

# Expanding Horizon

Lake Forest Park  
Real Estate Update  
Issue 79 May/June 2015

Happy sizzling summer! The temperature has been hot, and so has the housing market! The sales below represent only a portion of the closings over the past two months. You can see all the recent sales in Lake Forest Park at any time by clicking the down arrow of the Properties tab on my website.

I thought it might be interesting to compare June 2015 with June 2007, which is about when the market topped out before. For King and Snohomish counties combined, the median sales price today is \$450,000 vs. \$443,000 then. The average sales price is \$554,000 now vs. \$534,000 then. The average price/sqft is exactly the same as in June 2007 at \$246/sqft. Average days on market is 31 now vs. 61 then. Most interesting to me is that there were nearly 6% more closed sales and over 24% more pending sales last month vs. June 2007. More surprising, however, is that those increased numbers of sales occurred with over 63% LESS inventory than in 2007. So while the prices may be similar, the market internals are quite different than in 2007.

Whatever the market dynamics, if you're ready to sell or want to buy, I can help! Contact me today!

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](http://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
3212 NE 204th St	3	1	1970	7,055	960	\$339	6	\$325,000	\$325,000	100%
19505 32nd Ave NE	4	1	1970	6,140	1,480	\$243	3	\$349,995	\$360,000	103%
18730 50th Ave NE	3	1	1955	8,127	1,140	\$319	4	\$389,500	\$364,000	93%
4051 NE 197th St	3	1.75	1965	13,200	1,930	\$202	38	\$400,000	\$390,000	98%
3229 NE 204th St	4	1.75	1970	8,027	2,080	\$216	7	\$449,000	\$449,000	100%
19132 47th Pl NE	4	2.5	1961	12,204	2,600	\$173	8	\$450,000	\$450,000	100%
3536 NE 187th St	4	2	1957	9,263	1,800	\$258	5	\$370,000	\$465,000	126%
20272 37th Ave NE	3	2.25	1990	31,878	1,910	\$246	31	\$474,950	\$469,950	99%
17575 47th Ave NE	3	2.25	1959	9,173	1,870	\$255	12	\$469,000	\$476,000	101%
4022 NE 196th Ct	4	2.5	1993	11,650	2,090	\$232	1	\$474,950	\$485,000	102%
19415 35th Ave NE	3	1.75	1977	12,160	2,760	\$182	6	\$475,000	\$502,300	106%
19548 47th Ave NE	4	2.25	1963	15,261	2,440	\$215	6	\$524,000	\$524,000	100%
20338 42nd Ave NE	3	2.25	1977	9,600	2,225	\$259	5	\$525,000	\$576,000	110%
20216 41st Pl NE	4	2.5	1979	12,220	2,730	\$214	6	\$589,950	\$583,400	99%
5416 NE 196th St	4	3.5	1997	10,700	3,000	\$202	4	\$605,000	\$605,000	100%
5202 NE 184th St	3	2.75	1978	37,212	2,890	\$212	6	\$610,000	\$613,000	100%
4034 NE 195th St	4	4	1979	10,700	3,920	\$177	4	\$695,000	\$695,000	100%
5110 NE 184th St	4	3.25	2007	20,136	2,810	\$249	135	\$730,000	\$700,000	96%
<b>Averages:</b>				13,595	2,258	\$233	16	\$494,797	\$501,814	102%
<b>High:</b>				\$700,000	<b>Low:</b>	\$325,000	<b>Median:</b>		\$480,500	

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This is not intended to solicit property already listed.