

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 108 March/April 2020

Not surprisingly, the current COVID-19 virus situation has put a damper on the normally robust spring housing market. The number of active, pending, and closed sales are all down around 30% from April 2019. However, it is not all bad news. Prices are holding up quite well and market time has decreased to only 18 days on the market. The average sales price for closed sales in March made a new all-time high at \$782,000 for King and Snohomish Counties combined. It did back off slightly from that high to \$762,000 in April.

I think it is honestly too soon to tell where price and buyer and seller behaviors will trend over the next few months. While the inventory of available homes is still very low, there is a lot of pent up demand of qualified buyers who are eager to take advantage of very low interest rates. We will have to wait and see whether this current low supply and high demand dynamic continues or not as things hopefully start to get back to normal this summer.

It will also be truly interesting to see if homeownership behaviors change on the other side of this health and economic tragedy. For example, Lake Forest Park isn't too bad a place to have to "stay home" given our beautiful scenery and generally large homes and lots. Being able to have a cup of coffee in the morning sunshine on your own private back deck may seem pretty good to those confined right now to their apartment or condo in a city center. While this event will not go on forever, it very well could change buyer mentality for many years to come.

Please contact me today if you have questions about buying or selling in this current turbulent market.

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%LPL
4032 NE 174th St	3	1.75	1941	7,950	2,240	\$219	16	\$519,000	\$490,000	94%
3350 NE 202nd St	4	1.75	1969	11,948	1,720	\$305	13	\$524,950	\$524,950	100%
17829 33rd Ave NE	4	2.25	1959	15,809	1,970	\$332	22	\$650,000	\$655,000	101%
19050 40th PI NE	3	2.75	1930	17,840	1,940	\$345	1	\$669,990	\$669,990	100%
18827 51st Ave NE	3	1.75	1978	7,680	1,950	\$364	1	\$690,000	\$710,000	103%
3536 NE 187th St	3	1.75	1957	9,263	1,800	\$403	6	\$625,000	\$725,000	116%
3410 NE 202nd St	3	2.25	1978	10,454	1,900	\$395	2	\$715,000	\$750,000	105%
19013 53rd Ave NE	4	2.50	1968	11,342	3,090	\$272	5	\$775,000	\$840,000	108%
4205 NE 203rd St	4	2.50	1976	10,300	2,170	\$396	4	\$799,955	\$859,500	107%
4029 NE 196th St	4	2.50	1962	11,700	2,410	\$358	5	\$749,000	\$862,500	115%
18925 23rd Ave NE	4	2.00	1946	15,610	2,690	\$342	4	\$880,000	\$920,000	105%
17118 47th Ave NE	4	2.75	2018	4,783	2,000	\$525	6	\$1,050,000	\$1,050,000	100%
5026 NE 178th St	5	3.50	1948	43,763	3,433	\$524	6	\$1,800,000	\$1,800,000	100%
<b>Averages:</b>				13,726	2,255	\$368	7	\$803,684	\$835,149	104%
<b>High:</b>		\$1,800,000		<b>Low:</b>		\$490,000		<b>Median:</b>		\$750,000



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