

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 122 July/August 2022

I hope you have had a great summer! As we head into the fall season, it will be interesting to see if the climate changes much as far as the housing market is concerned. It's been a tepid couple of months but that is not unusual for summer around here. It's just been so active the past two years that the difference feels more dramatic. Inventory is still not increasing very rapidly so that's good for sellers. But interest rates do continue to climb so that is having a dampening effect on demand. Prices have come down approximately 10-12% from the highs in April. While that is significant, the current prices are still up 4-6% over last August.

I've said it many times before but early fall can be a great time to list a home for sale and/or go house hunting. There will be motivation by both sides to complete a purchase before the holiday season. Contact me today if you're thinking about selling this fall or even early next year. It's never too early to start planning!

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
17124 Hillside Dr NE	4	2.75	1948	20,015	2220	\$293	4	\$700,000	\$650,000	93%
18743 23rd Ave NE	4	2.00	1953	23,109	1,630	\$402	47	\$625,000	\$655,000	105%
18717 37th Ave NE	4	2.25	1965	11,200	2,100	\$345	27	\$725,000	\$725,000	100%
3029 NE 204th St	3	1.50	1969	7,593	1,200	\$650	4	\$775,000	\$780,000	101%
3004 NE 193rd St	4	2.50	1975	7,216	2,280	\$362	35	\$825,000	\$825,000	100%
19749 40th Ct NE	3	2.00	1976	9,960	2,120	\$392	37	\$864,990	\$830,000	96%
18912 32nd Ave NE	2	1.75	1950	7,200	1,406	\$594	5	\$739,000	\$835,000	113%
5006 NE 184th St	3	1.75	1961	17,390	2,130	\$413	6	\$775,000	\$880,000	114%
4412 NE 178th St	3	2.25	1959	6,843	2,000	\$445	24	\$890,000	\$890,000	100%
3029 NE 201st Place	3	2.00	1983	10,106	1,570	\$573	1	\$899,950	\$899,950	100%
17823 29th Ave NE	3	2.00	1959	12,325	3,380	\$281	3	\$929,950	\$950,000	102%
5470 NE 200th Place	3	2.25	1967	8,660	2,078	\$457	7	\$958,000	\$950,000	99%
3238 NE 198th Place	4	2.50	1981	7,189	2,150	\$453	2	\$925,000	\$975,000	105%
19615 44th Place NE	3	2.25	1976	15,200	2,512	\$418	61	\$1,135,000	\$1,050,000	93%
18512 30th Ave NE	3	2.25	1974	10,080	1,850	\$605	2	\$969,000	\$1,120,000	116%
2937 NE 182nd St	4	3.00	1961	10,632	2,280	\$576	5	\$1,100,000	\$1,312,222	119%
19545 45th Ave NE	5	2.25	1958	15,100	2,940	\$458	27	\$1,395,000	\$1,347,500	97%
5035 NE 180th St	3	2.50	1966	20,905	3,440	\$392	5	\$1,350,000	\$1,350,000	100%
5323 NE 180th St	4	3.25	1954	26,708	3,320	\$416	10	\$1,490,000	\$1,380,000	93%
17404 32nd Ave NE	5	3.00	1954	10,173	2,800	\$500	3	\$1,225,000	\$1,400,000	114%
18036 28th Ave NE	5	2.75	1974	13,000	3,200	\$445	5	\$1,350,000	\$1,425,000	106%
5313 NE 180th St	4	3.25	2008	18,045	3,480	\$474	11	\$1,600,000	\$1,650,000	103%
18710 53rd Ave NE	4	3.50	1975	9,637	3,280	\$534	14	\$1,795,000	\$1,750,000	97%
Averages:				12,969	2,407	\$456	15	\$1,045,256	\$1,070,855	103%
High:		\$1,750,000		Low:		\$650,000		Median:		\$950,000



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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.