

## Fourth Quarter 2008 Statistics for Waterfront and View Properties in Your Area

This past quarter the North Kitsap market has remained sluggish with continued modest declines in average prices and a high inventory.

I specialize in waterfront and water view properties and maintain a blog on my website where I discuss real estate issues west of Puget Sound, especially those related to waterfront.

Recent postings include:

*Targeted Reductions in the Primary  
Residence Capital Gains Exclusion*

*December 08 West Sound Market Graphs*

*Home Search for Boat Owners*

You can read my blog at:

[www.BigWaterProperties.com](http://www.BigWaterProperties.com)

Click on **BigWaterProperties Blog** at the bottom of the left column.

  
**Windermere**

Windermere Real Estate/West Sound, Inc.

| Typ | Address | Year | Bed | Bath | Listed | Sqft | *DOM |
|-----|---------|------|-----|------|--------|------|------|
|-----|---------|------|-----|------|--------|------|------|

### Q4 Properties Currently Available

|    |                  |      |   |      |            |      |     |
|----|------------------|------|---|------|------------|------|-----|
| Vw | NW Loma St       | 1985 | 3 | 2    | \$ 324,900 | 2007 | 482 |
| Vw | Mt Wash Vw Ln NW | 1990 | 3 | 2.75 | 384,900    | 3100 | 290 |
| Vw | Lofall Rd        | 1985 | 3 | 3.50 | 415,000    | 2196 | 508 |
| Vw | Anchor Pt NW     | 1977 | 3 | 1.75 | 439,000    | 2284 | 70  |
| Wf | Edgewater Blvd   | 1981 | 2 | 3    | 579,000    | 1650 | 244 |
| Vw | NE Stenman Ln    | 1964 | 3 | 1.75 | 725,000    | 1968 | 347 |
| Wf | Scenic Dr NE     | 1973 | 3 | 2.50 | 849,500    | 1864 | 197 |
| Wf | Baltic Ln NE     | 1979 | 5 | 3.75 | 999,500    | 5419 | 505 |
| Vw | Finn Hill Rd     | 1970 | 3 | 2.50 | 449,900    | 2479 | 127 |
| Vw | NW Vinland View  | 1990 | 3 | 2.50 | 485,000    | 2170 | 139 |
| Vw | Aldo Rd NW       | 1953 | 3 | 2.50 | 489,000    | 2352 | 65  |
| Wf | NW Comyn Dr      | 1966 | 3 | 3    | 1,195,000  | 3122 | 183 |

Aver \$ 611,308 2551 263

### Q4 Properties Currently Under Contract (NONE)

| Typ | Address | Year | Bed | Bath | Listed | Sold | Sqft | %List/Sell | *DOM |
|-----|---------|------|-----|------|--------|------|------|------------|------|
|-----|---------|------|-----|------|--------|------|------|------------|------|

### Q4 Sold Properties

|    |                |      |   |      |            |            |      |       |     |
|----|----------------|------|---|------|------------|------------|------|-------|-----|
| Vw | NW Loma St     | 1979 | 4 | 2    | \$ 299,000 | \$ 285,000 | 1979 | 95.32 | 132 |
| Wf | NW Lakeness Rd | 1952 | 1 | 1    | 395,000    | 368,000    | 1952 | 93.16 | 641 |
| Wf | Aldo Rd NW     | 1989 | 3 | 2.75 | 599,000    | 570,000    | 1989 | 95.16 | 99  |

Aver \$ 431,000 \$ 407,667 1513 94.59 291

\*DOM = Days on Market

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