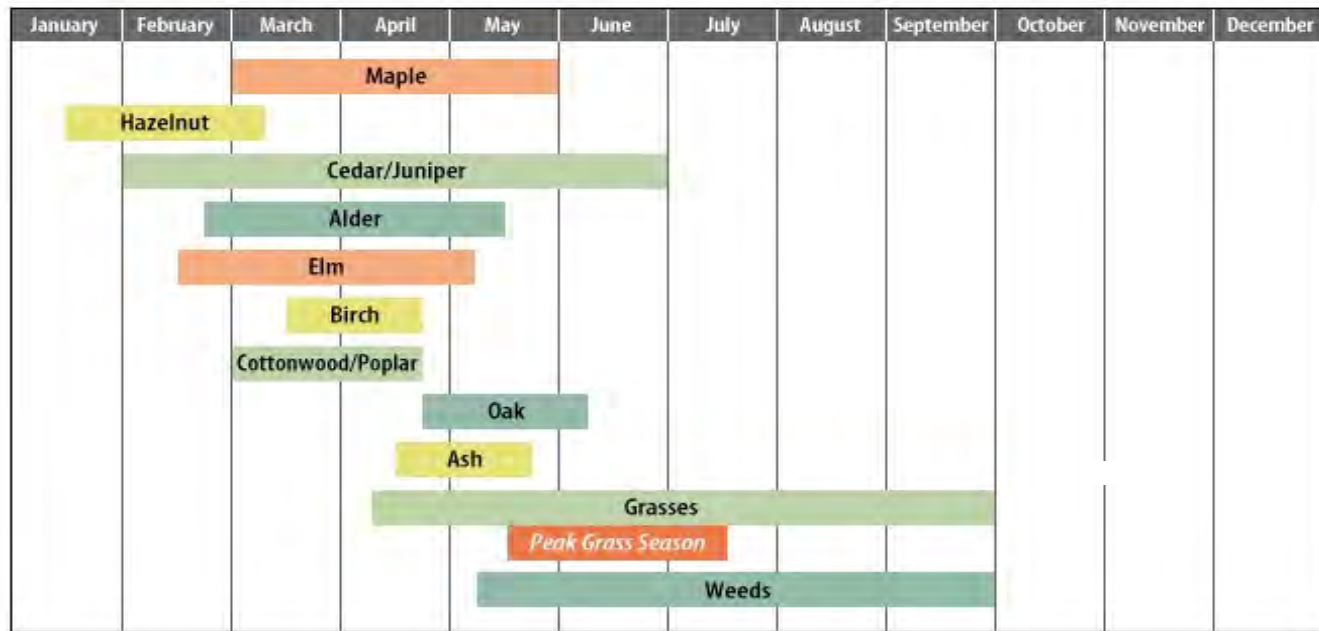


Seattle Area Pollen Seasons



If you are thinking of buying or selling a home in the near future, please contact us for a personal consultation and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent. This newsletter is intended for entertainment purposes only. Contains information obtained from 3rd parties. Vijya & Associates does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

Your Real Estate Consultant For Life

Spring 2014



Vijya's Home News

Vijya & Associates

206.418.6260

www.vijya.com

Vijya's Corner

This morning I heard on KUOW that we may be in for a warmer than usual summer. The National Weather



Service Climate Prediction Center's supercomputers have predicted a strong probability of above – normal temperatures all along the West Coast. So break out the shorts and BBQs and as your mom would tell you,

remember to drink lots of water and use plenty of sun screen. Have a safe summer!

At a Glance...

My year as president of Seattle International Rotary is winding down and will be ending in June. It has been an exciting and busy year and it seems while my presidency is winding down, real estate is winding up. Those of you who have been following me for a while will recall that I have been saying for some time that the real estate market has been heating up. This continues to be true (see page 3 graphs); prices are up and inventory is down and now we are the fastest growing big city in the nation! (see pg 2) Anybody want to sell a house?

This summer promises to be very busy with work and play; birthdays, a wedding in Sun Valley, a growing and expanding business! And of course our Annual Picnic on July 19th! See you all there!

Using an Online Home Value Estimator—Is it worth it?

When you search the internet, there are several online tools that try to determine your home's value, many of which are FREE. Here at Vijya & Associates we would like to caution you in taking the values of an online home value estimator as your homes actual market value. Before you use these tools, realize they are not a replacement for the research we perform for a true Comparative Market Analysis or a professional appraisal. Some of the better sites may give you a better ballpark figure which will take away some of the guesswork, if you are just curious and surfing around the web, but we discourage it if you are watching the value of your home.

Popular websites such as Zillow.com, Realtor.com, and Trulia.com, or Redfin.com provide home estimates based on a combination of factors. Square footage, year built, and number of bedrooms and bathrooms are factored into the estimate. While these sites have revolutionized the real estate market, they often times provide somewhat inaccurate data. Constantly adjusting algorithms to better track all of a home's attributes, these sites are improving but they do not compare to a professional Comparative Market Analysis performed by Vijya & Associates.

Pssst pass the word on! If you are looking for the Market Value of your home, take out the guess work and give Vijya & Associates a call! 206-418-6260 or Vijya@vijya.com

Visit Vijya & Associates on Facebook, comment on what is most important to you in a new home and be entered into a free drawing to win a gift card!



Sales by price range: Mar 2013 to Feb 2014 – King County – Residential – 24,597 listings sold – Northwest Multiple Listing Service.

«First» «Last»
«Street»
«City», «State», «Zip»

Look for our next print newsletter Winter 2014!
If you would like to receive quarterly eNewsletter, please send your name and email address to vijya@vijya.com.



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Vijya's Home News

PRSR-T STD
PAID
SEATTLE WA
PERMIT NO. 1780

SUMMER EVENTS

Seattle International Film Festival
Various Locations in Seattle
May 15-June 8th

Seafair 2014
June 1st – August 3rd
Throughout Seattle

Seattle Rock 'n' Roll Marathon & Half Marathon
Seattle Center
June 21st

Seattle Pride Festival
Seattle Center
June 29th

4th of July
Everywhere

Chinatown-International District Dragon Fest
Chinatown—downtown Seattle
July 13th -14th

Bite of Seattle
Seattle Center
July 18th -20th

Vijya & Associates Picnic
Woodland Park Shelter #1
July 19th

Capitol Hill Block Party
Capitol Hill
July 25—27th

Torchlight Parade at Seafair
Seattle Center/ Downtown
July 26

2014 Seattle International BeerFest
Seattle Center
August 22-24th

Relay for Life Of Capitol Hill
Cal Anderson Park
August 23rd

Tibet Fest
Seattle Center
August 23rd—24th

PAX Prime 2014
Wash Convention Center
August 29th—Sept 1st

Labor Day
Everywhere
August 30th—Sept 1st

Bumbershoot Festival
Seattle Center
August 30th—Sept 1st

Issaquah Salmon Days
Issaquah
October 4th—5th

Real Estate Corner - Currently Listed

WALLINGFORD OPURTUNITY

Listed for: \$550,000

This 1906 2 story home is located in a prime Wallingford location just off Stone Way and walking distance to Lake Union, Gasworks Park, Google, Adobe, Bastyr, Wallingford playfield, The Whale Wins and Joule restaurants. The home has been used as a non-conforming duplex but can easily be converted back into an elegant, light filled single family home. Move in now and convert while occupying or keep it the way it is and get roommates. Upstairs find two bedrooms, living room, full bath, laundry hookup. Downstairs unit has living room, dining area, kitchen, bedroom w/walk-in closet and bath. Easy to maintain yard. Walk score 89, Transit score 56, Bike score 86. *More info at Vijya.com*



- ◆ 3 bedroom
- ◆ 2 bath
- ◆ Year built:
- ◆ 2370 sf
- ◆ MLS # 613065
- ◆ 2013 taxes

Seattle—U.S. #1 Fastest Growing Big City!

From July 1, 2012 to July 1, 2013, Seattle grew by 2.8% - the highest rate among the 50 most –populated U.S. cities. Seattle added 18,000 residents in that 1-year period bringing the population to 652,000. The reason for the upswing? Possibly the addition of 15,000 new jobs during the same period. Seattle grew at double the rate of King County. *More information can be found at The Seattle Times*

Washington School District Rankings 1-10

Rank (of 219)	District	# Students	# Ranked Elementary Schools	# Ranked Middle Schools	# Ranked High Schools	Rank score*
1	Mercer Island School District	4305	3	1	1	0.948
2	Tahoma School District	7516	4	0	1	0.912
3	Colfax School District	652	1	0	1	0.886
4	Lake Washington School District	24924	29	11	6	0.879
5	Issaquah School District	17825	15	5	4	0.879
6	Ridgefield School District	2223	2	1	1	0.845
7	Snoqualmie Valley School District	6239	5	3	2	0.842
8	Palouse School District	186	1	0	1	0.837
9	St. John School District	162	0	0	1	0.831
10	Northshore School District	19811	20	6	4	0.822

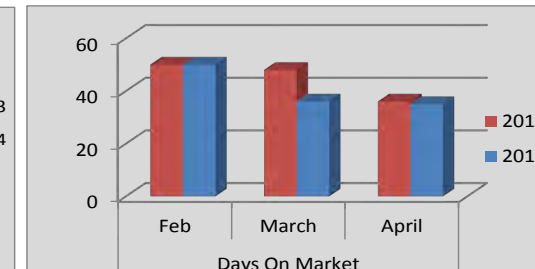
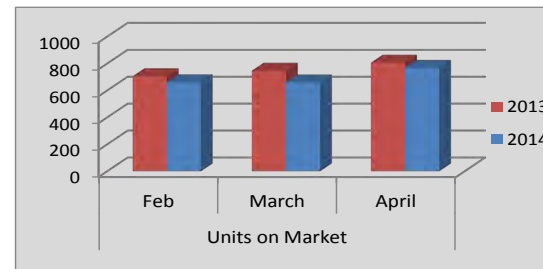
More information can be found at www.schooldigger.com/go/WA/schoolrank.asp

Shortage of Inventory for Feb, March, April

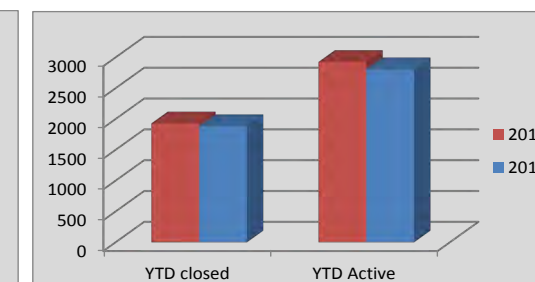
The number of new listings in Seattle is slightly down as compared to this same time last year. The number of closed sales fell just a bit in April.



We continued to see a shortage of inventory over last year. The number of days on market is shorter and buyers are quick to snatch up the available listings.



Prices have improved over last year at this time. The number of combined sold and active properties is up over the same period last year. The number of closed sales year-to-date is about equal with 2013 and the number of active listings year-to-date has declined a bit.



Notable Upcoming Commemorative Months

- June...**
- Caribbean American Heritage
 - LGBT Pride Month
 - AIDS Awareness Month
- July...**
- National Ice Cream Month
 - Purposeful Parenting Month
- August...**
- Art Appreciation Month
 - Family Heritage Month
 - Child Support Awareness

Volunteer at Operation Nightwatch

Please join us in feeding the city's homeless with Operation Nightwatch. The 4th Tuesday of every other month, we feed nearly 200 people at the dispatch center in the central district of Seattle. Thank you to all those who have helped out in the past.

Please let us know if you would like to receive an email reminder prior to our next volunteer date.

- **When:** Tuesday, July 22 from 8:00 to 9:30pm
- **Where:** 300 14th Avenue S, Seattle



Check out Vijya at SeaTac Airport for **Faces of Rotary** campaign! For more info: alifebuildinghope.org

SAVE THE DATE!

18th Annual Client Appreciation Picnic!
July 19th — Woodland Park Picnic Area - Shelter #1, from 11am to 4pm

Vijya & Associates invites you to our 18th Annual Client Appreciation Picnic. Please join us for an afternoon full of festivities, fun, and lunch catered by Pabla Indian Cuisine. Bring your family, friends and puppy dogs too!

- Henna
- Face Painting
- Tarot Reading
- Chair Massage
- Bounce House
- Piñata
- Volleyball
- Games
- Food & Beverages
- Raffle Prizes
- Dog friendly

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