

Kenmore Real Estate Update

January/February 2012

Happy New Year indeed! The first two months of 2012 have started out with a bang. Sales are most active in the lower to median price ranges, under \$400,000. But, activity is starting to pick up in the \$400,000+ price range as well.

The bigger story is that inventory is so low right now that many buyers literally can't find good homes to buy! Low prices and extremely low interest rates are definitely pulling buyers off the fence. More homes will come on the market as we get into spring but that should be met with more buyers as well. So, I expect activity to continue to be brisk at least for the next several months.

As an example of limited choices, I have a buyer who is looking for, but can't find, a home in the Kenmore or Lake Forest Park areas in a very quiet location with at least 2000sqft and under \$375,000. I have a second buyer also looking in the north Lake Washington area for something in a very quiet and private location, but light and bright and move-in ready, priced in the \$400k-\$600k range. So far, neither of these buyers have been successful. But, if you happen to think your home might fit one of these criteria, and you're thinking of selling of course, please let me know! I'd love to come take a look.

For more market information including real-time stats and my blog, please visit my website at www.Kenmore-Homes.com. I also have some handy 1-click searches if you're looking to make a move nearby. As always, feel free to contact me anytime for a free no-obligation buyer or seller consultation to discuss your personal situation.

For your information, the following is a list of recently sold and closed homes near you in Kenmore. For up to date news on the housing market at any time, please visit my website at www.Kenmore-Homes.com and click on the "Real Estate News" link in the Useful Links tab. You can also click on the "Blog" or "Stats" headers for more in depth monthly analysis of Real Estate activity and statistics for King and Snohomish Counties.

If you, or someone you know, is thinking about making a move, I would love to show how my level of expertise and local knowledge can guide you through the buying and/or selling process. Please contact me today for a free one hour Buying or Listing Consultation!

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
6307 NE 196th St	3	2.5	1974	9,600	2,110	\$123	134	\$289,000	\$260,000	90%
19506 68th Ave NE	3	1.75	1957	39,084	2,510	\$112	98	\$300,000	\$280,000	93%
7728 NE 200th St	3	2.5	2012	4,723	1,990	\$192	225	\$389,995	\$382,000	98%
7738 NE 201st Pl	4	2.75	2012	4,504	2,279	\$178	328	\$404,995	\$404,995	100%
18421 57th Ave NE	4	2	1977	25,365	2,840	\$151	96	\$450,000	\$430,000	96%
6303 NE 185th St	4	3	1964	18,500	3,300	\$195	47	\$650,000	\$642,000	99%
Averages:				16,963	2,505	\$158	155	\$413,998	\$399,833	96%
High:			\$672,000	Low:		\$260,000	Median:		\$393,498	

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*Statistics not compiled or published by NWMLS
 This is not intended to solicit property already listed.