

Expanding Horizon

Lake Forest Park
Real Estate Update
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Earlier this year, I mentioned a bridge loan program through Windermere that can help you buy a new home or condo before you sell your current home. This program has helped many of my clients over the years make stress-free moves. The program allows you to borrow up to 65% of the value of your property for a down payment or to buy a new home outright.

Obviously, not everyone has that much equity available, but there are other options as well. Given that the market favors sellers right now, often you can negotiate a longer closing or a rent back so that you can go shopping once you have a buyer under contract. And while home sale contingencies are less common these days, sellers will occasionally accept them under the right circumstances.

In other words, if you are wondering how to make a simultaneous move, you have options, and I am here to help you figure out what will work best for you. Everyone's risk tolerance and needs are different, so contact me today for some scenarios to fit 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 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
18900 32nd Ave NE	4	2.5	1989	12,645	1,890	\$157	1	\$300,000	\$296,500	99%
3706 NE 194th St	2	1.75	1965	9,154	1,300	\$292	15	\$403,444	\$380,000	94%
3723 NE 194th St	3	1.75	1966	8,690	1,315	\$303	22	\$419,000	\$399,000	95%
20129 47th Ave NE	3	2.25	1978	14,039	2,020	\$210	26	\$429,950	\$425,000	99%
4020 NE 197th St	3	2.5	1973	9,400	1,740	\$244	7	\$425,000	\$425,000	100%
3522 NE 187th St	3	1.75	1955	9,248	1,610	\$270	11	\$380,000	\$433,900	114%
19701 40th Pl NE	3	3	1990	10,894	1,810	\$272	5	\$469,000	\$491,500	105%
3514 NE 187th St	3	2.5	1953	9,248	2,170	\$230	8	\$399,950	\$500,000	125%
18740 45th Pl NE	3	2.5	1987	19,200	1,950	\$274	21	\$549,900	\$535,000	97%
4942 NE 180th St	5	3	1964	12,632	2,730	\$204	30	\$565,000	\$557,500	99%
18704 50th Ave NE	4	2.5	1998	7,845	2,290	\$260	4	\$595,000	\$595,000	100%
5408 NE 200th Pl	4	2.5	1968	9,500	2,560	\$250	52	\$650,000	\$640,000	98%
19102 30th Ave NE	5	2.75	2015	9,360	2,714	\$250	32	\$679,000	\$679,000	100%
5508 NE 180th St	5	3	1960	10,450	3,020	\$231	6	\$620,000	\$697,378	112%
4414 NE 195th Pl	4	2.75	1979	12,640	3,790	\$187	49	\$749,000	\$710,000	95%
19525 45th Ave NE	5	2.75	2015	15,100	2,660	\$292	0	\$777,000	\$777,000	100%
Averages:				11,253	2,223	\$245	18	\$525,703	\$533,861	102%
High:		\$777,000		Low:		\$296,500		Median:		\$517,500

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