

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 98 July/August 2018

The theme of increasing inventory continued into July and August. We now have the highest number of homes for sale since 2014. For what it's worth, that is still about 60% LESS than the available homes for sale when the market peaked in the summer of 2007. Prices have retreated from their springtime highs to a current average of \$703,000 and \$323/sqft in our general King/Snohomish County area. That is down about 7% from spring but still up about 5% since last summer. I believe the recent decline sounds worse than it is because there are more lower priced homes selling compared to higher priced ones so that may be skewing the averages downward. You can see evidence of that below on this newsletter where 70% of the sales are under \$700k in LFP. A couple months ago, only 22% of the sales were under \$700k. So, it's possible that we are hitting an affordability gap where homes priced \$700-800k or higher are simply too expensive for many. However, buyers who are eager and able are still snatching up the less expensive homes now that there are more of them for sale.

This fall season should be busy as many sellers will still try to sell this year before there is potentially more competition next spring. As always, please feel free to contact me for a personal and confidential consultation if you're thinking about selling soon.

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 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
3212 NE 204th St	3	1	1970	7,055	960	\$498	4	\$469,900	\$478,000	102%
19206 32nd Ave NE	3	2.5	1975	7,429	1,810	\$265	5	\$439,000	\$480,000	109%
4919 NE 180th St	3	1.5	1956	9,257	1,990	\$244	12	\$495,000	\$485,000	98%
19326 53rd Ave NE	3	1.5	1967	8,114	1,200	\$438	5	\$525,000	\$525,000	100%
3029 NE 201st Pl	3	2	1983	10,106	1,570	\$366	11	\$575,000	\$575,000	100%
4230 NE 197th St	3	2	1960	10,041	2,120	\$276	50	\$599,000	\$585,000	98%
19515 36th Ave NE	3	2.25	1963	7,500	1,940	\$309	5	\$600,000	\$600,000	100%
20011 33rd Ave NE	4	3	1968	8,046	2,010	\$299	3	\$595,000	\$600,000	101%
19106 30th Ave NE	4	2.5	1969	9,282	2,320	\$269	18	\$625,000	\$625,000	100%
3732 NE 193rd St	3	2.25	1966	7,800	1,860	\$336	8	\$575,000	\$625,000	109%
19561 38th Ave NE	4	3.5	1979	10,575	2,990	\$218	5	\$650,000	\$652,000	100%
19504 53rd Ave NE	4	1.75	1954	19,900	1,790	\$385	47	\$649,000	\$690,000	106%
3233 NE 195th St	3	2.5	1978	37,750	2,640	\$303	6	\$739,000	\$800,000	108%
5325 NE 187th St	4	2.75	1962	12,062	3,720	\$220	10	\$775,000	\$820,000	106%
3112 NE 197th Pl	3	2.25	1976	10,959	1,800	\$481	6	\$675,000	\$865,000	128%
4229 NE 203rd Pl	5	3	1986	10,300	3,490	\$286	26	\$1,029,900	\$999,000	97%
18550 53rd Ave NE	4	2.75	1966	10,884	3,240	\$370	11	\$999,800	\$1,200,000	120%
Averages:				11,592	2,203	\$327	14	\$647,976	\$682,588	105%
High:		\$1,200,000		Low:		\$478,000		Median:		\$625,000



Ryan Francescutti

Your Lake Forest Park Realtor® and Neighbor
Direct: (206) 799-7165
E-mail: 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.