

Expanding Horizon

Lake Forest Park
Real Estate Update
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As fall approaches, I often get asked: "When is the best time of year to sell?" As a Realtor, my mandated response is that ANYTIME is a great time to sell! But seriously, there really isn't any horrible time.

It's true that buyer and seller activity always picks up in earnest in the early spring (March or April) and usually peaks in June or July. Then it slowly tapers off as the year goes along. Sometimes buyer activity slows noticeably in July and August when spring sales are closing and people are actually making their moves. But then buyer and seller activity tends to pick back up in September after Labor Day and stay steady into November. Thanksgiving through December and into the beginning of the new year might be slower, but if a buyer is out looking during that time, you can bet they are pretty serious. One benefit to being active on the market in the winter is that you have a lot less competition. Buyers are always looking, and some things, like a job transfer or other life event, can't always be planned for spring.

If you are wondering when you should sell, my best advice is simply to not worry too much about the market timing. Instead, plan a sale at a time that's most convenient to you and your family, when the home is ready for market and shows well. Many homes actually show very well in the winter months, so don't be afraid to try and beat the spring rush.

So ANYTIME truly is a great time to sell!

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
19720 42nd Ave NE	3	3	1978	16,300	1,940	\$206	12	\$399,000	\$399,000	100%
18719 Ballinger Way	4	2.75	1989	16,008	2,026	\$205	26	\$425,000	\$415,000	98%
4621 NE 192nd St	4	2	1969	10,447	2,560	\$164	18	\$419,000	\$419,000	100%
3231 NE 198th Pl	3	1.75	1983	7,724	1,710	\$251	50	\$434,990	\$430,000	99%
20143 47th Ave NE	6	2.5	1977	39,465	2,720	\$164	35	\$449,900	\$445,800	99%
3020 NE 180th St	3	1.75	1966	13,789	2,409	\$187	4	\$445,000	\$450,000	101%
19369 49th Pl NE	5	2.5	1974	9,747	2,969	\$155	140	\$459,950	\$459,950	100%
3945 NE 186th St	4	2.5	1987	9,800	2,200	\$214	4	\$420,000	\$470,000	112%
19211 53rd Ct NE	3	2.5	1998	30,083	1,990	\$236	5	\$469,950	\$470,000	100%
3607 NE 189th Pl	4	2.5	1968	12,138	3,170	\$169	47	\$549,950	\$535,000	97%
4907 NE 187th St	3	2.5	1959	16,455	2,880	\$188	43	\$560,000	\$540,000	96%
18225 47th Pl NE	3	2	1934	17,950	2,512	\$219	66	\$595,000	\$550,000	92%
5103 NE 187th St	3	2.25	1955	15,002	2,100	\$267	194	\$565,000	\$560,000	99%
4765 NE 203rd St	5	2.75	1975	9,380	3,340	\$177	15	\$599,995	\$590,000	98%
5115 NE 180th St	4	3.5	1950	24,300	3,260	\$232	32	\$789,000	\$755,000	96%
5050 NE 180th St	4	3.25	1924	33,826	3,330	\$274	6	\$860,000	\$911,100	106%
17526 47th Ave NE	5	2.5	1913	55,800	4,040	\$244	8	\$985,000	\$985,000	100%
Averages:				19,895	2,656	\$209	41	\$554,514	\$552,050	100%
High:			\$985,000	Low:		\$399,000	Median:		\$470,000	

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