

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 105 September/October 2019

Happy fall! As I mentioned last time, inventory peaked early this year in June instead of in September like it usually does. So, active listings for sale are running quite a bit less than last year at this time, even though we started the year with the most inventory since 2015.

Looking at King and Snohomish County combined data, days on market are averaging 36 days. But, if you break that down into under/over \$750,000, it's only 32 days under \$750k vs. 45 days over \$750k. That's not too unusual to have longer market time for higher priced homes, but there is a glut of inventory over that price point too. For example, at the moment I'm writing this in early November, only 4 out of 19 active listings are priced under \$750k in Lake Forest Park. It's a great time to be a move-up buyer!

After softening into September, prices popped up a bit in October to average \$727,000 and \$327/sqft which is lower than the highs in May, but still up a couple percent compared with October 2018. It will be interesting to see how this year ends. If interest rates can stay pretty low, I expect decent sales activity through the fall and winter months, especially in the "more affordable" sub-\$750k price range.

*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
3351 NE 202nd St	2	1.75	2015	16,532	1,460	\$325	144	\$475,000	\$475,000	100%
3601 NE 195th St	3	1	1962	11,218	1,290	\$388	3	\$488,800	\$500,000	102%
19756 40th Ct NE	3	2.25	1974	10,430	1,850	\$303	101	\$566,399	\$560,000	99%
5423 NE 195th St	3	2.75	1968	9,500	1,830	\$350	66	\$639,999	\$639,999	100%
20266 37th Ave NE	3	2.5	1952	36,516	1,850	\$357	32	\$674,951	\$660,000	98%
5002 NE 188th St	4	2.25	1964	14,268	1,930	\$350	13	\$669,000	\$675,000	101%
18340 47th PI NE	4	2.75	1960	13,500	3,083	\$233	51	\$719,000	\$719,000	100%
4083 NE 197th St	4	2.5	1961	13,939	2,160	\$334	6	\$685,000	\$722,000	105%
4637 NE 175th St	3	2.25	1938	16,536	2,750	\$284	57	\$799,900	\$780,000	98%
19350 49th PI NE	4	2.5	1970	9,811	2,880	\$281	33	\$825,000	\$810,000	98%
4510 NE 190th Ct	4	3	1985	12,988	3,140	\$266	7	\$775,000	\$835,000	108%
4549 NE 201st PI	4	3	2014	14,155	2,460	\$341	38	\$839,000	\$839,000	100%
5027 NE 197th St	4	2.5	1968	14,944	3,480	\$249	126	\$879,999	\$865,000	98%
19036 40th PI NE	4	2.75	2019	15,579	3,407	\$302	112	\$1,039,950	\$1,030,000	99%
4626 NE 174th PI	4	4.75	1991	20,705	6,490	\$209	233	\$1,399,950	\$1,355,000	97%
<b>Averages:</b>				15,375	2,671	\$305	68	\$765,130	\$764,333	100%
<b>High:</b>		\$1,355,000		<b>Low:</b>		\$475,000		<b>Median:</b>		\$722,000



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