

Expanding Horizon

Lake Forest Park
Real Estate Update
Issue 83 January/February 2016

In my 14 years at Windermere, I have never, ever seen the available inventory of homes so low in Lake Forest Park. As of this writing, there are only 12 active listings, and 9 of those are listed for over \$700,000! There is virtually nothing available in lower and middle price points. More homes will come on the market as we hit spring, but unless there are a lot more, it's going to continue to be frustrating for buyers.

The current seller's market makes it relatively easy to contract with a buyer, but maximizing your home's value and making sure the sale gets to the closing table can be as challenging as ever. So it's very important that you have a listing agent you trust at your side to ensure the entire sales process goes smoothly. Whether you are looking to upsize or downsize, or if you are just interested in your home's value after several years of gains, please contact me today for a free 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
18430 47th Pl NE	2	1	1951	17,850	1,010	\$347	7	\$350,000	\$350,000	100%
16001 35th Ave NE	2	1	1951	6,527	780	\$468	8	\$365,000	\$365,000	100%
18253 35th Ave NE	3	2	1918	8,625	2,080	\$183	45	\$375,000	\$380,000	101%
18434 Ballinger Way	3	2	1959	12,000	1,266	\$313	2	\$389,000	\$396,000	102%
19560 38th Ave NE	3	2	1960	15,021	2,280	\$175	141	\$430,000	\$400,000	93%
19200 32nd Ave NE	4	2.5	1975	9,508	2,353	\$176	24	\$439,500	\$415,000	94%
4704 NE 203rd St	3	2.5	1962	10,400	2,140	\$197	5	\$425,000	\$421,840	99%
5033 NE 190th St	4	2.25	1961	7,741	2,260	\$221	6	\$472,950	\$500,210	106%
17586 Ballinger Way	4	1.75	1916	16,584	2,110	\$246	9	\$525,000	\$520,000	99%
19533 40th Pl NE	4	2.25	1966	10,515	2,060	\$257	4	\$499,900	\$530,000	106%
18916 38th Ave NE	4	2.25	1910	17,950	4,250	\$136	9	\$560,000	\$580,000	104%
4115 NE 203rd Pl	5	2.5	1968	12,530	2,860	\$206	5	\$575,000	\$588,500	102%
16019 38th Ave NE	4	2	1949	11,198	2,650	\$271	5	\$699,000	\$717,000	103%
18420 40th Pl NE	9	7.75	2001	20,973	6,930	\$201	131	\$1,395,000	\$1,390,000	100%
Averages:				12,673	2,502	\$243	29	\$535,739	\$539,539	101%
High:				\$1,390,000	Low:		\$350,000	Median:		\$461,025

FOLLOW ME ONLINE! For those interested in more real time and in depth real estate news, follow me on Facebook at www.facebook.com/ryanfrancescutti, or twitter [@francescutti](https://twitter.com/francescutti) or [LinkedIn!](#)



Ryan Francescutti
Your Lake Forest Park Realtor® and Neighbor
Direct: (206) 799-7165
E-mail: ryan@windermere.com

Please Visit www.LFPHomes.com
For More Information Including Property
Searches and Featured Listings


Windermere
REAL ESTATE
Windermere Northlake
17711 Ballinger Way NE, Lake Forest Park, WA 98155

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