

VALCIK'S

REAL ESTATE UPDATE

Jeffrey A Valcik and Associates affiliated with Windermere Real Estate/Greenwood, Inc. has specialized on Queen Anne Hill since 1986 with over 600 documented sales all the while supporting this fantastic community by volunteering for the Queen Anne Helpline, Queen Anne Little League, Chamber of Commerce and more While raising his twin boys born in 2000.

I have enclosed all the Pending and Sold homes with every real estate company and price range in our neighborhood within the last 30 days. I think you'll find it quite interesting. The information is not guaranteed to be error free and should not be relied upon exclusively. However, it is an excellent broad based indicator of pricing trends. Remember, many factors influence price, especially on a Hill and square footage provides only a partial measure of a home's value.

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Inside: Pending Listings
in the last 30 days
Sold Listings
in the last 30 days

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Current Market Activity

Pending Listings (In the Last 30 Days)

Property Address	DOM	Bdrms	Baths	Sq. Ft.	Last Listing Price	Style	Year Built
2715 Nob Hill Avenue North	07	2	1.00	1,980 +/-	\$495,000.00	16	1923
2528 12 th Avenue West	09	2	1.00	1,500 +/-	\$535,000.00	16	1949
3442 14 th Avenue West	19	3	1.75	2,260 +/-	\$584,950.00	16	1956
2929 Warren Avenue North	96	3	1.75	1,150 +/-	\$585,000.00	16	1962
F 2418 Queen Anne Avenue North	08	3	1.50	1,410 +/-	\$589,000.00	16	1906
3400 9 th Avenue West	06	4	1.75	1,800 +/-	\$649,950.00	16	1950
816 West Emerson Street	22	3	3.50	3,051	\$659,500.00	32	1987
1110 West Raye Street	07	3	1.00	2,300 +/-	\$669,000.00	16	1916
114 West Garfield Street	05	4	1.25	1,770 +/-	\$672,950.00	17	1908
2531 7 th Avenue West	19	4	1.50	2,400 +/-	\$799,900.00	17	1941
1914 10 th Avenue West	10	3	2.50	1,638 +/-	\$800,000.00	32	2015
1963 11 th Avenue West	06	4	1.75	2,280 +/-	\$809,000.00	16	1936
619 West Blaine Street	31	3	1.75	1,800 +/-	\$819,000.00	18	1900
673 West Emerson Street	180	4	3.50	2,750 +/-	\$898,000.00	18	1901
2141 8 th Avenue West	06	3	3.50	1,720 +/-	\$899,000.00	18	2010
2103 5 th Avenue North	169	3	1.50	2,640 +/-	\$899,950.00	18	1925
JV 10 Smith Street	10	6	3.50	3,000 +/-	\$899,950.00	18	1917
416 Hallady Street	10	3	1.50	2,740 +/-	\$925,000.00	18	1908
2544 13 th Avenue West	06	5	3.25	2,930 +/-	\$975,000.00	18	1910
3047 13 th Avenue West	08	4	4.25	3,490 +/-	\$1,069,000.00	18	1950
1212 3 rd Avenue North	06	4	2.00	2,660 +/-	\$1,095,000.00	17	1958
2002 1 st Avenue North	06	3	1.50	3,500 +/-	\$1,150,000.00	18	1909
411 West Lee Street	06	4	2.75	2,670 +/-	\$1,150,000.00	17	1913
2216 Bigelow Avenue North	02	3	1.50	2,930 +/-	\$1,150,000.00	18	1923
F 2110 9th Avenue West	07	3	3.25	2,370 +/-	\$1,200,000.00	18	1926
115 Aloha Street	11	4	3.50	2,920 +/-	\$1,299,000.00	18	1924
3255 11 th Avenue West	16	4	2.50	4,210 +/-	\$1,795,000.00	18	2010
F 123 Prospect Street	93	6	4.75	5,950 +/-	\$2,650,000.00	18	1910
JV 700 West Lee Street	04	5	5.50	6,800 +/-	\$3,317,000.00	18	1910
524 West Highland Drive	618	6	3.50	8,390 +/-	\$3,500,000.00	18	1909
1228 2 nd Avenue North	375	4	5.00	6,570 +/-	\$4,999,999.00	18	1900

Average Sales Statistics

Recent Market Activity At A Glance

Total Number of SOLD Listings:	54 (Pending and Sold in the last 30 days)
Average Starting List Price:	\$994,728.00
Average Market Sales Price:	\$1,010,040 (Up 109% in 60 days)
Average Price Per Square Foot:	\$410.00
Average Time on the Market:	20 Days on the Market (Removing the highest)
Jeff Valcik's Average Time on Market:	07 Days on the Market!
Jeff Valcik's Average Price per Square Foot:	\$340.00 Solds, \$610.00 Pending

Sold Homes in the last 30 Days

Sales (In the Last 60 Days)

Property Address	DOM	Bdrms	Baths	Sq. Ft.	L-Price - S Price	Style	Year Built
2020 Dexter Avenue North	56	5	2.00	1,290 +/-	\$450,000.00 - \$410,000.00	16	1906
1611 Taylor Avenue North	147	1	1.00	0,760 +/-	\$525,000.00 - \$490,000.00	16	1923
JV 1615 4th Avenue West #2	10	2	1.50	1,230 +/-	\$479,950.00 - \$490,000.00	32	1916
2819 10 th Place West	08	2	1.50	2,580 +/-	\$699,000.00 - \$699,000.00	17	1931
2606 Mayfair Avenue North	06	3	2.75	2,260 +/-	\$624,950.00 - \$705,000.00	18	1956
161 Aloha Street	05	3	1.00	2,350 +/-	\$699,000.00 - \$707,500.00	17	1910
JV 2668 9th Avenue West	04	2	1.00	2,300 +/-	\$669,000.00 - \$710,000.00	17	1914
14 West Crockett Street	18	4	1.75	2,318 +/-	\$859,000.00 - \$710,000.00	17	1909
2006 Warren Avenue North	25	3	1.50	1,140 +/-	\$729,000.00 - \$716,000.00	17	1915
2515 Nob Hill Place North	15	3	2.25	2,890 +/-	\$749,999.00 - \$740,000.00	17	1931
3205 13 th West (FIREHOUSE)	25	3	1.50	2,856 +/-	\$649,900.00 - \$911,911.00	16	1949
360 Boston Street	22	3	2.00	2,006 +/-	\$950,000.00 - \$935,000.00	17	1910
1528 4 th Avenue West	07	3	1.50	2,920 +/-	\$875,000.00 - \$940,000.00	17	1912
2810 1 st Avenue West	07	4	3.00	2,813 +/-	\$950,000.00 - \$950,000.00	17	1919
3017 12 th Avenue West	05	4	2.50	2,860 +/-	\$995,000.00 - \$1,011,000.00	18	1949
409 Lynn Street	15	3	2.50	2,130 +/-	\$1,095,000.00 - \$1,065,000.00	18	1990
2118 4 th Avenue West	21	3	2.75	2,710 +/-	\$1,095,000.00 - \$1,112,000.00	17	1913
223 West Crockett Street	05	3	1.50	2,540 +/-	\$989,000.00 - \$1,190,000.00	18	1922
F 2512 11th Avenue West	07	4	3.50	2,590 +/-	\$1,150,000.00 - \$1,236,000.00	17	1928
1826 12 th Avenue West	07	5	3.50	3,670 +/-	\$1,499,950.00 - \$1,500,000.00	18	2008
F 1209 Warren Avenue North	157	4	3.25	4,050 +/-	\$1,999,999.00 - \$1,805,000.00	18	2014
418 West Barrett Street	13	Undisclosed Lot Value Only			\$1,950,000.00 - \$1,847,500.00	18	1909
122 Highland Drive	08	4	2.75	3,950 +/-	\$2,195,000.00 - \$2,350,000.00	18	1977

GUARANTEED HIGHEST SALE PRICE IN THE LEAST AMOUNT OF TIME (LESS THAN 60 DAYS) OR NO COMMISSIO
(Limited time based on inventory – see Jeff)