



# THE WALL-GREEN JOURNAL

REAL ESTATE AND LOCAL NEWS FOR THE WALLINGFORD & GREEN LAKE NEIGHBORHOODS

WINTER/SPRING

[WWW.KEYTOSEATTLEREALESTATE.COM](http://www.KeyToSeattleRealEstate.com)

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## THE MURPHY & DOMBROWSKI REAL ESTATE GROUP



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### *Mortgage Rates Low - Prices Stable*

Undoubtedly, you've heard a myriad of mixed messages about real estate over the past several months. National media sources say the housing bubble has burst while local reports assure us that our market is still booming. It's difficult to separate fact from the fiction.

We would like to help clear up the confusion, and invite you to download our newest white paper that analyzes, decodes and puts into perspective the facts and information that are important for you to consider before deciding to purchase or sell a home. John L Scott consulted sources ranging from government oversight committees to national real estate trade groups in order to present a complete and realistic picture of our local market.

Please download the white paper from the home page at [www.JohnLScott.com](http://www.JohnLScott.com).

After you've taken a look at the information included in this document, I think you'll agree that our local market is strong:

Interest rates are at historic lows - below 6%! (see article on page 3)

It's a good time to take advantage of a strong local economy

House Prices have been holding steady (see market statistics on page 3). In fact, we still see multiple offers and bidding wars that drive prices up in the Wallingford and Greenlake neighborhoods.

Market times here are considerably lower than in the rest of King County.

Months of available inventory in our neighborhood is considerably lower than the rest of King County, which makes this a great time to sell.

We hope you find this research useful in assessing the data and facts of the local real estate market. If you have any questions, please feel free to get in touch with us. We'd be delighted to sit down with you to discuss how you can benefit from current market conditions as to maximize your return.

Have a prosperous and healthy 2008!  
*Kris and Daniela*

### *Assistance League of Seattle*

Assistance League of Seattle is part of a national organization, established in the 1930's, whose primary project is to provide new clothing for school children in need.

Chartered in 1962, the Seattle philanthropy has been located in Wallingford since 1986. Their two craftsman bungalows (1415 and 1419 North 45th Street) house "Bargain Fair", a boutique style thrift shop and one of the organization's primary fundraising activities, and "Operation School Bell", where clothing is distributed to Seattle area elementary school children with the help of the district's Family Support Workers.

The group also offers scholarships to area community colleges for students who might otherwise not qualify for aid, and a new enrichment program will provide scholarships for a variety of after-school activities for elementary and middle school students. Besides the thrift shop, funds are raised through grants, donations and annual auctions.

To learn more about Assistance League of Seattle, or make a donation of money or clothing or household goods, check their website at [www.seattle.assistanceleague.org](http://www.seattle.assistanceleague.org) or call at 206/547-4680. New members and volunteers are always welcome.

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**John L. Scott**  
REAL ESTATE



**INTERCONNECTION REUSE and LEARNING CENTER**

Where can you donate your old computer for recycling and buy a gently used, refurbished laptop for a fraction of the retail cost? Where can you learn job readiness skills, take free software classes and learn about computer hardware as a volunteer, earning a free internet ready computer after just 30 hours of volunteer time? A revolutionary, local non-profit company called InterConnection Computer Reuse and Learning Center offers all that and more!

Located in lower Wallingford near Gas Works Park at 2222 N. Pacific St., InterConnection Computer Reuse and Learning Center offers unique opportunities for everyone. This people oriented business focuses on assisting volunteers in learning about software use and hardware refurbishing. Volunteers earn a fully operational Pentium-4 computer with no-cost Internet access. Refurbished computers are sold at greatly reduced prices to non-profits, low income people, educational groups and social action groups both here and abroad.

In 2007, InterConnection worked with groups like Rotary International, Peace Corp Volunteers, Operation Rescue and Fundacion Todo Chilenter to supply school children and their communities with computers. Belize, Chile, Honduras, Uganda and South Africa benefited from the recycling and volunteer efforts of local Seattleites. Thank you to John L Scott in Bellevue who kindly donated 50 laptops!

So whether you need to recycle your old computer equipment or purchase a laptop or new computer, InterConnection Computer Reuse and Learning Center is your answer. Help yourself and others by supporting this worthwhile local business.

For more information, visit their web site at [InterConnection.org](http://InterConnection.org) or call 206.633.1517. Open Monday-Friday 10am to 6pm and Saturdays 10 am to 3 pm.



DONATE YOUR OLD COMPUTER OR BUY A GENTLY USED, REFURBISHED LAPTOP FOR A FRACTION OF THE RETAIL COST AT INTERCONNECTION COMPUTER REUSE AND LEARNING CENTER IN LOWER WALLINGFORD

**TRIVIA CONTEST – WIN \$100 GIFT CERTIFICATE TO TILTH RESTAURANT**

The lucky winners of two \$100 Eva’s restaurant gift certificates were Jessica Beckton and Ted Cotey. Congratulations! This issue’s lucky winners will go to Tilth Restaurant so enter to participate today. Please send your correct answer via e-mail to [KrisMurphy@johnlscott.com](mailto:KrisMurphy@johnlscott.com) by March 31st, 2008 in order to participate in the contest. Two lucky winners will be chosen by random drawing to receive a **\$100 gift certificate to Tilth restaurant**. Winners will be notified the first week of April.

**Question:** When was Green Lake annexed to the city of Seattle?

**FROZEN BLACK IRISH**

*If you can't make it to Murphy's for St. Patty's enjoy this at home:*

- 1 Part Coffee Liqueur
- 1 Part Irish Cream
- 1 Part Vodka
- 1 to 2 Scoops Chocolate Ice Cream

*Mix ingredients in a blender and then add ice. Blend until smooth. Yields a mocha milk shake that sneaks up on you. Very rich. Happy St. Patrick's Day!*

**LOCAL CALENDAR OF EVENTS**

**Murphy's Pub:** *Legendary St. Patrick's Day celebration; among oldest in the city*

**Community Meals to Benefit Wallingford Community Senior Center at Good Shepherd Center:**

- ◆ Pancake Breakfast 4th Sunday of every month, 9:30 AM - 12:30 PM
- ◆ Spaghetti Dinner with Live Music 2nd Tuesday of every month 4:30 - 7:30 PM

**Wallingford Community Council Meetings:** 1st Wednesday of every month, 7 pm at Good Shepherd Center, Room 202, 4649 Sunnyside Ave. N., Seattle

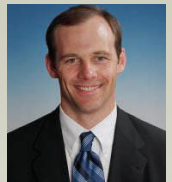


## Wall-Green Market Statistics

COMPARING OCT 07 – JAN 07 TO OCT 08 – JAN 08 DATA	# SOLD	AVE LIST	AVE SOLD	%LIST/SOLD	AVE DAYS ON MARKET
WALLINGFORD SINGLE FAMILY 2006/07	35	\$651,363	\$626,391	96.17%	43
WALLINGFORD SINGLE FAMILY 2007/08	25	\$674,700	\$651,838	96.61%	29
% CHANGE 2006 - 2007	-28.57%	3.58%	4.06%	0.46%	-32.56%
WALLINGFORD TOWNHOMES 2006/07	6	\$515,242	\$514,367	99.83%	59
WALLINGFORD TOWNHOMES 2007/08	7	\$545,771	\$541,034	99.13%	55
% CHANGE 2006 - 2007	16.67%	5.93%	5.18%	-0.70%	-6.78%
WALLINGFORD CONDOMINIUMS 2006/07	13	\$378,327	\$353,950	93.56%	90
WALLINGFORD CONDOMINIUMS 2007/08	10	\$425,580	\$401,490	94.34%	105
% CHANGE 2006 - 2007	-23.08%	12.49%	13.43%	0.84%	16.67%
GREENLAKE SINGLE FAMILY 2006/07	85	\$609,700	\$583,501	95.70%	42
GREENLAKE SINGLE FAMILY 2007/08	69	\$672,764	\$631,059	93.80%	52
% CHANGE 2006 - 2007	-18.82%	10.34%	8.15%	-1.99%	23.81%
GREENLAKE TOWNHOMES 2006/07	21	\$402,688	\$389,157	96.64%	54
GREENLAKE TOWNHOMES 2007/08	18	\$425,435	\$401,115	94.28%	119
% CHANGE 2006 - 2007	-14.29%	5.65%	3.07%	-2.44%	120.37%
GREENLAKE CONDOMINIUMS 2006/07	18	\$371,069	\$359,454	96.87%	43
GREENLAKE CONDOMINIUMS 2007/08	13	\$350,746	\$329,027	93.81%	74
% CHANGE 2006 - 2007	-27.78%	-5.48%	-8.46%	-3.16%	72.09%

### Mortgage Corner: Contributed by John Woodside, Seattle Mortgage, Wallingford Branch 206-323-8998

#### Interest Rate Update



#### If You Are Looking to Buy...

Most home buyers with good credit will qualify for a 30-year fixed-rate mortgage with interest rates below 6% (on loans of \$417,000 or less). Though housing prices have risen, monthly mortgage payments remain reasonable for those who look at real estate as a long-term investment. In other words, today's low interest rates will help buyers get more house for their money.

\$76,000 at rates 1% lower than non-conforming aka "jumbo" loans. Many people will benefit by refinancing their high interest rate 2<sup>nd</sup> mortgage into a one low rate 1<sup>st</sup> mortgage.

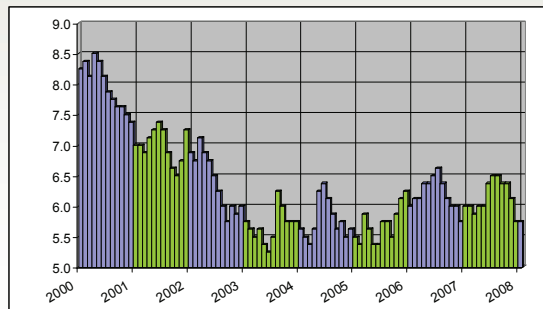
If you have questions about your mortgage financing or are interested in a complimentary mortgage analysis I would be honored to help.

#### If You Are Looking to Refinance...

If your current mortgage interest rate is above 6%, today's low interest rates could lower your monthly payments. There are lots of refinancing options available to homeowners today.

#### Exciting Changes for Jumbo Loan Limits...

The economic stimulus package appears likely to pass and may raise the conforming loan limit from \$417,000 up to \$493,000. This change may provide an additional



30-Year Fixed Rate Mortgage Interest Rates



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Your Wallingford & Greenlake  
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