

Expanding Horizon

Lake Forest Park
Real Estate Update
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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-\$500,000 price range is most active in Lake Forest Park, 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 Lake Forest Park. You can visit www.LFPHomes.com anytime and go to the "Properties" header and click on the "Homes recently sold in Lake Forest Park" 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	
3114 NE 195th St	3	1	1971	7,200	940	\$216	446	\$189,950	\$203,000	107%	
3508 NE 189th Pl	3	2.25	1976	11,829	1,910	\$139	136	\$265,000	\$265,000	100%	
5403 NE 195th St	3	1.75	1967	11,000	1,505	\$186	63	\$289,500	\$280,000	97%	
18543 29th Ave NE	2	1.75	1952	7,936	1,530	\$196	6	\$307,950	\$300,000	97%	
3570 NE 180th St	2	1	1918	27,501	1,131	\$281	3	\$250,000	\$317,500	127%	
20147 53rd Ave NE	3	2.25	1965	10,700	1,970	\$168	24	\$325,000	\$330,000	102%	
3221 NE 181st St	4	2.5	1960	12,800	2,620	\$137	13	\$340,000	\$360,000	106%	
20319 46th Pl NE	4	2.25	1977	7,200	2,230	\$166	4	\$374,000	\$370,500	99%	
2546 NE 191st St	4	2.75	1982	9,942	2,530	\$158	99	\$419,000	\$400,000	95%	
2638 NE 184th Pl	4	2.5	1993	6,834	2,150	\$191	7	\$395,000	\$410,500	104%	
4116 NE 203rd Pl	4	2.5	1968	11,870	2,430	\$185	5	\$429,500	\$450,000	105%	
3325 NE 181st St	5	3.25	1990	17,882	3,130	\$144	5	\$439,950	\$451,600	103%	
3753 NE 170th Pl	5	2.5	1963	12,626	2,519	\$181	25	\$465,000	\$455,000	98%	
20216 33rd Ave NE	3	2.5	1983	13,853	2,820	\$184	5	\$518,500	\$518,000	100%	
19536 44th Ave NE	5	2.5	1986	17,903	3,930	\$135	42	\$529,000	\$529,000	100%	
19553 35th Ave NE	5	3.5	1942	61,443	4,020	\$158	74	\$665,000	\$636,000	96%	
3838 NE 189th Pl	5	3	1960	37,477	3,900	\$174	144	\$699,000	\$680,000	97%	
19567 44th Ave NE	5	2.75	1983	12,850	3,300	\$209	8	\$697,000	\$690,000	99%	
18235 40th Ave NE	4	3.5	1970	40,999	3,540	\$203	5	\$719,000	\$719,000	100%	
Averages:				17,887	2,532	\$180	59	\$437,755	\$440,268	102%	
High:				\$719,000		Low:		\$203,000		Median:	\$410,500

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