



June 2026

SHORELINE | LAKE FOREST PARK

| | Curnt vs. Prev Month | | | Curnt vs. Same Month 1 Yr Ago | | | Curnt vs. Same Qtr 1 Yr Ago | | |
|----------|----------------------|---------|----------|-------------------------------|---------|----------|-----------------------------|--------------------|----------|
| | May. 26 | Apr. 26 | % Change | May. 26 | May. 25 | % Change | Mar. 26 to May. 26 | Mar. 25 to May. 25 | % Change |
| For Sale | 97 | 81 | 19.8% ▲ | 97 | 93 | 4.3% ▲ | 97 | 93 | 4.3% ▲ |
| Sold | 57 | 71 | -19.7% ▼ | 57 | 46 | 23.9% ▲ | 179 | 159 | 12.6% ▲ |
| Pended | 58 | 61 | -4.9% ▼ | 58 | 54 | 7.4% ▲ | 183 | 164 | 11.6% ▲ |

May 2026 was a Seller's market**

Home For Sale in May 2026 was 97 units. It was up 19.8% compared to last month and up 4.3% compared to last year.
 Home Closed in May 2026 was 57 units. It was down 19.7% compared to last month and up 23.9% compared to last year.
 Home Placed under Contract in May 2026 was 58 units. It was down 4.9% compared to last month and up 7.4% 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 | 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 | 5/26 |
|------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| For Sale | 47 | 62 | 93 | 104 | 95 | 103 | 110 | 93 | 76 | 50 | 57 | 68 | 77 | 81 | 97 |
| New Listing | 68 | 81 | 91 | 83 | 77 | 70 | 79 | 69 | 36 | 30 | 58 | 62 | 83 | 89 | 91 |
| Sold | 51 | 62 | 46 | 59 | 51 | 44 | 57 | 53 | 44 | 46 | 30 | 46 | 51 | 71 | 57 |
| Pended | 55 | 55 | 54 | 53 | 46 | 50 | 53 | 57 | 35 | 29 | 36 | 35 | 64 | 61 | 58 |
| Months of Inventory (Closed Sales) | 0.9 | 1 | 2 | 1.8 | 1.9 | 2.3 | 1.9 | 1.8 | 1.7 | 1.1 | 1.9 | 1.5 | 1.5 | 1.1 | 1.7 |
| Months of Inventory (Pended Sales) | 0.9 | 1.1 | 1.7 | 2 | 2.1 | 2.1 | 2.1 | 1.6 | 2.2 | 1.7 | 1.6 | 1.9 | 1.2 | 1.3 | 1.7 |
| Absorption Rate (Closed Sales) % | 108.5 | 100 | 49.5 | 56.7 | 53.7 | 42.7 | 51.8 | 57 | 57.9 | 92 | 52.6 | 67.6 | 66.2 | 87.7 | 58.8 |
| Absorption Rate (Pended Sales) % | 117 | 88.7 | 58.1 | 51 | 48.4 | 48.5 | 48.2 | 61.3 | 46.1 | 58 | 63.2 | 51.5 | 83.1 | 75.3 | 59.8 |
| Avg. Active Price | 1,237 | 1,127 | 1,237 | 1,281 | 1,194 | 1,033 | 1,066 | 1,128 | 1,141 | 1,197 | 1,168 | 1,083 | 1,500 | 1,558 | 1,489 |
| Avg. Sold Price | 1,112 | 1,067 | 982 | 1,052 | 947 | 1,267 | 1,061 | 960 | 1,031 | 1,093 | 959 | 851 | 963 | 1,022 | 943 |
| Avg. Sq. Ft. Price (Sold) | 547 | 490 | 520 | 484 | 487 | 541 | 450 | 463 | 496 | 503 | 487 | 480 | 498 | 488 | 507 |
| Sold/List Diff. % | 108 | 104 | 102 | 102 | 100 | 100 | 101 | 100 | 100 | 99 | 100 | 101 | 101 | 101 | 102 |
| Sold/Orig LP Diff. % | 107 | 103 | 102 | 101 | 99 | 99 | 100 | 99 | 98 | 97 | 98 | 100 | 101 | 101 | 100 |
| Avg Days on Market | 27 | 21 | 9 | 13 | 15 | 20 | 20 | 28 | 29 | 27 | 37 | 34 | 18 | 16 | 16 |
| Avg CDOM | 24 | 27 | 8 | 14 | 16 | 21 | 30 | 32 | 36 | 32 | 40 | 45 | 18 | 16 | 20 |
| Median Active Price | 900 | 873 | 900 | 900 | 850 | 850 | 900 | 899 | 900 | 942 | 900 | 880 | 934 | 948 | 960 |
| Median Sold Price | 1,030 | 941 | 825 | 939 | 933 | 922 | 885 | 848 | 777 | 953 | 828 | 763 | 869 | 850 | 840 |

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

NORTH CITY



18228 11th Ave NE, Shoreline
3 bed | 1 bath | 1,170 SF
\$720,000 | 103.60% of List Price

RICHMOND BEACH



19573 27th Ave NW, Shoreline,
4 bed | 3.5 bath | 3,480 SF
\$3,950,000 | 100% List Price

HILLWOOD



20324 8th Ave NW, Shoreline
3 bed | 1.75 bath | 2,340 SF
\$875,000 | 97.33% of List Price

LAKE FOREST PARK



3102 NE 195th St, LFP
3 bed | 1.75 bath | 2,720 SF
\$955,000 | 100.53% of List Price

RIDGECREST



18015 12th Ave NE, Shoreline
4 bed | 1.75 bath | 1,770 SF
\$924,525 | 105.66% of List Price

MERIDIAN PARK



2102 N 171st St, Shoreline
3 bed | 1.75 bath | 1,690 SF
\$735,000 | 100% of List Price



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Last Day of Shoreline Schools:
Thursday, June 18th



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