers and agents. He worked long hours making it
easy for us. David is a pleasure to work with and I highly recommend
him. ~ David Heien 2015





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ECHO LAKE, SHORELINE

YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

November 2015



Give Thanks this Thanksgiving by Giving Back Locally.

1. Coat Drive

In most parts of the U.S. this is the time of year where the weather starts to turn cold (some areas more than others). There are kids and adults in YOUR community who need coats. Check around and see if your local school or church is hosting a coats drive.

2. Food Drive

Have the kids help you clean out the pantry and find canned and boxed food items you can donate to help out local shelters or people in the community in need. The organization who dominates the canned food drives this month are the Boy Scouts of America (BSA). Call your local Boy Scouts, or simply wait for them to show at your door (chances are they will). The BSA will ensure the food stays local.

3. Baking

Bake up a warm batch of anything! Cookies, pie, cake, cupcakes, and on



Windermere
REAL ESTATE

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NOVEMBER HOME WARRANTY TIP: Make sure you and other family members know where the main cut-off valves are for your home's plumbing system, electrical service and gas service.

Thanksgiving drop it off to someone working hard on the holiday. Animal shelter staff, police, firefighters, etc.

4. Help with Thanksgiving Dinner

Many communities host a Thanksgiving Dinner for families and people who don't have anywhere else to go. Find out where and spend a couple hours helping prepare or serve dinner there. Helping make someone else's holiday special will make your own holiday meal even better.

The United Way and Salvation Army can help you find these opportunities, and many more ways to help in your community.

<https://www.life360.com/blog/giving-back-on-thanksgiving/>

Get Your Home Thanksgiving-Ready In A Weekend

If you're hosting Thanksgiving dinner at your house, take a look at the list below and get started making these changes—you'll be glad you did come Thanksgiving Thursday, when you're more relaxed and prepared.

Balance Your Heating System

To make sure your home stays at a comfortable temperature, balance the heating system to increase airflow. Close all vents in rooms that you don't use often, including the basement.



Dust Your Ceiling Fan Blades

If you haven't checked it recently, chances are your ceiling fans are adorned with an unsightly layer of dust. Mix a vinegar and water solution in a spray bottle and spray inside a pillowcase. Using a step stool to reach the fan, slip each blade into the pillowcase and wipe clean.

Childproof Your Home

If you don't normally have little kids running around your house, you might need to do some childproofing before younger guests enter your home.

For full article visit: http://www.huffingtonpost.com/2013/11/22/weekend-diy-ideas_n_2145925.html



November Calendar

November 1: Daylight Saving Time Ends
November 3: Election Day
November 11: Veteran's Day
November 26: Thanksgiving

Check out these tips to ensure your electric bill will look as good as your Holiday dinner

- Allow hot foods and liquids to cool before putting them in the refrigerator.
- Use the microwave instead of your regular oven whenever possible. Microwave ovens draw less than half the power of your regular oven, and they cook for a much shorter period of time.
- Cook as much of your meal as possible at one time. Foods with different cooking temperatures can often be cooked simultaneously at one temperature — variations of 25° F in either direction still produce good results and save energy.