

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 68 July/August 2013

I hope everyone enjoyed our beautiful Pacific Northwest summer! While I've been able to enjoy some of it myself, I've also stayed very busy as the housing market continued to be strong over these past two months. The list of sold properties below is only a sampling of all the closed sales in Lake Forest Park. There were actually 49 total closings, which is a record, as far as I can recall. For all recent sales, visit my website at www.LFPHomes.com, go to the "Properties" header, and click on the "Homes recently sold in Lake Forest Park" link.

Even with all these sales, inventory still remains low, especially in the sub-\$500k price point. If you are considering selling soon, remember that the fall months are often very busy, and I expect that to be the case again this year.

As a Lake Forest Park homeowner, you already know many of the benefits of living here. Whether it's the quiet tree-lined neighborhoods, the excellent schools, the local parks, our great central location, or simply the friendly sense of community, it's a great place to live and raise a family. As a homeowner in the "Park" for 17 years, I'm still a newbie compared to some of you, but be assured that I will be your best advocate, marketer, and representative if are selling your home. I'm proud to have lived here and worked out of the Lake Forest Park Windermere office for nearly 12 years now, because I love helping and connecting with my fellow neighbors.

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
3506 NE 187th St	3	2.25	1963	8,160	1,760	\$190	5	\$299,950	\$334,000	111%
20406 54th Pl NE	4	2.75	1967	10,100	2,510	\$136	70	\$335,000	\$342,000	102%
4531 NE 201st Pl	3	2.25	1978	10,413	1,910	\$191	38	\$375,000	\$365,000	97%
18910 33rd Ave NE	5	1.75	1957	10,995	1,980	\$202	76	\$415,000	\$400,000	96%
19700 40th Pl NE	4	2.5	1981	8,021	2,570	\$156	3	\$384,950	\$400,000	104%
19839 31st Ave NE	4	2.25	1969	8,640	2,780	\$144	90	\$400,000	\$400,000	100%
20120 47th Ave NE	4	2.5	1976	8,000	2,170	\$187	2	\$405,000	\$405,000	100%
4908 NE 193rd St	4	2.25	1963	12,918	2,000	\$206	7	\$375,000	\$412,000	110%
19701 40th Pl NE	3	3	1990	10,894	1,810	\$230	3	\$399,800	\$417,000	104%
18469 47th Pl NE	4	2.25	1975	13,687	2,460	\$171	32	\$439,000	\$420,000	96%
5008 NE 190th St	3	2.25	1967	11,990	1,960	\$222	57	\$438,000	\$435,000	99%
20119 44th Ave NE	3	2.5	1977	12,680	2,170	\$200	14	\$435,000	\$435,000	100%
3704 NE 188th St	4	2.25	1966	10,254	2,520	\$180	8	\$425,000	\$452,500	106%
19526 38th Ave NE	4	2.25	1963	12,000	2,400	\$192	16	\$465,000	\$460,000	99%
4755 NE 203rd St	4	2.5	1974	9,707	2,730	\$172	69	\$485,000	\$469,000	97%
4555 NE 201st Pl	3	3.25	1984	18,495	2,620	\$210	8	\$515,000	\$550,000	107%
3233 NE 195th St	3	2.5	1978	37,750	2,640	\$209	30	\$550,000	\$553,000	101%
20128 53rd Ave NE	4	2.5	1966	9,968	2,820	\$197	13	\$550,000	\$555,000	101%
19749 53rd Ave NE	3	3.25	1991	19,846	3,990	\$163	139	\$675,000	\$650,000	96%
Averages:				12,869	2,411	\$187	36	\$440,353	\$444,974	101%
High:			\$650,000	Low:		\$334,000	Median:		\$420,000	

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