



Andrew L. Parker with RE/MAX Mutual Realty
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Real Estate Update

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Realtor

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Andrew L. Parker lives in Magnolia. He has a background in Real Estate Investment, property management, construction, and landscaping. Andrew is a third generation Realtor who has gained experience from the ground up.

Before he started his successful career in real estate Andrew studied at Cornish College of the Arts and graduated with a degree in Jazz Performance in 1996. He still loves to play and write music plus give saxophone lessons.

In addition, Andrew enjoys giving back to the community by giving time and money to many local and national charities. Some of these include the Leukemia Society, the Ballard Chamber of Commerce, Phinney Neighborhood Association, Habitat for Humanity, and Seattle Works.

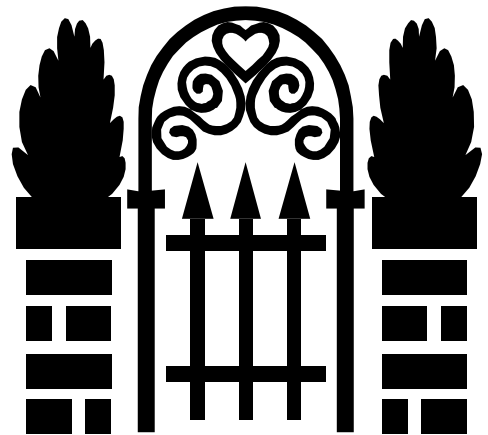
Housing Forecast

Is it a housing boom? Or a run-away housing market?

David Lereah, National Association of Realtor's (NAR) chief economist, prefers to describe current activities as a "good, healthy real estate expansion." He believes it will "continue into the foreseeable future."

"We're not at the end, we're at the middle," says Lereah. "We can take it in to the next decade if the economy and the interest rates cooperate."

However, Lereah says the housing market appears to be in the early states of settling down slightly. "in essence, home sales were surging at unprecedented levels for most of last year." Adding, "The cooling we expect in the sales this year means we'll be transitioning from a white-hot housing market into a very strong housing market that still favors home sellers, but should become more balanced as the year progresses."



Several potential stumbling blocks that could short-circuit the current expansion:

- An aggressive tax reform effort that wipes away the write-off for mortgage interest;
- Reforms that alter the housing mission of the government-sponsored enterprises which keep the capital flowing into the mortgage market;
- Oil prices that, if they go through the roof, slow big ticket sales;
- An out-of-control budget deficit.

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Over \$1,700 raised for the fight against Leukemia

On March 20th Andrew L. Parker and a team of Realtors from RE/MAX Mutual Realty completed the Big Climb for Leukemia. The Big Climb is a fundraiser that challenges participants to take the stairs 69 stories to the top of the Bank of America Tower and collect donations for the fight against Leukemia.



By the end of the fundraiser they had raised over \$1,700.00 for the cause, of which Andrew had collected over \$1,000.00 individually. Thanks to those of you who donated.

It was a lot of fun and Andrew was happily surprised to find that he made it to the top of the Bank of America Tower in 21 minutes.

Big Year!!!

The NAR economist is worried about all these factors, he told reporters. But they are “yellow flags,” not red ones. He is not ready to tone down his belief that the housing joy ride can go on for quite some time. “Based on demand alone, this could go on for another five years.”

If there has been a problem with the housing sector, it’s been the lack of supply. There is a huge pool of buyers and there are just not enough houses to go around. As a result, motivated buyers have been bidding up prices.

Nationwide Lereah is expecting appreciation to cool somewhat next year, falling to 5-5.5% range on average. Still rather high just not as high as it has been. For more information about home appreciation see the story *Hottest Zip Codes in Seattle*.



Yahoo!!!

Hottest zip codes in Seattle

Recently CNN Money did a story titled *This Years Hottest Zip Codes*. In it, Fiserv CSW noted that Los Angeles real estate market “...is weakening.” And that Miami-Fort Lauderdale metro is predicted to appreciate “... another 16.4% this year.”

Around Seattle the hottest zip codes are as follows:

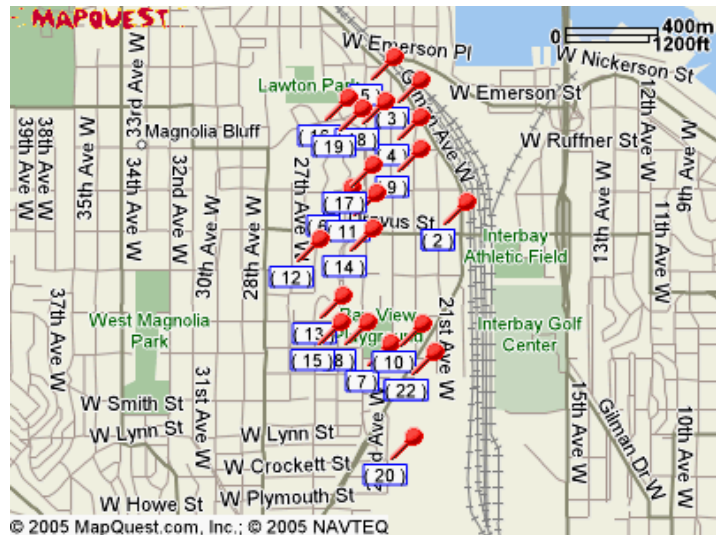
| | | | |
|-------|-------|--------------|-------------|
| 98106 | 12.3% | 98109 | 11.4% |
| 98126 | 10.3% | 98107 | 9.5% |
| 98103 | 8.9% | 98168 | 9% |
| 98117 | 8.4% | 98199 | 8.2% |
| 98116 | 8.1% | 98105 | 6.9% |

Although this is down from last year, your home should appreciate quite nicely. For example, over the last five years the average home in zip code 98199 has appreciated approximately

51.10%. The coming year it is estimated to appreciate another 8.2%. So for a home that has a value of \$500,000 today, by the end of the year it will have appreciated \$41,000 according to Fiserv CSW.

Recent Home Sales in East Magnolia

| | Address | Beds | Baths | SqFt. | Price |
|----------------------|----------------------|------|-------|-------|-----------|
| Single Family | | | | | |
| 1. | 3217-A 21st Ave W | 3 | 3.50 | 1330 | \$335,000 |
| 2. | 3217-B 21st Ave W | 3 | 3.25 | | \$335,000 |
| 3. | 3812 23rd Ave W | 3 | 2.25 | 1560 | \$399,000 |
| 4. | 3617 23rd Ave W | 3 | 3 | 1900 | \$415,000 |
| 5. | 3833 24th W | 3 | 1.75 | 1900 | \$454,000 |
| 6. | 3249 26th Ave W | 3 | 1.50 | 1960 | \$457,000 |
| 7. | 2559 24th Ave W | 2 | 2 | 2440 | \$480,000 |
| 8. | 2503 W Raye St | 4 | 1.75 | 2800 | \$489,000 |
| 9. | 3442 23rd Ave W | 4 | 2 | 2910 | \$495,000 |
| 10. | 2626 23rd Ave W | 3 | 2.25 | 1980 | \$497,900 |
| 11. | 3235 25th Ave W | 3 | 3.25 | 3060 | \$548,000 |
| 12. | 3018 27th Ave W | 3 | 1.75 | 2520 | \$599,000 |
| 13. | 2605 W Armour St | 4 | 2 | | \$599,000 |
| 14. | 3024 25th Ave W | 3 | 2.75 | 2180 | \$600,000 |
| 15. | 2606 W Raye St | 5 | 1.75 | 2920 | \$635,000 |
| Condominiums | | | | | |
| 16. | 3700 26th Pl W | 1 | 1 | 765 | \$172,500 |
| 17. | 3410 25th Ave W | 1 | 1 | | \$186,160 |
| 18. | 3661 24th Pl W | 2 | 1 | 902 | \$196,000 |
| 19. | 3616 26th Pl W | 2 | 1.75 | | \$310,000 |
| 20. | 2312 W Boston St | 2 | 2 | 1018 | \$336,900 |
| 21. | 2551 Thorndyke Ave W | 2 | 2 | 1090 | \$354,900 |
| 22. | 2551 Thorndyke Ave W | 2 | 2 | 1330 | \$376,900 |



Represents all Broker activity. Information deemed reliable, but not guaranteed.



Contact Andrew L. Parker for all your Real Estate needs.

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