

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 109 May/June 2020

Even though a lot of uncertainty remains regarding COVID-19, the ongoing protests, and an upcoming presidential election, one thing is certain: We once again have an extreme seller's market in our area! Multiple offers are more common than not and there is very little inventory for buyers to choose from. At the same time, there are a lot of buyers wanting to move to our slice of suburbia and take advantage of historically low mortgage rates.

Open houses are not allowed yet, but buyer brokers are still able to schedule private showings and the "good homes" tend to be booked solid with showings all weekend. Even though it feels like the frantic multiple offer days of spring 2017 or 2018, the fact is you still need to price and present your home well to get the highest and best offer, just like back then. Overpriced and badly presented homes simply do not get the same attention or offers.

As long as the coronavirus lingers, I do continue to expect to see fewer listings than normal and a shortage of inventory. That low supply/high demand dynamic has pushed prices back up. After a brief dip in April and May, the average sold price in June for King and Snohomish counties combined was \$789,000 and \$353/sqft- new all-time highs!

Whether your home is vacant or if you are still living in it, there are ways to help mitigate the potential spread of the virus if that is a concern for you. So, if you are thinking about making a move this summer, please contact me for a listing consultation and we can come up with a plan to get your home on the market with reasonable precautions.

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
2802 NE 185th St	4	1.50	1952	7,826	1,580	\$284	17	\$449,000	\$449,000	100%
18917 Forest Park Dr	3	1.00	1953	5,772	1,000	\$465	4	\$465,000	\$465,000	100%
3014 NE 178th St	2	1.00	1951	7,800	1,300	\$373	45	\$499,950	\$485,000	97%
19517 55th Ave NE	3	1.00	1960	9,450	1,140	\$465	1	\$498,980	\$530,000	106%
3025 NE 195th St	4	1.75	1942	12,901	2,480	\$250	5	\$619,000	\$619,000	100%
2823 NE 183rd St	4	1.75	1959	10,173	1,870	\$332	3	\$599,000	\$620,017	104%
2952 NE 178th St	5	3.00	2000	10,000	2,650	\$240	1	\$619,950	\$635,000	102%
19117 30th Ave NE	4	2.50	1977	6,300	1,800	\$355	9	\$639,000	\$639,000	100%
20312 44th Ave NE	3	1.75	1977	9,600	1,540	\$431	8	\$589,500	\$664,000	113%
17001 Brentwood Pl	2	1.00	1914	4,475	880	\$782	6	\$688,000	\$688,000	100%
5475 NE 200th Pl	4	2.50	1968	7,400	2,180	\$317	4	\$679,995	\$689,995	101%
19111 47th Pl NE	3	1.50	1961	9,759	2,630	\$267	8	\$675,000	\$702,000	104%
2929 NE 182nd St	4	2.50	1920	21,722	2,930	\$249	2	\$689,950	\$730,000	106%
16927 33rd Ave NE	3	2.00	1942	11,317	1,940	\$387	4	\$749,950	\$750,000	100%
5413 NE 200th Pl	4	2.50	1968	7,650	2,370	\$342	4	\$775,000	\$810,000	105%
17822 47th Ave NE	4	3.00	1953	15,373	2,980	\$304	4	\$875,000	\$905,000	103%
17826 25th Ave NE	4	2.75	1960	10,678	2,790	\$344	31	\$965,995	\$960,000	99%
<b>Averages:</b>				9,894	2,004	\$364	9	\$651,663	\$667,118	102%
<b>High:</b>				\$960,000	<b>Low:</b>		\$449,000	<b>Median:</b>		\$664,000



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