

Expanding Horizon

Lake Forest Park
Real Estate Update
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Happy spring! The housing market is firing on all cylinders right now. While inventory is picking up some, most of it is being quickly swallowed up by hungry buyers. In our area, pending sales are up 35% and closed sales are up 30% over last year at this time! The median price in King County has surged 11.5% from a year ago with prices increasing from \$430,500 then to \$480,000 now.

Although some buyers are getting priced out of this market, there are still plenty of well-qualified buyers ready to buy even at these higher prices. And from my experience, most buyers can legitimately afford to put down a decent down payment and get a fixed-rate loan. That approach is much healthier and more sustainable than what happened in 2006-2007 when many buyers got 100% financing on interest-only loans.

If you or someone you know is thinking about making a move, I would love to put my expertise and local knowledge to work to guide you through the buying and/or selling process. Please contact me today for a free one-hour buying or listing consultation.

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.

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP
18503 36th Pl NE	3	1	1954	6,236	1,120	\$290	20	\$335,000	\$325,000	97%
4111 NE 186th St	2	1	1932	19,371	790	\$418	10	\$350,000	\$330,000	94%
3029 NE 203rd St	4	0.75	1955	9,023	1,390	\$246	1	\$337,000	\$342,000	101%
5032 NE 188th St	3	1.5	1960	8,353	1,180	\$294	2	\$314,950	\$347,500	110%
5135 NE 201st Pl	4	2.5	1963	15,528	2,000	\$191	3	\$369,000	\$382,000	104%
19618 36th Ave NE	4	2.5	1962	8,310	2,050	\$187	6	\$359,000	\$383,000	107%
19005 47th Pl NE	5	2.5	1961	9,090	2,580	\$154	2	\$400,000	\$398,000	100%
4002 NE 195th Pl	3	2.5	1967	10,160	2,680	\$160	36	\$435,000	\$429,950	99%
4901 NE 187th Pl	3	2.25	1972	15,843	2,100	\$205	5	\$425,000	\$430,000	101%
19749 40th Ct NE	3	2	1976	9,960	2,120	\$205	29	\$439,950	\$434,975	99%
19532 38th Ave NE	4	2.5	1964	10,800	2,200	\$208	29	\$469,000	\$457,000	97%
4033 NE 197th St	5	2.75	1993	10,277	2,480	\$212	5	\$525,000	\$525,000	100%
19509 53rd Ave NE	5	2.75	1966	9,903	3,180	\$168	3	\$444,500	\$535,000	120%
18821 53rd Ave NE	3	2	1964	10,929	2,520	\$226	8	\$525,000	\$570,000	109%
19222 37th Ave NE	4	2.25	1968	11,310	2,370	\$254	6	\$525,000	\$603,000	115%
19630 44th Pl NE	4	2.5	1972	23,870	3,240	\$188	7	\$609,000	\$609,000	100%
4537 NE 201st Pl	5	3.5	2014	15,815	2,670	\$255	125	\$680,000	\$680,000	100%
19802 47th Ave NE	4	3.25	2003	9,603	3,770	\$207	18	\$799,000	\$780,000	98%
Averages:				11,910	2,247	\$226	18	\$463,411	\$475,635	103%
High:				\$780,000	Low:	\$325,000	Median:	\$432,488		

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