



May 2026

SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Apr. 26	Mar. 26	% Change	Apr. 26	Apr. 25	% Change	Feb. 26 to Apr. 26	Feb. 25 to Apr. 25	% Change
For Sale	19	19	0%	19	24	-20.8% ▼	19	24	-20.8% ▼
Sold	19	17	11.8% ▲	19	20	-5% ▼	49	42	16.7% ▲
Pended	17	13	30.8% ▲	17	16	6.3% ▲	41	47	-12.8% ▼

April 2026 was a Seller's market**

Home For Sale in April 2026 was 19 units. It was the same as compared to last month and down 20.8% compared to last year.
 Home Closed in April 2026 was 19 units. It was up 11.8% compared to last month and down 5% compared to last year.
 Home Placed under Contract in April 2026 was 17 units. It was up 30.8% compared to last month and up 6.3% compared to last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

Date	2/25	3/25	4/25	5/25	6/25	7/25	8/25	9/25	10/25	11/25	12/25	1/26	2/26	3/26	4/26
For Sale	16	20	24	28	28	26	38	38	36	27	16	23	24	19	19
New Listing	16	23	24	26	18	13	22	16	20	11	6	16	19	14	24
Sold	8	14	20	15	16	11	10	11	8	8	14	2	13	17	19
Pended	16	15	16	18	12	7	12	9	10	12	7	7	11	13	17
Months of Inventory (Closed Sales)	2	1.4	1.2	1.9	1.8	2.4	3.8	3.5	4.5	3.4	1.1	11.5	1.8	1.1	1
Months of Inventory (Pended Sales)	1	1.3	1.5	1.6	2.3	3.7	3.2	4.2	3.6	2.3	2.3	3.3	2.2	1.5	1.1
Absorption Rate (Closed Sales) %	50	70	83.3	53.6	57.1	42.3	26.3	28.9	22.2	29.6	87.5	8.7	54.2	89.5	100
Absorption Rate (Pended Sales) %	100	75	66.7	64.3	42.9	26.9	31.6	23.7	27.8	44.4	43.8	30.4	45.8	68.4	69.5
Avg. Active Price	1,107	973	878	913	923	901	911	928	930	933	1,009	1,198	1,219	1,317	1,307
Avg. Sold Price	861	890	888	769	840	758	891	940	820	764	791	660	732	800	790
Avg. Sq. Ft. Price (Sold)	409	518	476	459	424	545	417	436	422	400	470	463	475	495	453
Sold/List Diff. %	101	105	103	101	101	100	99	100	101	100	97	96	98	102	100
Sold/Orig LP Diff. %	101	101	102	100	98	98	98	100	99	97	95	93	97	100	99
Avg Days on Market	34	54	21	9	19	23	25	23	31	30	30	65	29	26	26
Avg CDOM	30	46	40	8	21	20	30	33	31	38	35	65	54	26	28
Median Active Price	900	875	850	850	889	884	855	839	875	897	973	875	847	782	779
Median Sold Price	775	881	807	785	830	775	895	875	848	748	768	660	727	841	770

All reports are published May 2026, based on data available at the end of April 2026, except for the today's stats. Information and statistics derived from Northwest Multiple Listing Service. Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. Report reflects activity by all brokers participated in the MLS.

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Some April Shoreline/LFP Sales

NORTH CITY



819 NE 180th St., Shoreline
3 bed | 1.75 bath | 1,570 SF
\$770,000 | 102.67% of List Price

RICHMOND HIGHLANDS



635 NW 178th Place, Shoreline
3 bed | 2.25 bath | 1,893 SF
\$1,235,000 | 109.78% List Price

INNIS ARDEN



17061 10th Ave NW, Shoreline,
4 bed | 2.25 bath | 2,340 SF
\$2,018,000 | 106.77% of List Price

LAKE FOREST PARK



16003 32nd Ave NE, LFP
3 bed | 1.75 bath | 1,930 SF
\$1,135,000 | 119.48% of List Price

RIDGECREST



15863 15th Ave NE, Shoreline
2 bed | 1 bath | 1,050 SF
\$699,000 | 100.00% of List Price

MERIDIAN PARK



18029 Wallingford Ave N,
3 bed | 1.75 bath | 1,320 SF
\$870,000 | 109.37% of List Price



"Mother's Love is Home"
Did you see our Mother's Day display roundabout on 8th Ave NE & NE 160th St in Ridgecrest?



It's Farmers Market Season!!



On Memorial Day, **Abbey View Memorial Park** will host a BBQ for visitors.

The park is located at 3601 Alaska Road in Brier.



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