

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
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Are you thinking about selling but not sure whether you can afford the transition to a new home? Windermere's Bridge Loan program is an exclusive tool that I can use to help you buy your next home or condo before you sell your current residence.

There are many benefits to a bridge loan: It will put you in a stronger negotiating position where you can make a non-contingent offer; you don't have to risk losing your new dream home while waiting for your own property to sell; and it will give you a little peace of mind and less stress to know where you're moving to and when.

How does it work? First, you will complete a brief application. Then, I will need to perform a Comparative Market Analysis on your home to determine its current market value. The amount you owe on your home, plus the bridge loan, cannot be more than 65% of the current value. The approval process only takes a few days.

Contact me today for more information on this great program or for a no-obligation listing consultation to see what might work for your specific situation.

*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
20231 37th Ave NE	5	2	1962	11,750	2,540	\$152	164	\$398,500	\$385,000	97%
19014 22nd Ave NE	3	1.5	1958	12,075	2,140	\$195	21	\$418,000	\$418,000	100%
2933 NE 182nd St	5	2.5	1962	9,425	2,840	\$150	45	\$424,950	\$425,000	100%
17803 40th Ave NE	3	1.75	1952	9,397	1,660	\$270	70	\$459,950	\$449,000	98%
19209 Forest Pk Dr	4	3	1954	9,100	2,100	\$219	60	\$459,000	\$459,000	100%
18947 Forest Pk Dr	4	1.75	1957	15,054	2,860	\$161	110	\$475,000	\$460,000	97%
18492 Ballinger Wy	4	2	1955	2,940	2,940	\$158	2	\$464,500	\$464,500	100%
4649 NE 203rd Ct	4	2.25	1977	9,957	2,070	\$227	106	\$469,000	\$469,000	100%
4526 NE 171st St	3	2.5	1969	5,170	2,150	\$221	39	\$495,000	\$475,000	96%
17865 28th Ave NE	4	2.5	1978	7,450	2,090	\$232	30	\$485,000	\$485,000	100%
4543 NE 201st Pl	4	3.5	2014	14,080	2,640	\$254	103	\$680,000	\$670,000	99%
18400 47th Ave NE	3	2.5	2003	30,869	2,990	\$301	56	\$925,000	\$900,000	97%
<b>Averages:</b>				11,439	2,418	\$212	67	\$512,825	\$504,958	99%

**High:** \$900,000

**Low:** \$385,000

**Median:** \$462,250

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Searches and Featured Listings

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