

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 88 November/December 2016

Happy New Year! As 2017 kicks off, I get to celebrate my 15-year anniversary at Windermere! I'm proud to be associated with such a great company, and I'm grateful to be able to work with so many enjoyable, well-educated, and ethical colleagues. In an ever-changing real estate market and political landscape, it's nice to have some consistency.

To recap the 2016 real estate market, there were 14% fewer listings during the year, but 6% more homes sold in 2016 than in 2015. Inventory is near all time lows and average days on market is sitting at only 29 days, although most well priced homes sell much faster. The average sales price in our area rose about 8% in 2015 and rose another 11% in 2016 to end the year at \$593,000 and \$265/sqft.

As I mentioned in my last newsletter right after the election, I do believe the new administration brings some uncertainty. However, we are fortunate to live where we do as the Puget Sound economy is doing well and people are still moving here for jobs. Mortgage rates need to be watched closely though as they have ticked up in the past two months. That is having a real effect on buyer's purchasing power and some are already feeling pinched if they are searching at the top of their price range. Hopefully, rates don't rise too far too fast.

If 2017 is the year for you to make a move, please contact me today for a free consultation!

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. You can now 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
2518 NE 178th St	2	1	1955	10,200	910	\$396	6	\$300,000	\$360,000	120%
19849 55th Ave NE	3	1.75	1976	8,000	1,760	\$222	21	\$399,950	\$391,500	98%
19348 35th Ave NE	4	2.5	1984	8,379	2,026	\$253	8	\$499,900	\$511,709	102%
2907 NE 193rd St	3	2.25	1978	7,236	1,700	\$309	4	\$545,000	\$525,000	96%
3221 NE 200th St	3	2	1920	62,726	2,600	\$202	42	\$550,000	\$525,000	95%
5414 NE 195th St	4	2.5	1968	8,510	2,480	\$242	7	\$510,000	\$600,000	118%
19024 32nd Ave NE	4	2.5	1969	9,095	2,430	\$251	7	\$525,000	\$610,000	116%
17827 47th Ave NE	5	2.5	1963	14,740	2,700	\$231	14	\$625,000	\$625,000	100%
3551 NE 182nd St	4	2.5	1968	18,600	2,960	\$213	43	\$629,000	\$630,000	100%
19825 55th Ave NE	4	2.5	1998	12,000	2,730	\$236	7	\$599,900	\$645,000	108%
3700 NE 180th St	3	2.5	1997	20,311	2,360	\$286	7	\$645,000	\$675,000	105%
4763 NE 178th St	5	2.75	1961	11,800	3,260	\$216	27	\$735,000	\$705,000	96%
5408 NE 197th Pl	4	2.5	2012	8,000	2,320	\$307	3	\$639,999	\$713,200	111%
20122 51st Ave NE	5	2.75	1975	9,600	3,320	\$229	6	\$749,000	\$760,000	101%
17832 29th Ave NE	5	3	1926	65,775	3,260	\$265	42	\$875,000	\$865,000	99%
19311 45th Ave NE	6	3	1963	87,991	3,640	\$254	16	\$995,000	\$925,000	93%
4115 NE 186th St	4	2.75	2016	9,700	3,695	\$281	23	\$1,050,000	\$1,040,000	99%
<b>Averages:</b>				21,921	2,597	\$258	17	\$639,573	\$653,318	103%
<b>High:</b>		\$1,040,000		<b>Low:</b>		\$360,000		<b>Median:</b>		\$630,000

**FOLLOW ME ONLINE!** For those interested in more real time and in depth real estate news, follow me on Facebook at [www.facebook.com/ryanfrancescutti](http://www.facebook.com/ryanfrancescutti), or twitter [@francescutti](https://twitter.com/francescutti) or [LinkedIn!](#)



## 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 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.