Expanding Florizon Lake Forest Park Real Estate Update Issue 110 July/August 2020

Please see some of the recently sold properties in Lake Forest Park over the past 2 months in the list below. Since I can't fit all 30 sales with a font size that is still readable, please visit this page on my website at www.LFPHomeSales.com to see all sales over the last 3 months.

That many sales means that it has been a busy summer! The normally very active spring season was pushed to summertime this year due to the stay at home order. The extreme seller's market I mentioned in my last newsletter has continued as there are still many more buyers than sellers. Active homes for sale are down 42% from last August while pending sales are up 48% over last year. I expect this trend to continue at least into early fall.

Days on market for overall King/Snohomish Counties is only 20 days, but many homes are selling within a week if they are priced right and presented well. Most homes that have sold quickly are selling for 5-10% over their asking price and sometimes even more! As far as sales prices go, they have increased to new highs at \$839,000 and \$365/sqft for King and Snohomish Counties combined.

If you have any real estate related questions or if you would like to schedule a free listing consultation, please feel free to contact me anytime. I hope you enjoy the few remaining days of summer and have a great start to the fall season!

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
3043 NE 203rd St	3	1.00	1955	8,323	1,160	\$485	6	\$495,000	\$563,000	114%
20433 39th PI NE	3	1.75	1960	14,250	1,150	\$522	4	\$599,900	\$600,000	100%
2323 NE 191st St	3	1.75	1959	12,140	1,930	\$319	4	\$595,000	\$616,000	104%
19752 40th Ct NE	4	2.25	1975	11,520	1,921	\$323	6	\$619,995	\$619,995	100%
18762 47th Ave NE	3	3.25	1979	10,979	2,310	\$280	26	\$675,000	\$646,000	96%
4006 NE 195th St	3	2.25	1959	9,625	1,730	\$384	5	\$614,950	\$665,000	108%
5121 NE 187th St	3	1.50	1965	7,942	1,750	\$406	5	\$625,000	\$710,000	114%
20127 32nd Ave NE	4	2.50	1984	13,120	2,020	\$360	6	\$675,000	\$727,500	108%
18816 26th Ave NE	3	1.75	1924	12,375	1,650	\$458	5	\$649,900	\$755,000	116%
3025 NE 194th St	4	3.00	1975	7,117	3,050	\$259	4	\$735,000	\$791,000	108%
20104 51st Ave NE	4	2.75	1978	9,100	3,580	\$256	6	\$875,000	\$916,000	105%
2856 NE 183rd St	4	2.50	1957	9,377	2,250	\$409	5	\$768,000	\$920,000	120%
18001 29th Ave NE	3	2.00	1956	24,665	2,240	\$417	8	\$720,000	\$935,000	130%
19322 47th Ave NE	4	2.25	1987	35,700	3,518	\$307	11	\$1,000,000	\$1,080,000	108%
2521 NE 191st St	5	2.75	1989	32,910	3,550	\$305	11	\$1,150,000	\$1,081,079	94%
3840 NE 189th PI	5	3.25	2004	14,068	3,120	\$377	4	\$974,950	\$1,175,000	121%
18030 53rd Ave NE	4	3.25	2005	20,318	2,840	\$467	8	\$980,000	\$1,326,000	135%
19212 46th Ave NE	4	2.25	1961	19,517	2,520	\$546	6	\$1,100,000	\$1,375,000	125%
		Averages:		15,169	2,349	\$382	7	\$769,594	\$861,199	111%

Low:

\$563,000

Ryan Francescutti

\$1,375,000

High:

Your Lake Forest Park Realtor® and Neighbor Direct: (206) 799-7165 E-mail: ryan@windermere.com

Please Visit <u>www.LFPHomes.com</u>
For More Information Including Property
Searches and Featured Listings



\$773,000

Median:

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.

