

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 75 September/October 2014

Activity in October actually picked up after what felt like a bit of a lull in August and September. Pending sales were up about 8% in October over September and up 18% over October 2013! New listings have started to decline as they normally do this time of year, but obviously buyers are still looking. And the increased demand with decreasing supply seems to have boosted prices slightly in October. The sales price for King and Snohomish counties combined is currently averaging \$503,000 and \$227/sqft. These prices are up between 7-10% from last year at this time. Days on market has increased to 47 days from the upper 30s in the late spring/early summer. To summarize, the housing market is still active even as we head into the fall months, but buyers are getting choosier and are less willing to blindly jump into multiple offers. I consider this a healthy transition, which should be more sustainable going forward.

Please look for my next update in early January. In the meantime, I wish you all Happy Holidays and a very Happy New Year!

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
4952 NE 184th St	2	1.75	1951	47,916	1,780	\$151	22	\$325,000	\$268,000	82%
18901 Forest Pk Dr	3	1.5	1967	8,414	1,030	\$292	26	\$300,000	\$301,000	100%
18961 45th Pl NE	4	2.75	1952	33,982	2,360	\$129	47	\$350,000	\$304,000	87%
5025 NE 184th St	3	2	1972	17,493	1,710	\$209	7	\$350,000	\$357,000	102%
19857 31st Ave NE	3	1.75	1954	8,910	1,720	\$233	10	\$399,950	\$399,950	100%
5002 NE 197th St	4	2.5	1989	11,900	2,052	\$196	31	\$401,500	\$401,500	100%
3410 NE 202nd St	3	2.25	1978	10,454	1,900	\$213	5	\$400,000	\$405,000	101%
17520 47th Ave NE	3	1.5	1955	13,709	1,970	\$216	19	\$450,000	\$425,000	94%
3524 NE 197th St	5	2.5	1962	30,804	1,840	\$231	5	\$425,000	\$425,000	100%
18325 28th Pl NE	3	1.75	1957	29,735	2,100	\$210	20	\$450,000	\$440,000	98%
3505 NE 195th St	4	2.5	2002	8,536	2,470	\$190	8	\$469,950	\$470,000	100%
5406 NE 198th Pl	4	2.5	2005	5,044	2,470	\$204	6	\$499,000	\$503,000	101%
19825 55th Ave NE	4	2.5	1998	12,000	3,310	\$153	12	\$509,000	\$505,000	99%
19621 42nd Ave NE	6	2.5	1963	9,086	2,670	\$191	32	\$522,000	\$511,000	98%
3010 NE 195th Ct	4	2.5	1994	7,731	2,520	\$208	10	\$525,000	\$525,000	100%
18730 53rd Ave NE	4	2	1958	14,782	2,916	\$189	54	\$600,000	\$550,000	92%
18537 45th Pl NE	4	2	1957	27,122	2,600	\$225	92	\$600,000	\$585,000	98%
18555 26th Ave NE	5	3.5	1937	21,343	3,580	\$168	38	\$625,000	\$600,000	96%
4116 NE 203rd Pl	4	2.5	1968	11,870	2,430	\$249	0	\$605,000	\$605,000	100%
18711 37th Ave NE	4	2.5	2005	11,250	2,650	\$249	28	\$665,000	\$660,000	99%
Averages:				17,104	2,304	\$205	24	\$473,570	\$462,023	97%
High:		\$660,000		Low:		\$268,000		Median:		\$455,000

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