

# Kenmore Real Estate Update

July/August 2012

As summer comes to a close and the kids head back to school, I can confidently say it's been one of the busiest summer housing markets that I can remember. Often activity settles down a bit while people head out on their vacations or while they are actually moving after making their purchase in the spring. This year has been steadily busy, essentially since January 1st.

I expect an active market through the fall months with only the election as a bit of a wild card, as I've mentioned before. And with interest rates still hovering near historic lows, many buyers can't resist jumping into the market. Rates are currently at about 3.5% for a 30yr fixed rate.

The sub-\$400,000 price range is most active in Kenmore, but you can see below that homes are selling in many price points. County-wide, King and Snohomish prices are up about 5-8% from this same time last year to an average sales price of \$415,000. Inventory remains low with the number of active homes for sale down nearly 40% from last year, but the number of sales is up 12%. Average days on market continue to decline and are now at 66 days, the lowest since 2007.

Regardless of the market, your chances of success will be greatly increased by preparing your home for sale as best you can and pricing it fairly. If you're thinking about making a move this fall or even early next year, contact me today and I will be happy to consult with you and get you started on the right track.

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](http://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
6125 NE 200th St	3	1	1968	11,312	960	\$219	47	\$209,900	\$210,000	100%
6226 NE 198th St	3	1	1954	7,802	1,280	\$203	72	\$249,950	\$260,000	104%
6234 NE 182nd St	2	1.5	1942	6,863	1,600	\$174	6	\$279,000	\$279,000	100%
19124 Kenlake Pl	4	3	1972	6,900	3,130	\$97	27	\$284,900	\$303,000	106%
6160 NE 185th St	3	1.75	1954	8,294	1,670	\$183	3	\$299,950	\$306,000	102%
19710 63rd Ln NE	4	2.5	1967	8,820	2,390	\$130	11	\$324,950	\$310,000	95%
18402 80th Ave NE	4	2.25	1978	73,180	2,180	\$149	31	\$349,000	\$325,000	93%
6243 NE 204th Pl	3	2.25	1991	10,768	1,690	\$194	21	\$335,000	\$327,500	98%
6145 NE 194th Pl	3	1.75	1977	10,938	2,230	\$173	51	\$398,888	\$385,000	97%
5735 NE 180th St	3	1.75	1960	12,066	2,200	\$177	7	\$400,000	\$390,000	98%
19646 65th Ave NE	3	2.5	1964	11,806	2,347	\$173	32	\$409,000	\$405,000	99%
7702 NE 201st Pl	4	2.75	2012	4,504	2,279	\$179	86	\$409,995	\$407,995	100%
5545 NE 187th St	4	2.25	1966	11,900	2,780	\$155	228	\$436,000	\$430,000	99%
6228 NE 193rd St	3	2.5	1983	9,841	3,060	\$150	74	\$459,900	\$459,900	100%
6303 NE 185th St	4	2.75	1964	18,545	3,300	\$196	11	\$660,000	\$648,000	98%
<b>Averages:</b>				14,236	2,206	\$170	47	\$367,096	\$363,093	99%
<b>High:</b>		\$648,000		<b>Low:</b>		\$210,000		<b>Median:</b>		\$327,500

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