
KING COUNTY

LIFESTYLE | HOME | COMMUNITY

SPRING EDITION



EDITOR'S NOTE



I'm thrilled to present the first edition of our quarterly E-Magazine tailored exclusively for Seattle. As your dedicated Real Estate Broker, my aim is to provide you with a valuable resource that goes beyond the traditional scope. From essential home maintenance tips to real-time updates on the local real estate market, we've crafted this E-Magazine to be your go-to guide for making informed decisions about your property. Your trust and support inspire this initiative, and I'm excited to embark on this journey with you. Explore the contents for insightful information and a curated calendar of local events that will keep you connected to the heartbeat of our community. Thank you for allowing me the privilege of serving you in this capacity—I look forward to many more editions together!

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SPRING HOME MAINTENANCE *Checklist*

With the arrival of spring, a natural sense of renewal fills the air, reminding us of the importance of tending to our homes. Spring cleaning isn't just a tradition; it's a necessary step in preserving the comfort and value of your property. As the warmth of the season unfolds, it's crucial to address various maintenance tasks to ensure your home is in optimal condition.

So, as you embrace the newness that spring brings, remember that tending to your home is an essential part of this season's transition, safeguarding your investment and ensuring a comfortable and inviting living environment for you and your loved ones.

- INSPECT & CLEAN HVAC SYSTEM
- CLEAN GUTTERS & DOWNSPOUTS
- TEST SMOKE & CARBON MONOXIDE DETECTORS
- DEEP CLEAN CARPETS, UPHOLSTERY, & CURTAINS
- AERATE & FERTILIZE THE LAWN
- INSPECT WINDOWS & DOORS FOR DRAFTS.
- TRIM OVERGROWN SHRUBS & TREES
- CHECK FOR SIGNS OF PESTS
- CLEAN & SEAL THE DECK OR PATIO

A FRESH START FOR YOUR OUTDOOR SPACE

Preparing to plant in the spring

As the PNW transitions from the grip of winter to the embrace of spring, homeowners have a unique opportunity to rejuvenate their outdoor spaces. The longer days and rising temperatures herald the arrival of a new season, making it an ideal time to revitalize your yard. In this article, we'll guide you through the process, from preparing your outdoor space before planting to creative ideas for enhancing your curb appeal this spring.

Timing is Everything

The timing for spring yard care in the Pacific Northwest is critical. As the last frost dates typically vary from late February to early April depending on your specific location, it's essential to gauge the weather before launching into action. Once the frost subsides, it's time to get your hands dirty.

Setting the Stage for Growth

Before you start planting, it's crucial to prepare your yard for the vibrant season ahead. Begin by clearing away winter debris such as leaves, branches, and dead plants. A clean canvas is essential for new growth. Next, consider soil testing to determine its nutrient levels and pH, enabling you to select the right plants and fertilizers to suit your soil's specific needs. Trim overgrown shrubs and trees, remove dead/ diseased branches, pull/treat weeds and prevent problems from spreading. Finally, enrich your soil by applying a slow-release,

balanced fertilizer, ensuring it's ready to support the growth and beauty of your yard this spring.

Planting for Fresh Curb Appeal

Now that your yard is primed and ready, it's time to infuse it with new life. Consider these creative ideas for enhancing your curb appeal this spring:

- Flowering Gardens: Plant bulbs like tulips, daffodils, and crocuses for bursts of color.
- Container Gardens: Jazz up your entryway or porch with container gardens filled with seasonal flowers and greenery.
- Native Plants: Reduce maintenance while supporting local wildlife. Native plants thrive in the PNW conditions.
- Vertical Gardening: Make the most of vertical space with trellises, climbing vines, or hanging planters.
- Outdoor Lighting: Install outdoor lighting to highlight the best features of your yard.

Your yard can be a flourishing testament to the arrival of spring with proper timing, preparation, and a dash of creativity. Embrace the season's vibrancy by refreshing your outdoor space, and watch as it transforms into an inviting sanctuary that reflects the beauty of the region during this remarkable time of year.





KING COUNTY REAL ESTATE UPDATE



SOLD HOMES

1,356

The # of homes sold indicates the market's activity level and helps assess demand and supply dynamics.



MEDIAN PRICE

\$799,950

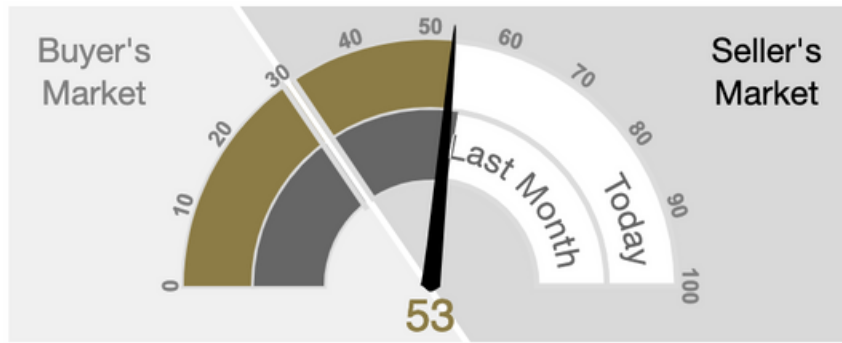
The median sold price provides insight into the affordability and overall economic health of the housing market.



DAYS ON MARKET

28

Average DOM reflects the market's pace, indicating how quickly homes are selling and the current demand strength.



Strong Seller's Market

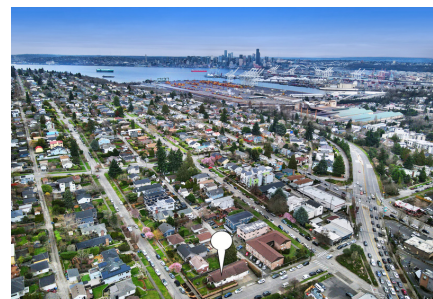
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

FEATURED HOME *for Sale*

4158 37TH AVE SW, SEATTLE 98126

\$930,000

- 1,860 sq feet
- 3 bedrooms
- 1.75 bathrooms
- 3-Car Garage
- Fully Fenced



LOCAL Events

15-16
MAR

Enumclaw Expo Center
Country Chicks Spring Market

20
MAR

Pike Place Market
26th Annual Daffodil Day

21
MAR

Fast Fashion
Zelko Happy Hour Kraken Game

23
MAR

Lumen Field
Monster Energy AMA Supercross

30
MAR

Lumen Field
Monster Jam

12-14
APR

Seattle Center
Seattle Cherry Blossom &
Japanese Cultural Festival

13-14
APR

Hangar 30 at Magnuson Park
Best of the Northwest Spring Show
2024 - Art & Fine Craft

24-27
MAY

Seattle Center
53rd Annual Northwest
Folklife Festival

LOCAL HOTSPOT TO VISIT THIS SPRING



BROUWERS CAFE

400 N 35th St, Seattle, WA
98103

www.brouwerscafe.com

The Atmosphere

Savory, Belgian Deliciousness

My Favorite

Pommes Frites with Dragon Sauce, mussels and my wife loves the lamb burger.

Brouwer's has been a leader in the Seattle beer scene since it arrived in 2005. At least 65 beers on draft and even more bottles. Also a strong bourbon/scotch list. They always deliver delicious Belgian food that goes down well with the beverages. Sandwiches, steaks and fish are always filling. Don't forget to try the dragon sauce with your frites.



NAVIGATING THE PACIFIC NORTHWEST REAL ESTATE MARKET IN 2024: WHAT SELLERS NEED TO KNOW

As we navigate through 2024, the Pacific Northwest's real estate market presents a unique landscape for sellers. This year is marked by a combination of changing market dynamics and evolving buyer preferences, making it essential for sellers to stay informed and adaptable.

The current market is characterized by a relative balance between supply and demand, but with nuances that sellers must understand. While inventory levels are lower than usual, leading to competitive pricing, the market isn't as tight as in previous years. This means sellers need to be strategic in pricing and presenting their homes.

Today's buyers are looking for more than just a house; they seek a lifestyle. Homes that cater to the unique lifestyle preferences of the Pacific Northwest, such as eco-friendly features and outdoor living spaces, are particularly appealing. Sellers should consider highlighting these aspects of their homes to attract potential buyers.

Given the market's current state, pricing your home correctly is more important than ever. It's a delicate balance between attracting buyers and ensuring you get the value your home deserves. Be prepared for negotiations and understand the local market trends to make informed decisions.

The Pacific Northwest real estate market in 2024 offers opportunities but requires a well-thought-out strategy. By understanding market dynamics, catering to buyer preferences, and navigating negotiations skillfully, sellers can sell successfully in this landscape.

HANDLE WITH CARE

What to consider when preparing to sell your home

Selling a home is a significant undertaking, and just like any cherished possession, it deserves to be handled with care. Every home has a unique story, and ensuring a smooth transition to new ownership requires thoughtful preparation. In this article, we'll explore key considerations to guide you through the process and make your home-selling experience as seamless and rewarding as possible.

1. First Impressions Matter:

Enhance curb appeal with a well-maintained exterior, making a lasting impression on potential buyers.

2. Declutter and Depersonalize:

Create an inviting atmosphere by decluttering and depersonalizing living spaces, allowing buyers to envision their future home.

3. Showcase Your Home's Best Features:

Highlight unique aspects through professional photography and staging to attract and engage potential buyers.

4. Set a Realistic Price:

Work with your real estate agent to determine a competitive listing price based on market trends and property attributes.

5. Address Maintenance and Repairs:

Tackle any necessary maintenance before listing to instill confidence in the property's condition.

6. Create a Warm Atmosphere:

During showings, use natural light and subtle touches to create a warm and inviting ambiance.

Remember, selling your home is not just a transaction; it's a significant milestone in your life's journey. Approach the home-selling process with care, and you'll not only attract the right buyers but also ensure a positive and successful sale.



ADDING A BIT OF GREEN TO YOUR SPACE THIS *Spring*

Bringing plants into your home goes beyond aesthetics; it's a transformative addition that enhances both your living space and overall well-being. Plants not only contribute to a visually pleasing environment but also purify indoor air by absorbing toxins and releasing oxygen. They create a sense of tranquility and connection to nature, promoting mental health and reducing stress.

Additionally, caring for plants instills a sense of responsibility and routine, fostering a nurturing atmosphere. Whether it's a vibrant succulent on a windowsill or a leafy green companion in the corner, incorporating plants into your home adds a touch of nature's calming influence to your daily life.



REAL ESTATE CLIENT *Success Story*



A smile always comes over my face when I see an email from Ron. I've known him for almost 15 years now and we met over our passion for soccer and the Seattle Sounders. Ron stands next to me at games and we cheer on our team loudly and proudly. So when Ron asked me to help him purchase a property near him, of course I was excited to help.

After assisting him with the information he needed to get started and reviewing the home purchase process, we got started quickly and managed to find the perfect fit for Ron's situation. There was part of me that misses our daily phone calls to update about the home purchase process, but we do catch up at Sounders games when it's in season.



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