

Last 6 Months Sales of Downtown Renton Homes

	Address	Sale Price
215	Whitworth Ave S	\$426,800
87	Williams Ave S	\$379,000
248	Garden Ave N	\$363,000
541	Wells Ave N	\$333,000
123	Main Ave S	\$329,750
1515	N Marion St	\$315,000
1005	N 3rd St	\$299,950
708	N 5th St	\$269,950
309	Wells Ave N	\$255,000
421	Williams Ave N	\$250,000
521	Whitworth Ave S	\$240,000
110	Pelly Ave N	\$225,000
240	Pelly Ave N	\$219,000
250	Pelly Ave N	\$199,950
431	Wells Ave S	<u>\$105,000</u>
	Average	\$280,693

April 2008 Downtown Renton newsletter

Mary

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Single Family Homes On Market

Address	List Price	Beds
343 Factory Ave N	369900	3
238 Pelly Av N	339000	4
319 Factory Av N	325000	3
308 Burnett Av N	285000	2
530 Morris Av S	284950	4
536 Wells Av S	260000	3
326 Pelly Av N	190000	2
1521 N 3rd St	175000	1
310 Garden Av N	299950	Pending
521 Whitworth Av S	239900	Pending
523 Main Av S	229900	Pending

Multiple Family & Commercial Activity

	Address		
Active	112 Wells Av S	\$625,000	3Plex
Active	353 Factory Av N	\$599,950	4Plex
Active	604 Morris Av S	\$549,900	5plex Lot
Active	220 Park Av N	\$535,000	3Plex
Active	210 Park Av N	\$450,000	Office Bldg
Active	1212 N 3rd	\$294,950	2plex
Sold	345 Factory Pl N	\$650,000	Warehouse
Sold	612 Shattuck Av S	\$517,500	4Plex
Sold	315 Smithers Av S	\$319,000	2plex
Sold	1675 N 4th St	\$160,000	Warehouse

Condominium Statistics

Active	110 Williams Av S	12 Units from	\$239,900
		to	\$377,300
Active	55 Williams Av S	Riverfront	\$269,000
Active	225 Logan Av S	Renaissance	\$219,950
Active	509 Smithers Av S #A	Townhouse	\$309,900
Active	509 Smithers Av S #B	Townhouse	\$309,900
Sold	225 Logan Av S	Renaissance	\$225,000
Sold	532 Smithers Av S #A	Townhouse	\$301,500
Sold	532 Smithers Av S #B	Townhouse	\$299,500
Sold	503 Smithers Av S	Townhouse	\$341,500

5 years Average

Downtown Renton home sales

		# of Sales	Average	Difference
Spring	2008	15	\$280,693	-14.15%
Fall	2007	31	\$326,966	6.23%
Spring	2007	23	\$307,793	17.26%
Fall	2006	26	\$262,484	1.31%
Spring	2006	26	\$259,100	13.32%
Fall	2005	36	\$228,643	2.12%
Spring	2005	33	\$223,888	4.22%
Fall	2004	36	\$214,819	14.99%
Spring	2004	26	\$186,823	6.65%
Fall	2003	25	\$175,174	6.17%

Phone Numbers:

Plumbing -	George Taylor	425 277 0641
Big Plumbing Jobs:	Gene	206-949-4363
Repairs -	Richard Smith	425 271 6044
Repairs -	Fred Beutler	253 631 4688
Painting -	Steve Yunker	253 568 7948
Gas Furnace	Jeff Shultek	425 226-6217
Attorney	Ray Walters	206 634 2660
Flooring	Al Sieg	253 941 2364
Appliance Repair	Ray Roberts	425 255 7116

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able than some of the competi-
tion. 253-852-8626**

**Mary Ryan's
Downtown
Renton
Newsletter**

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What has sold in last 6 months.

What is For Sale Today.

If you receive this newsletter and your property is currently listed for sale in NWMLS, please know I am not soliciting your listing. I am just trying to stay in touch with past and future clients.

405 Expansion will be taking my Talbot hill home, so I bit the bullet and bought one of the homes listed in the current sales at 123 Main Av S. It has been 15 years since I have lived in a home/office during a rehab. I forgot how awful it can be. If I have sold you a rehab house and haven't been mindful of your pain, I apologize.

I am three doors north of Jet City Espresso. If you stop by to visit or do business, the tandem parking strip is a little unique and will allow a visitor or two. Almost everything is done, just waiting for weather for exterior paint. Steve Yunker's, (listed above) exterior paint jobs last at least ten years and he won't paint until we are 70 degrees and above. I am thinking pale green and white. I miss the convience of a newer home but now that the updates are nearly done, a Downtown Renton location is as always, hard to beat. Great neighbors too!

There isn't much to say about the 14% negative from page 1 five year statistics other than when I deleted the four lowest price sales the appreciation was still negative but less less than 3%. A 14% negative is just as crazy as a 17% positive, see Spring of 2007. If you want to live in King County you simply have to buy as soon as possible. If you want to buy a larger or smaller home and you need the proceeds to make this move, you simply need to bite the bullet and sell now. You will have more inventory from which to select your new home.

Was it President Regan who derulated the banking business? The Keating S&L Crisis and now this! I haven't heard anything about reestablishing federal regulations though. Many of my sellers benefited from sub-prime loans but I am more than a little proud to say I never once put one of my buyers into an abusive sub prime loan.

