



GROUP ESTES *realty*

Are you thinking about remodeling your home?

Hello Friend,

April 2013

Home renovations are growing more popular than ever as many owners seek to maintain their investments, do something fun!, and/or improve the resale value of their homes before they sell.

If you are planning to remodel your home, this month's information will help you get the most out of the project, regardless of the scale. Page one reveals the three renovations that will provide the biggest return on investment. Page two provides tips to help you establish a budget for your home renovation, whether you are planning a full remodel or a minor update. And if you are evaluating a remodel with the specific goal of resale payback, I would be happy to review your options with you... it's all part of the service!

Another part of the service you can expect from us are postings of articles regarding all things real estate, whether national or local, economic or 'how to' assistance. These articles are posted on my website and can also be found on the Group Estes Realty Facebook page and via my LinkedIn page as well. One change is that the Seattle Times now requires an online subscription to read the full article when the Times is my source. As I love having a locally-owned paper available to us here in the Puget Sound Area, I am glad they have figured out they need to bolster their revenue stream!

And of course, you will always get a local market review here each month as well. And our area, like so many in the country, is boasting a thriving seller's market. Even Pierce County is on the cusp now, with 3.1 months of inventory (and 3 months or less reflects a seller-oriented market).

So what are the actual numbers? Looking at the first quarter of 2013 as compared to the same quarter in 2012, average sale prices on the Eastside are up 13%, Seattle Metro 9% and King County as a whole is up 14%. SE Snohomish is up 9%, with SW Snohomish continuing to lead the way with a 20% improvement; Snohomish as a whole is up 16%. Pierce County is also showing remarkable healing, with an 11% improvement.

For some perspective (and as a reminder, our peak pricing was seen in 2007)

- King County at \$452K average sale price is edging closer to the \$483K in 2006 pricing now.
- The Eastside at \$620K ASP is even closer to its \$639K 2006 pricing.
- Seattle Metro at \$476K ASP is coming up on its \$497K 2006 pricing.
- Snohomish County at \$298K ASP is even with its 2005 \$298K pricing.
- SE Snohomish at \$382K has exceeded its 2005 \$363K pricing but has a way to go before 2006's \$456K number.
- SW Snohomish at \$359K is just over its 2005 \$355K pricing; its 2006 ASP was \$416K.
- Pierce County at \$220K ASP has exceeded its 2004 number of \$212K; 2005 was at \$245K.

Christine Estes 206-910-7926

Chris@GroupEstes.com

www.GroupEstes.com

AN AFFILIATE OF THE IRWIN GROUP

Group Estes Realty
23515 NE Novelty Hill Road
Suite B-221, #402
Redmond WA 98053

Again, the appreciation improvements are being seen throughout the region. And the buyers don't have enough choices. If you are thinking about selling, I would be happy to consult with you to review your options and opportunities.

Before wrapping up with our five highlighted vendors this month, I also want to be sure to extend an invitation to you for the wine tasting fundraiser in support of Northwest Harvest coming up a week from Saturday on April 27th. We will be at Michael Florentino Cellars in Woodinville from 5:30 to 7:30 and it would be lovely if you can stop by! Thank you for helping us to raise more than \$3700 to send to Northwest Harvest since we started these events. Come join the fun and support a great cause. Find out more at www.GroupEstes.com/wine.

Our vendors this month are:

Spotlight Vendors for April

Terry Thomas - AdvantaClean - service@advantaclean.com - 425-420-5067
Duct Cleaning, Mold Remediation, Water Damage Cleaning

Drew Bauer - Bauer Homes Inc - TheTileWizard@hotmail.com - 425-686-4043
Tile

Michael Soule - Soule Enterprises NW - michaelsoule@frontier.com - 206-669-6420
Contractor, Handyman, Tile

Anana Integre - miraclewrkr@gmail.com - 360-466-3721
Medical Intuitive

411 Plumber - 411plumber@gmail.com - 206-229-4225
Plumber

Please do let me know if there is anyone in your life who would appreciate receiving these updates as you do. I would be happy to add them!

And thank you for the opportunity to be of service – your referrals are the fuel that keeps Group Estes Realty thriving.

Sincerely,



Always looking for more ways to be of service ... if you know of someone who would appreciate the level of service I provide, please introduce us via email, or call / text me with their name and business number, and I'll be happy to follow up and take great care of them.