

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 111 September/October 2020

At this point, I do not have a big opinion on how a Biden presidency will differ from the Trump era as far as the housing market goes. I believe COVID related factors along with interest rates and the state of the economy are much more influential right now than who is in the White House.

Hopefully, the good news regarding a potential vaccine will help us get back to normal in 2021. But "normal" is still going to take a while and some new trends, such as working from home, are likely here to stay for many.

Interest rates are always an important factor for homebuyers. The Federal Reserve has explicitly stated that it will attempt to keep interest rates low for a long time in order to help the economy recover. So, a slowly improving economy with falling unemployment along with low interest rates should continue to provide a tailwind to the housing market.

As we approach year end, it is even more clear that COVID has not harmed our real estate market. It just shifted activity from springtime to summer and early fall. We already have had more sales close this year than in all of 2019 and we are on track to have more sales than any year in at least the past 10 years. Therefore, unless inventory, interest rates, or unemployment rise substantially, we are likely going to stay in a seller's market for the foreseeable future.

Please contact me if you are thinking about making a move. It is never too soon to start planning! Have a great Holiday 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](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
18253 35th Ave NE	2	2.00	1918	8,625	2,080	\$231	5	\$499,990	\$480,000	96%
18487 47th Place NE	3	1.75	1916	6,930	1,590	\$391	7	\$550,000	\$622,000	113%
4008 NE 197th St	3	2.50	1978	11,250	2,360	\$267	41	\$630,000	\$630,000	100%
19019 32nd Ave NE	4	1.75	1959	12,424	2,020	\$334	7	\$625,000	\$675,000	108%
19512 30th Ave NE	4	2.50	1994	7,826	1,970	\$355	5	\$699,950	\$699,950	100%
3300 NE 182nd St	5	3.25	1959	9,698	2,580	\$271	1	\$700,000	\$700,000	100%
5119 NE 187th St	4	1.75	1930	8,019	1,810	\$387	5	\$675,000	\$700,000	104%
5006 NE 188th St	4	1.50	1964	12,157	2,600	\$285	39	\$750,000	\$740,000	99%
5010 NE 194th Place	5	2.50	1963	13,010	2,410	\$311	2	\$675,000	\$750,000	111%
3212 NE 198th Place	3	2.50	1988	9,262	1,820	\$415	6	\$700,000	\$755,000	108%
4226 NE 203rd Place	4	3.50	1990	12,600	2,860	\$297	1	\$850,000	\$850,000	100%
4411 NE 178th St	4	4.50	1935	15,651	2,955	\$291	26	\$890,000	\$860,000	97%
17031 32nd Ave NE	4	2.75	1968	11,427	3,243	\$274	19	\$899,000	\$890,000	99%
20146 53rd Ave NE	5	2.50	1965	9,400	2,720	\$331	4	\$899,000	\$900,000	100%
19205 46th Ave NE	5	2.75	1965	25,204	3,800	\$262	21	\$995,000	\$995,000	100%
18712 23rd Ave NE	4	2.25	2004	22,946	3,050	\$366	6	\$979,959	\$1,115,000	114%
5027 NE 188th St	6	4.00	1967	7,533	4,410	\$272	4	\$1,185,000	\$1,200,000	101%
4115 NE 186th St	4	2.75	2016	9,700	3,695	\$352	7	\$1,298,000	\$1,300,000	100%
<b>Averages:</b>				11,870	2,665	\$316	11	\$805,606	\$825,664	103%
<b>High:</b>		\$1,300,000		<b>Low:</b>		\$480,000		<b>Median:</b>		\$752,500



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