

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 85 May/June 2016

Happy Summer! Here is a mid-year recap for 2016... Active homes for sale had a nice boost in June and increased 16% compared to May, but the available inventory is still 14% less than last year at this time. Even with the minimal inventory levels, the number of closed sales is about the same as last June. Average days on market is holding steady at 23 days compared to 32 days last summer. For King and Snohomish Counties combined, the average sales price spiked to \$607,000 and the average sold price per square foot is \$272/sqft. That is an increase of about 10% over June 2015! While the numbers are impressive, anecdotally I am seeing a slight exhaustion in some parts of the market. Whether that's just a brief summer pause or a sign of a longer breather, only time will tell. Regardless, it is still a seller's market so if you are thinking about making a move, please contact me today for a free consultation!

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](http://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
19361 53rd Ave NE	3	1.75	1954	15,899	1,610	\$310	7	\$489,000	\$498,500	102%
19503 34th Ave NE	4	2.75	1973	7,289	2,270	\$225	26	\$499,950	\$510,000	102%
4230 NE 197th St	3	2	1960	10,041	2,120	\$241	7	\$425,000	\$510,000	120%
3031 NE 195th St	4	2.5	1976	7,215	2,070	\$254	6	\$525,000	\$525,000	100%
19809 31st Ave NE	3	2.75	1987	9,550	2,090	\$283	8	\$529,900	\$592,000	112%
19530 47th Ave NE	4	2.25	1967	14,157	2,210	\$276	13	\$650,000	\$610,000	94%
4736 NE 187th Pl	4	3.25	1978	10,470	2,429	\$253	6	\$589,000	\$615,000	104%
4402 NE 187th Pl	3	2.75	1976	18,854	2,310	\$275	6	\$599,950	\$636,000	106%
4518 NE 204th Pl	3	2.25	1978	11,843	2,460	\$262	12	\$615,000	\$645,000	105%
3520 NE 190th Pl	3	2.5	2006	9,279	2,230	\$291	9	\$650,000	\$650,000	100%
3019 NE 195th Ct	4	2.5	1994	7,525	2,160	\$302	7	\$599,950	\$653,000	109%
19414 46th Ave NE	5	2.5	1968	9,661	3,500	\$207	4	\$649,950	\$725,000	112%
5316 NE 201st Pl	5	2.5	1966	10,500	2,930	\$252	33	\$749,000	\$737,500	98%
17480 47th Ave NE	4	2.5	1969	14,945	2,440	\$308	6	\$625,000	\$751,000	120%
18916 40th Pl NE	5	2.5	2008	17,299	3,150	\$248	4	\$749,950	\$780,000	104%
18710 53rd Ave NE	4	3.5	1975	9,637	3,400	\$279	13	\$995,000	\$950,000	95%
4760 NE 203rd St	4	3.5	1968	10,850	3,380	\$284	11	\$879,000	\$960,000	109%
<b>Averages:</b>				11,471	2,515	\$268	10	\$636,509	\$667,529	105%
<b>High:</b>		\$960,000		<b>Low:</b>		\$498,500		<b>Median:</b> \$645,000		

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**Ryan Francescutti**  
Your Lake Forest Park Realtor® and Neighbor  
Direct: (206) 799-7165  
E-mail: [ryan@windermere.com](mailto:ryan@windermere.com)

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**Windermere**  
REAL ESTATE  
Windermere Northlake  
17711 Ballinger Way NE, Lake Forest Park, WA 98155

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