

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 107 January/February 2020

January and February were active in the housing market. Buyer demand was strong and inventory remains very low. That has been great for sellers and has caused multiple offers to come back into style.

Of course, the elephant in the room now is the COVID-19 coronavirus and its impact on... everything. It's too soon to tell how it will affect home buying and selling behavior over the next few months. While it has already put some people on the sidelines, the correlating stock market swoon has caused mortgage rates to drop to historic lows. That is one bright spot for buyers. It's hard to know how long the impact of the virus will last, but I think it's safe to say that it already is a significant blow to economies around the world. If we enter a recession, it can hurt the housing market to varying degrees. I suspect it'll be worse in other parts of the country, however, where local economies aren't as strong as it is here in the Puget Sound. Time will tell.

I'll let you know in my next newsletter how the housing market is progressing, but as always, feel free to contact me sooner if you'd like a current update on how the market dynamics might impact your specific plans.

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
4220 NE 197th St	3	2.25	1962	13,460	2,120	\$281	3	\$589,950	\$595,000	101%
16908 25th Ave NE	2	1.50	1951	12,725	2,440	\$246	9	\$619,950	\$600,000	97%
18930 Ballinger Way	3	1.75	1950	11,628	2,270	\$275	108	\$625,000	\$625,000	100%
3425 NE 197th Lane	4	2.50	1977	10,497	2,120	\$300	3	\$625,000	\$635,000	102%
17849 28th Ave NE	4	2.75	1987	7,400	1,480	\$461	6	\$615,000	\$683,008	111%
2810 NE 187th St	4	2.00	1954	6,785	1,940	\$378	3	\$694,950	\$732,500	105%
4040 NE 204th St	4	2.50	1978	12,300	3,310	\$234	119	\$775,000	\$775,000	100%
19227 46th Ave NE	5	2.50	1967	12,978	3,520	\$223	91	\$829,000	\$785,000	95%
20117 51st Ave NE	4	2.50	1976	9,663	2,950	\$288	7	\$850,000	\$850,000	100%
3026 NE 195th St	4	3.00	1926	12,082	2,460	\$368	6	\$915,000	\$905,000	99%
19060 35th Ave NE	5	4.00	2011	7,377	3,400	\$272	32	\$914,999	\$925,000	101%
18829 33rd Ave NE	4	2.50	2019	7,760	3,002	\$317	29	\$979,950	\$952,950	97%
4920 NE 180th St	4	3.25	1984	20,014	2,626	\$365	7	\$860,000	\$958,500	111%
18835 33rd Ave NE	4	2.50	2020	7,260	2,875	\$344	1	\$989,950	\$989,950	100%
3030 NE 181st St	4	2.50	1960	14,250	3,120	\$320	95	\$998,000	\$998,000	100%
Averages:				11,079	2,642	\$311	35	\$792,117	\$800,661	101%
High:				\$998,000	Low:	\$595,000	Median:		\$785,000	



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Please Visit www.LFPHomes.com
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Searches and Featured Listings


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.