

WINNING START FOR HUSKIES

35-29 over San Jose St.

SPORTS > C1



Bumbershoot: Plenty of fun, sun still on the way

Today's highlights

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Cougars lose 40-14 to Auburn

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FORECAST
Sunny and warm.
High 85, low 54.
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The Seattle Times Sunday

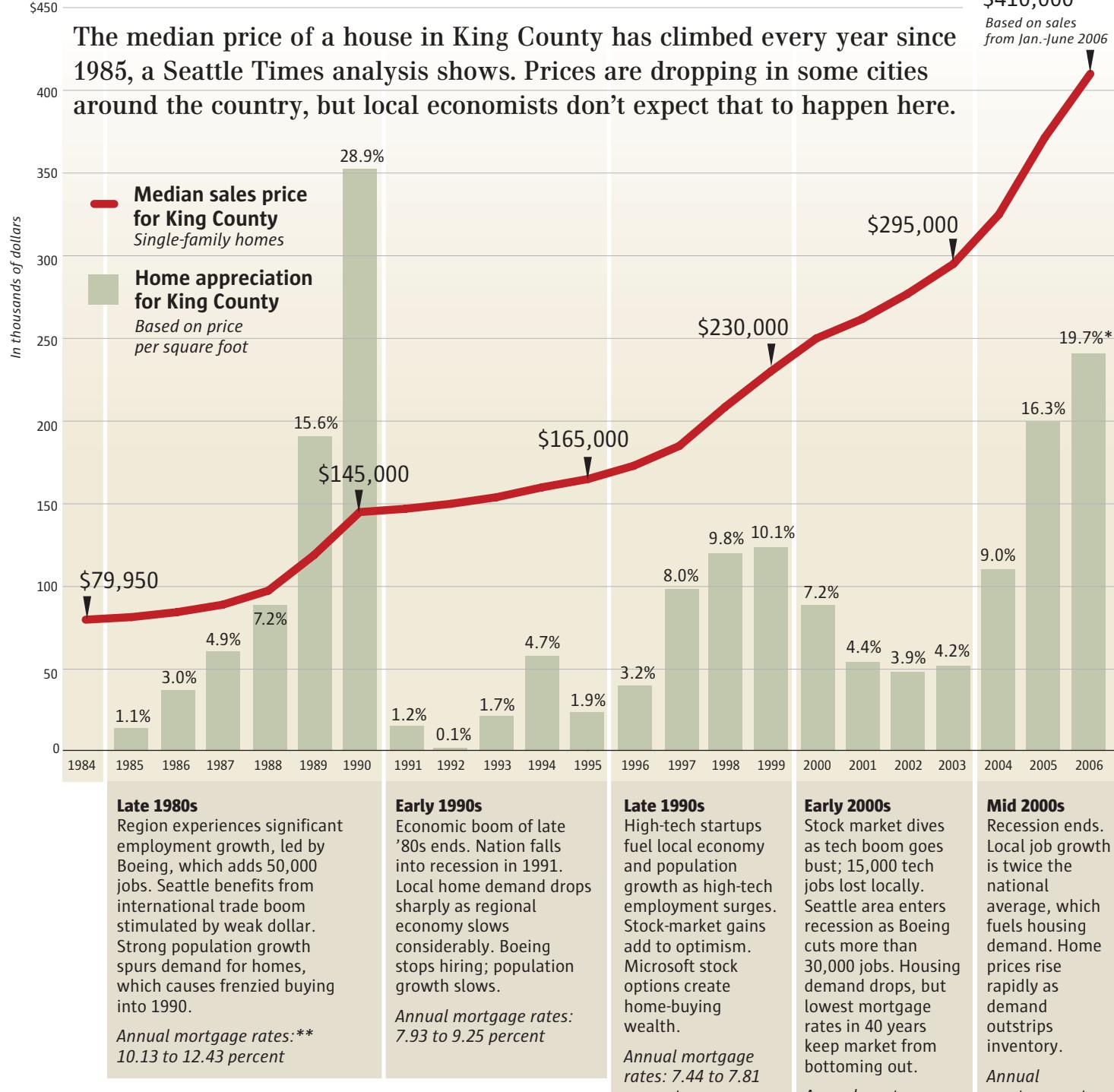
Seattle Post-Intelligencer

SEPTEMBER 3, 2006

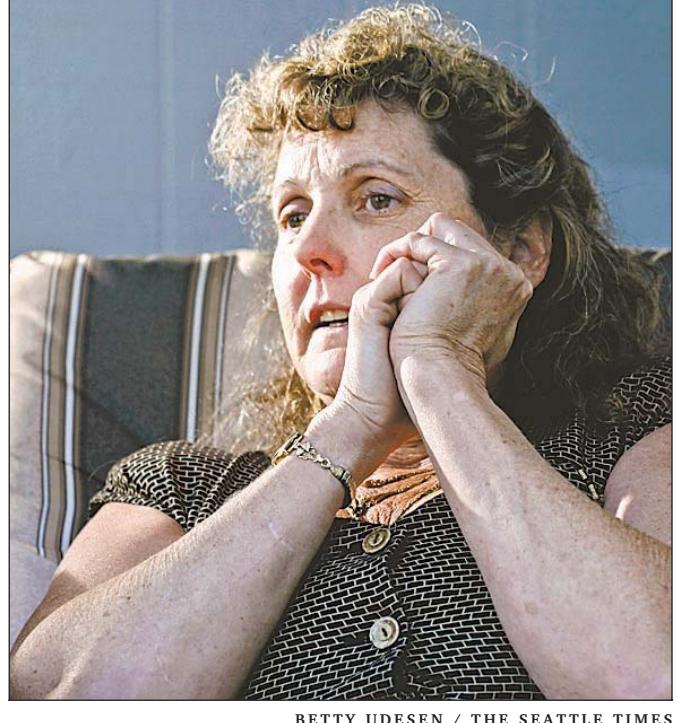
\$1.50

seattletimes.com

Home prices' long rise: Is the end near?



Rape victim tells her story: "He's always right there"



BETTY UDESEN / THE SEATTLE TIMES
Julie Harmia describes being raped by Kevin Coe nearly 26 years ago: "I had to put a little wall around it," she says.

THE KEVIN COE CASE | Julie Harmia will probably need to testify for a third time against the man who is suspected of raping dozens of women in Spokane more than 25 years ago.

BY JONATHAN MARTIN / Seattle Times staff reporter

YAKIMA — Last month, Julie Harmia pulled the battered, dog-eared book off her shelf and handed it to her adult son.

It was a true-crime account of the infamous South Hill rapist of Spokane. It was autographed by the author, Jack Olsen: "for Julie, a lovely lady, with many thanks."

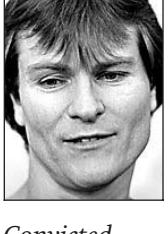
Harmia's rape was on Page 200. Her 19-year-old son was dumbstruck. "Mom, you never told us ..." he said.

For most of her adult life, Harmia kept a wall around the evening of Oct. 23, 1980. She did not tell her son, daughter or even a therapist until recently. She has no photos from that time of her life.

But she still hears the precise diction in rapist Kevin Coe's voice. She feels the dry grass and thorns of the vacant lot where she was thrown down. She sees the stitching on the tan leather glove Coe shoved deep into her mouth to silence her.

Coe was to get out of prison next Friday after 25 years. Instead, the state attorney general filed a petition to commit him to McNeil Island as a sexually violent predator. Coe's commitment trial, which has not been scheduled, will be the

Please see > COE, A16



Convicted rapist Kevin Coe, in a 1994 photo.

The Housing Squeeze

How the high cost of homes is reshaping the way we live

BY ELIZABETH RHODES / Seattle Times business reporter

Princeton economist Paul Krugman, writing in The New York Times, said: "The long-feared housing bust has arrived."

Nationally speaking, anyway. If history is any indication, King County may escape it, according to a Seattle Times analysis of single-family-home prices. It shows that appreciation rates have risen and fallen, sometimes precipitously.

But not once since 1985 — through recession years, interest-rate spikes, wars and employment downturns — has the countywide median price of a single-family home fallen, although it's come close.

A federal study, which goes back further, reveals nine months of Seattle-area price declines in the early 1980s that were followed by quick recoveries.

"Seattle has never been a market that's prone to price drops," said economist Matthew Gardner of Gardner Johnson, a Seattle-based land-use-economics firm. "The way it works is, prices climb, plateau, stay there and then climb again. You might see an area where there was a short-term

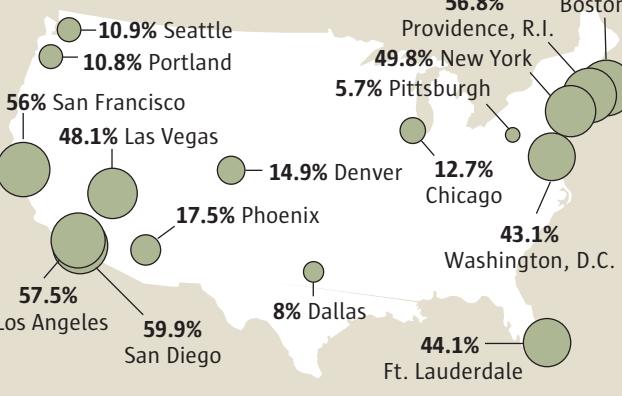
Please see > HOUSING, A17

> See home-value statistics by neighborhood at seattletimes.com/homes

The likelihood that prices will fall

Home prices in the Seattle-Bellevue-Everett area have a 10.9 chance of falling in the next two years, according to the U.S. Market Risk Index compiled by PMI Group. Here's how other areas compare:

28.8% average risk



*January-June 2006 numbers compared with January-June 2005.

**Annual mortgage rates are national averages for 30-year fixed-rate loans.

Sources: Freddie Mac's Primary Mortgage Market Survey of conventional 30-year fixed-rate loans; PMI Mortgage Insurance Co.; Seattle Times analysis of King County Assessor's Office data by Justin Mayo

THE SEATTLE TIMES

Congress readies for "Security September"

TIGHT DEADLINE BEFORE RECESS

BY JONATHAN WEISMAN
The Washington Post

WASHINGTON — Congress returns to Washington this week with the Republican majorities in both chambers at risk and GOP leaders planning to turn the House and Senate into

battlegrounds over which political party can best protect the country from terrorists and other security threats.

But in devoting the few remaining legislative days almost exclusively to security issues, Republicans will leave major

domestic tasks undone, including President Bush's prized immigration overhaul and long-promised legislation to toughen the restrictions on lobbying after a wide-ranging corruption scandal.

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SEAHAWKS PREVIEW

YOUR GUIDE TO THE SEASON

Everything you need to know about Seattle's chances for another Super Bowl

> Thursday in The Times



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