

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 76 November/December 2014

Happy New Year! January is a good time to do a recap of the housing market activity for the previous year, so let's take a look at 2014. For our area, December 2014 ended with less inventory than December 2013. In fact, active homes for sale decreased about 8.5%, but pending sales were up 26% and closed sales were up almost 3%, although average days on the market increased from 53 a year ago to 59 last month. This tight inventory and the continued low interest rates helped boost prices over the year by nearly 8%, from \$456,000 to \$492,000 on average. Dollar per square foot prices rose more than 6%, from \$205/sqft to \$218/sqft.

Similar to most years, general housing activity picked up steam from January through July/August, then slowly tapered down into the end of the year. The busiest activity didn't really start until March last year, due to what I call the "Seahawk effect": It seemed a bit slow to get going until after the big win and parade in February.

Keep in mind, you don't need to sell in the March-July timeframe; that's just when there are the most homes for sale and the most buyers out. But that also means you have the most competition. Many homes sold in December. I had a listing go under contract on Christmas Eve and another the day after Christmas! Remember, it's almost impossible to time the market perfectly, so do what's best for you and your family situation, and I will help you maximize your showing activity and return, regardless of the season.

Please contact me today if you're thinking about selling this year!

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
19102 30th Ave NE	4	1	1952	9,360	760	\$263	4	\$199,900	\$200,000	100%
19605 55th Ave NE	3	1.75	1957	12,458	1,770	\$192	58	\$349,500	\$340,500	97%
4527 NE 201st Pl	4	2.5	1984	12,004	2,330	\$152	244	\$365,000	\$353,000	97%
4518 NE 171st St	3	2	1969	6,081	1,450	\$279	26	\$400,000	\$405,000	101%
3509 NE 197th St	5	2.25	1961	10,300	1,970	\$208	39	\$425,000	\$409,950	96%
17804 47th Ave NE	3	1.75	1954	8,187	2,270	\$181	27	\$424,900	\$410,000	96%
5211 NE 184th St	3	1.75	1959	11,371	1,790	\$254	2	\$449,950	\$455,000	101%
5126 NE 187th St	4	3	1976	10,659	2,620	\$179	46	\$479,000	\$469,000	98%
5315 NE 178th St	4	2	1961	21,890	2,200	\$215	111	\$499,000	\$472,000	95%
18245 40th Ave NE	5	3.5	1968	14,016	2,700	\$186	45	\$499,900	\$502,700	101%
5220 NE 193rd Pl	3	2.5	1983	36,665	3,050	\$170	21	\$525,000	\$520,000	99%
20222 41st Pl NE	4	2.5	1978	9,530	2,590	\$207	17	\$545,000	\$537,250	99%
3048 NE 203rd St	5	3.25	1965	20,790	2,860	\$198	111	\$575,000	\$565,000	98%
18900 40th Pl NE	5	3	2012	12,480	2,603	\$217	81	\$584,950	\$565,000	97%
4069 NE 196th St	5	2.75	1963	28,185	2,940	\$194	5	\$569,950	\$569,950	100%
20215 42nd Ave NE	4	2.5	1968	10,850	2,520	\$238	28	\$629,000	\$600,000	95%
18015 53rd Ave NE	6	2.75	1978	20,000	3,780	\$192	133	\$749,999	\$725,000	97%
Averages:				14,990	2,365	\$207	59	\$486,532	\$476,432	98%
High:		\$725,000		Low:		\$200,000		Median:		\$472,000

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Please Visit www.LFPHomes.com
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*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.