

# Valcik's

## Real Estate Update

Jeffrey A Valcik, Managing Broker and Associates affiliated with Warren Buffett's Berkshire Hathaway has specialized on Queen Anne Hill since 1986 with over 650 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.

### Jeffrey A. Valcik

Principal at Seattle Premier Properties

Managing Broker at Berkshire Hathaway Home Services

Certified International Real Estate Expert

**(206) 940-6006 or [Jeff@JAVSPP.com](mailto:Jeff@JAVSPP.com)**

**[www.SeattlePremierProperties.com](http://www.SeattlePremierProperties.com)**

## Queen Anne Real Estate Update & Year In Review



**Inside:** **Pending Listings**  
in the last 30 days  
**Sold Listings**  
in the last 30 days  
**Featured Listing**

# Current Market Activity

## Pending Listings (In the Last 30 Days)

Property Address	DOM	Bdrms	Baths	Sq. Ft.	Original Listing Price	Style	Year Built
F432 West McGraw Place	07	2	1.75	0,800 +/-	\$750,000.00*	16	1919
2406 Queen Anne Avenue North	06	2	1.50	0,960 +/-	\$775,000.00*	17	1903
2619 10 <sup>th</sup> Avenue West	06	3	1.75	2,140 +/-	\$795,000.00*	16	1912
3228 8 <sup>th</sup> Avenue West	11	3	1.75	1,320 +/-	\$800,000.00*	16	1939
2617 2 <sup>nd</sup> Avenue North	06	3	1.50	2,530 +/-	\$830,950.00*	17	1927
3209 Conkling Place west	07	4	2.25	2,569 +/-	\$990,000.00	16	1950
<b>F 2503 8<sup>th</sup> Avenue West</b>	<b>05</b>	<b>4</b>	<b>3.00</b>	<b>2,514 +/-</b>	<b>\$1,125,000.00*</b>	<b>17</b>	<b>1914</b>
<b>F 810 West Highland Drive</b>	<b>07</b>	<b>3</b>	<b>1.75</b>	<b>2,920 +/-</b>	<b>\$1,175,000.00*</b>	<b>18</b>	<b>1906</b>
300 West Halladay Street	17	3	3.25	2,260 +/-	\$1,215,000.00	18	2003
715 West Crockett Street	12	3	2.25	2,010 +/-	\$1,250,000.00	17	1925
1939 8 <sup>th</sup> Avenue West	50+	4	2.25	2,800 +/-	\$1,465,000.00	18	1906
1016 1 <sup>st</sup> Avenue West	10	3	2.25	3,250 +/-	\$1,344,000.00	18	1925
1909 3 <sup>rd</sup> Avenue North	07	3	2.00	2,360 +/-	\$1,310,000.00	18	1913
1705 4 <sup>th</sup> Avenue North	06	4	2.50	2,870 +/-	\$1,375,000.00	18	1925
<b>F x2! 212 Blaine Street</b>	<b>06</b>	<b>4</b>	<b>3.00</b>	<b>2,540 +/-</b>	<b>\$1,395,000.00</b>	<b>17</b>	<b>1906</b>
<b>F 255 Newell Street</b>	<b>05</b>	<b>4</b>	<b>3.25</b>	<b>2,670 +/-</b>	<b>\$1,475,000.00</b>	<b>17</b>	<b>1906</b>
<b>F 19 West McGraw Street</b>	<b>71</b>	<b>4</b>	<b>4.00</b>	<b>3,030 +/-</b>	<b>\$1,695,000.00</b>	<b>17</b>	<b>1905</b>
<b>F 2012 1<sup>st</sup> Avenue North</b>	<b>09</b>	<b>4</b>	<b>3.25</b>	<b>2,612 + Studio</b>	<b>\$1,880,000.00</b>	<b>18</b>	<b>1905</b>
3411 10 <sup>th</sup> Avenue West	09	4	3.25	3,850 +/-	\$1,950,000.00	18	2010
<b>F 1024 West Bothwell Street</b>	<b>92</b>	<b>4</b>	<b>2.50</b>	<b>3,279 +/-</b>	<b>\$1,998,000.00</b>	<b>18</b>	<b>2018</b>
1908 Nob Hill Avenue North	06	4	3.25	3,366 +/-	\$1,995,000.00	18	2018
3451 12 <sup>th</sup> Avenue West	03	5	2.50	3,308 +/-	\$1,995,000.00	18	2018
1924 4 <sup>th</sup> Avenue West	04	4	3.25	3,680 +/-	\$2,100,000.00	18	1902
1620 8 <sup>th</sup> Avenue West	60	3	2.50	4,030 +/-	\$2,500,000.00	18	1922
1419 Taylor Avenue North	05	4	3.75	4,183 +/-	\$3,750,000.00	18	2014
1701 Bigelow Avenue North	58	5	5.25	7,750 +/-	\$6,295,000.00 Congrats!	18+	2008

\* Folks not every agent is the same, even in this market! I've written 5 offers in the last 60 days on non view, 3,600 SF lots (with or without small homes) that were from \$850,000 to \$1.5M CASH closing in less than 30 days with no contingencies except a 3 day feasibility study and you can stay in your home rent free for 6 months! Why are you selling for less?!

## Average Sales Statistics

### Recent Market Activity At A Glance

Total Number of SOLD Listings:	50 (Pending and Sold in the last 30 days, single family)
Average Starting List Price:	\$1,541,708.00
Average Market Sales Price:	\$1,419,708.00
Average Price Per Square Foot:	\$512.37
Average Time on the Market:	21 Days on the Market
<b>Jeff Valcik's Average Time on Market:</b>	<b>07 Days on the Market!</b>
<b>Jeff Valcik's Average Price per Square Foot:</b>	<b>\$789.47 Per MLS last home sold in 2017</b>

**Whether you're interested in Buying or Selling, call today for a Free, No-obligation Real Estate Consultation from the expert since 1986!**



**2013-2015 Seattle Top Agent of the Year by Top Agent Magazine**  
**Top Agent by Seattle Magazine (yearly)**  
**2013 Co-authored a nationally published book as a Queen Anne expert**



# Sold Homes in the last 30 Days

Sales (In the last 30 days)

Property Address	DOM	Bdrms	Baths	Sq. Ft.	L-Price - S Price	Style	Year Built
514 Lee Street	15	3	1.00	1,990 +/-	\$850,000 - \$850,000	17	1928
2310 3 <sup>rd</sup> Avenue North	10	3	1.75	1,920 +/-	\$870,000 - \$870,000	16	1903
40 Florentia Street	06	5	2.75	1,852 +/-	\$899,000 - \$899,000	17	1902
1900 6 <sup>th</sup> Avenue West	41	3	2.75	3,062 +/-	\$1,000,000 - \$900,000	18	1904
<b>F 2656 10<sup>th</sup> Avenue West</b>	<b>09</b>	<b>2</b>	<b>1.75</b>	<b>2,240 +/-</b>	<b>\$895,000 - \$945,000</b>	<b>16</b>	<b>1951</b>
1926 10 <sup>th</sup> Avenue West	34	3	3.25	1,710 +/-	\$1,088,000 - \$1,005,000	18	2012
1502 Taylor Avenue North	09	2	1.75	1,810 +/-	\$998,000 - \$1,048,000	17	1924
2720 Nob Hill Avenue North	07	4	3.25	2,200 +/-	\$995,000 - \$1,100,000	18	2002
2526 Warren Avenue North	12	3	2.75	1,790 +/-	\$1,080,000 - \$1,115,000	16	1925
<b>F 731 West Florentia Place</b>	<b>04</b>	<b>4</b>	<b>2.50</b>	<b>3,190 +/-</b>	<b>\$799,000 - \$1,121,000</b>	<b>18</b>	<b>1946</b>
1020 West Howe Street	09	5	2.75	3,020 +/-	\$1,050,000 - \$1,150,000	17	1926
1937 7 <sup>th</sup> Avenue West	34	4	2.50	2,200 +/-	\$1,295,000 - \$1,165,000	18	1907
3217 11 <sup>th</sup> Avenue West	07	3	2.25	3,130 +/-	\$1,250,000 - \$1,200,000	18	2004
815 West Argand Street	05	4	3.00	3,130 +/-	\$1,200,000 - \$1,200,000	18	1971
2721 3 <sup>rd</sup> Avenue North	07	3	1.75	1,730 +/-	\$996,000 - \$1,231,000	16	1949
2415 4 <sup>th</sup> Avenue West	03	3	2.25	2,050 +/-	\$1,075,000 - \$1,250,000	18	1907
182 McGraw Place	14	5	1.75	3,720 +/-	\$1,475,000 - \$1,325,000	16	1959
<b>F 301 West Crockett Street</b>	<b>15</b>	<b>4</b>	<b>1.75</b>	<b>2,170 +/-</b>	<b>\$1,349,000 - \$1,349,000</b>	<b>18</b>	<b>1913</b>
<b>F 1803 Bigelow Avenue North</b>	<b>On off</b>	<b>4</b>	<b>2.50</b>	<b>3,361 +/-</b>	<b>\$1,399,900 - \$1,400,000</b>	<b>18</b>	<b>1988</b>
1407 1 <sup>st</sup> Avenue North	07	3	1.50	2,140 +/-	\$1,525,000 - \$1,550,000	18	1923
400 Highland Drive	06	4	2.25	2,410 +/-	\$1,800,000 - \$2,010,000	17	1929
820 West Lee Street	36	5	3.50	4,280 +/-	\$2,495,000 - \$2,350,000	18	1912
<b>F 160 Highland Drive</b>	<b>91+</b>	<b>5</b>	<b>6.50</b>	<b>6,426 +/-</b>	<b>\$3,795,000 - \$3,450,000</b>	<b>18</b>	<b>2010</b>
310 West Highland Drive	143	4	3.75	4,970 +/-	\$3,750,000 - \$3,500,000	18	1929

In addition to over 650 documented sales on Queen Anne, Jeff is the only agent to have 4 sales well over \$3M in the last 4 years and in a 1 of the time as other agents!

**GUARANTEED HIGHEST SALE PRICE IN THE LEAST AMOUNT OF TIME AND INCOVENEINCE!**

**Lowest commission with any top agent who has had at least 5 homes or more sell on Queen Anne in the last year without sacrificing my Marketing Guarantee's!**

**(Limited time based on inventory – see Jeff)**