

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 114 March/April 2021

Please see below for some of the recent sales in Lake Forest Park. Once again, I could not fit them all on the page so this is just a sampling of some of the many closings. Note that EVERY SINGLE ONE of these listings sold at or over the listing price! A few sales not shown here did sell slightly under the asking price in the last couple of months, but on average, the sold prices for all transactions were still 15% over the listing price in LFP. Please visit www.LFPHomeSales.com anytime to see every sale in the last 3 months.

Needless to say, these price increases aren't sustainable at this rate forever. That does not mean prices have to decline, but a slow down or pause in the rate of increase would be healthy for the market in the long run. Mortgage rates are gently increasing and a little bit more inventory is finally hitting the market. These factors may lead to a market breather, but that would be a healthy development.

The year over year market data will probably get a little strange in the second half of this year due to crazy high comps after the "V" shaped recovery. It may make some data look bad when in fact things are just normalizing. Stay tuned and as always, feel free to call, text, or email me if you are interested in a listing consultation or if you have any real estate questions.

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
17081 Brookside Blvd	2	1.75	1939	15,500	1,410	\$399	6	\$475,000	\$562,000	118%
19673 40th Place NE	4	2.50	1985	15,025	1,660	\$361	1	\$565,000	\$600,000	106%
18705 30th Ave NE	3	1.00	1953	9,712	1,070	\$664	0	\$569,900	\$710,000	125%
4716 NE 203rd St	5	3.00	1962	10,469	2,490	\$313	7	\$695,000	\$780,000	112%
20417 55th Place NE	4	2.50	1965	9,621	1,750	\$489	5	\$779,950	\$855,000	110%
19224 47th Ave NE	4	2.50	1968	12,249	2,280	\$377	5	\$700,000	\$860,000	123%
19725 40th Ct NE	4	3.25	1969	9,880	2,287	\$376	19	\$840,000	\$860,000	102%
3223 NE 204th St	4	2.00	1970	6,955	2,000	\$440	5	\$685,000	\$880,000	128%
3514 NE 187th St	3	2.50	1953	9,248	2,170	\$416	6	\$750,000	\$903,000	120%
17224 Beach Dr NE	3	1.75	1962	7,750	1,550	\$594	5	\$850,000	\$920,000	108%
19616 44th Place NE	4	2.25	1975	49,534	2,920	\$317	8	\$925,000	\$925,000	100%
5028 NE 187th St	3	1.75	1947	14,168	1,460	\$637	7	\$699,950	\$930,000	133%
19227 35th Place NE	4	2.75	1975	7,639	2,160	\$438	1	\$750,000	\$945,000	126%
5004 NE 194th Place	3	2.50	1962	15,415	2,060	\$473	5	\$849,950	\$975,000	115%
4014 NE 185th St	4	2.50	1974	11,183	3,070	\$326	3	\$900,000	\$1,000,000	111%
18433 47th Place NE	3	2.50	1985	11,545	2,440	\$439	3	\$980,000	\$1,070,000	109%
19820 47th Ave NE	4	2.50	1960	39,500	3,200	\$353	7	\$1,095,000	\$1,130,000	103%
4238 NE 169th Ct	4	2.50	1984	7,448	2,450	\$510	8	\$938,000	\$1,250,000	133%
17058 28th Ave NE	4	3.75	1951	18,000	3,600	\$385	5	\$1,250,000	\$1,385,000	111%
17561 Bothell Wy NE	4	3.50	1913	27,801	3,773	\$375	48	\$1,399,900	\$1,415,000	101%
Averages:				15,432	2,290	\$434	8	\$834,883	\$947,750	115%
High:				\$1,415,000	Low:		\$562,000	Median:		\$922,500



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

Please Visit www.LFPHomes.com
For More Information Including Property
Searches and Featured Listings


Windermere
REAL ESTATE
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.