

Expanding Horizon

Lake Forest Park
Real Estate Update
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Fall is nearly upon us, but that doesn't mean the housing market is slowing down. In fact, it typically picks back up in September and October, after summer vacations are over and kids are back in school. The rush of activity before the holidays can be a great time to list a home for sale since there is less competition than in the spring. This year will likely be no different.

Prices are holding up near their recent June highs at about \$245/sqft and an average price of \$542,000 for King and Snohomish counties combined. Average days on market is still at about one month, and inventory remains at very low levels.

As of this writing, the stock market is turbulent, and there is still the question of whether the Fed will raise rates in September. It may hold off because of the volatility, but even if the long-awaited small increase is made, only time will tell how much that will dampen the enthusiasm of current buyers while rates are historically low.

See you in November!

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.

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
3511 NE 196th St	4	2.5	1963	7,202	2,320	\$156	41	\$369,000	\$361,700	98%
19530 34th Ave NE	3	1.75	1973	7,213	1,750	\$243	25	\$425,000	\$425,000	100%
3209 NE 195th St	3	1.75	1982	9,092	1,310	\$333	20	\$375,000	\$436,000	116%
18427 47th Pl NE	3	1.75	1946	9,945	1,640	\$275	20	\$449,900	\$450,500	100%
20124 32nd Ave NE	4	2.5	1989	12,146	2,940	\$172	35	\$528,500	\$505,000	96%
20409 55th Pl NE	4	2.5	1966	11,809	2,550	\$204	4	\$519,000	\$519,000	100%
19207 40th Pl NE	4	2.25	1963	30,000	2,700	\$196	32	\$529,000	\$530,000	100%
18316 25th Ave NE	5	2.75	1979	10,880	2,200	\$243	7	\$524,999	\$535,000	102%
19201 37th Ave NE	4	2.25	1960	14,300	2,150	\$253	6	\$529,950	\$545,000	103%
19529 40th Pl NE	5	2.5	1932	13,000	3,400	\$162	42	\$550,000	\$550,000	100%
20367 45th Ave NE	4	2.75	1970	9,850	2,960	\$193	14	\$580,000	\$570,000	98%
4511 NE 201st Pl	6	2.5	2002	20,909	2,670	\$214	27	\$599,900	\$572,000	95%
17822 Ballinger Wy	5	2.5	1999	15,003	2,546	\$227	21	\$582,500	\$577,500	99%
3738 NE 187th St	4	3.25	1960	12,164	2,740	\$213	6	\$559,900	\$582,500	104%
5318 NE 180th St	3	1.75	1940	17,986	1,430	\$433	5	\$619,000	\$619,000	100%
3210 NE 195th St	4	2.5	2007	7,205	2,840	\$225	26	\$675,000	\$638,000	95%
18728 35th Ave NE	5	4.5	2005	10,644	3,900	\$216	21	\$849,900	\$839,000	99%
18125 47th Pl NE	5	3.75	2015	15,465	3,681	\$231	2	\$849,950	\$849,950	100%
Averages:				13,045	2,540	\$233	20	\$562,028	\$561,397	100%
High:		\$849,950		Low:		\$361,700		Median:		\$547,500

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