

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 87 September/October 2016

Luckily, I waited until after the election to send this to print. My original comments were going to be how a Clinton victory means a lower chance of uncertainty in the housing market, because I thought the status quo would continue. Now with a Trump win, I do think uncertainty increases. How that uncertainty plays out is anyone's guess and may or may not affect the housing market. One main thing I will continue to do is to closely watch interest rates to see if we start getting sustained Federal Reserve rate hikes and then seeing if the economy can handle it. Rate increases will put a damper on housing affordability but if the hikes are combined with new jobs and higher wages, property appreciation should continue.

Regardless of what's happening politically, our lives will go on. If it is time for you to make a move, please contact me for a free and confidential listing 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
3114 NE 195th St	3	1	1971	7,200	1,050	\$376	51	\$399,000	\$395,000	99%
18828 51st Ave NE	4	2.25	1958	8,748	1,800	\$233	7	\$440,000	\$420,000	95%
5119 NE 187th St	4	1.75	1930	8,019	1,810	\$275	14	\$480,000	\$497,500	104%
3122 NE 197th Pl	4	2.5	1976	10,109	2,230	\$224	6	\$499,000	\$500,000	100%
19851 31st Ave NE	5	2	1955	8,640	2,180	\$232	25	\$510,000	\$505,000	99%
18927 40th Pl NE	4	2.75	1962	21,152	2,880	\$184	17	\$550,000	\$530,000	96%
3025 NE 205th St	4	2.25	1976	9,545	2,260	\$239	85	\$549,000	\$540,000	98%
5444 NE 200th Pl	4	2.75	1967	7,400	1,990	\$281	9	\$559,950	\$560,000	100%
3007 NE 195th Ct	3	2.5	1993	8,590	1,840	\$321	4	\$575,000	\$590,000	103%
18756 47th Ave NE	4	2.5	1979	9,619	2,882	\$208	24	\$615,000	\$600,000	98%
17836 Ballinger Wy	5	2.25	1930	15,000	2,770	\$226	17	\$625,000	\$625,000	100%
20132 32nd Ave NE	4	2.5	1989	10,775	2,370	\$266	7	\$550,000	\$630,000	115%
18818 53rd Ave NE	4	3.25	1974	8,194	3,180	\$211	41	\$675,000	\$670,000	99%
19545 45th Ave NE	5	2.25	1958	15,100	2,940	\$235	29	\$724,950	\$690,000	95%
17510 Ballinger Wy	4	3.5	1937	22,619	3,230	\$217	8	\$699,950	\$699,950	100%
19946 47th Ave NE	4	1.75	1965	11,085	3,270	\$219	6	\$699,900	\$715,000	102%
18500 53rd Ave NE	5	3.25	1993	13,254	3,320	\$239	15	\$785,000	\$795,000	101%
5215 NE 180th St	3	2.75	2013	20,000	3,300	\$274	22	\$925,000	\$905,000	98%
<b>Averages:</b>				11,947	2,517	\$248	22	\$603,431	\$603,747	100%
<b>High:</b>		\$905,000		<b>Low:</b>		\$395,000		<b>Median:</b>		\$595,000

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