

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 106 November/December 2019

Happy New Year! 2019 ended with a decent amount of activity in our local housing market. Nearly all the homes that had been for sale in the fall were gobbled up by eager buyers. As a matter of fact, at the moment I'm writing this in early January, there are only TWO available home for sale in all of Lake Forest Park!

For King and Snohomish Counties combined, the average sales price for December was \$753,000 and \$326/sqft. That is up nearly 6% over December 2018, but still down from where prices double topped in June 2018 and May 2019 at \$766,000. We're less than 2% away from that price, however, so it will be interesting to see if we make a run for "new highs" in the next several months. Days on Market increased to 47 days in December, but with so little inventory to start the year, I do expect downward pressure on the Days on Market combined with upward pressure on prices as we head toward the spring season.

If you're thinking about making a move this year, it's never too soon to start the process. Please contact me today for a free listing consultation so that I can bring my 18 years of experience to help you create a plan of action to get your home sold for the most money in the least amount of time.

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
4032 NE 174th St	3	1.75	1941	7,950	1,420	\$302	14	\$499,000	\$430,000	86%
17820 25th Ave NE	3	1.00	1961	14,477	1,350	\$370	1	\$499,000	\$500,000	100%
19843 55th Ave NE	3	2.00	1976	7,250	1,760	\$301	73	\$529,950	\$529,950	100%
20213 54th Place NE	3	1.75	1971	7,484	1,530	\$356	18	\$550,000	\$545,000	99%
2924 NE 178th St	4	2.50	1980	20,082	2,380	\$231	63	\$549,950	\$549,950	100%
19401 30th Ave NE	3	1.75	1978	8,134	1,735	\$337	83	\$599,950	\$585,000	98%
18737 50th Ave NE	3	1.75	1955	8,050	2,180	\$284	14	\$624,950	\$620,000	99%
17065 35th Ave NE	3	2.00	1947	25,000	1,400	\$451	46	\$631,750	\$631,750	100%
20146 53rd Ave NE	5	2.50	1965	9,400	2,720	\$237	7	\$675,000	\$645,000	96%
19016 45th Place NE	3	1.75	1959	12,000	1,743	\$371	5	\$594,950	\$648,000	109%
4641 NE 195th St	5	3.50	1964	10,408	2,860	\$255	49	\$719,950	\$730,000	101%
20254 37th Ave NE	4	2.75	1990	49,222	2,380	\$308	173	\$749,000	\$735,000	98%
19015 Forest Park Dr	4	2.00	1955	43,995	2,600	\$317	1	\$799,950	\$825,000	103%
4775 NE 203rd St	3	2.75	1972	14,707	2,950	\$279	91	\$850,000	\$825,000	97%
5202 NE 184th St	3	2.50	1978	37,212	2,890	\$306	25	\$897,000	\$887,000	99%
18814 53rd Ave NE	5	3.25	2006	10,600	3,386	\$262	25	\$879,000	\$888,500	101%
18916 40th Place NE	5	2.50	2007	17,299	3,150	\$285	51	\$899,000	\$899,000	100%
19240 51st Ave NE	5	2.75	1967	11,553	3,540	\$262	17	\$950,000	\$930,000	98%
18215 47th Place NE	5	3.75	2015	15,465	3,680	\$259	4	\$949,950	\$955,000	101%
5462 NE 200th Place	5	2.75	2019	7,505	3,122	\$341	21	\$1,100,000	\$1,065,000	97%
18506 43rd Ave NE	4	2.75	2019	28,939	2,848	\$395	45	\$1,139,900	\$1,125,500	99%
Averages:				17,463	2,458	\$310	39	\$747,060	\$740,460	99%
High:		\$1,125,500		Low:		\$430,000		Median:		\$730,000



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