

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 66 March/April 2013

The housing market continues to fire on all cylinders! Activity remains very brisk in Lake Forest Park, 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](http://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 Lake Forest Park. You can visit [www.LFPHomes.com](http://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
19505 32nd Ave NE	4	1	1970	6,140	1,480	\$189	82	\$279,000	\$279,000	100%
2926 NE 193rd St	3	1.75	1979	8,681	1,760	\$197	12	\$319,000	\$347,000	109%
19514 34th Ave NE	4	1.75	1973	7,515	1,820	\$201	5	\$349,950	\$365,000	104%
19543 40th Pl NE	3	1.75	1958	26,804	2,340	\$156	9	\$387,500	\$365,500	94%
18434 47th Pl NE	3	1.75	1973	33,154	2,520	\$149	60	\$399,950	\$375,000	94%
19551 38th Ave NE	4	2.5	1960	9,700	2,320	\$166	2	\$385,000	\$385,000	100%
3817 NE 189th Pl	4	1.75	1961	9,284	1,900	\$219	5	\$410,000	\$417,000	102%
4612 NE 203rd Ct	4	3	1977	11,774	2,770	\$152	12	\$424,000	\$420,000	99%
4625 NE 178th St	3	1.75	1939	14,237	2,450	\$173	11	\$439,000	\$425,000	97%
19201 51st Ave NE	5	2.5	1968	12,217	3,040	\$155	19	\$489,950	\$470,000	96%
4044 NE 204th St	4	2.5	1978	8,050	2,430	\$198	6	\$450,000	\$482,000	107%
5102 NE 193rd St	5	2.75	1971	11,884	3,480	\$142	177	\$500,000	\$495,000	99%
4038 NE 204th St	4	2.5	1978	9,750	2,750	\$181	29	\$498,880	\$498,880	100%
4040 NE 196th St	4	2.5	1962	10,400	2,390	\$215	6	\$469,950	\$515,000	110%
5215 NE 180th St	3	2.75	2013	20,000	3,349	\$229	14	\$759,950	\$766,235	101%
16781 Shore Dr	4	3	1991	6,030	3,070	\$270	6	\$825,000	\$830,000	101%
<b>Averages:</b>				12,851	2,492	\$187	28	\$461,696	\$464,726	101%
<b>High:</b>		\$830,000		<b>Low:</b>		\$279,000		<b>Median:</b>		\$422,500

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This is not intended to solicit property already listed.