

from Pavid O'Connor
Windermere Real Estate/Shoreline
900 North 185th Street
Shoreline, WA 98133
206-755-9547



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 PI

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



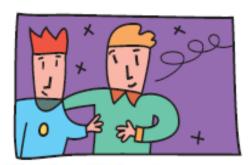


on Parid O'Connoz ECHO LAKE, SHORELINE OUR REAL ESTATE NEWS



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.



David O'Connor Windermere Real Estate Shoreline (206) 755-9547 DavidJOConnor.com

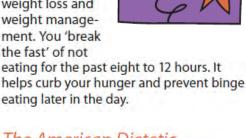
SEPTEMBER HOME WARRANTY TIP: Keep the refrigerator front grill free of dust to allow free airflow to the condenser for best cooling and efficiency. Clean the condenser coils with a brush or vacuum. Remember to unplug the refrigerator when cleaning the coils.

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 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 Medlev:

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