

Kenmore Real Estate Update

May/June 2012

Happy Summer! It looks like our perfect NW summer weather has finally arrived and it is a nice complement to the hot housing market. May and June continued to be very busy, much like the entire first half of the year. See below for the latest sold homes, but please remember that you can go anytime to the "Properties" tab at www.Kenmore-Homes.com and click on "Homes recently sold in Kenmore" to see all recent sales.

Inventory levels remain very low in Kenmore, and all over King and Snohomish Counties, for that matter. There are a lot of buyers eager to take advantage of the low prices and even lower interest rates. Bidding wars are even occurring in some neighborhoods and price ranges. I don't expect prices to skyrocket any time soon, but so far, 2012 is proving that the bottom in the market is likely behind us and we can hopefully grind higher from here. I also expect activity to be brisk through the fall months, granted the November election could be a wild card. Regardless of what happens in the election, or even more globally, no one seems terribly willing to "rock the boat" to derail the recovering housing market and economy.

So as I often say, don't get too cute trying to time the market perfectly. But, do feel free to contact me anytime and I can help counsel and advise you to what the best strategy might be for your personal situation.

Thanks as always for reading and please look for my next update in September!

For your information, the following is a list of recently sold and closed homes near you in Kenmore. You can visit www.Kenmore-Homes.com anytime and go to the "Properties" header and click on the "Homes recently sold in Kenmore" link for all sold homes in the last 3 months. 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
19702 63rd Ln NE	3	1.5	1966	8,728	1,640	\$131	7	\$235,000	\$215,000	91%
18515 61st Pl NE	3	1.75	1957	34,040	1,600	\$166	0	\$265,000	\$265,000	100%
6131 NE 204th St	3	1.5	1973	11,225	1,270	\$220	44	\$279,950	\$279,950	100%
20201 60th Pl NE	4	2.25	1967	10,000	2,520	\$115	344	\$299,900	\$289,000	96%
6516 NE 198th St	5	3.5	1978	9,800	2,950	\$132	650	\$389,000	\$389,000	100%
6624 NE 194th St	4	2.75	1977	13,785	2,577	\$153	194	\$409,990	\$395,000	96%
7620 NE 201st Pl	4	2.75	2012	4,503	2,279	\$178	106	\$404,995	\$404,995	100%
6416 NE 188th St	4	2.5	1976	10,272	3,110	\$134	4	\$419,950	\$417,000	99%
8340 NE 183rd St	4	2.5	1976	18,163	4,500	\$94	731	\$469,000	\$425,000	91%
6439 NE 196th St	4	2.5	2012	7,002	2,870	\$149	37	\$450,000	\$427,500	95%
7727 NE 201st Pl	5	2.75	2012	4,535	2,424	\$182	412	\$439,995	\$439,995	100%
18535 64th Pl NE	4	2.5	1964	10,330	4,880	\$96	242	\$468,950	\$468,950	100%
18822 66th Ave NE	6	2.5	1985	10,121	3,320	\$142	259	\$500,000	\$470,000	94%
18709 58th Ave NE	5	2.5	1958	17,240	3,025	\$160	19	\$484,500	\$484,500	100%
Averages:				12,125	2,783	\$147	218	\$394,016	\$383,635	97%
High:		\$484,500	Low:		\$215,000	Median:		\$410,998		

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