

Expanding Horizon

Lake Forest Park
Real Estate Update

Issue 59 January/February 2012

Happy New Year indeed! The first two months of 2012 have started out with a bang. Sales are most active in the lower to median price ranges, under \$400,000. But, activity is starting to pick up in the \$400,000+ price range as well.

The bigger story is that inventory is so low right now that many buyers literally can't find good homes to buy! Low prices and extremely low interest rates are definitely pulling buyers off the fence. More homes will come on the market as we get into spring but that should be met with more buyers as well. So, I expect activity to continue to be brisk at least for the next several months.

As an example of limited choices, I have a buyer who is looking for, but can't find, a home in Lake Forest Park in a very quiet location with at least 2000sqft and under \$375,000. I have a second buyer also looking for something in a very quiet and private location, but light and bright and move-in ready, priced in the \$400k-\$600k range. A 3rd buyer is looking for a large home with at least 4000sqft and within Shorecrest HS boundaries. So far, none of these buyers have been successful. But, if you happen to think your home might fit one of these criteria, and you're thinking of selling of course, please let me know! I'd love to come take a look.

For more market information including real-time stats and my blog, please visit my website at www.LFPHomes.com. I also have some handy 1-click searches if you're looking to make a move nearby. As always, feel free to contact me anytime for a free no-obligation buyer or seller consultation to discuss your personal situation.

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. For up to date news on the housing market at any time, please visit my website at www.LFPHomes.com and click on the "Real Estate News" link in the Useful Links tab. You can also click on the "Blog" or "Stats" headers for more in depth monthly analysis of Real Estate activity and statistics for King and Snohomish Counties.

If you, or someone you know, is thinking about making a move, I would love to show how my level of expertise and local knowledge can guide you through the buying and/or selling process. Please contact me today for a free one hour Buying or Listing Consultation!

| Address | Bed | Bath | Year | Lot Size | SqFt | \$/SqFt | DOM | List Price | Sale Price | SP%LP |
|--------------------|-----|------|-----------|-------------|-------|---------|-----------|----------------|------------|-----------|
| 3321 NE 160th St | 3 | 1.5 | 1950 | 7,964 | 1,850 | \$84 | 77 | \$159,000 | \$155,800 | 98% |
| 19017 47th Pl NE | 4 | 1.5 | 1960 | 10,250 | 1,800 | \$95 | 403 | \$189,950 | \$171,000 | 90% |
| 3008 NE 190th St | 3 | 1.75 | 1949 | 12,150 | 1,350 | \$169 | 103 | \$224,800 | \$228,000 | 101% |
| 3018 NE 194th St | 7 | 2.75 | 1975 | 7,366 | 2,310 | \$121 | 7 | \$295,000 | \$280,000 | 95% |
| 3527 NE 190th Pl | 3 | 1.75 | 1980 | 10,797 | 2,760 | \$102 | 32 | \$282,000 | \$282,000 | 100% |
| 17072 26th Ave NE | 4 | 2 | 1945 | 30,622 | 2,830 | \$116 | 68 | \$349,000 | \$328,200 | 94% |
| 18815 33rd Ave NE | 4 | 2.5 | 1986 | 9,133 | 2,370 | \$151 | 211 | \$374,500 | \$359,000 | 96% |
| 17836 Ballinger Wy | 4 | 2.25 | 1930 | 15,000 | 2,770 | \$139 | 91 | \$405,000 | \$385,000 | 95% |
| 18900 40th Pl NE | 5 | 3 | 2012 | 12,480 | 2,603 | \$173 | 0 | \$450,000 | \$450,000 | 100% |
| 3736 NE 153rd St | 4 | 2 | 1926 | 26,000 | 1,540 | \$311 | 76 | \$550,000 | \$479,000 | 87% |
| Averages: | | | | 14,176 | 2,218 | \$146 | 107 | \$327,925 | \$311,800 | 96% |
| High: | | | \$479,000 | Low: | | | \$155,800 | Median: | | \$305,100 |

FOLLOW ME ONLINE! For those interested in more real time and in depth real estate news, follow me on Facebook at www.facebook.com/ryanfrancescutti, or find me on [twitter](#) or [LinkedIn!](#)



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
Windermere Real Estate Company
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.