

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 86 July/August 2016

I hope you had a great summer! It sure seemed to go by fast! Housing market activity did appear to slow down slightly after the 4th of July and through much of August, but quite a few listings still sold. A summer slowdown is not too unusual as people are closing on home sales and moving and/or going on vacations. Regardless, activity does seem to be picking up already now that we're past Labor Day. I have a feeling some buyers and sellers will want to get under contract and move before any more potential FED rate hikes and before the presidential election drama heats up even more. Typically, the fall season is very active with people wanting to make moves before the holidays, but we will see how the rest of this year plays out. It's not too late to make a move now nor is it too early to plan for next year. Contact me today for a free market analysis of your home!

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
4950 NE 193rd St	3	1.75	1967	13,508	1,700	\$264	14	\$449,500	\$449,000	100%
4607 NE 203rd Ct	5	2.5	1978	9,811	2,670	\$197	12	\$525,000	\$525,000	100%
5449 NE 200th Pl	4	2.5	1973	9,800	2,030	\$261	18	\$539,900	\$530,000	98%
3705 NE 189th Pl	4	1..75	1960	10,575	1,770	\$321	7	\$500,000	\$567,500	114%
4905 NE 187th St	5	3.25	1959	15,551	2,460	\$238	40	\$585,000	\$585,000	100%
19217 46th Ave NE	5	2.5	1979	12,772	3,510	\$170	17	\$599,000	\$595,000	99%
4042 NE 204th St	4	2.75	1978	7,700	2,840	\$210	8	\$595,000	\$595,000	100%
4909 NE 187th St	5	2.25	1958	21,695	2,650	\$228	6	\$525,000	\$603,000	115%
4033 NE 204th St	3	3	1978	9,380	2,600	\$237	9	\$599,950	\$615,000	103%
3505 NE 187th St	4	2.5	1996	8,160	2,329	\$270	4	\$629,000	\$629,000	100%
4704 NE 203rd St	4	2.5	1962	10,400	2,140	\$310	18	\$664,950	\$663,000	100%
18515 40th Pl NE	4	2.25	1945	11,898	2,440	\$277	8	\$574,922	\$676,000	118%
4620 NE 178th St	4	2.5	2001	13,464	2,660	\$255	4	\$649,000	\$677,000	104%
18452 47th Pl NE	4	2.5	1930	12,600	2,480	\$296	7	\$620,000	\$735,000	119%
4025 NE 204th St	4	2.5	1978	20,500	2,450	\$304	5	\$649,950	\$745,250	115%
5253 NE 184th St	5	3.25	1981	16,055	3,520	\$213	45	\$749,000	\$749,000	100%
20122 53rd Ave NE	5	3.5	1966	8,760	3,260	\$238	20	\$775,000	\$775,000	100%
Averages:				12,508	2,559	\$252	14	\$601,775	\$630,221	105%
High:		\$775,000		Low:		\$449,000		Median:		\$615,000

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