

Expanding Horizon

Lake Forest Park
Real Estate Update

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Happy autumn! The housing market continues to be extremely active right into the fall months, as it has been all year. The fall and winter months are actually a great time to go house-hunting in that if a home looks good to you in the rain, wind, and shorter daylight hours, you know it will look good in the sunnier spring and summer months.

Really, the only downside to searching at this time year is finding less inventory to choose from. But at the same time you will be competing against fewer buyers. However, since inventory has remained low all year, there is still pent-up demand from buyers who haven't been able to find a home that meets their needs or who haven't been able to "win" a home in multiple offer situations.

Inventory in Western WA in October fell to its lowest level since February 2006, according to the Northwest Multiple Listing Service. Given that there are so few homes available, I've been counseling sellers to seriously consider listing their homes for sale in November and December instead of waiting until spring. Now, I know that not everyone wants to be on the market during the holiday months, but if it is something you can stomach, it may be worth considering. Trying to grab some of these buyers that are out there right now, before the inventory and competition increase in the first part of the year, could prove to be a smart strategy.

Have a Happy Holiday Season!

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
18222 25th Ave NE	3	1	1967	10,656	1,190	\$206	8	\$244,900	\$244,900	100%
18002 25th Ave NE	3	1.75	1942	13,423	1,700	\$175	10	\$289,500	\$297,550	103%
18423 Ballinger Way NE	2	1	1990	21,387	1,310	\$228	5	\$299,000	\$299,000	100%
18434 Ballinger Way NE	3	2	1959	12,000	1,266	\$237	18	\$299,950	\$299,950	100%
16930 33rd Ave NE	4	2.5	1958	18,968	2,420	\$124	18	\$340,000	\$300,000	88%
18438 40th Pl NE	2	1	1950	16,586	1,222	\$256	5	\$300,000	\$312,500	104%
19514 40th Pl NE	4	1.75	1959	9,960	2,130	\$157	2	\$339,900	\$335,000	99%
2518 NE 184th Pl	3	2.25	1987	8,274	1,950	\$179	21	\$360,000	\$350,000	97%
18717 53rd Ave NE	3	1.75	1959	9,400	1,864	\$197	15	\$375,000	\$366,500	98%
19216 40th Pl NE	4	1.75	1961	46,609	2,460	\$160	101	\$400,000	\$394,000	99%
19607 40th Pl NE	4	2.5	1969	11,800	3,030	\$130	35	\$400,000	\$395,000	99%
2651 NE 169th St	4	1.75	1942	12,000	1,720	\$235	18	\$425,000	\$405,000	95%
4033 NE 196th St	5	2.5	1963	10,870	2,320	\$181	8	\$399,950	\$420,000	105%
2617 NE 185th St	5	2.5	1983	19,895	3,560	\$124	35	\$450,000	\$440,000	98%
4403 NE 187th Pl	4	2.75	1983	17,673	2,300	\$200	4	\$459,950	\$459,950	100%
19038 40th Pl NE	3	2.25	1963	68,175	2,180	\$241	373	\$525,000	\$525,000	100%
3651 NE 169th St	3	2.5	1972	10,206	2,750	\$216	109	\$599,000	\$595,000	99%
4749 NE 178th St	6	3.75	2012	16,013	4,170	\$176	10	\$725,000	\$732,601	101%
5030 NE 178th St	4	3.25	1968	51,200	4,050	\$222	13	\$925,000	\$900,000	97%
Averages:				20,268	2,294	\$192	43	\$429,324	\$424,840	99%
High:		\$900,000		Low:		\$244,900		Median:		\$394,000

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Please Visit www.LFPHomes.com

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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.