

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 99 September/October 2018

After every Fed meeting where they decide whether to raise, lower, or leave the federal funds rate unchanged, it is explicitly stated that they are trying to meet a “2% inflation objective.” I don’t know how many people think about that goal but what it essentially means is that the prices of goods and services will double in only 35 years, assuming inflation consistently hits their “2% objective.”

One part of the Federal Reserve’s mandate says that they are supposed to ensure “stable prices,” so it’s surprising how normal that statement of a “2% inflation objective” has become. Most of us know that our US dollar buys a lot less than it did several decades ago, but many seem to be unaware that their purchasing power decreases that quickly over time and especially over one’s lifetime.

Of course, one benefit of inflation is that it tends to inflate away debt. That can help the government, companies, and even individuals. After all, it’s not a bad strategy to pay off a mortgage over 30 years with ever devaluing dollars. But savers or those who are on a fixed income are clearly punished in an inflationary environment.

Most of us do invest and plan for retirement because we know we need our assets to keep up with inflation and to ideally exceed it. A balanced portfolio must include some physical assets, such as real estate. Buying a home should always prove to be a sound investment over time, as you can convert that property back into newly valued dollars at some point in the future. In other words, your home will always be “tradeable” for something else worth a very high value, regardless of what the dollar bill in your pocket is worth a generation from now.

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
20120 30th Ave NE	3	1	1955	7,680	1,140	\$406	5	\$469,000	\$463,000	99%
3415 NE 193rd St	3	2.75	1978	7,615	2,320	\$207	3	\$500,000	\$480,000	96%
17514 47th Ave NE	2	1.75	1952	13,151	1,230	\$419	5	\$499,950	\$515,000	103%
19620 32nd Ave NE	4	2.25	1977	10,384	2,310	\$229	18	\$550,000	\$530,000	96%
4527 NE 201st PI	4	2.5	1984	12,004	2,330	\$258	8	\$599,990	\$600,000	100%
19240 51st Ave NE	5	2.75	1967	11,553	3,540	\$172	15	\$675,000	\$610,000	90%
3527 NE 190th PI	4	2.25	1980	10,797	2,580	\$242	12	\$639,000	\$624,000	98%
3021 NE 193rd St	4	2.25	1975	9,790	2,260	\$296	7	\$675,000	\$668,000	99%
20233 41st PI NE	4	2.75	1978	10,980	2,700	\$248	66	\$675,000	\$670,000	99%
4640 NE 187th PI	4	2.5	1971	9,557	2,140	\$320	34	\$685,000	\$685,000	100%
20407 39th PI NE	4	2	1966	39,000	2,500	\$280	38	\$699,950	\$699,950	100%
5244 NE 184th St	4	2.5	1958	11,677	2,564	\$283	17	\$749,000	\$725,000	97%
20212 41st PI NE	4	3.25	1980	18,100	3,300	\$270	39	\$890,000	\$890,000	100%
18623 40th PI NE	5	3	2018	9,631	3,528	\$317	6	\$1,100,000	\$1,118,076	102%
4950 NE 184th St	4	2.5	2018	14,329	3,169	\$379	15	\$1,249,999	\$1,200,000	96%
18629 40th PI NE	6	4.25	2018	11,521	4,589	\$262	56	\$1,199,990	\$1,200,927	100%
18420 40th PI NE	9	7.75	2001	20,973	6,930	\$242	3	\$1,748,000	\$1,680,000	96%
<b>Averages:</b>				13,455	2,890	\$284	20	\$800,287	\$785,821	98%
<b>High:</b>				\$1,680,000	<b>Low:</b>	\$463,000	<b>Median:</b>		\$670,000	



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