

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 119 January/February 2022

Happy spring! I was recently in Arizona playing house hunter in warmer temperatures and it was interesting to see the similarities and differences in our housing markets. Like many parts of the country, including ours, the greater Phoenix area is also experiencing multiple offers and a frenzied marketplace. Their inventory is also very low by their historical standards, but at least you can put a tour together of 5-8 properties to see in a day. One or two of those may sell before your appointment time, but that is still better than dozens of would-be buyers flocking to see the ONE new listing that comes on the market around here. And while prices in Phoenix have skyrocketed in the past few years, many areas are significantly more affordable than Seattle. Of course, it's all relative. For example, buyers moving here from San Francisco likely find our prices much more affordable than in California...

I am only licensed to practice real estate in Washington State, but I do have the ability to refer you to great brokers around the country if you are contemplating a move out of area. Feel free to contact me anytime with questions or to set up a free listing consultation for your Lake Forest Park home.

*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](http://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
20004 33rd Ave NE	3	1.75	1956	10,260	1540	\$394	2	\$400,000	\$607,000	152%
5451 NE 203rd Pl	3	1.75	1970	7,680	1,170	\$568	1	\$585,000	\$665,000	114%
3513 NE 165th St	3	1.75	1959	8,074	1,830	\$464	2	\$725,000	\$850,000	117%
2814 NE 195th St	3	1.75	1970	12,005	1,570	\$605	5	\$795,000	\$950,000	120%
4033 NE 204th St	3	2.50	1978	9,380	2,600	\$369	5	\$875,000	\$959,000	110%
2558 NE 168th St	3	1.50	1951	23,393	1,870	\$515	7	\$899,950	\$962,800	107%
18325 28th Pl NE	4	1.75	1957	29,735	2,100	\$476	4	\$880,000	\$1,000,000	114%
15829 33rd Ave NE	3	1.75	1954	8,654	2,450	\$429	2	\$874,888	\$1,050,000	120%
3323 NE 158th St	4	2.25	1963	8,967	3,010	\$424	6	\$995,000	\$1,276,000	128%
16059 36th Ave NE	3	3.00	2001	8,801	2,950	\$470	6	\$995,000	\$1,387,000	139%
14508 37th Ave NE	5	3.25	1978	7,200	3,200	\$438	5	\$1,295,000	\$1,400,000	108%
<b>Averages:</b>				12,195	2,208	\$468	4	\$847,258	\$1,009,709	121%
<b>High:</b>		\$1,400,000		<b>Low:</b>		\$607,000		<b>Median:</b>		\$962,800



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\*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.