

April 2008

Renton's Multi-family

newsletter

 Mary Ryan
 PROPERTIES, INC.

425 271 8800

<http://maryryan.com>E-mail: marypatryan@comcast.net**Renton Multiple Family properties sold in last six months**

Address	Sale Price	Units	Sale Date	Sq Ft	Lot Size
638 Moses Lane	\$955,000	10	9/14/2007	6703	11761
13954 SE 173rd Pl	\$585,000	4	12/27/2007	4756	7564
17337 140th Av SE	\$540,000	4	11/30/2007	3738	4792
612 Shattuck Ave S	\$517,500	4	11/21/2007	3216	6000
421 Burnett Av S	\$510,000	4	1/30/2008	2928	14129
19215 98th Ave S	\$440,000	5	11/2/2007	3540	7982
3012 NE 15 Pl	\$385,000	4	3/21/2008	2330	16015
1709 Index Ave NE	\$350,000	2	12/19/2007	1750	6928
201 Hardie Ave SW	\$350,000	2	10/10/2007	2490	4838
211 Park Av N	\$340,000	5	12/27/2007	2640	7731
1905-1907 Harrington Ave NE	\$339,000	2	9/5/2007	1440	4800
315 S Smithers Ave	\$319,000	2	1/30/2008	1640	10000
525 Wells Av N	\$250,000	2	1/30/2008	4360	

On Market Today and Pending Sales

Address Units List Price Days on market Square Feet Lot Size
 One Pending Transation: 2804 NE 7th St, 2 bedrooms each side, 1510 sq ft toal, lot 12,584 sqft. List pricce \$379,000

Address	Units	List Price	Days on market	Square Feet	Lot Size
516 Mill Ave S	4	\$899,000	28	4732	6000
112 Wells Ave S	3	\$625,000	12	2840	6000
353 Factory N	4	\$623,950	141	3550	0
905 Sunset Blvd NE	land only	\$599,950	80	11952	12806
604 Morris Ave S	land only	\$549,900	215	8000	9600
904 N 5th St	4	\$540,000	77	2496	5000
13956 SE 173rd Pl	4	\$538,000	141	4578	6534
13960 SE 173rd Pl	4	\$535,000	141	4578	6534
1156 Glennwood Ave NE	2	\$400,000	14	1750	13500
1144 Harrington Ave NE	2	\$400,000	14	1750	15235
1409 Jefferson Ave NE	2	\$399,900	32	1440	10920
2812 NE 6th Pl	2	\$379,990	7	1440	9612
380 Stevens Ave SW	2	\$379,900	3	1810	5663
710 Aberdeen Ave NE	2	\$339,950	12	1330	5926
1212 N 3rd St	2	\$294,950	116	1290	0
13248 Renton Ave S	2	\$260,000	109	1920	27878

King County grew 1.4 percent between July 1, 2006, and July 1, 2007, according to the U.S. Census, which ranked it 25th among the 100 fastest-growing counties in the country. Immigrants from other countries are a significant factor to the growth – the 10,681 new residents made up 43 percent of the county's overall population growth of 25,090, which includes births. Of those moving to

King County, 83 percent came from other countries. The rest of the county's growth came from births, and more people moved here from other counties than left. Between April 1, 2000, and July 1, 2007, 82,502 people moved to King County from other countries. That made up more than two-thirds of the county's total growth – 122, 241 people – during that time.

Phone Numbers:

Plumbing -	George Taylor	425 277 0641
Big Jobs, The Plumber, Inc.		206-949-4363
Repairs -	Richard Smith	425 271 6044
Repairs -	Fred Beutler	253 631 4688
Painting -	Steve Yunker	253 568 7948
Gas Furnace	Kevin Fawcett	206 246 9877
Attorney	Ray Walters	206 634 2660
Flooring	Al Sieg	253 941 2364
Appliance Repair	Ray	425 255 7116
Tree Removal	Alpine	800 526 6313

New Hours For Renton Transfer Station
3021 NE 4th St, Phone 206 296 4466

Monday thru Friday 6:30 AM to 4PM
Sat-Sun 8:30 AM to 5:30 PM
Closed Thanksgiving, Christmas
Minimum Dump Fee is now \$17.25



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Mary Ryan’s Multiple Family Newsletter

What has sold in last 6 months.

What is For Sale Today.

Thinking of Selling: Please call me for a market analysis. Mary 425 271 8800

I moved my home/office from Talbot Hill back to Downtown Renton, 123 Main Av S. It has been 15 years since I have lived in a house/office during a rehab. I forgot how awful it can be. If I have sold you a rehab house lately and haven’t been mindful of your pain, I apologize.

The house was built in 1928 and neglected at least for the last 15 years. I am three doors north of Jet City Espresso across from Cedar River Terrace. Easy to find and on site parking is available in a tandem parking strip which is unusually accessible. If you stop by to visit or do business, you will see what I mean by unusually accessible. Almost everything is done, just waiting for weather for a new exterior paint job. 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.



USA Today has ranked NAR Chief Economist Lawrence Yun fifth among the top 10 economic forecasters in its annual list recognizing accuracy in forecasting. A recent quote from Yun: “Existing home sales could start to show a sustained increase within a few months, unless there are some additional economic problems or excessive inflationary pressure,” he said. “We’re looking for essentially stable sales in the near term, before higher mortgage loan limits translate into more sales in high-cost markets. The wider access to affordable credit should increase sales activity notably this summer as pent-up demand begins to be met.”

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in February, slipped 1.9 percent to 84.6 from an upwardly revised reading of 86.2 in January, and was 21.4 percent lower than the February 2007 index of 107.6. “The slip in pending home sales implies we’re not out of the woods yet, though an era of successive deep sales declines appears to be over,” Yun said.