

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 104 July/August 2019

I hope you've had a great summer! This time of year is a little bittersweet for me because while I will miss the warmer golfing weather and hanging out at the Civic Club with friends and family, my "bored" kids are now back to school and it is also football season! Go Hawks!

The summer started with more housing inventory than last year, but it is ending with less. Active homes for sale are down 9% from last August. Typically, inventory peaks in September and then slowly decreases into the end of the year. So far, it peaked in June and it would take a healthy increase in new listings in September to change that. It's important to note that the number of closed sales were up slightly in both July and August compared with last year and pending sales for August were up 24% over last year! I suspect that spike was likely caused by recent lower mortgage interest rates.

Prices have decreased a bit since late spring/early summer and are now at an average of \$720,000 and \$322/sqft which is flat to up a little from last year at this time. The decline in prices combined with lower interest rates makes homes more affordable for many buyers. That combination could spur even more demand which should hold prices steady or maybe help them increase from here, especially if we don't get a boost in supply this fall season.

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
19005 Ballinger Way	4	2	1954	12,713	1,560	\$335	25	\$539,900	\$522,000	97%
5403 NE 195th St	3	1.75	1967	11,000	1,505	\$417	30	\$625,000	\$627,000	100%
19748 40th Ct NE	3	2.25	1969	9,480	2,100	\$304	5	\$625,000	\$639,000	102%
18225 35th Ave NE	3	1.75	1973	18,750	2,440	\$273	2	\$649,950	\$665,000	102%
2723 NE 184th Pl	3	2.5	1986	15,472	1,910	\$377	7	\$719,000	\$720,000	100%
5324 NE 190th St	3	2.5	1981	13,238	2,220	\$349	3	\$775,000	\$775,000	100%
5420 NE 197th Pl	4	2.5	2012	5,584	2,300	\$339	37	\$779,800	\$779,000	100%
5429 NE 200th Pl	4	2.25	1968	8,349	2,510	\$313	2	\$775,000	\$785,000	101%
5414 NE 196th St	5	2.5	1985	9,828	2,920	\$283	29	\$843,000	\$826,000	98%
4000 NE 196th Ct	4	2.5	1993	11,660	2,780	\$299	19	\$849,000	\$832,000	98%
19946 47th Ave NE	4	1.75	1965	11,085	3,270	\$260	46	\$849,000	\$849,000	100%
4629 NE 195th St	4	3	1926	11,294	3,180	\$275	60	\$884,950	\$875,000	99%
2515 NE 191st St	4	2.5	1999	10,000	2,680	\$341	3	\$895,000	\$915,000	102%
5325 NE 190th St	5	4	1972	10,890	3,810	\$243	6	\$925,000	\$925,000	100%
19510 45th Ave NE	5	2.75	1962	19,333	3,000	\$308	5	\$920,000	\$925,000	101%
Averages:				11,912	2,546	\$314	19	\$776,973	\$777,267	100%
High:			\$925,000	Low:		\$522,000	Median:		\$785,000	



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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.