

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 60 March/April 2012

Wow, March and April were a busy couple of months. In fact, I couldn't even fit all the sold properties on this page without making the font so small I'd have to include a magnifying glass with each newsletter... ;)

Since all of the sold properties aren't shown, and also thanks to a recommendation from a loyal reader, I now have a "Homes recently sold in Lake Forest Park" link on the Properties tab on my website at www.LFPHomes.com. Now, you can go anytime and take a look at homes that have sold in LFP within the last 3 months. You are also able to narrow down the criteria if you wish or look farther back in time by simply clicking on the "More Options" drop down field in the upper right corner of the search box. While visiting my website, don't forget to check out my Blog as well as some detailed monthly charts in the "Stats" header.

As always, deciphering all the data and what it might mean to selling your specific home will take some analysis by a Realtor. So if you are thinking about making a move, give me a call and I can break it all down for you so that we can come up with the best strategy to get your home sold for the most amount of money in the least amount of time. Have a Happy Spring!

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. You can visit www.LFPHomes.com anytime and go to the "Properties" header and click on the "Homes recently sold in Lake Forest Park" link for all sold homes in the last 3 months. 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
18453 47th Pl NE	3	1.75	1925	11,398	1,060	\$167	60	\$167,320	\$177,500	106%
20405 37th Ave NE	4	2.75	1973	15,764	1,890	\$137	79	\$259,900	\$258,000	99%
18225 30th Ave NE	3	1.75	1962	10,150	1,530	\$176	229	\$289,000	\$270,000	93%
17820 25th Ave NE	3	1	1961	14,477	1,350	\$203	14	\$289,950	\$274,000	95%
5414 NE 195th St	3	2.5	1968	8,510	2,480	\$124	99	\$299,900	\$307,100	102%
4942 NE 184th St	3	2.5	1978	8,550	1,760	\$193	31	\$365,000	\$339,000	93%
5225 NE 193rd Pl	3	2.25	1983	16,461	2,000	\$183	29	\$375,000	\$365,500	97%
18403 51st Pl NE	5	1.75	1961	15,800	2,180	\$172	22	\$375,000	\$375,000	100%
19736 40th Ct NE	3	2.25	1972	9,583	2,330	\$166	175	\$399,950	\$387,500	97%
5508 NE 180th St	5	3	1960	10,450	2,580	\$156	18	\$404,000	\$402,000	100%
5235 NE 193rd Pl	4	3.5	1985	9,870	3,050	\$138	7	\$425,000	\$422,000	99%
4734 NE 192nd Pl	4	2.5	1962	9,277	2,530	\$168	3	\$399,950	\$425,001	106%
19612 40th Pl NE	5	3	2011	9,600	2,603	\$169	76	\$439,950	\$439,950	100%
5425 NE 197th Pl	3	2.5	2012	7,213	2,665	\$169	54	\$449,990	\$449,990	100%
17008 37th Ave NE	4	2.5	2005	13,132	2,396	\$236	47	\$579,900	\$565,000	97%
15856 37th Ave NE	4	2.5	2011	7,477	2,948	\$220	190	\$659,995	\$650,000	98%
Averages:				11,107	2,210	\$174	71	\$386,238	\$381,721	99%
High:		\$650,000		Low:		\$177,500		Median:		\$381,250

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.