

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 103 May/June 2019

Happy Summer! Active homes for sale are up 23% while the number of closed sales in June were down about 3% from last year. Given that there are more homes for buyers to choose from, Days-On-Market has increased to 26 days compared with only 16 days last year. However, that has come down a lot from nearly 60 days on market over the winter months. Prices are tracking very closely to last year with a gradual rise in sales prices since the beginning of the year to a current average of \$759,000 and \$335/sqft. That is technically about 1% lower than June 2018. This data is for King and Snohomish Counties combined which I find works pretty well for our Lake Forest Park market.

While the averages give you a starting point, all homes are different, especially in LFP. Size, specific location, condition, floorplan, and architecture can all affect the value up or down from the "averages." Many differences are subjective though so it's important to work with Realtor who knows the local market and knows what buyers are looking for in your area. Your Realtor will help ensure that you present your home at the best price and in the best possible way. This will help you net more money in the long run and likely save you time on the market. Please consider me as your local Realtor and contact me for a free consultation if you are thinking about selling your home in Lake Forest Park.

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
19505 32nd Ave NE	4	1	1970	6,140	1,480	\$321	6	\$475,000	\$475,000	100%
5121 NE 187th St	3	1.5	1965	8,000	1,750	\$300	3	\$524,900	\$525,000	100%
4718 NE 193rd St	4	2.25	1963	11,100	1,700	\$350	5	\$599,990	\$595,000	99%
20411 33rd Ave NE	4	1.5	1951	40,912	2,180	\$275	13	\$624,950	\$600,000	96%
20175 45th Ave NE	3	1.75	1969	10,630	2,280	\$267	5	\$589,950	\$609,500	103%
19504 36th Ave NE	3	1.75	1962	11,400	1,630	\$374	12	\$629,950	\$610,000	97%
19350 49th PI NE	4	2.5	1970	9,811	2,748	\$222	12	\$629,950	\$610,000	97%
19624 42nd Ave NE	3	1.75	1966	12,700	2,300	\$265	2	\$599,950	\$610,000	102%
18738 45th PI NE	2	1.75	1968	9,824	2,640	\$237	4	\$599,000	\$625,000	104%
18744 45th PI NE	4	2.5	1967	9,504	2,270	\$291	82	\$669,000	\$660,000	99%
20124 32nd Ave NE	4	2.5	1989	12,146	2,940	\$247	3	\$685,000	\$725,000	106%
20204 42nd Ave NE	4	2.5	1979	10,380	2,144	\$353	10	\$712,000	\$757,000	106%
18225 47th PI NE	3	2	1934	17,950	2,380	\$320	4	\$749,950	\$762,000	102%
3415 NE 193rd St	4	2.5	1978	7,615	2,320	\$336	5	\$765,000	\$780,000	102%
5410 NE 198th PI	4	2.5	2005	4,800	3,120	\$256	9	\$799,950	\$799,950	100%
4975 NE 184th St	4	3.5	2019	17,269	2,553	\$341	44	\$924,950	\$870,000	94%
5029 NE 188th St	4	3.5	2019	7,298	2,714	\$332	76	\$899,950	\$900,000	100%
5027 NE 188th St	6	4	1967	7,533	4,410	\$249	11	\$1,100,000	\$1,100,000	100%
5031 NE 188th St	4	2.75	2019	10,562	3,200	\$353	26	\$1,199,999	\$1,130,900	94%
17569 47th Ave NE	4	3.5	1958	20,535	3,690	\$352	4	\$1,299,000	\$1,299,000	100%
Averages:				12,305	2,522	\$302	17	\$753,922	\$752,168	100%
High:				\$1,299,000	Low:	\$475,000	Median:	\$692,500		



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