



**DAVID O'CONNOR**

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## ECHO LAKE MARKET WATCH ~ APRIL 2015

### HOMES CLOSED JAN thru MAR 2015



#### 1832 N 204th Pl

1954 One Story  
3bdrm, 1bth, 1480sqft, no garage  
Orig List Price: \$305,000 (11/20/14)  
Reduced 4X: \$269,000 (2/4/15)  
Pend Insp: (2/12) **DOM=9 days**  
Closed: \$270,000 (3/17/15)  
Sales Price/Listed Price = **100.4%**  
FHA FINANCING



#### 115 NE 194th St

1954 1.5 Story  
3bdrm, 1.75bth, 1370sqft, no garage  
Orig List Price: \$309,750 (10/17/14)  
Reduced 1X: \$278,775 (12/17/14)  
Pend (1/8/15) **DOM=83 days**  
Closed: \$278,775 (1/8/15)  
Sales Price/Listed Price = **100%**  
**FNMAE REPO CASH**  
Prev Sold 8/23/05 ~\$305,200



#### 19285 Burke Ave N

1952 One Story  
3 bdrm, 1.0 bth, 1010 sqft, no gar  
Orig List Price: \$285,000 (11/22/14)  
Pend Insp: (1/22) **DOM= 61 days**  
Closed: \$295,000 (2/23/15)  
Sales Price/Listed Price = **104%**

CONV FINANCING



#### 1616 N 196th Pl

1954 One Story  
3 bdrm, 1.5bth, 1400 sqft, 1 carport  
Orig List Price: \$320,000 (12/19/14)  
Pending (12/23) **DOM=4 days**  
Closed: \$320,000 (3/20/15)  
Sales Price/Listed Price = **100%**

**UPDATED**  
CONV FINANCING



#### 19545 Burke Ave N

1953 One Story  
3bdrm, 1.0 bth, 1400sqft, 1car gar  
Orig List Price: \$330,000 (1/22/15)  
Pending Insp: (1/29) **DOM=7 days**  
Closed: \$348,125 (3/3/15)  
Sales Price/Listed Price = **105.5%**

CONV FINANCING



#### 1627 N 196th Pl

1954 One Story  
3bdrm, 1.75bth, 1760sqft, 2 carport  
Orig List Price: \$449,950 (2/9/15)  
Pending (2/11) **DOM= 2 days**  
Closed: \$449,950 (3/18/15)  
Sales Price/Listed Price = **100%**  
**UPDATED & FLIPPED**  
CONV FINANCING  
Prev Sold: \$275,000 (12/15/14)



#### 1636 N 201st St

1980 Split-Level  
4bdrm, 2.5 bth, 2400 sqft, 2 car gar  
Orig List Price: \$416,000 (2/16/15)  
Pending Insp: (2/18) **DOM=2 days**  
Closed: \$415,000 (3/19/15)  
Sales Price/Listed Price = **101.3%**

CONV FINANCING



#### 19839 6th Ave NE

1977 Multi-Level  
3bdrm, 1.75bth, 2000 sqft, 1 car gar  
Orig List Price: \$439,000 (10/11/14)  
Pend Insp: (12/27) **DOM = 51 days**  
Closed: \$429,950 (1/28/15)  
Sales Price/Listed Price = **98.8%**  
**UPDATED & FLIPPED**  
CONV FINANCING



#### 828 NE 201st St

1951 One Story  
3 bdrm, 1.75bth, 1740sqft, 2 car gar  
Orig List Price: \$445,000 (11/14/14)  
Pend Insp (11/26) **DOM =12 days**  
Closed: \$440,000 (1/7/15)  
Sales Price/Listed Price = **98.9%**  
**UPDATED & FLIPPED**  
VA FINANCING



#### 18585 Burke Ave N

1957 Split-Level  
3 bdrm, 1.75bth, 1750sqft, 2 car gar  
Orig List Price: \$434,950 (11/28/14)  
Pending (12/08) **DOM=10 days**  
Closed: \$445,000 (1/22/15)  
Sales Price/Listed Price = **102.4%**  
**UPDATED**  
CONV FINANCING

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

**Selected  
“Best In Customer  
Satisfaction” by  
Seattle Magazine  
2009-2014**

“

*Dave expertly advised the family through all stages of the transaction. He helped us price the house appropriately, developed a terrific marketing plan, provided excellent advice at numerous stages, and enabled the home to be under contract under excellent terms within 10 days of listing. Being located 2500 miles away geographically, we relied upon Dave for services that went above and beyond the call of duty. ~ Jeri Huber 2014*

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from David O'Connor

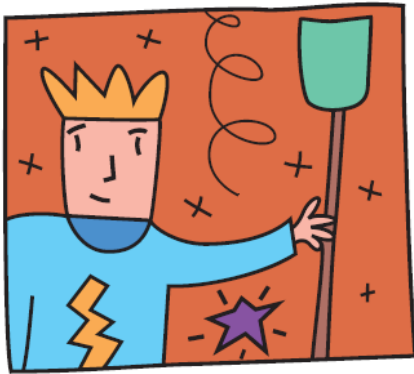
# YOUR REAL ESTATE NEWS

ECHO LAKE,



Selected by Seattle Magazine as "Best In Customer Service"

APRIL 2015



## Celebrate Arbor Day—Plant a Tree!

A visit to Nebraska today wouldn't disclose that the state was once a treeless plain. Yet it was the lack of trees there that led to the founding of Arbor Day in the 1800s.

Among pioneers moving into the Nebraska Territory in 1854 was J. Sterling Morton. He and his wife were lovers of nature, and the home they established in Nebraska was quickly planted with trees, shrubs and flowers.

Morton was a journalist and soon became editor of Nebraska's first newspaper – through which he spread agricultural information and his enthusiasm for trees to an equally enthusiastic audience.

His fellow pioneers missed their trees. But more importantly, trees were needed as windbreaks to keep soil from blowing and for fuel and building materials, as well as shade from the hot sun. In 1872, Morton first proposed a tree planting holiday to be called "Arbor Day" at a meeting of the State Board of Agriculture.

It was estimated that more than one million trees were planted in Nebraska on the first Arbor Day.

**APRIL HOME WARRANTY TIP:** Clean your microwave oven and removable glass shelves regularly because the food residue keeps reheating and can cause the glass shelves to break.

*In 1970, President Nixon proclaimed the last Friday in April as National Arbor Day. Today all 50 states celebrate Arbor Day, although the dates vary in keeping with the local climate. For the homeowner, Arbor Day is an excellent opportunity to take stock of the trees on your property and plan for the future.*



## What can you do?

- Inspect your trees. Note any broken branches or evidence of disease or insect infestation.
- Fertilize trees and shrubs for healthy spring growth.
- Think about how planting new trees might improve the look of your property or provide wind or heat protection.
- Take a trip to your local nursery to see what's available and to get new ideas.
- And, oh yes, plant a tree. Plant trees or shrubs to shade your air conditioning unit, but be careful not to block the airflow. A unit operating in the shade uses less electricity.

## April Calendar

**April 6th:** M's Home Opener 1pm

**April 15th:** Tax Day

**April 22nd:** Earth Day

**April 24th:** National Arbor Day

## April Facts

- "April" derives from the Latin word *aperire*, which means "to open".
- April's 'gem' is the Diamond—for innocence.
- Daisies and Sweet Peas are often considered April flower(s).
- Earth Day was first celebrated internationally on April 22, 1970, to make people aware of worldwide environmental problems.
- April is National Humor Month.



“

David was a complete professional. His research in advance of meeting me for the first time showed the investment he has in his work. I was extremely impressed with his local knowledge and would highly recommend David. ~ Sean Fleming 2014

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