



Renton Multiple Family properties sold in last six months

Address	Sale Price	Sale Date	# of Units	Price /Unit
13960 SE 173rd Pl	\$525,000	4/30/2008	4	\$131,250
13956 SE 173rd Pl	\$525,000	6/6/2008	4	\$131,250
13238 Renton Av S	\$495,000	5/6/2008	2	\$247,500
4502 NE 12th St	\$485,000	6/25/2008	4	\$121,250
2826 NE 7th St	\$447,569	6/23/2008	2	\$223,785
3708 Meadow Av N	\$438,000	8/8/2008	3	\$146,000
3102 NE 15th Pl	\$385,000	3/20/2008	3	\$128,333
1156 Glennwood Av NE	\$358,560	7/31/2008	2	\$179,280
611 Cedar Av S	\$277,000	7/18/2008	2	\$138,500
111 Victoria Av SW	\$247,000	7/17/2008	2	<u>\$123,500</u>
Average Sale Price Per Unit				\$157,065

On Market Today

Address	List Price	# of Units	Price /Unit
908 Glenwood Av NE	\$1,350,000	12	\$112,500
516 Mill Av S	\$899,000	4	\$224,750
748 Vashon Pl NE	\$723,818	1 +	
112 Wells Av S	\$549,500	3	\$183,167
220 Park Av N	\$519,000	3	\$173,000
100 NE 3rd Pl	\$514,999	3	\$171,666
373 Earlington Av NW	\$450,000	4	\$125,000
1144 Harrington Av NE	\$400,000	2	\$200,000
401 Williams Av N	\$360,000	2	\$180,000
380 Stevens Av SW	\$354,900	2	\$177,450
623 Smithers Av S	\$335,000	3	\$111,667
1708 Kirkland Av NE	\$335,000	2	\$167,500
1915 Harrington Av NE	\$334,500	3	\$111,500
2812 NE 6th Pl	\$329,900	2	\$164,950
1520 Harrington Av NE	\$309,000	2	\$154,500
1212 N 3rd St	\$269,950	2	<u>\$134,975</u>
Average List Price per unit			\$160,865

About 30 years ago I bought a house with a loan that had a 5 year cash out. Like the song "Turn Around", I turned around and it was five year later and 1981 with 15+ percent interest rates. There is no reason good enough to buy an adjustable rate loans for myself. I try not to pass on to my buyers my conservative thoughts about loans with due dates, but I can't help it. I have a client, a Highlands duplex owner, who asked me several times over the past couple years, what I thought of the closing of the subprime mortgage market. My answer to him was, "It is about time!"

I did not foresee this nationwide recession. I wonder if my client did. Is this the 3rd or 4th problem caused by the deregulation of the banking industry?

The sale price **per unit** of the three and four plexes is between \$128,000 and \$146,000, an average of \$131,000. Use this figure to get an idea of the value of a triplex or 4 plex, not the \$157,000 average.

The average days on market of all listings sold and active is 105.

I have been writing this newsletter for over ten years and have been working with Renton multiple family properties for more than 25 years and have a seasoned perspective to the changes in the market place.

1st, time cures all real estate pricing problems. King County multiple family usually carries a negative in the best of times. So you have to hold your real estate more years than you planned...the sale of this multiplex will still probably be the easiest money you have ever earned.

This is Renton's city wide multiple family activity in the last six months. If you might be a buyer any of the On Market Today properties appeal to you, please call me. I would like to represent you in the purchase of a new property for your real estate portfolio.

Phone Numbers:

Drain Cleaning and large plumbing jobs
 Acclaim Plumbing 253-852-8626

Small plumbing jobs

	George Taylor	425 277 0641
Repairs -	Richard Smith	425 271 6044
Painting -	Steve Yunker	253 568 7948
Gas Furnace	Jeff Schultek	425 226-6217
Attorney	Ray Walters	206 634 2660
Flooring	Al Sieg	253 941 2364
Appliance Repair	Ray	425 255 7116

New Hours For Renton Transfer Station
 3021 NE 4th St, Phone 206 296 4466
 Monday thru Friday 6:30 AM to 4PM
 Sat-Sun 8:30 AM to 5:30 PM
 Closed Thanksgiving, Christmas
 Minimum Dump Fee is now \$17.25

Do you need lot clearing? I found this fellow in the Little Nickle. He is great. Dan Hecker 253-631-9920



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 123 Main Av S, Downtown Renton
 425 271 8800
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Mary Ryan's Multiple Family Newsletter

What has sold in the last six months?

What is For Sale Today.

Thinking of Selling? Please call me for a market analysis, Mary 425 271 8800

Too dark of a paint color can result in an awful paint job. While too light of a paint color is not awful, it isn't right either. The paint color I selected for my new home/office a 123 Main Av S, Downtown Renton, is so light green it looks yellow. My plan was light green, not light yellow. Rule of thumb is the color of the body of the property should be close to the color of the trim. I got that part right anyway.

I rent the upstairs bedrooms, like a boarding house (no meals). Ask me in a few years how this is working out. Too new to write about. I can tell you I sure like my new neighborhood.



If your property is listed I am not trying to solicit your listing. I specialize in Renton multiple family properties and I want all the buyers and sellers of Renton multiple family properties to know my name. I don't want to be your new best friend, but I want you to know that I know what I am doing in this arena.