

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 61 May/June 2012

Happy Summer! It looks like our perfect NW summer weather has finally arrived and it is a nice complement to the hot housing market. May and June continued to be very busy, much like the entire first half of the year. I again had to cram the sold properties onto the bottom of this newsletter and they still couldn't all fit. Please remember that you can go anytime to the "Properties" tab at www.LFPHomes.com and click on "Homes recently sold in Lake Forest Park" to see all the sales within the last 3 months.

Inventory levels remain very low in LFP, and all over King and Snohomish Counties, for that matter. There are a lot of buyers eager to take advantage of the low prices and even lower interest rates. Bidding wars are even occurring in some neighborhoods and price ranges. I don't expect prices to skyrocket any time soon, but so far, 2012 is proving that the bottom in the market is likely behind us and we can hopefully grind higher from here. I also expect activity to be brisk through the fall months, granted the November election could be a wild card. Regardless of what happens in the election, or even more globally, no one seems terribly willing to "rock the boat" to derail the recovering housing market and economy.

So as I often say, don't get too cute trying to time the market perfectly. But, do feel free to contact me anytime and I can help counsel and advise you to what the best strategy might be for your personal situation.

Thanks as always for reading and please look for my next update in September!

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
18469 40th Pl NE	2	1	1918	18,190	1,480	\$67	42	\$149,950	\$99,000	66%
19348 35th Ave NE	4	2.5	1984	8,379	2,026	\$128	446	\$259,000	\$260,000	100%
20330 54th Ln NE	3	2	1996	8,530	1,880	\$138	7	\$264,000	\$260,000	98%
19818 31st Ave NE	5	2.75	1973	10,876	2,300	\$114	74	\$274,900	\$263,000	96%
19620 53rd Ave NE	3	1	1957	18,893	1,210	\$234	2	\$284,950	\$283,500	99%
19559 38th Ave NE	4	2.5	1961	10,900	1,950	\$162	6	\$300,000	\$316,500	106%
20113 32nd Ave NE	4	2.25	1973	11,673	2,210	\$154	63	\$400,000	\$340,000	85%
19329 47th Ave NE	4	2.25	1965	12,020	2,000	\$175	3	\$335,000	\$349,000	104%
19131 47th Pl NE	4	2.25	1961	10,987	2,190	\$174	37	\$391,500	\$382,000	98%
4755 NE 178th St	3	1.5	1929	17,841	2,840	\$141	341	\$415,000	\$400,000	96%
4014 NE 185th St	4	2.5	1974	11,183	2,810	\$150	3	\$425,000	\$422,000	99%
19022 34th Ave NE	4	2.5	1999	8,305	2,900	\$152	12	\$450,000	\$440,000	98%
5300 NE 178th St	4	1.75	1947	18,000	2,067	\$218	483	\$475,000	\$450,250	95%
5405 NE 197th Pl	4	2.5	2012	7,251	2,804	\$162	67	\$454,990	\$454,990	100%
5213 NE 180th St	3	3.5	1955	32,000	3,020	\$167	81	\$519,000	\$503,500	97%
4024 NE 185th St	5	2.5	1974	17,179	2,900	\$188	6	\$544,950	\$544,950	100%
20214 42nd Ave NE	4	3	1976	10,400	2,800	\$213	34	\$599,000	\$595,000	99%
17837 Bothell Way	4	2.75	1959	21,410	3,020	\$197	63	\$600,000	\$595,500	99%
4034 NE 195th St	4	4	1979	10,700	3,920	\$156	32	\$625,000	\$610,000	98%
Averages:				13,932	2,438	\$163	95	\$408,802	\$398,378	97%
High:		\$610,000		Low:		\$99,000		Median:		\$400,000

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*Statistics not compiled or published by NWMLS
This is not intended to solicit property already listed.