



November 2007 Your Downtown Renton newsletter



425 271 8800

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Last Six Months Sales of Downtown Renton Homes

<u>Price</u>	<u>Address</u>	<u>Sale Date</u>	
505	Burnett Ave S	Jun-07	\$478,000
507	Wells Ave N	Jun-07	\$465,000
530	Shattuck Ave S	Sep-07	\$430,000
501	Cedar Ave S	Jul-07	\$423,500
103	Logan Ave S	Aug-07	\$408,950
422	Pelly Ave N	Mar-07	\$380,500
520	Wells Ave S	May-07	\$376,000
320	Wells Ave N	Jul-07	\$374,900
531	Pelly Ave N	Jun-07	\$368,000
323	Williams Ave N	Mar-07	\$366,000
514	Williams Ave S	Apr-07	\$365,000
409	WhitworthAv S	Apr-07	\$355,000
1201	N 3rd St	Mar-07	\$340,000
414	Burnett Ave N	Jun-07	\$333,000
340	Smithers Ave S	Jul-07	\$315,000
204	Garden Ave N	Jul-07	\$307,500
501	Burnett Ave S	Mar-07	\$305,000
515	Burnett Ave S	Aug-07	\$300,000
245	Meadow Ave N	Jun-07	\$295,000
530	Smithers Ave S	Aug-07	\$295,000
535	WhitworthAv S	Mar-07	\$285,000
318	Wells Ave N	May-07	\$285,000
218	Meadow Ave N	Jul-07	\$281,000
202	Burnett Ave N	May-07	\$277,000
410	Burnett Ave N	May-07	\$273,028
335	Pelly Ave N	Apr-07	\$269,000
814	Cedar Ave S	Jun-07	\$266,000
520	Williams Ave S	Jun-07	\$260,000
509	Houser Way S	Apr-07	\$225,000
429	Morris Ave S	May-07	\$220,000
520	Burnett Ave N	Apr-07	<u>\$214,500</u>
31 Sales	Average		\$326,996

Pending Sales

<u>Status</u>	<u>Address</u>	<u>List Price</u>	<u>Age</u>
Pending	123 Main Ave S	339950	1924
Pending	421 Williams Ave N	259950	1914
Pending	309 Wells Ave N	255000	1950
Pending	326 Pelly Ave N	219950	1923

I would love to represent you in the sale of your Renton properties. Mary Ryan 425 271 8800. Please call me if you are thinking about selling or if there is anything else with which I may be able to help you.

Last Six Months Sales of Downtown Renton Multiple Family

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>	<u>Type</u>
638 Moses Ln S	Sep-07	\$955,000	10 Plex
614 Shattuck Ave S	Aug-07	\$525,000	4 Plex
602 Burnett Ave S	Jun-07	\$450,000	4 Plex
503 Houser Way S	Apr-07	\$438,000	4 Plex
313 Williams Ave N	Apr-07	\$294,000	2 Plex

Condominium Sales in Last Six Months

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>
119 Main Ave S	Jul-07	\$299,950
801 Rainier Av N	Aug-07	\$275,320
801 Rainier Av N	Jun-07	\$265,716
833 SW Sunset Blvd	Aug-07	\$235,000
801 Rainier Av N	Aug-07	\$219,950
801 Rainier Av N	Jun-07	\$210,000
801 Rainier Av N	Apr-07	\$204,000

Downtown Renton Homes For Sale

<u>Address</u>	<u>List Price</u>	<u>Age</u>
228 Pelly Ave N	\$420,000	1907
512 Williams Ave S	\$397,500	1920
248 Garden Ave N	\$379,950	1932
350 Wells Ave N	\$379,000	1938
541 Wells Ave N	\$374,950	1952
509 Smithers Ave S	\$339,950	2007
319 Factory Ave N	\$335,000	1995
310 Garden Ave N	\$334,107	1938
532 Smithers Ave S #101	\$299,500	2007
532 Smithers Ave S #102	\$299,500	2007
308 Burnett Ave N	\$282,500	1950
240 Pelly Ave N	\$229,950	1907

Downtown Renton Condos For Sale

532 Smithers Ave S #101	\$299,500	2007
532 Smithers Ave S #102	\$299,500	2007
505 Smithers Ave S	\$339,950	2007
511 Smithers Av S	\$349,900	2007
225 Logan Av S	\$266,150	2000
225 Logan Av S	\$238,150	2000

Some Phone Numbers:

Plumbing - George Taylor 425 277 0641
 Repairs - Richard Smith 425 271 6044
 Repairs - Fred Beutler 253 631 4688
 Painting - Steve Yunker 253 568 7948
 Gas Furnace Kevin Fawcett 206 246 9877
 Attorney Ray Walters 206 634 2660
 Flooring Al Sieg 253 941 2364
 Appliance Repair Ray Roberts 425 255 7116
 Roofs Bill Melech 206-431-5749
 Electrical Bob Magera 206-595-4258
 Carpet Cleaning Scott Morris 206-579-3808

Garbage:

Did you know Waste Management Rainier will pick up large items?

\$33.70 Stove, dishwasher, dryer, washer , hot water heater, furnace

\$53.70 Refrigerator, freezer, air conditioner

\$37.83 Sofa, table, desk, chair

\$35.77 Mattress, rug

Call WMR at 1-800 592-9995

Independent Metals Company 747 S Monroe St, Seattle 98108 will accept used appliances: Fees: Free drop off for washers, dryers, water heaters, and stoves.

Salvation Army, 800-718 7825 will pick up working refrigerators less than ten years old. No charge.

**Mary Ryan's
 Downtown
 Renton
 Newsletter**



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**What has sold in last 6 months.
 What is For Sale Today.**

Period	# of Sales	Average Price	Increase from Previous Six Months
Fall 2007	31	\$326,966	6.23%
Spring 2007	23	\$307,793	17.26%
Fall 2006	26	\$262,484	1.31%
Spring 2006	26	\$259,100	13.32%
Fall 2005	36	\$228,643	2.12%
Spring 2005	33	\$223,888	4.22%
Fall 2004	36	\$214,819	14.99%
Spring 2004	26	\$186,823	6.65%
Fall 2003	25	\$175,174	6.17%
Spring 2003	22	\$164,995	
Overall Annual Average In Sale Price			7.61%

You deduct expenses which increase value, not those than maintain value. For example a new 40 year roof replacing a 20 year roof: about half the cost should be deductible. Talk to your tax man. Long term capital gain tax rate is currently 15%.

Recap of fed tax due upon sale of your home

A <u>married couple</u> sells home	\$500,000
9% selling costs	\$45,000
Profit	\$455,000
Two \$250,000 exemptions	\$500,000
Tax due	Zero
A <u>single person</u> sells home	\$500,000
9% selling costs	\$45,000
Profit	\$455,000
One \$250,000 exemption	\$250,000
Taxable Profit	\$205,000
You paid for the home	\$100,000
Connected to Sewers	\$5,000
Remodeled kitchen	\$15,000
Built a fence	\$2,000
Bought trees & shubbery	\$1,500
Total	\$123,500
Taxable profit	\$81,500