

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 116 July/August 2021

I hope you've had a wonderful summer! The housing market activity cooled a bit in the early to mid-summer, but it is already picking up as we head into the last few months of the year. Multiple offers are not as common as they were in the spring, but they are still happening. August data shows that the average sales price is at \$991,000 for King and Snohomish County combined. That is over 18% higher than August 2020! Interestingly, the gap between seller asking prices and closed sales prices has narrowed quite a bit in the last few months. Asking prices have come down while the sales prices have slowed their ascent. That large gap felt pretty exuberant as far as seller expectations go, so that narrowing is healthy and likely a reflection that we shouldn't expect 18% price increases every year... That rate of increase is simply unsustainable.

The bottom line is that the market has moderated a bit, which is healthy. However, there are still a lot of buyers trying to find their perfect home and Lake Forest Park continues to be in high demand. If you are considering a move, please contact me today for a free listing consultation!

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
18434 Ballinger Way	3	2.00	1959	12,000	1,260	\$587.22	7	\$739,900	\$739,900	100%
20011 32nd Ave NE	3	2.25	1968	10,289	2,310	\$335.50	7	\$700,000	\$775,000	111%
17411 Brookside Blvd	3	1.00	1942	20,505	1,320	\$587.88	5	\$718,000	\$776,000	108%
3204 NE 190th St	4	2.50	1964	9,000	2,360	\$353.81	6	\$779,000	\$835,000	107%
2519 NE 191st St	4	2.75	1981	9,700	2,270	\$370.48	6	\$799,950	\$841,000	105%
2739 NE 184th Place	3	2.50	1986	7,203	1,840	\$461.96	12	\$849,950	\$850,000	100%
3910 NE 199th St	4	2.50	1980	10,018	2,190	\$394.98	11	\$849,000	\$865,000	102%
2926 NE 193rd St	3	1.75	1979	8,681	1,760	\$492.61	7	\$799,999	\$867,000	108%
19015 47th Place NE	5	2.00	1961	27,584	2,520	\$347.22	8	\$879,000	\$875,000	100%
17122 25th Ave NE	4	1.75	1949	21,207	3,030	\$300.36	5	\$929,900	\$910,100	98%
19534 38th Ave NE	4	2.50	1964	11,200	2,640	\$348.48	6	\$895,000	\$920,000	103%
3825 NE 189th Place	3	1.75	1961	9,270	1,780	\$520.08	7	\$839,900	\$925,751	110%
4620 NE 192nd St	3	2.00	1968	10,215	2,600	\$365.38	6	\$864,999	\$950,000	110%
18208 40th Ave NE	6	2.75	1928	27,650	2,370	\$400.84	6	\$800,000	\$950,000	119%
19411 49th Place NE	4	2.50	1974	16,374	2,687	\$357.28	7	\$795,000	\$960,000	121%
3547 NE 182nd St	4	2.75	1959	13,950	3,642	\$276.77	5	\$995,950	\$1,008,000	101%
3767 NE 185th St	4	2.75	1947	28,494	2,700	\$381.48	30	\$1,100,000	\$1,030,000	94%
5200 NE 187th St	4	2.50	2016	7,510	2,880	\$425.35	8	\$1,195,000	\$1,225,000	103%
20116 53rd Ave NE	5	2.75	1965	11,200	2,780	\$453.24	1	\$1,150,000	\$1,260,000	110%
19548 47th Ave NE	3	2.25	1963	15,261	2,440	\$598.77	8	\$1,150,000	\$1,461,000	127%
Averages:				14,366	2,369	\$418	8	\$891,527	\$951,188	107%
High:		\$1,461,000		Low:		\$739,900		Median:		\$915,050



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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.