

Kenmore Real Estate Update

March/April 2013

The housing market continues to fire on all cylinders! Activity remains very brisk in Kenmore, especially in the sub-\$500k price range. The bad news is that the inventory of good homes for sale at reasonable prices still remains low. However, the good news is that prices are continuing to bounce off the February 2012 bottom. The combined average sales price for homes in King and Snohomish Counties in April was \$438,000— that's up about 27% from last year's low, which now puts us back to about the same prices we had in the spring of 2006! If you recall, the top of the market was in the summer of 2007. I don't expect prices to keep rising at this same pace all the way to new highs, but they've come back a lot further and faster than most people expected.

I can help you meet almost all of your local real estate needs. And did you know I can also help if you happen to be moving across the state, the country, or even the world? Windermere is an affiliate of Leading Real Estate Companies of the World (www.leadingre.com), which is a network of the very best local and regionally branded real estate companies. So whether you're looking to become a snowbird and buy a second or retirement home in the Southwest or you're going after a new career in New York, contact me, and I will be happy to get you in touch with a local expert in the city where you are going.

Enjoy the spring sunshine, and look for my next update in July!

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
19013 73rd Ave NE	3	1	1960	7,557	1,000	\$237	81	\$235,900	\$236,600	100%
19711 64th Ave NE	5	2.5	1962	9,987	1,860	\$137	44	\$255,000	\$255,000	100%
6327 NE 198th St	3	1.5	1960	17,500	1,420	\$180	60	\$255,000	\$255,000	100%
6121 NE 203rd St	3	1.5	1971	7,150	1,560	\$192	8	\$299,000	\$299,000	100%
5540 NE 195th St	3	1.5	1960	9,800	1,150	\$270	9	\$299,999	\$310,000	103%
6204 NE 185th St	3	2.5	1958	10,725	2,500	\$130	15	\$325,950	\$325,950	100%
5836 NE 198th Pl	3	2.25	1981	11,011	1,760	\$191	3	\$315,000	\$336,000	107%
6131 NE 203rd St	3	2	1970	7,790	2,126	\$183	4	\$330,000	\$389,200	118%
19722 61st Pl NE	5	2.5	2006	8,431	2,179	\$200	3	\$430,000	\$435,400	101%
6819 NE 204th St	5	2.5	1961	14,775	2,630	\$172	5	\$425,000	\$452,500	106%
Averages:				10,473	1,819	\$189	23	\$317,085	\$329,465	104%
High:		\$452,500		Low:		\$236,600		Median:		\$317,975

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