

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 69 September/October 2013

Happy fall! The housing market continues to be quite active, although the pace of sales has tempered a bit compared with a few months ago. Activity typically quiets down as we head toward the holidays, but last year stayed very busy during these months. That may be the case again this year.

The median sales price in Lake Forest Park was \$448,000 in October, and the average price per square foot was \$197. Prices have softened slightly since the summer, although they are still up approximately 13-14% over last year.

Inventory of available homes has slowly increased over the past few months, though it is still 44% lower than last October. Days on market has also increased lately to 42 days, but that too is significantly less than last year at this time when it was over two months.

Mortgage rates for a 30yr fixed rate loan have held fairly steady at 4-4.5% since May. Many analysts, including Fannie Mae economists, project that we'll be around 5% by the end of 2014. The combination of rising prices and rising rates will affect affordability. So if you are considering making a move next year, it may pay to do so sooner rather than later, especially if it is a "move-up" buy into a more expensive home.

I wish you all a very happy holiday season, and if I don't see you around the neighborhood, please look for my next issue in January!

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
19730 35th Ave NE	3	2.25	1975	12,740	2,200	\$135	170	\$310,000	\$297,000	96%
19811 32nd Ave NE	2	1	1947	12,530	1,960	\$163	7	\$289,950	\$320,000	110%
19050 47th Pl NE	4	2.25	1961	11,341	1,990	\$161	13	\$325,000	\$320,000	98%
3720 NE 192nd St	4	2.25	1962	8,563	1,780	\$183	15	\$350,000	\$325,000	93%
3705 NE 192nd St	3	2.5	1961	8,310	2,400	\$154	4	\$369,000	\$369,000	100%
19749 40th Ct NE	3	2	1976	9,960	2,120	\$175	7	\$349,950	\$370,000	106%
3322 NE 204th St	5	2.5	1975	9,292	2,770	\$141	13	\$389,900	\$389,900	100%
19717 41st Ave NE	4	2.25	1978	8,750	1,910	\$204	33	\$400,000	\$390,000	98%
18915 37th Ave NE	4	2.25	1966	9,600	2,390	\$164	6	\$358,000	\$392,000	110%
19532 38th Ave NE	4	2.5	1964	10,800	2,200	\$202	12	\$450,000	\$445,000	99%
20111 51st Ave NE	4	2.5	1977	9,175	2,320	\$197	6	\$475,000	\$458,000	96%
4023 NE 204th St	3	2.5	1978	13,490	2,233	\$208	3	\$465,000	\$465,000	100%
4623 NE 203rd Ct	4	2.25	1977	9,725	1,980	\$245	15	\$499,950	\$485,000	97%
17832 40th Ave NE	4	2	1945	47,480	2,930	\$167	237	\$525,000	\$490,000	93%
3017 NE 201st Pl	5	2.5	1978	11,160	2,480	\$198	6	\$485,000	\$491,000	101%
5030 NE 197th St	3	2.25	1967	15,515	2,435	\$203	5	\$499,950	\$495,500	99%
18455 Ballinger Wy	4	1.75	1910	26,310	2,500	\$250	6	\$599,900	\$626,000	104%
5021 NE 180th St	4	2.5	1958	14,560	4,100	\$159	6	\$599,950	\$650,000	108%
4417 NE 187th Pl	4	2.5	2005	19,164	2,528	\$267	9	\$675,000	\$675,000	100%
Averages:				14,130	2,380	\$188	30	\$442,976	\$444,916	100%
High:		\$675,000		Low:		\$297,000		Median:		\$445,000

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