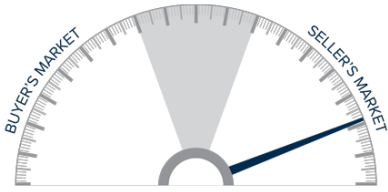


Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 117 September/October 2021



“This speedometer reflects the state of the region’s real estate market using housing inventory, price gains, home sales, interest rates, and larger economic factors.

Even given the speedbump that hit the region’s economy with the emergence of the Delta variant, the housing market remains remarkably resilient. Demand from buyers continues to be very strong, and modestly increasing inventory levels appear to have—at least for the time being—reduced some of the fever from the market. Mortgage rates remain very favorable, and my current forecast is for them to stay in the low- to mid-3% range until next summer. Rising inventory levels have led price growth to slow and days on market to start increasing, which may be a sign that the market is retreating from a prolonged period of exuberance.

As we move through the balance of the year, I believe demand will remain solid, but we will continue to see price growth soften as more listings compete for the buyers that are out there. That is not to say price growth will turn negative; rather it suggests that we are slowly moving back toward a more balanced market. That said, the market certainly still favors home sellers. As such, I am leaving the needle in the same position as the second quarter. I may move it a little in the direction of buyers next quarter if the current trend continues through the winter months.”

-Matthew Gardner, Chief Economist for Windermere Real Estate

(This is the concluding paragraph from Gardner’s Q3 2021 Western Washington Real Estate Market Update. If you would like to read the full report, please click on this direct link: [Q3 2021 Western WA Gardner Report](#))

For your information, the following is a list of some of the 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.

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
2812 NE 178th St	3	1.75	1979	8,500	1,560	\$387	4	\$559,000	\$605,000	108%
18407 47th Place NE	3	1.75	1990	10,458	1,330	\$488	6	\$595,000	\$650,000	109%
20424 33rd Ave NE	3	1.75	1962	9,798	1,122	\$637	5	\$625,000	\$715,000	114%
18804 51st Ave NE	3	1.75	1958	8,748	1,280	\$589	5	\$699,500	\$755,000	108%
19723 53rd Ave NE	3	2.50	1978	7,400	2,220	\$362	5	\$750,000	\$805,000	107%
4738 NE 193rd St	3	2.25	1964	9,621	1,800	\$466	2	\$738,000	\$840,000	114%
3011 NE 194th St	3	2.00	1975	7,200	1,530	\$562	6	\$738,500	\$860,000	116%
4028 NE 196th Ct	4	2.75	1996	10,589	2,170	\$410	5	\$890,000	\$890,000	100%
5030 NE 180th St	3	1.50	1949	21,233	2,240	\$399	7	\$895,000	\$895,000	100%
18723 37th Ave NE	3	2.25	1959	12,032	2,080	\$449	7	\$935,000	\$935,000	100%
4738 NE 204th St	5	2.50	1978	10,600	3,000	\$333	5	\$974,900	\$1,000,000	103%
4518 NE 190th Ct	4	2.50	1985	9,600	2,200	\$463	5	\$924,950	\$1,018,800	110%
4755 NE 178th St	3	1.50	1929	17,841	2,840	\$369	5	\$980,000	\$1,050,000	107%
19533 55th Ave NE	4	3.00	2007	8,043	2,965	\$426	5	\$1,125,000	\$1,265,000	112%
3630 NE 195th St	5	3.50	2021	9,124	3,526	\$404	5	\$1,425,000	\$1,425,000	100%
4710 NE 204 St	7	3.25	1978	51,835	3,370	\$474	5	\$1,438,000	\$1,600,000	111%
Averages:				13,289	2,202	\$452	5	\$893,303	\$956,800	108%
High:				\$1,600,000	Low:	\$605,000	Median:		\$892,500	



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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.