

TEAM TROST & POST

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October 2025 **SHORELINE | LAKE FOREST PARK**

		Curnt vs. Prev Mon	th	Cu	rnt vs. Same Month 1	Yr Ago	Curnt vs. Same Qtr 1 Yr Ago			
	Oct. 25	Sep. 25	% Change	Oct. 25	Oct. 24	% Change	Aug. 25 to Oct. 25	Aug. 24 to Oct. 24	% Change	
For Sale	157	187	-16% ▼	157	144	9% 📥	157	144	9% 📥	
Sold	84	74	13.5% 📥	84	105	-20% ▼	231	270	-14.4% ▼	
Pended	93	86	8.1%	93	96	-3.1% ▼	246	263	-6.5% V	

October 2025 was a Seller's market**

Home For Sale in October 2025 was 157 units. It was down 16% compared to last month and up 9% compared to last year. Home Closed in October 2025 was 84 units. It was up 13.5% compared to last month and down 20% compared to last year. Home Placed under Contract in October 2025 was 93 units. It was up 8.1% compared to last month and down 3.1% 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	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	9/25	10/2
For Sale	147	165	144	100	74	77	67	90	116	176	189	170	175	187	15
New Listing	106	119	113	45	33	55	67	107	131	170	134	117	109	131	11
Sold	86	79	105	79	73	30	48	61	89	73	98	86	73	74	8
Pended	76	91	96	58	32	37	57	70	85	86	94	70	67	86	9
lonths of Inventory (Closed Sales)	1.7	2.1	1.4	1.3	1	2.6	1.4	1.5	1.3	2.4	1.9	2	2.4	2.5	1
onths of Inventory (Pended Sales)	1.9	1.8	1.5	1.7	2.3	2.1	1.2	1.3	1.4	2	2	2.4	2.6	2.2	- 1
Absorption Rate (Closed Sales) %	58.5	47.9	72.9	79	98.6	39	71.6	67.8	76.7	41.5	51.9	50.6	41.7	39.6	53
absorption Rate (Pended Sales) %	51.7	55.2	66.7	58	43.2	48.1	85.1	77.8	73.3	48.9	49.7	41.2	38.3	46	59
Avg. Active Price	1,183	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	1,0
Avg. Sold Price	1,058	964	1,053	923	914	896	1,301	1,103	1,101	971	1,243	945	1,165	991	1,0
Avg. Sq. Ft. Price (Sold)	491	489	513	466	476	447	577	544	512	509	558	493	510	449	4
Sold/List Diff. %	102	99	103	100	100	101	102	107	103	102	101	99	99	101	- 1
Sold/Orig LP Diff. %	100	99	101	98	98	99	101	106	103	101	100	97	98	100	9
Avg Days on Market	15	22	23	30	27	40	36	25	18	10	12	19	25	21	3
Avg CDOM	17	23	22	37	29	42	32	23	23	10	15	21	28	30	- 4
Median Active Price	875	885	876	850	850	875	900	856	870	899	899	845	828	889	8
Median Sold Price	925	865	868	860	850	787	912	1,020	925	835	994	850	925	830	8

Some October Shoreline/LFP Sales













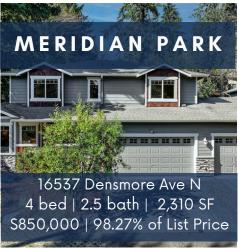
https://www.ridgecrestneighborhood.org/events/food-drive



1st Annual Greenhouse Winter Market @ Sky Nursery November 16th 10AM-6PM



www.skynursery.com/classes-events/



Lake Forest Park Farmers Market & Holiday Craft Fairs!

Sundays, Nov. 23 & Dec. 14

Outdoor Farmers & Craft Market:
10 a.m. - 2 p.m.
Indoor Holiday Craft Fair:
10 a.m. - 4 p.m. (extended hours!)
Shop local and celebrate community!
Stock up on fresh produce and other goods from your favorite farmers and discover handcrafted treasures from local artisans both outside at the Farmers Market and inside at the Holiday Craft Fair.

Enjoy live music in the Commons while you shop! Soak in the festive sounds of the season as local musicians fill the space with holiday cheer.

https://www.thirdplacecommons.org/lake-forest-park-farmers-market-holiday-craft-fairs/





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