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August 2025

SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 25	Jul. 25	% Change	Aug. 25	Aug. 24	% Change	Jun. 25 to Aug. 25	Jun. 24 to Aug. 24	% Change
For Sale	49	46	6.5% ▲	49	53	-7.5% ▼	49	53	-7.5% ▼
Sold	25	24	4.2% ▲	25	27	-7.4% ▼	78	84	-7.1% ▼
Pended	28	25	12% ▲	28	31	-9.7% ▼	79	95	-16.8% ▼

August 2025 was a Seller's market**

Home For Sale in August 2025 was 49 units. It was up **6.5%** compared to last month and down **7.5%** compared to last year.

Home Closed in August 2025 was 25 units. It was up **4.2%** compared to last month and down **7.4%** compared to last year.

Home Placed under Contract in August 2025 was 28 units. It was up **12%** compared to last month and down **9.7%** 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	6/24	7/24	8/24	9/24	10/24	11/24	12/24	1/25	2/25	3/25	4/25	5/25	6/25	7/25	8/25
For Sale	43	52	53	47	45	27	23	31	19	22	30	41	48	46	49
New Listing	47	40	39	34	36	11	15	20	23	34	43	46	42	34	36
Sold	22	35	27	35	35	29	32	6	18	21	31	26	29	24	25
Pended	40	24	31	31	32	20	10	8	25	27	29	30	26	25	28
Months of Inventory (Closed Sales)	2	1.5	2	1.3	1.3	0.9	0.7	5.2	1.1	1	1	1.6	1.7	1.9	2
Months of Inventory (Pended Sales)	1.1	2.2	1.7	1.5	1.4	1.4	2.3	3.9	0.8	0.8	1	1.4	1.8	1.8	1.8
Absorption Rate (Closed Sales) %	51.2	67.3	50.9	74.5	77.8	107.4	139.1	19.4	94.7	95.5	103.3	63.4	60.4	52.2	51
Absorption Rate (Pended Sales) %	93	46.2	58.5	66	71.1	74.1	43.5	25.8	131.6	122.7	96.7	73.2	54.2	54.3	57.1
Avg. Active Price	1,591	1,192	1,127	1,150	1,296	1,452	1,135	1,433	1,423	1,057	990	1,119	1,279	1,288	1,104
Avg. Sold Price	1,166	1,289	962	1,041	1,096	876	923	807	1,320	1,185	1,130	986	1,110	919	1,253
Avg. Sq. Ft. Price (Sold)	505	578	445	490	494	460	460	437	537	578	504	476	479	477	521
Sold/List Diff. %	107	101	102	98	101	100	100	99	103	106	105	102	102	100	99
Sold/Orig LP Diff. %	106	100	99	98	99	95	99	97	103	104	104	101	101	98	98
Avg Days on Market	10	16	19	18	32	47	26	44	22	44	17	9	16	16	32
Avg CDOM	10	21	20	21	28	46	31	65	25	36	30	9	20	16	32
Median Active Price	1,180	930	899	896	930	937	900	950	1,050	915	857	900	986	895	879
Median Sold Price	943	885	925	839	875	800	851	775	937	1,030	865	830	950	830	950

All reports are published August 2025, based on data available at the end of July 2025, 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 August Shoreline/LFP Sales

