

OREGON NO. 1 DESTINATION FOR MOVERS

Oregon retained its position as the country’s top moving destination according to United Van Lines 39th annual national movers study, which tracks state-to-state migration patterns. New to the 2015 inbound list was Washington, which ranked No. 10 with 56 percent inbound moves. Officials with the country’s leading mover said this year’s data reflect longer-term trends of people moving to the Pacific West. Michael Stoll, economist and professor at the University of California, Los Angeles, attributes part of the popularity for Portland and Seattle to their boom in the technology and creative marketing industries, along with a growing desire for outdoor activity and green space. “The aging Boomer population is driving relocation from the Northeast and Midwest to the West and South, as more and more people retire to warmer regions,” Stoll observed.

TOP 10 INBOUND AND OUTBOUND STATES FOR 2015

Top Inbound States

Oregon
South Carolina
Vermont
Idaho
North Carolina
Florida
Nevada
District of Columbia
Texas
Washington

Top Outbound States

New Jersey
New York
Illinois
Connecticut
Ohio
Kansas
Massachusetts
West Virginia
Mississippi
Maryland

WINNER: Steve Laevastu Best in Client Satisfaction
2004 • 2005 • 2006 • 2007 • 2008 • 2009 • 2010 • 2011 • 2012 • 2013 • 2014 • 2015
As seen in Seattle Magazine 12 years running!



STEVE LAEVASTU’S MARKET UPDATE

House#	Address	Year Built	List/Sell \$	Beds	Baths	SF	Sold Date
6550	54th Ave NE	1943	\$620,000	4	2	1,700	01/08/2016
6815	40th Ave NE	1964	\$695,000	4	2.25	2,680	12/28/2015
4232	NE 74th St	1958	\$800,000	3	2.5	2,080	01/04/2016
7103	58th Ave NE	1950	\$950,000	3	2	2,230	12/19/2015
7337	52nd Ave NE	1949	\$1,000,000	4	2	3,180	12/21/2015
6214	52nd Ave NE	1973	\$1,100,000	4	2.25	2,640	01/12/2016
7300	57th Ave NE	1976	\$1,200,000	4	2.5	3,000	12/16/2015
6018	50th Ave NE	2007	\$2,250,000	8	4.25	5,130	01/05/2016

VIEW RIDGE HAWTHORNE HILLS MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have View Ridge and Hawthorne Hills home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in View Ridge and Hawthorne Hills for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get View Ridge and Hawthorne Hills home sales e-mailed to you. Steve’s e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of View Ridge and Hawthorne Hills residents.

FEBRUARY 2016

- Steve Laevastu’s Market Update
- View Ridge & Hawthorne Hills 2015 Home Sale Summary
- News In Brief
- Oregon No. 1 Destination for Movers
- Top 10 Inbound & Outbound States for 2015



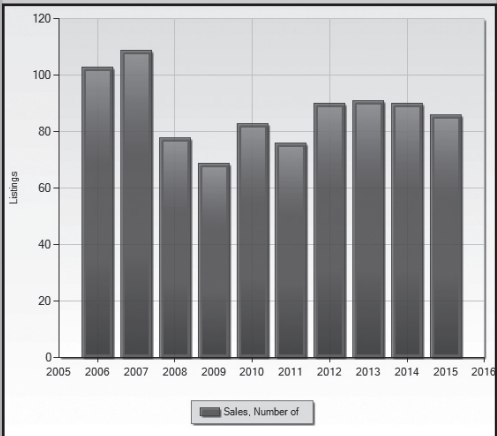
Steve Laevastu
206-226-5300
sold@windermere.com
www.SeattleHomeGuy.com



VIEW RIDGE & HAWTHORNE HILLS 2015 SALES SUMMARY

- There were 86 homes that sold in View Ridge and Hawthorne Hills in 2015
- The Average sales price was \$968,168
- The Median sales price was \$906,500
- The highest sales price in 2015 was \$2,100,000
- The lowest sales price in 2015 was 485,000

SALES PAST 10 YEARS



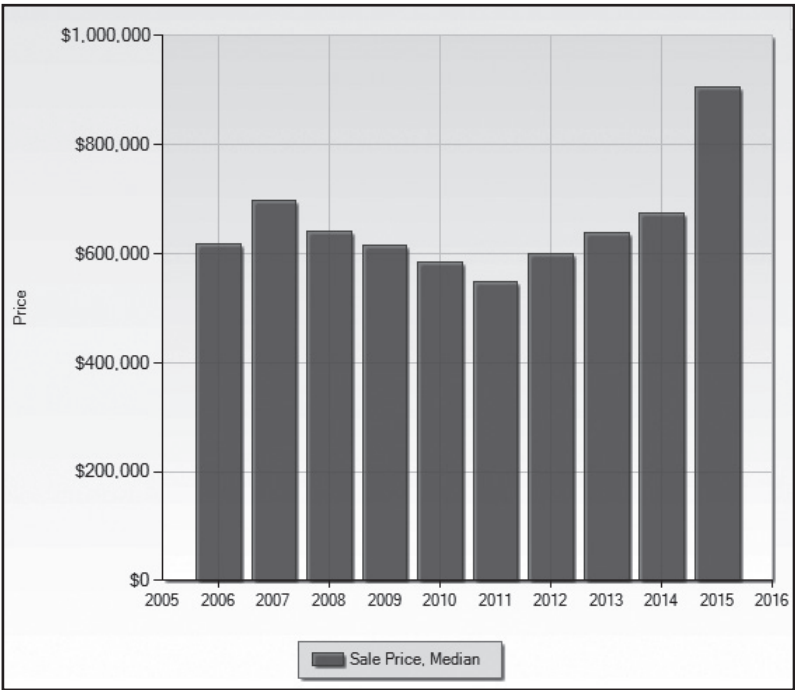
Primary Year	Sale Price, Median
2006	\$617,950
2007	\$699,000
2008	\$641,250
2009	\$615,000
2010	\$585,000
2011	\$548,750
2012	\$599,250
2013	\$640,000
2014	\$674,051
2015	\$906,500

VIEW RIDGE & HAWTHORNE HILLS PRICE BRACKET BREAKDOWN

Sold

Price Range	Quantity	Average DOM
\$450,000 thru \$499,999	1	5
\$500,000 thru \$549,999	2	39
\$550,000 thru \$599,999	5	10
\$600,000 thru \$649,999	7	8
\$650,000 thru \$699,999	7	19
\$700,000 thru \$749,999	3	5
\$750,000 thru \$799,999	7	12
\$800,000 thru \$849,999	4	6
\$850,000 thru \$899,999	4	16
\$900,000 thru \$949,999	9	15
\$950,000 thru \$999,999	4	48
\$1,000,000 thru \$1,249,999	17	35
\$1,250,000 thru \$1,499,999	9	14
\$1,500,000 thru \$1,749,999	2	6
\$1,750,000 thru \$1,999,999	4	16
\$2,000,000+	1	6
	86	19

MEDIAN SALES PRICE LAST 10 YEARS



NEWS IN BRIEF

- **Eight years after the housing crash, 10 percent of all Seattle-area homeowners with a mortgage owe more than their home is worth while 25 percent have less than 20 percent equity in their home and would have difficulty in selling and buying another, according to a new study by Zillow.** Almost a million fewer U.S. homeowners were “under water” in the third quarter of 2015 compared to the same period last year. The improving rate means those people may be able to sell or refinance their homes before mortgage interest rates rise, as they are expected to do in the coming weeks. Las Vegas has had the highest negative equity rate in the country for the past four and a half years, and Kansas City and Cleveland, with 16.6 and 16.8 percent negative equity respectively, are not far behind. San Francisco and San Jose are the only large markets where less than five percent of homeowners are underwater.

- **King County home sellers are seeing an average of a 48 percent profit since purchase, according to RealtyTrac’s October 2015 U.S. Home Sales Report.** King County was tied for seventh in the poll with Travis County, Texas; and Contra Costa County, California. Six of the top 10 spots were held by California markets. Seattle’s median home prices rose 10 percent from a year ago in October, according to RealtyTrac. Here are RealtyTrac’s top 10 counties where sellers, on average, sold for the largest percentage profit since purchase:

1. Alameda County, California: 75 percent gain
2. Santa Clara County, California: 61 percent gain
3. San Mateo County, California: 58 percent gain
4. San Bernardino County, California: 52 percent gain
5. Multnomah County, Oregon, in the Portland metro area: 51 percent gain
6. Denver County, Colorado: 49 percent gain
7. King County: 48 percent gain
8. Travis County, Texas, in the Austin metro area: 48 percent gain
9. Contra Costa County, California: 48 percent gain
10. Orange County, California: 46 percent gain

