

# Kenmore Real Estate Update

January/February 2013

The New Year indeed started with a bang, although as I mentioned in January, it never really slowed down through the holidays. The inventory of homes for sale has been cut nearly in half from this time last year, while at the same time pending sales are up 23% over last February. New listings continue to get quickly gobbled up by hungry buyers, and that supply shortage seems to be really helping prices. In fact, if you look at the data combining King & Snohomish Counties, the average sold price in February was up 17% over February 2012!

While this is all great news for sellers, I can't stress enough how important it is to take some key steps to prepare your home for sale to maximize buyer interest. And then once your home is on the market, it is important to know how to make sure you are in the strongest negotiating position possible so that you can take advantage of potential multiple offers. Contact me today to set up a free listing consultation and we can discuss how I can best help you benefit in today's market.

Finally, on the subject of multiple offers, I just wrote a blog post on my website giving some key tips if you are a buyer and you know you will be in a competitive multiple offer situation. Check it out at: [www.Kenmore-Homes.com/blog/my-blog](http://www.Kenmore-Homes.com/blog/my-blog).

Have a happy spring!

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
19712 64th Ave NE	3	1.5	1962	9,987	1,490	\$183	74	\$279,900	\$272,000	97%
19410 65th Pl NE	4	2.75	1977	10,064	2,860	\$110	181	\$315,000	\$315,000	100%
19702 63rd Lane NE	3	1.5	1966	8,728	1,877	\$186	19	\$350,000	\$350,000	100%
6268 NE 182nd St	4	1.75	1957	9,001	1,680	\$229	120	\$379,950	\$385,000	101%
7613 NE 198th Pl	4	2.75	2012	5,159	2,279	\$184	4	\$416,995	\$418,661	100%
18711 Kenlake Pl	4	2.5	1959	13,810	3,540	\$121	218	\$450,000	\$430,000	96%
19523 61st Ave NE	4	2.75	2003	14,851	2,610	\$172	5	\$450,000	\$450,000	100%
19124 Kenlake Pl	5	3.25	1972	6,900	3,130	\$169	3	\$489,500	\$530,000	108%
<b>Averages:</b>				9,813	2,433	\$169	78	\$391,418	\$393,833	100%
<b>High:</b>			\$530,000	<b>Low:</b>			\$272,000	<b>Median:</b>		\$401,831

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This is not intended to solicit property already listed.