

Chuckanut Drive

Chuckanut Drive. This unforgettable name marks an even more unforgettable 21 miles of winding seaside road presenting spectacular views, state parks and great hiking trails. Bay, island, mountain and coastal scenes appear along the way. Plus, you can get out of your car to eat fresh oysters, peer into the tide pools on a secluded beach, or hike to a mountain summit, all right off the twisting tree-lined road.

Route: SR 11 Length: 21 miles Drive Time: 35 min
 Many sharp curves and please watch for pedestrians.
 Visit <http://chuckanutdrive.com/> for more details.

Edison and Bow

An orchard abloom on Bow Hill Road offered a surreal view of Samish Bay and the Mud Flats in one direction and a gleaming Mount Baker in the other. Very few places on Earth could offer such a wedding of ocean and alpine extremes, with a lush agricultural valley in between.

Blanchard Mountain

The Oyster Dome trail is a no-nonsense ascent straight up from the road, switching back through the forest. The trees stand out, silhouetted against the undiluted blues of sea and sky.

Larrabee State Park-Clayton Beach Park

Clayton Beach, on the northern end of the cove is a remote, wonderful spot to contemplate the spectacular beauty of Samish Bay and the San Juan Islands basking in the spring sunshine.

Larrabee State Park-Interurban Trail

This is a runner's paradise. If you like to discover great places to go for a jog or walk, this trail through the trees, just off the road, will make you think about moving to Bellingham. The spring sun slips between the baby-green leaves of towering maple trees. The area is also known for its intriguing Chuckanut sandstone formations. Larrabee Park has an assortment of landscapes to explore from the enticing tidepools of Chuckanut and Samish Bays to freshwater lakes in the forested mountain terrain.

Teddy Bear Cove Beach and Trailhead

An easy, flat mile-long hike with an incredible payoff, Teddy Bear Cove's bright white beach offers splendid sands and fascinating sandstone formations. Distorted Madrona trees, splendid shoreline vistas, crystal tide pools and remnants of an old brick factory all add intrigue to this stupendous setting.

Single Family Homes/Townhomes:

- In July in King County, new listings were down -2% to last year, -22% fewer homes went under contract and inventory levels increased by 1%.
- In Seattle, new listings decreased by -5%, -27% fewer homes went under contract, and inventory levels were up 12% to last year.
- On the Eastside, new listings decreased -2% to last year, -13% fewer homes went under contract and inventory levels decreased -8% to last year.
- In July, King County posted a 5% increase in the average price to last year; year to date King County has a 1.5% increase in the average price. In Seattle 6 of 7 areas posted an increase, on the Eastside 4 of 8 areas posted an increase in the average price.
- In July, King County had a 27 weeks of supply compared to 20 last year, and 23 in June. Seattle had a 24 weeks of supply compared to 16 last year and 20 in June and the Eastside had a 27 weeks of supply compared to 25 last year and 28 in June.

Area	Average Price	% Change To Last Yr	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Change
SFR	Year-to-Date	Last Yr	Invtry	Last Yr	Mkt	% Change
Mt Baker/Seward Pk/Rainier	\$402,276	0%	289	7%	105	59%
Capitol Hill/Madison Park/Central	\$701,008	8%	425	8%	109	73%
Queen Anne/Magnolia	\$677,690	4%	299	-5%	117	63%
Ballard/Phinney Rdg/Green Lake	\$446,902	4%	528	5%	88	69%
Ravenna/View Rdg/						
Laurelhurst/Wedgewood	\$531,253	8%	361	20%	82	67%
West Bellevue/Medina	\$1,266,401	-1%	241	-24%	138	53%
Redmond	\$556,020	5%	393	1%	118	26%
Kirkland	\$706,717	-1%	375	-16%	124	27%
King County	\$464,687	1%	10470	6%	118	44%

Please call me if you have any questions about your particular neighborhood or if I can be of any help!

Condominiums:

- In King County, new listings were down -6% to last year, 25% fewer homes went under contract and inventory levels increased by 7%.
- In Seattle, new listings decreased by -3%, -20% fewer condominiums went under contract, and inventory levels increased by 10%.
- On the Eastside, new listings increased 1% to last year, -25% fewer homes went under contract and inventory levels increased by 7%.
- In July, the average price in King County increased 12% to last year. In Seattle 4 of 5 areas showed an increase in the average price. On the Eastside 5 of 7 areas showed an increase.
- In July, King County had a 43 weeks of supply compared to 29 last year, and 40 in June. Seattle had a 40 weeks of supply compared to 30 last year and 43 in June and the Eastside had a 43 weeks of supply compared to 30 last year and 37 in June.

Area	Average Price	% Change To Last Year	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Change
CONDO	Year-to-Date	Last Year	Invtry	Last Yr	Mkt	% Change
Capitol Hill/Madison Park/First Hill	\$343,510	0%	382	15%	116	68%
Belltown/Downtown	\$492,999	-42%	359	4%	111	44%
Queen Anne	\$378,799	16%	226	1%	124	35%
Kirkland	\$361,769	-12%	275	1%	122	53%
Juanita	\$202,576	-13%	237	18%	122	53%
Sammamish	\$271,064	2%	247	-3%	134	19%
King County	\$299,534	-8%	4020	-89%	127	51%

In July we saw a dramatic decrease in pending sale for condominiums and single family/townhomes. This increased the weeks of supply to one of the highest levels in 2010. The average price for year to date 2010 is remaining steady at a 1% increase for single family/townhomes and 7% decrease for condominiums.