

Happy Valentine's Day



2026

January 2026

SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jan. 26	Dec. 25	% Change	Jan. 26	Jan. 25	% Change	Nov. 25 to Jan. 26	Nov. 24 to Jan. 25	% Change
For Sale	65	55	18.2% ▲	65	54	20.4% ▲	65	54	20.4% ▲
Sold	32	49	-34.7% ▼	32	23	39.1% ▲	126	144	-12.5% ▼
Pended	44	34	29.4% ▲	44	23	91.3% ▲	115	92	25% ▲

January 2026 was a Seller's market**

Home For Sale in January 2026 was 65 units. It was up 18.2% compared to last month and up 20.4% compared to last year.

Home Closed in January 2026 was 32 units. It was down 34.7% compared to last month and up 39.1% compared to last year.

Home Placed under Contract in January 2026 was 44 units. It was up 29.4% compared to last month and up 91.3% 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	11/24	12/24	1/25	2/25	3/25	4/25	5/25	6/25	7/25	8/25	9/25	10/25	11/25	12/25	1/26
For Sale	68	47	54	43	50	66	101	111	103	114	123	107	89	55	65
New Listing	24	23	37	48	72	86	101	90	85	76	87	77	42	31	65
Sold	61	60	23	32	54	66	52	62	55	49	61	57	45	49	32
Pended	43	26	23	45	59	60	56	58	51	52	55	62	37	34	44
Months of Inventory (Closed Sales)	1.1	0.8	2.3	1.3	0.9	1	1.9	1.8	1.9	2.3	2	1.9	2	1.1	2
Months of Inventory (Pended Sales)	1.6	1.8	2.3	1	0.8	1.1	1.8	1.9	2	2.2	2.2	1.7	2.4	1.6	1.5
Absorption Rate (Closed Sales) %	89.7	127.7	42.6	74.4	108	100	51.5	55.9	53.4	43	49.6	53.3	50.6	89.1	49.2
Absorption Rate (Pended Sales) %	63.2	55.3	42.6	104.7	118	90.9	55.4	52.3	49.5	45.6	44.7	57.9	41.6	61.8	67.7
Avg. Active Price	1,169	1,083	1,265	1,498	1,229	1,120	1,476	1,508	1,428	1,093	1,115	1,181	1,178	1,281	1,229
Avg. Sold Price	891	915	948	1,092	1,102	1,069	985	1,050	995	1,250	1,058	977	1,028	1,087	964
Avg. Sq. Ft. Price (Sold)	445	468	436	523	546	493	509	488	488	539	453	463	499	495	484
Sold/List Diff. %	100	100	101	103	108	104	102	102	100	100	101	100	100	99	100
Sold/Orig LP Diff. %	97	98	99	102	106	103	102	101	99	99	100	99	98	97	97
Avg Days on Market	32	30	36	34	26	22	9	13	16	19	21	28	29	26	38
Avg CDOM	40	32	40	27	25	26	9	15	16	20	30	32	36	33	42
Median Active Price	900	900	890	945	900	875	900	930	875	868	900	900	900	934	899
Median Sold Price	845	869	799	843	1,010	925	830	939	940	945	925	865	778	970	828

All reports are published January 2026, based on data available at the end of December 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 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 January Shoreline/LFP Sales



Come hang out at our first Happy Hour of the year! These are fun, super casual, and friendly. Ridgecrest Pub has a heated patio and a great selection of drinks and snacks including N/A options.



The Shoreline-Lake Forest Park Senior Activity Center is thrilled to offer RAINBOW BINGO with our incredible hostess, Sylvia O'Stayformore. Participants can expect ten (10) rousing rounds of bingo, complete with prizes and a few musical numbers!

Cash Beverage Bar | Rainbow Jell-O Shots | Prizes! | Please note that this is a 21 and over event

Join us for another special story time with Ridgecrest favorite, Michelle Jing Chan. She is such an engaging reader and incredibly kind and patient with the kids.



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