

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 102 March/April 2019

The spring housing market has brought more activity and more inventory. That's great news for buyers, but it also brings more competition for sellers. Active homes for sale increased 63% over last April while Days on Market increased to 35 days compared with only 18 days a year ago. Nevertheless, well priced and nicely presented homes should still sell relatively fast.

Now that there are more homes for sale, you might be thinking about upsizing or downsizing from your current home. If you're unsure where to start, I would be happy to help you get the process started. For example, many buyers would like to find something to buy before selling their current home. That's not always possible if your down payment funds are "stuck" in the equity of your current home. While contingent offers are slowly making a comeback, they are rarely the most competitive offers, especially in a multiple offer situation.

There are other options, such as getting a Home Equity Line of Credit (HELOC) to access some of your equity. Or, Windermere has a great Bridge Loan program as well. There are many benefits to a bridge loan: It will put you in a stronger negotiating position where you can make a non-contingent offer; you don't have to risk losing your new dream home while waiting for your own property to sell; and it will give you a little piece of mind and less stress to know where you're moving to and when. If you are interested in Windermere's Bridge Loan Program, please contact me and I can send you more details and the current interest rate and fees.

*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
5035 NE 178th St	6	1.5	1923	25,059	1,794	\$303	1	\$525,000	\$543,000	103%
18621 41st PI NE	3	1.5	1966	9,553	1,688	\$326	9	\$550,000	\$550,000	100%
5423 NE 195th St	3	2.5	1968	9,500	1,830	\$309	19	\$575,000	\$565,000	98%
19227 37th Ave NE	4	2.75	1959	10,800	2,580	\$229	4	\$597,000	\$590,000	99%
5425 NE 200th PI	4	2.25	1967	9,000	1,990	\$315	1	\$590,000	\$626,000	106%
3755 NE 194th St	5	2.25	1965	9,353	2,325	\$270	4	\$628,900	\$628,900	100%
19018 33rd Ave NE	4	2.75	1978	12,831	2,250	\$296	33	\$680,000	\$667,000	98%
19200 53rd Ct NE	4	2.5	1998	17,180	1,940	\$348	15	\$679,789	\$675,000	99%
19206 53rd Ct NE	4	2.5	1998	9,276	2,260	\$310	31	\$719,950	\$700,000	97%
18740 45th PI NE	3	2.5	1987	19,200	1,950	\$372	8	\$699,950	\$725,000	104%
19045 47th PI NE	3	2.5	1960	16,026	2,363	\$313	7	\$738,895	\$740,000	100%
18738 49th PI NE	4	2.5	1995	16,696	2,870	\$279	5	\$799,900	\$799,900	100%
4220 NE 203rd PI	5	2.25	1977	12,230	2,450	\$361	7	\$825,000	\$885,000	107%
18710 53rd Ave NE	4	3.5	1975	9,637	3,280	\$396	19	\$1,298,000	\$1,300,000	100%
19341 31st Dr NE	4	3.25	2019	12,490	3,995	\$343	17	\$1,369,990	\$1,369,990	100%
<b>Averages:</b>				13,255	2,371	\$318	12	\$751,825	\$757,653	101%
<b>High:</b>		\$1,369,990		<b>Low:</b>		\$543,000		<b>Median:</b>		\$675,000



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