

Happy Valentine's Day



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% <span style="color: green;">▲</span> | 65                            | 54      | 20.4% <span style="color: green;">▲</span> | 65                          | 54                 | 20.4% <span style="color: green;">▲</span> |
| Sold     | 32                   | 49      | -34.7% <span style="color: red;">▼</span>  | 32                            | 23      | 39.1% <span style="color: green;">▲</span> | 126                         | 144                | -12.5% <span style="color: red;">▼</span>  |
| Pended   | 44                   | 34      | 29.4% <span style="color: green;">▲</span> | 44                            | 23      | 91.3% <span style="color: green;">▲</span> | 115                         | 92                 | 25% <span style="color: green;">▲</span>   |

### 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

## BRIARCREST



16040 26th Ave NE, Shoreline  
2 bed | 1 bath | 820 SF  
\$690,000 | 100% of List Price

## RICHMOND BEACH



19811 11th Ave NW, Shoreline  
5 bed | 2.5 bath | 2,970 SF  
\$1,299,000 | 100.00% List Price

## HIGHLAND TERRACE



15245 Fremont Ave N,  
4 bed | 2 bath | 1,900 SF  
\$740,000 | 98.8% of List Price

## LAKE FOREST PARK



2715 NE 184th Place, LFP  
3 bed | 2.75 bath | 1,910 SF  
\$948,500 | 108.40% of List Price

## RIDGECREST



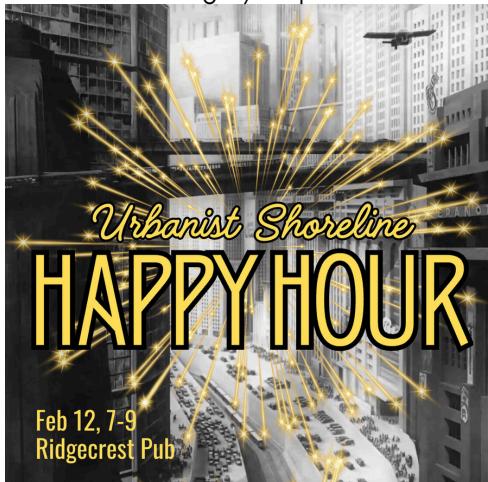
16715 8th Ave NE, Shoreline  
3 bed | 1.5 bath | 900 SF  
\$640,000 | 98.46% of List Price

## PARKWOOD



18555 Burke Ave N, Shoreline  
6 bed | 2.75 bath | 2,480 SF  
\$945,000 | 105.12% of List Price

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.



## RAINBOW BINGO



SHORELINE-LAKE FOREST PARK SENIOR ACTIVITY CENTER  
Friday February 13th 2025  
7:00pm - Doors Open at 6:00pm  
\$20 Includes Entertainment & Loaded Nachos  
Tickets - Call or Online 206-365-1536  
[www.shorelineclfpseniorcenter.org](http://www.shorelineclfpseniorcenter.org)  
\$10 Bingo Packet at the Door  
Cash or Check  
Rainbow Jello Shots  
Beer - Wine & Soft Drinks  
21 Plus Event

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!

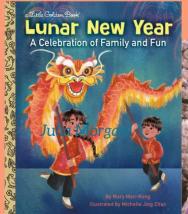
Cash Beverage Bar | Rainbow Jell-O Shots | Prizes! | Please note that this is a 21 and over event

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.

## RIDGECREST BOOKS

### LUNAR NEW YEAR Story Time

WITH MICHELLE JING CHAN  
SUNDAY, FEBRUARY 15TH  
11 AM AT THE BOOKSTORE






  
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