



*from David O'Connor*

Windermere Real Estate/Shoreline  
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Shoreline, WA 98133  
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PRSRT STD  
U.S. POSTAGE  
**PAID**  
SEATTLE, WA  
PERMIT NO. 3492

## YOUR ECHO LAKE MARKET WATCH

### HOMES CLOSED JULY thru AUGUST



\* Interest Rates Below 4% + Low Inventory + Current Price = Quick Sales & Higher Prices \*

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



#### 20114 7th Ave NE

1950 One Story  
3 bdrm 1 bth/ 1240sqft / 2car gar  
Orig List Price: \$339,757 (5/28/15)  
Pending (6/3) **DOM= 6 days**  
Closed: \$345,000 (6/3/15)  
Sales Price/Listed Price = **101.5%**  
Conventional Financing



#### 19533 Burke Ave N

1953 One Story (Bank Owned)  
4 bdrm/ 2bth/ 2330sqft/ 1garage  
Orig List Price: \$378,000 (6/4/15)  
Pending: (6/18/15) **DOM= 14 days**  
Closed: \$373,500 (8/24/15)  
Sales Price/Listed Price = **98.8%**  
Conventional Financing



#### 1633 N 190th St

1952 One & Half Story  
4 bdrm/ 2bth / 1710sqft/ 1garage  
Orig List Price: \$375,000 (7/20/15)  
Pending (7/22/15) **DOM= 2 days**  
Closed: \$375,000 (8/21/15)  
Sales Price/Listed Price = **100%**  
Conventional Financing



#### 1810 N 195th St

1953 One Story  
3 bdrm / 1bth / 1510sqft / 0 gar  
Orig List Price: \$365,000 (6/4/15)  
Pending (6/9/15) **DOM= 5 days**  
Closed: \$381,000 (7/16/15)  
Sales Price/Listed Price = **104.4%**  
Conventional Financing



#### 18549 Stone Ave N

1953 One Story  
3 bdrm/ 1bth/ 1030 sqft/ 1 gar  
Orig List Price: \$375,000 (7/2/15)  
Pending (7/9/15) **DOM=5 days**  
Closed: \$392,000 (8/17/15)  
Sales Price/Listed Price = **104.3%**  
Conventional Financing



#### 801 N 201st St

1978 Two Story  
3 bdrm/ 1.75bth/ 1710sqft/ 2gar  
Orig List Price: \$425,000 (6/2/15)  
Pending: (7/1/15) **DOM=29 days**  
Closed: \$415,000 (7/31/15)  
Sales Price/Listed Price = **97.7%**  
Conventional Financing



#### 1916 N 192nd St

1953 One Story  
4 bdrm / 2 bth / 1470sqft / 1 gar  
Orig List Price: \$439,000 (6/9/15)  
Pending (6/15/15) **DOM=6 days**  
Closed: \$444,000 (7/24/15) Flipped  
Sales Price/Listed Price = **101.1%**  
Conventional Financing



#### 1810 NE 204th Pl

1954 One Story w/Bsmt  
4 bdrm / 2bth / 2120 sqft / 2 gar  
Orig List Price: \$534,000 (6/4/15)  
Reduced Price 1X: \$518,000 (6/18)  
Pending: (7/10/15) **DOM= 32 days**  
Closed: \$495,000 (8/6/15) Flipped  
Sales Price/Listed Price = **97.3%**  
Prev Sold: \$300,000(Mar'15) 4Close



#### 613 NE 200th St

1987 Split Level  
5 bdrm / 2.75bth / 2360sqft / 2gar  
Orig List Price: \$498,989 (6/5/15)  
Pending (6/11/15) **DOM=6 days**  
Closed: \$495,050 (8/17/15)  
Sales Price/Listed Price = **99.2%**  
Conventional Financing



#### 1829 N 200th St

1919 One Story w/Bsmt  
3 bdrm/ 1.75 bth/ 2320 sqft/ 0 gar  
Orig List Price: \$475,000 (6/18/15)  
Pending (6/23/15) **DOM=5 days**  
Closed: \$502,000 (7/20/15)  
Sales Price/Listed Price = **105.7%**  
All Cash

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



David O'Connor always went above and beyond the call of duty for us. His expertise in the real estate business is outstanding. He is extremely gregarious, and from the time I first met him, I felt like I'd known him for a long time. I would use his services again in a heartbeat, and recommend him to anyone who asks. He's the best! ~ Cathy Osbun





from David O'Connor

ECHO LAKE, SHORELINE

# YOUR REAL ESTATE NEWS



Selected by Seattle Magazine as "Best In Customer Service"

September 2015



## How to Be a Good Neighbor

*Say thank you to a good neighbor and be one yourself on Monday September 28th.*

- Welcome new neighbors with an introductory note or a friendly chat.
- Maintain the area around your home so that it's neat and attractive.
- Be conscientious about noises that might disturb your neighbors, such as music, loud talk and barking dogs.
- End parties at a reasonable hour. While you're at it, invite your neighbors to come, too.
- Return anything that you borrow from your neighbor, such as tools or appliances, as soon as possible. Express your gratitude when you do so.
- Respect your neighbor's privacy.
- Offer to collect mail, water plants and watch the pets while your neighbors are away on a trip.



Windermere  
REAL ESTATE

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**SEPTEMBER 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.*

## Back to School Basics

### The Importance of Eating Breakfast

Breakfast is the first chance the body has to refuel its glucose levels, also known as blood sugar, after eight to 12 hours without a meal or snack.

Breakfast is also very important for weight loss and weight management. You 'break the fast' of not eating for the past eight to 12 hours. It helps curb your hunger and prevent binge eating later in the day.



*The American Dietetic Association (ADA) suggests these simple ideas to help add breakfast to your daily eating plan.*

- Ready-to-eat whole-grain cereal topped with fruit and a cup of yogurt.
- Whole-grain waffles topped with peanut butter, fruit or ricotta cheese.
- A whole-wheat pita stuffed with sliced hard-cooked eggs.
- Hot cereal topped with cinnamon, nutmeg, allspice or cloves.
- Peanut butter on a bagel with fresh fruit (banana or apple wedges) and low-fat milk.

### Bananarama:

1 banana, 1/2 cup vanilla yogurt, dash of milk

### Peach Medley:

1 peach (cut and pitted), 1 banana, 1/4 cup orange juice

### Berry Surprise:

1/2 cup strawberries, 1/4 cup blueberries, 1/4 cup raspberries, 1/4 cup of milk

### Strawberry Ice:

1 cup strawberries, 1 cup orange juice, 1 cup crushed ice

### Honey Melon:

1 cup chopped honey dew melon, 1/4 cup apple juice, tablespoon honey.

*Simply throw all ingredients in the blender and blend on high for 1 to 2 minutes.*



## September Calendar

September 7th: Labor Day  
September 11th: Patriot Day  
September 13th: Grandparents Day  
September 23rd: Autumnal Equinox  
September 28th: Good Neighbor Day