

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 84 March/April 2016

Spring has sprung with enthusiasm in the real estate world! New inventory continues to sell quickly, and most new listings receive multiple offers, especially on homes priced under \$700,000. Once again, there are too many sales to list below on this newsletter without needing a magnifying glass, so use this quick link to view all sales in Lake Forest Park over the last three months: www.LFPHomeSales.com.

If you are thinking about selling your home this year, please contact me for a free, personalized evaluation of its value. The market is always changing and evolving. If it didn't make sense to make a move a few years ago, it might be time to explore your options again.

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. You can now visit this direct link at www.LFPHomeSales.com anytime to see all the sold homes in the last 3 months. Feel free to navigate to other pages on my website for more Real Estate information and statistics for King and Snohomish Counties.

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
3220 NE 195th St	3	2.5	1973	7,204	1,612	\$248	6	\$400,000	\$400,000	100%
18827 52nd Ave NE	3	0.75	1958	8,748	1,347	\$298	6	\$349,990	\$402,000	115%
20040 32nd Ave NE	3	2.25	1983	10,571	1,640	\$254	4	\$367,000	\$416,500	113%
3021 NE 204th St	4	1.75	1969	11,032	2,120	\$209	62	\$429,000	\$444,000	104%
5310 NE 193rd St	3	1	1937	16,100	1,540	\$292	7	\$450,000	\$450,000	100%
19523 53rd Ave NE	4	2.25	1957	18,455	1,480	\$313	7	\$450,000	\$463,000	103%
3020 NE 204th St	4	1.75	1969	7,762	2,150	\$226	8	\$469,000	\$485,000	103%
18716 50th Ave NE	3	1.5	1955	8,127	1,930	\$259	6	\$445,000	\$500,000	112%
19018 33rd Ave NE	4	2	1978	12,831	2,250	\$240	4	\$490,000	\$540,000	110%
3714 NE 192nd St	5	1.75	1962	8,928	2,220	\$249	8	\$524,950	\$553,500	105%
19221 38th Pl NE	4	2.5	1961	9,750	2,550	\$231	6	\$535,000	\$590,000	110%
20231 33rd Ave NE	3	2.25	1925	9,773	2,756	\$222	8	\$589,900	\$612,000	104%
4021 NE 204th St	4	2.25	1978	10,900	2,310	\$266	7	\$615,000	\$614,000	100%
18961 45th Pl NE	3	2	1952	33,982	3,880	\$172	87	\$689,950	\$667,000	97%
18727 55th Ave NE	3	3	1985	13,681	4,022	\$211	1	\$850,000	\$850,000	100%
Averages:				12,523	2,254	\$246	15	\$510,319	\$532,467	105%
High:		\$850,000		Low:		\$400,000		Median:		\$500,000

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