



Brook Trails Estates Neighborhood Update

January 2009





Your home is an investment and just like any other investment, you should get periodic reports on the market and the value of your home. If you would like a complimentary annual report specific to your home let me know and I would be happy to provide you one. Please let me know if you have any questions about this information.

Michelle Blue, Real Estate Consultant
www.WoodinvilleGuide.com

Homes Currently on the Market

	Current List Price	Original List Price	Location	Bed-rooms	Baths	Sq. Ft. (price per sq ft)	Lot Size Acres	Age	Market Days
	\$549,000	\$699,950	18653 NE 146th Way	2	2	2,460 (\$223/sqft)	1.0	1984	300
	\$575,000	\$674,950	18005 NE 146th Way	3	2.5	2,690 (\$214/sqft)	1.05	1983	177

Homes On The Market and Sold or Cancelled in the Last 12 Months

	Sales Price (Date)	Original List Price	Location	Bed-rooms	Baths	Sq. Ft. price per sq ft)	Lot Size Sq. Ft.	Age	Market Days
	\$500,000 (12/3/08)	\$639,950	18131 NE 154th St.	4	2.5	2,730 (\$183/sqft)	.831	1980	95
	Listing Cancelled (8/30/08)	\$709,000 (Price @ cancellation \$673,500)	14547 183rd Ave. NE	4	2.5	2,790 (\$241/sqft)	.80	1985	191
	\$640,000 (10/9/08)	\$684,900	14551 186th PI NE	3	2.5	2,560 (\$250/sqft)	.93	1984	37
	\$635,000 (1/24/08)	\$649,950	14515 186th PI NE	3	2.5	2,350 (\$270/sqft)	.911	1985	77


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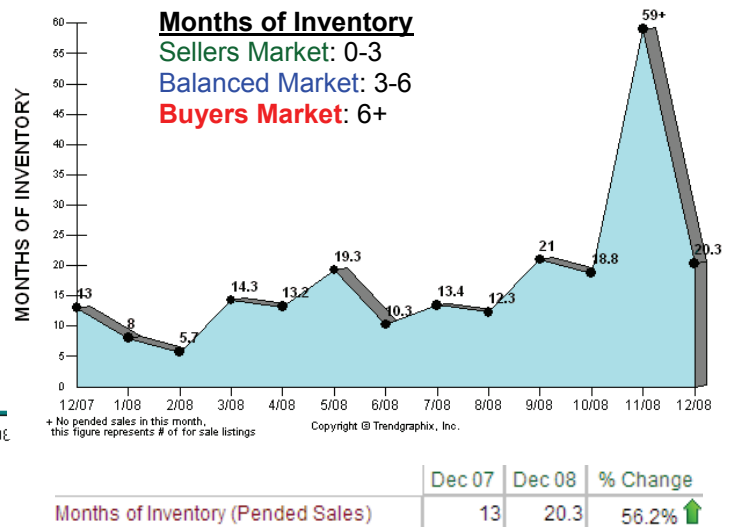
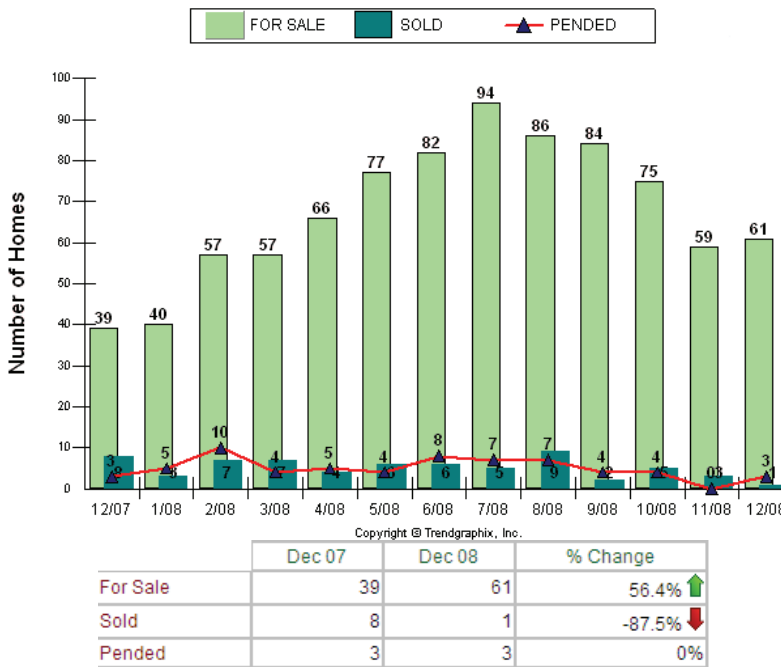
*This information has been secured from sources I believe to be reliable, but I make no representations or warranties, expressed or implied as to the accuracy of this information.
If you are already working with an agent, this is not meant as a solicitation for that business.*

Brook Trails Estates Neighborhood Historical Summary Data ~ Sold Homes

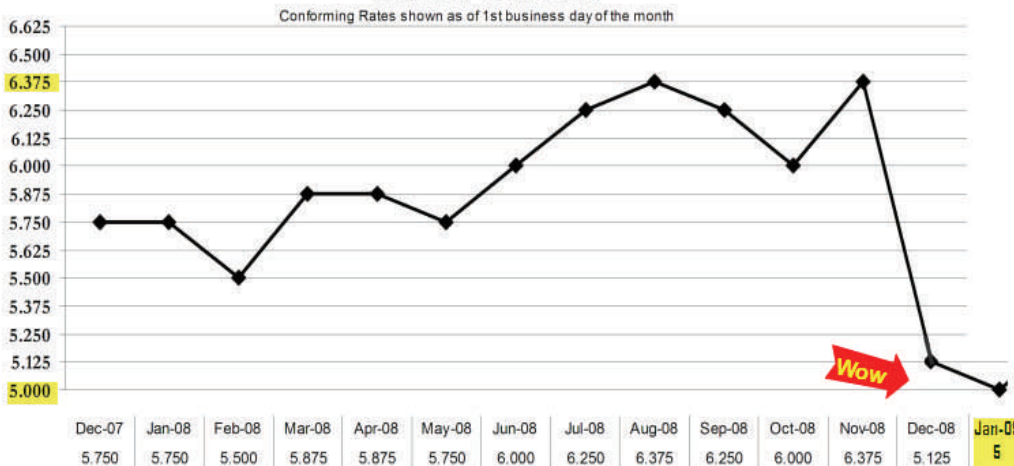
Year	# Sold	Avg. Sales Price	Avg. Price/Sq Ft	Avg. Days on Market
2007	10	\$660,190	\$243	45
2008	3	\$591,667	\$234	111
2009*	0	\$562,000	\$218	176

* No homes have sold in 2009—data is based upon 2 active listings. In addition to the two that are currently on the market, I know of a couple homeowners that are thinking about selling in the six months — let me know if you have friends or family that would like to move into this wonderful neighborhood.

Woodinville Information (Price Range: \$600,000-\$799,999 Type: Single Family, Resale, Non-Waterfront)



The Last 13 Months



Is it time to refinance?

Rates have been hovering at 30 year lows. The general rule of thumb is that if you can drop your interest rate about 1% and you plan on staying in your home for at least 3-5 years, it makes sense to consider refinancing your home. Let me know if you need a referral for a lender!

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Your Guide to Woodinville Community, Neighborhoods & Real Estate.

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