

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 113 January/February 2021

The housing market continues to remain robust with multiple offers and extremely low inventory. More listings typically come on the market in the spring and that is desperately needed right now to satisfy buyer demand. Interest rates have ticked higher lately which may dampen or limit some buyer's eagerness and purchasing power. However, rates are still not far from historically low levels, so a small uptick is not too surprising especially given the encouraging fight against the pandemic and more people getting back to work.

If you are considering a move to take advantage of this seller's market, please call me for a free listing consultation. We can walk through your home together and identify any potential updates or repairs needed. With your timeline and needs in mind, I will help you decide on the improvements, if any, that will get you the biggest return. I have access to some great Windermere programs such as "Windermere Ready" and the "Windermere Bridge Loan" which can help with some of the financial logistics when selling and buying a new home. You can find out more information about these programs in the "Buying and Selling" tab on my website at www.LFPHomes.com. Or contact me for that listing consultation today and I can discuss them with you in person! As always, thanks for reading and have a happy spring!

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
4738 NE 204th	3	2.50	1978	10,600	2,200	\$264	1	\$580,000	\$580,000	100%
18526 36th Place NE	3	1.00	1954	6,727	1,240	\$468	6	\$549,500	\$580,000	106%
3312 NE 202nd St	3	1.75	1955	8,741	1,762	\$341	8	\$600,000	\$600,000	100%
16900 33rd Ave NE	4	2.25	1962	11,426	2,550	\$255	8	\$650,000	\$650,000	100%
19665 40th Place NE	3	2.25	1989	12,250	1,810	\$387	6	\$665,000	\$700,000	105%
18742 30th Ave NE	4	1.50	1962	9,750	1,880	\$376	6	\$695,000	\$707,650	102%
3730 NE 194th St	4	3.25	1967	8,935	2,225	\$321	10	\$655,000	\$715,000	109%
3710 NE 197th St	3	2.50	1975	10,500	2,730	\$269	3	\$695,000	\$735,000	106%
19407 36th Ct NE	4	2.50	1968	9,797	2,010	\$373	4	\$689,950	\$750,000	109%
20416 54th Place NE	3	1.75	1967	10,006	1,760	\$429	3	\$665,000	\$755,000	114%
18944 40th Place NE	5	2.75	1947	26,200	3,750	\$219	18	\$890,000	\$820,000	92%
18458 40th Place NE	2	2.50	1943	32,477	1,470	\$567	9	\$749,950	\$833,000	111%
5405 NE 204th St	4	2.75	1977	9,600	2,690	\$318	4	\$725,000	\$855,000	118%
4917 NE 193rd St	3	1.75	1984	16,201	1,850	\$480	6	\$620,000	\$888,000	143%
19510 53rd Ave NE	4	2.75	1977	10,000	3,020	\$321	5	\$875,000	\$970,000	111%
4611 NE 178TH St	4	3.50	2020	6,875	2,690	\$409	3	\$1,100,000	\$1,100,000	100%
17208 Brookside Blvd	4	1.75	1939	23,026	2,680	\$444	7	\$949,950	\$1,191,000	125%
19031 37th Ave NE	5	2.75	2020	14,187	3,112	\$418	0	\$1,300,000	\$1,300,000	100%
Averages:				13,183	2,302	\$370	6	\$758,575	\$818,314	108%
High:		\$1,300,000		Low:		\$580,000		Median:		\$752,500



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Please Visit www.LFPHomes.com
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Searches and Featured Listings



*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.