

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
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July 2017 marks the 10-year anniversary of the housing bubble price peak in July 2007. After prices cascaded to their lows in February 2012, they have consistently risen since. Sold prices are now about 27% higher than the previous peak at an average sales price of \$692,000 and \$309/sqft when looking at King and Snohomish County combined data. Days on market have decreased from 62 to only 20. And the biggest difference from 10 years ago is that the available inventory of homes for sale is down 73% but closed sales are up 6%!

As I've discussed in previous newsletters this year, this market is the wildest I've ever seen. My listings have sold an average of 18% over the listing price in the first half of 2017. While selling can be easy, maximizing the sales price and terms is a bigger challenge which requires personalized service and superior negotiation skills from an experienced hyper-local listing broker. Contact me today so that I can bring you the best return on your investment.

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. You can also 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
19120 47th PI NE	4	1.75	1961	17,483	2,420	\$230	7	\$450,000	\$556,500	124%
3752 NE 193rd St	4	2.75	1961	9,096	2,170	\$259	6	\$475,000	\$561,000	118%
19406 36th Ct NE	3	1.75	1967	7,290	1,520	\$396	9	\$500,000	\$601,350	120%
5006 NE 188th St	4	2	1964	12,157	2,600	\$248	9	\$649,777	\$645,000	99%
17804 47th Ave NE	3	1.75	1954	8,187	2,270	\$303	4	\$569,899	\$688,425	121%
18726 40th PI NE	4	2.5	1959	14,875	2,740	\$257	7	\$550,000	\$703,500	128%
19730 41st Ave NE	4	2.5	1978	9,625	3,120	\$227	8	\$649,950	\$708,000	109%
19547 53rd Ave NE	4	2.75	1952	11,443	2,340	\$312	4	\$649,950	\$730,500	112%
18804 46th Ave NE	3	2.25	1960	20,811	2,100	\$361	11	\$699,950	\$758,500	108%
5030 NE 180th St	3	1.5	1949	21,233	2,240	\$339	6	\$649,500	\$760,000	117%
19616 40th PI NE	4	3.5	1997	16,096	2,500	\$315	6	\$688,000	\$788,000	115%
18730 45th PI NE	4	2.5	1945	17,212	3,630	\$220	8	\$799,950	\$800,000	100%
5417 NE 200th PI	4	2.75	1968	8,700	3,320	\$264	14	\$874,950	\$875,000	100%
4427 NE 189th PI	5	3.5	2017	8,980	3,518	\$290	74	\$999,995	\$1,020,000	102%
4405 NE 189th PI	4	2.5	2017	19,318	3,817	\$283	55	\$1,099,995	\$1,078,900	98%
5226 NE 180th St	3	3.5	2008	20,000	3,440	\$334	9	\$1,149,000	\$1,149,000	100%
5050 NE 178th St	5	2.25	1953	57,585	4,780	\$282	9	\$1,395,000	\$1,350,000	97%
<b>Averages:</b>				16,476	2,854	\$289	14	\$755,936	\$810,216	110%
<b>High:</b>				\$1,350,000	<b>Low:</b>		\$556,500	<b>Median:</b>		\$758,500

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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.