

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 115 May/June 2021

As you can see below, there were a lot of sales over the past couple of months. Inventory still remains limited as good homes continue to get scooped up quickly. But, there was a slight softening in the market in late June/early July. Buyer traffic was a little slower and not all homes are getting offers on their "offer review dates." Whether that has more to do with the heat wave, or the 4th of July holiday, or Covid restrictions being lifted, it's hard to say at this point. Our market does typically slow down slightly during the summer months as people are closing on sales and making their moves or taking vacations. However, these past couple of years have been anything but typical, so we will just have to wait and see how the rest of summer goes. Stay tuned!

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
5310 NE 193rd St	2	1.00	1937	16,100	1,540	\$389	7	\$649,000	\$600,000	92%
18514 36th Place NE	3	1.00	1953	6,055	1,160	\$517	3	\$599,999	\$600,000	100%
17830 47th Ave NE	2	1.00	1948	15,734	1,390	\$464	7	\$625,000	\$645,000	103%
5231 NE 193rd Place	3	2.25	1984	12,739	1,984	\$352	5	\$700,000	\$700,000	100%
19505 32nd Ave NE	4	1.00	1970	6,140	1,480	\$493	6	\$650,000	\$730,000	112%
3114 NE 195th St	3	1.00	1971	7,200	1,050	\$695	5	\$599,000	\$730,000	122%
19361 53rd Ave NE	3	1.75	1954	15,899	1,610	\$488	5	\$712,000	\$787,000	111%
2919 NE 193rd St	3	2.50	1978	7,200	1,880	\$431	4	\$725,000	\$811,150	112%
18501 26th Ave NE	5	3.00	1986	8,106	3,280	\$260	44	\$859,950	\$855,000	99%
2946 NE 178th St	4	2.50	2003	13,245	2,276	\$384	7	\$775,000	\$875,500	113%
18230 25th Ave NE	3	1.75	1967	11,088	1,320	\$665	7	\$689,900	\$878,000	127%
5005 NE 197th Street	3	1.75	1969	14,117	2,070	\$439	5	\$749,000	\$910,000	122%
3216 NE 167th St	3	1.50	1951	18,672	1,220	\$750	9	\$785,000	\$915,000	117%
17022 26th Ave NE	2	1.75	1947	33,628	1,910	\$484	6	\$799,000	\$925,000	116%
3704 NE 187th St	4	2.25	1960	12,619	2,130	\$434	5	\$850,000	\$925,000	109%
19206 51st Ave NE	4	2.50	1968	9,832	2,880	\$321	3	\$875,000	\$925,000	106%
3721 NE 187th St	3	1.75	1958	11,038	1,690	\$562	2	\$800,000	\$950,000	119%
5025 NE 184th St	3	2.00	1972	17,493	1,250	\$768	6	\$740,000	\$960,000	130%
4024 NE 195th Place	4	2.50	1969	13,150	2,130	\$453	4	\$725,000	\$965,000	133%
19631 44th Place NE	3	2.50	1984	13,340	2,140	\$452	5	\$825,000	\$967,500	117%
3065 NE 178th St	4	2.50	1979	51,836	2,930	\$341	7	\$949,900	\$1,000,000	105%
19221 Lago Place	5	2.00	1936	15,017	3,550	\$284	6	\$875,000	\$1,010,000	115%
18443 40th Place NE	4	2.75	1939	25,700	3,108	\$341	6	\$995,000	\$1,060,000	107%
17200 30th Ave NE	5	3.75	1968	22,059	3,260	\$329	5	\$895,000	\$1,075,000	120%
18036 49th Place NE	3	2.25	1954	8,199	2,140	\$514	1	\$849,950	\$1,100,000	129%
19526 44th Ave NE	9	4.50	1979	15,315	4,370	\$251	83	\$1,150,000	\$1,100,000	96%
16900 33rd Ave NE	4	2.75	1962	11,426	2,550	\$470	5	\$995,000	\$1,200,000	121%
19028 37th Ave NE	4	2.50	2001	8,097	2,960	\$407	5	\$1,000,000	\$1,205,000	121%
17073 Hamlin Rd NE	4	1.75	1958	13,896	2,700	\$462	5	\$985,000	\$1,250,000	127%
16950 28th Ave NE	4	3.00	1923	41,972	2,848	\$459	5	\$1,200,000	\$1,308,588	109%
18500 53rd Ave NE	4	3.25	1993	13,254	3,320	\$394	6	\$1,075,000	\$1,310,000	122%
18548 43rd Ave NE	4	2.25	1978	54,781	2,580	\$542	1	\$1,075,000	\$1,400,000	130%
3636 NE 195th St	4	3.50	1977	27,436	4,650	\$334	6	\$1,375,000	\$1,555,000	113%
18502 43rd Ave NE	4	3.00	1984	80,962	4,680	\$375	5	\$1,325,000	\$1,755,000	132%
19112 Forest Park Dr	5	3.50	2016	21,173	3,870	\$484	4	\$1,498,000	\$1,876,000	125%
Averages:				19,272	2,454	\$451	8	\$885,020	\$1,024,535	115%
High:		\$1,876,000		Low:		\$600,000		Median:		\$960,000



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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.