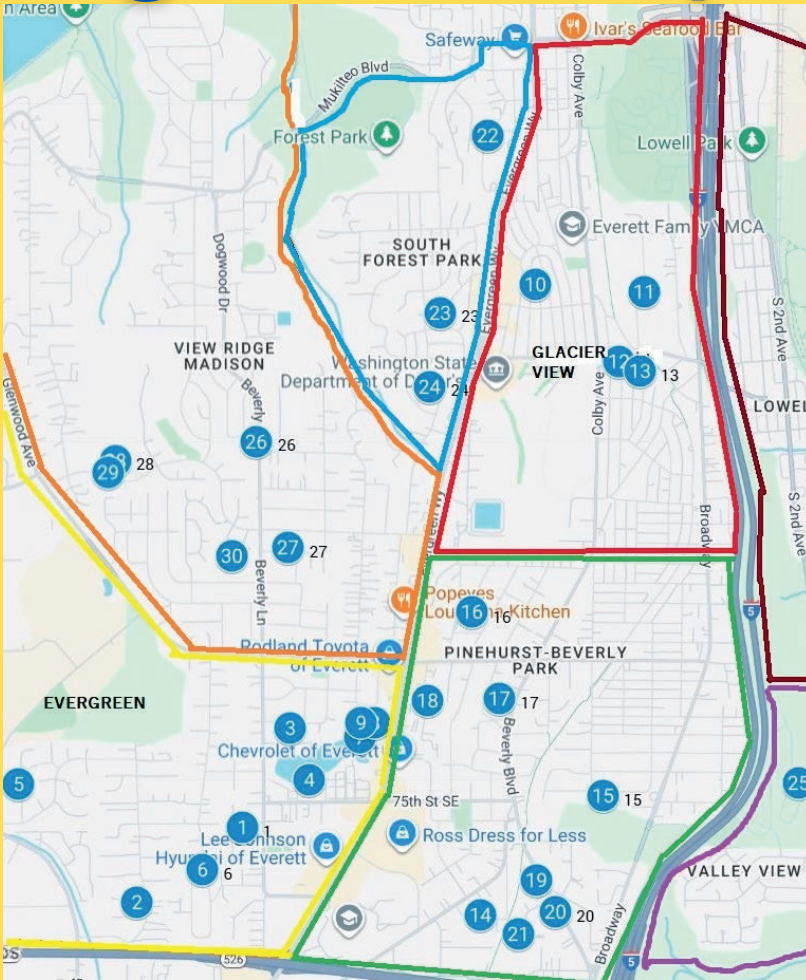


August Market Update Central Everett!



I know that many of you are working on fixing up your home inside and out to attract buyers and ensure the highest returns. So, this month I'm sharing with you a list of upcoming home shows in the Greater Seattle area, some free!

Bright displays – kitchens with gleaming countertops, landscaped garden setups, smart-home gadgets – all designed to spark your imagination for your home improvement projects. When you attend a Home Show it feels a bit like walking into a giant advisory showroom. You will be directly in front of contractors and materials suppliers without the pressure to commit.

Just bring your curiosity. Some questions readily answered are 1. What permits would a project like this require? 2. What are the pros and cons of this material (e.g., quartz vs. granite countertops, vinyl vs. wood windows)? 3..Are there small upgrades that make a big difference in resale value?

And please stay tuned for next month's newsletter on Loan Assumptions.

July Home Sales Legend

Pin#	Address	Sold Price \$	Listed Price \$	Bed	Bath	Year	Sq Ft	Lot SqFt	*DOM	Neighborhood	Type
1	204 76th St SE	\$705,000.00	\$735,000.00	3	2.25	1958	1832	9583	22	Evergreen	House
2	210 79th Place SW	\$690,000.00	\$725,000.00	4	2	1928	2448	7841	14	Evergreen	House
3	414 Morgan Rd	\$530,000.00	\$519,000.00	2	1	1946	1080	10454	4	Evergreen	House
4	615 75th St SE C43	\$295,000.00	\$300,000.00	2	1	1979	798	256865	1	Evergreen	Condo
5	7402 7th Dr W	\$610,000.00	\$560,000.00	4	2.75	1985	1953	6534	4	Evergreen	House
6	7803 Glen Dr	\$769,000.00	\$769,000.00	4	2.5	1963	2352	13068	6	Evergreen	House
7	820 Cady Rd F102	\$325,000.00	\$326,000.00	2	2	1979	958	404680	12	Evergreen	Condo
8	820 Cady Rd A205	\$295,000.00	\$295,000.00	2	2	1979	953	0	5	Evergreen	Condo
9	820 Cady Rd A305	\$342,500.00	\$345,000.00	2	2	1979	957	0	44	Evergreen	Condo
10	4909 Wilmington Ave	\$725,000.00	\$775,000.00	4	1.75	1957	2340	6970	35	Glacier View	House
11	4913 View Dr	\$535,000.00	\$549,900.00	2	1	1954	1064	14810	18	Glacier View	House
12	5204 Wetmore Ave	\$700,000.00	\$750,000.00	4	1.75	1947	2606	8712	56	Glacier View	House
13	5302 Rockefeller Ave	\$570,000.00	\$575,000.00	3	1	1907	1536	9148	5	Glacier View	House
14	1321 Kossuth Ave	\$700,000.00	\$699,880.00	3	1.75	1946	1462	11761	1	Pinehurst	House
15	1924 75th St SE 3A	\$355,500.00	\$350,000.00	3	1.5	1968	961	435	7	Pinehurst	Condo
16	6517 Elliott Wy	\$650,000.00	\$690,000.00	3	1.25	1945	1237	13068	43	Pinehurst	House
17	6929 Highland Dr	\$618,000.00	\$650,000.00	3	2	1997	1160	6098	70	Pinehurst	House
18	7009 Rainier Dr	\$505,000.00	\$520,000.00	3	1	1950	843	7841	15	Pinehurst	House
19	7822 Beverly Blvd B	\$660,000.00	\$699,950.00	3	1.75	1936	1633		59	Pinehurst	Condo
20	8010 Beverly Blvd A	\$540,000.00	\$525,000.00	3	1	1926	1368	6970	4	Pinehurst	House
21	8112 Florida Dr	\$575,000.00	\$575,000.00	4	1	1925	1368	13504	5	Pinehurst	House
22	4406 Grand Ave	\$599,950.00	\$599,950.00	3	1.75	1955	1317	13939	10	S Forest Park	House
23	4961 Vesper Dr	\$598,000.00	\$598,000.00	3	1	1953	1313	6970	4	S Forest Park	House
24	5405 College Ave	\$549,999.00	\$549,999.00	2	1.75	1942	1078	7405	20	S Forest Park	House
25	7315 Yew St	\$875,000.00	\$849,000.00	3	2.75	1968	2496	9148	2	Valley View	House
26	233 Highland Road	\$777,000.00	\$777,000.00	4	2.25	1956	1738	9790	24	View Ridge	House
27	411 Rose Wy	\$624,000.00	\$649,950.00	4	1.75	1947	1339	10890	41	View Ridge	House
28	5908 3rd Dr W	\$754,950.00	\$754,950.00	4	2.5	1993	1648	11761	3	View Ridge	House
29	5925 4th Dr W	\$643,750.00	\$734,900.00	3	2	1993	1161	6534	73	View Ridge	House
30	6307 1st Dr SE	\$700,000.00	\$789,900.00	4	2.5	1991	1950	5663	277	View Ridge	House

*DOM = Days on Market

Upcoming Home Shows

September

Washington Home Show
September 13 and 14, 2025

Saturday 10 am - 8 pm & Sunday 10 am - 5 pm

Exhibition Hall at Seattle Center
301 Mercer St., Seattle, WA 98109

FREE if you preregister on website,
otherwise charge at the door.
www.homeshowwashington.com

Tip#1

Quick Chats: Contractors, remodelers, and designers are approachable and ready to answer questions without the commitment of an appointment. You might ask, "How much would a project like this usually cost?" or "Would this work in a smaller space like mine?"

Bring photos of your landscape and home to show to vendors.

October

Evergreen Fall Home Show
October 17 - 19, 2025

Friday noon - 5pm, Saturday 10 am - 5 pm, Sunday 10am - 4pm

Evergreen State Fairgrounds Event Center
14405 179th Ave SE, Monroe, WA 98272

\$8.00 Adults
evergreenfallhomeshow.com

Tip#2

Seminars: Attend a short presentation on "Avoid Expensive mistakes when choosing Flooring: Quality versus budget Flooring" or "Everything Spring with Ciscoe." or "New DADU Law Generates Passive Income with \$0 Money Down"

Check out Evergreen Fall Home Show's seminar & demo schedule below.

February

Seattle Home & Garden Show
February 20-23, 2026

Thursday - Sunday: 10am - 6pm

Lumen Field Event Center
1000 Occidental Avenue S, Seattle, WA 98134

\$15.00 Adults
www.seattlehomeshow.com

Tip#3

Comparing Options: Because multiple vendors are in one place, you can easily compare styles, personalities, and approaches

Compare answers from multiple vendors showcasing their window products and installation services. Here's a short list of Window Vendors who will be at the Seattle Home Show:

EcoView Windows & Doors
Extol Windows
Lake Washington Windows & Doors
Pella Windows & Doors-Seattle
Signature Window & Door Replacement
Sound Window & Door
Window Coverings by Design

If you are looking for an agent to list your home or show you properties, interview me first 425-232-8522.

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