

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 100 November/December 2018

Happy New Year! This is my 100<sup>th</sup> issue so I'd like to thank you for reading, especially those who have stuck with me for the past 17 years! If anyone happens to have saved a copy of issue #1 from 2002, please take a photo of it with your address label and send it to me. I'll send you a small gift in exchange! ☺

To recap the 2018 real estate market, we had another frenzied spring season and then the market started to cool in the summer months. Inventory increased and prices fell from the springtime highs. For many buyers, this was a needed reprieve and has allowed some of my first-time buyers to successfully buy starter homes late in the year after being priced out just a few months earlier. For King and Snohomish Counties combined, the average sales price ended the year at \$714,000 and \$315/sqft. That's up from \$671,000 and \$301/sqft last December. Days on market increased to 51 days from 31 last year.

It's hard to predict what 2019 will bring but stayed tuned and I will keep you informed about our Lake Forest Park real estate market all year. As always, if you are thinking about making a move, please contact me today so that I can help you make plans with the most relevant and up to date information. Thanks again for being a loyal reader!

*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
4111 NE 186th St	2	1	1932	9,784	910	\$498	24	\$459,900	\$453,100	99%
20129 47th Ave NE	3	2.25	1978	14,039	2,020	\$272	15	\$569,000	\$550,000	97%
4028 NE 196th St	4	2.75	1965	18,595	2,170	\$263	8	\$595,000	\$570,000	96%
19501 36th Ave NE	4	2.75	1963	9,910	1,910	\$301	64	\$575,000	\$575,000	100%
2513 NE 191st St	4	2.5	1981	9,438	2,200	\$264	13	\$595,000	\$580,000	97%
3002 NE 195th Ct	4	2.5	1993	7,269	2,000	\$315	14	\$675,000	\$630,000	93%
2916 NE 195th St	3	2.75	1994	7,500	1,930	\$329	9	\$635,000	\$635,000	100%
19543 40th PI NE	3	1.75	1958	26,804	1,700	\$376	65	\$650,000	\$640,000	98%
4901 NE 187th PI	3	2.25	1972	15,843	2,100	\$317	56	\$675,000	\$665,000	99%
18511 43rd Ave NE	5	2.5	1973	12,941	3,734	\$203	59	\$799,950	\$757,500	95%
18981 Forest Park Dr	4	2.5	1961	12,416	2,530	\$304	19	\$780,000	\$770,000	99%
20304 54th Ln NE	4	3	1977	16,235	2,990	\$276	6	\$825,000	\$825,000	100%
18615 40th PI NE	5	3.25	2018	9,956	3,395	\$333	0	\$1,125,000	\$1,130,039	100%
18621 40th PI NE	5	3	2018	9,610	3,517	\$335	8	\$1,150,000	\$1,178,818	103%
<b>Averages:</b>				12,881	2,365	\$313	26	\$722,061	\$711,390	98%
<b>High:</b>		\$1,178,818		<b>Low:</b>		\$453,100		<b>Median:</b>		\$637,500



## Ryan Francescutti

Your Lake Forest Park Realtor® and Neighbor

Direct: (206) 799-7165

E-mail: [ryan@windermere.com](mailto:ryan@windermere.com)

Please Visit [www.LFPHomes.com](http://www.LFPHomes.com)

For More Information Including Property 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.