

Outdoor Concert Season is here!

For the entire concert calendar please visit the web sites listed.

Concerts at Marymoor Park

<http://www.concertsatmarymoor.com/>

Slightly Stoopid	June 19, 6:00 PM
Sublime with Rome	July 7, 6:30 PM
Barenaked Ladies	July 15, 7:00 PM
1964 The Tribute	July 24, 7:00 PM
Michael Franti & Spearhead	Aug 7, 7:00 PM

WaMu ZooTunes

<http://www.zoo.org/zootunes>

Jewel with Radney Foster	June 27, 6:00 PM
Steve Earle with Joe El	June 30, 6:00 PM
Carbon Leaf	July 14, 6:00 PM
The Round 62 featuring Star Anna, Damien Jurado and more	July 18, 6:00 PM
Jimmy Cliff with Trevor Hal	July 21, 6:00 PM
Great Big Sea	July 29, 6:00 PM

WaMu ZooTunes continued

Mary Chapin Carpenter/ Shawn Colvin	August 3, 6:00 PM
The Levon Helm Band with Joe Pug	August 11, 6:00 PM

Summer Concerts at Ste. Michelle

http://www.ste-michelle.com/Sub_Concerts.cfm

Steve Martin & The Steep	July 19, 7:00 PM.
Steve Miller Band	July 14, 7:00 PM
Lyle Lovett & His Large Band	July 16, 7:00 PM
Jamie Cullum	July 24, 7:00 PM
Martina McBride	July 29, 7:00 PM
Jackson Browne with David Lindley	July 30, 7:00 PM
Ringo Starr & His All Starr Band	July 31, 7:00 PM
Natalie Merchant	Aug 6, 7:00 PM

TheNeighborhoodResource.com

If your home is currently listed, this is not intended to solicit the listing

Single Family Homes/Townhomes:

- In April in King County, new listings were up 2% to last year, 40% MORE homes went under contract and inventory levels decreased by -4%.
- In Seattle, new listings increased by 32%, 31% MORE homes went under contract, and inventory levels were up 18% to last year.
- On the Eastside, new listings were up 16% to last year, 47% MORE homes went under contract and inventory levels decreased -18% to last year.
- In April, King County posted a 2% decrease in the average price to last year. In Seattle 3 of 7 areas posted an increase, on the Eastside 5 of 8 areas posted an increase in the average price for April.

Area	Average Price	% Change To Last Yr	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Change
SFR	Year-to-Date	Last Yr	Invtry	Last Yr	Mkt	% Change
Mt Baker/Seward Pk/Rainier	\$386,201	-7%	270	18%	64	-17%
Capitol Hill/Madison Park/Central	\$638,833	-3%	377	2%	73	16%
Queen Anne/Magnolia	\$643,427	-4%	267	-11%	89	25%
Ballard/Phinney Rdg/Green Lake	\$423,811	-4%	498	-2%	52	-13%
Ravenna/View Rdg/						
Laurelhurst/Wedgewood	\$516,079	-4%	319	-4%	44	-17%
West Bellevue/Medina	\$1,222,109	2%	229	-27%	99	-6%
Kirkland	\$671,274	-4%	348	-24%	78	-27%
Redmond	\$563,122	9%	356	-11%	80	-5%
King County	\$453,024	1%	9206	-4%	75	-12%

April Statistics

Condominiums:

- In King County, new listings were up 23% to last year, 69% More homes went under contract and inventory levels increased by 6%.
- In Seattle, new listings increased by 34%, 65% More condominiums went under contract, and inventory levels increased by 12%.
- On the Eastside, new listings increased 14% to last year, 72% More homes went under contract and inventory levels increased by 4% to last year.
- In April, the average price in King County was flat to last year. In Seattle 3 of 7 areas showed an increase in the average price. On the Eastside 3 of 8 areas showed an increase.

We are having a strong increase in our industry compared to last year. For both Single Family Homes/Townhomes and Condominiums pending sales are up, sold units are up to last year and inventory levels are lower than last year. The average price is flat or lower than last year. April was the last month for the First Time and Move Up Buyer tax incentive. May will start to reflect the strength of our industry without Federal tax incentives. What is important is pricing your home to sell, buyers are cautious and are very careful about analyzing the current values. Buyers want to make sure that they are getting their money's worth!

Please call me if you have any questions about your particular neighborhood or if I can be of any help!

Area	Average Price	% Change To Last Year	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Change
CONDO	Year-to-Date	Last Year	Invtry	Last Yr	Mkt	% Change
Capitol Hill/Madison Park/First Hill	\$330,062	2%	348	9%	66	0%
Belltown/Downtown	\$466,670	-54%	349	4%	61	-14%
Queen Anne	\$394,571	19%	270	29%	89	-8%
Kirkland	\$343,993	-4%	246	-5%	79	-16%
Juanita	\$195,094	-17%	249	46%	67	-20%
Sammamish	\$279,321	4%	193	-21%	86	-25%
King County	\$296,520	-13%	3780	6%	79	-7%



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