



TEAM TROST & POST
 your neighbors in real estate
 trostandpost.com

November 2025
SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Nov. 25	Oct. 25	% Change	Nov. 25	Nov. 24	% Change	Sep. 25 to Nov. 25	Sep. 24 to Nov. 24	% Change
For Sale	123	157	-21.7% ▼	123	100	23% ▲	123	100	23% ▲
Sold	67	80	-16.2% ▼	67	79	-15.2% ▼	220	263	-16.3% ▼
Pended	58	85	-31.8% ▼	58	58	0%	223	245	-9% ▼

November 2025 was a Seller's market**

Home For Sale in November 2025 was 123 units. It was down **21.7%** compared to last month and up **23%** compared to last year.

Home Closed in November 2025 was 67 units. It was down **16.2%** compared to last month and down **15.2%** compared to last year.

Home Placed under Contract in November 2025 was 58 units. It was down **31.8%** compared to last month and the same as 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	9/24	10/24	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
For Sale	165	144	100	74	77	67	90	116	176	189	170	175	187	157	123
New Listing	119	113	45	33	55	67	107	131	170	134	117	104	125	116	53
Sold	79	105	79	73	30	48	61	89	73	98	86	73	73	80	67
Pended	91	96	58	32	37	57	70	85	86	94	70	66	80	85	58
Months of Inventory (Closed Sales)	2.1	1.4	1.3	1	2.6	1.4	1.5	1.3	2.4	1.9	2	2.4	2.6	2	1.8
Months of Inventory (Pended Sales)	1.8	1.5	1.7	2.3	2.1	1.2	1.3	1.4	2	2	2.4	2.7	2.3	1.8	2.1
Absorption Rate (Closed Sales) %	47.9	72.9	79	98.6	39	71.6	67.8	76.7	41.5	51.9	50.6	41.7	39	51	54.5
Absorption Rate (Pended Sales) %	55.2	66.7	58	43.2	48.1	85.1	77.8	73.3	48.9	49.7	41.2	37.7	42.8	54.1	47.2
Avg. Active Price	1,184	1,153	1,134	1,081	1,199	1,319	1,110	1,092	1,304	1,300	1,256	1,070	1,063	1,080	1,097
Avg. Sold Price	964	1,053	923	914	896	1,301	1,103	1,101	971	1,243	945	1,165	994	1,029	985
Avg. Sq. Ft. Price (Sold)	489	513	466	476	447	577	544	512	509	558	493	510	447	488	481
Sold/List Diff. %	99	103	100	100	101	102	107	103	102	101	99	99	101	100	100
Sold/Orig LP Diff. %	99	101	98	98	99	101	106	103	101	100	97	98	100	98	99
Avg Days on Market	22	23	30	27	40	36	25	18	10	12	19	25	20	29	24
Avg CDOM	23	22	37	29	42	32	23	23	10	15	21	28	30	37	32
Median Active Price	885	876	850	850	875	900	856	870	899	899	845	828	889	830	835
Median Sold Price	865	868	860	850	787	912	1,020	925	835	994	850	925	830	856	850

All reports are published November 2025, based on data available at the end of October 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.

Kathe Trost 206-954-1706 kathe@windermere.com
 Jen Post 206-468-4118 jenpost@windermere.com

Some November Shoreline/LFP Sales

NORTH CITY



18921 16th Ave NE, Shoreline
4 bed | 2 bath | 2,760 SF
\$1,005,000 | 103.08% of List Price

RICHMOND BEACH



20122 Richmond Beach Dr NW
5 bed | 3.5 bath | 3,490 SF
\$1,925,000 | 110.00% List Price

HILLWOOD



20011 Palatine Ave N, Shoreline
3 bed | 1.75 bath | 1,530 SF
\$1,125,000 | 116.58% of List Price

LAKE FOREST PARK



19727 41st Ave NE, LFP
4 bed | 2.5 bath | 2,170 SF
\$1,185,000 | 94.80% of List Price

RIDGECREST



16261 12th Ave NE, Shoreline
3 bed | 1 bath | 1,490 SF
\$787,500 | 100.00% of List Price

MERIDIAN PARK



18335 Ashworth Ave, Shoreline
3 bed | 2 bath | 1,960 SF
\$899,999 | 100.00% of List Price

ShoreLights

A Dazzling Holiday Lights Display in the Heart of Shoreline

Nov. 15th to Jan. 11th

Park at Town Center, 17560 Aurora Ave N, Shoreline, WA 98133

<https://www.shorelinechamber.org/shorelights>

ShoreLights!

PORCH PARADE

Light up Shoreline during the 2025 ShoreLights Porch Parade!

Registration is open now through December 15.

Register today at bit.ly/2025PorchParade



BITES AT THE Lights!

FOOD TRUCK VENDORS 12/01-12/07

Friday, December 5

- Masthi Junction - 2:00 p.m.
- The Marigold Wood Fired Pizza - 5:30 p.m.
- Levantine Cuisine

Saturday, December 6

- Masthi Junction - 12:30 p.m.
- Levantine Cuisine

Sunday, December 7

- Masthi Junction - 2:00 p.m.
- Dreamy Drinks - 4:00 p.m.
- The Marigold Wood Fired Pizza - 5:30 p.m.

View the food truck calendar at bit.ly/BitesAtTheLights



CITY OF SHORELINE **SHORELINE CHAMBER OF COMMERCE**

Nov. 23 & Dec. 14
10 a.m. - 4 p.m.
*Outside farmers market closes at 2 p.m.

Holiday Farmers Market & Craft Fairs

Lake Forest Park Town Center
17171 Bothell Way NE

www.ThirdPlaceCommons.org

SALVATION IS OPEN!

OFFERING WEEKEND WORKSHOPS

SALVATION

Reclaiming Creativity

salvationshop.com




Windermere
REAL ESTATE



@TEAMTROSTPOST



@TEAMTROSTPOST

www.trostandpost.com

