

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 65 January/February 2013

The New Year indeed started with a bang, although as I mentioned in January, it never really slowed down through the holidays. The inventory of homes for sale has been cut nearly in half from this time last year, while at the same time pending sales are up 23% over last February. New listings continue to get quickly gobbled up by hungry buyers, and that supply shortage seems to be really helping prices. In fact, if you look at the data combining King & Snohomish Counties, the average sold price in February was up 17% over February 2012!

While this is all great news for sellers, I can't stress enough how important it is to take some key steps to prepare your home for sale to maximize buyer interest. And then once your home is on the market, it is important to know how to make sure you are in the strongest negotiating position possible so that you can take advantage of potential multiple offers. Contact me today to set up a free listing consultation and we can discuss how I can best help you benefit in today's market.

Finally, on the subject of multiple offers, I just wrote a blog post on my website giving some key tips if you are a buyer and you know you will be in a competitive multiple offer situation. Check it out at:

www.lfphomes.com/blog/my-blog.

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
20424 33rd Ave NE	3	1.75	1965	9,798	1,010	\$193	16	\$195,000	\$195,000	100%
18306 25th Ave NE	3	1.75	1968	11,023	2,300	\$88	7	\$129,950	\$203,000	156%
18705 30th Ave NE	3	1	1953	9,712	1,070	\$243	116	\$259,950	\$259,900	100%
17514 47th Ave NE	2	1.75	1952	13,151	1,230	\$272	15	\$339,950	\$334,000	98%
19103 30th Ave NE	4	2.5	1978	6,642	2,090	\$172	4	\$359,500	\$359,500	100%
3341 NE 202nd St	4	2.75	1953	7,000	2,200	\$190	5	\$399,950	\$418,750	105%
20312 46th Pl NE	3	2.25	1977	7,508	2,170	\$198	7	\$429,500	\$429,500	100%
15515 35th Ave NE	4	2.5	1953	16,150	2,330	\$189	15	\$445,000	\$440,000	99%
5427 NE 180th St	4	2.75	1953	30,716	3,480	\$135	46	\$465,000	\$469,000	101%
5429 NE 200th Pl	4	2.25	1968	8,349	2,510	\$199	3	\$499,950	\$499,950	100%
16002 38th Ave NE	4	2.5	1946	18,575	3,200	\$189	87	\$629,950	\$605,000	96%
16136 41st Ave NE	4	2	1951	7,114	2,640	\$250	23	\$699,000	\$660,000	94%
17122 32nd Ave NE	4	2.75	2012	13,566	3,200	\$224	171	\$725,000	\$717,500	99%
Averages:				12,254	2,264	\$196	40	\$429,054	\$430,085	104%
High:			\$717,500	Low:			\$195,000	Median:		\$429,500

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