



TEAM TROST & POST
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October 2025
SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt 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% ▼

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	10/25
For Sale	147	165	144	100	74	77	67	90	116	176	189	170	175	187	157
New Listing	106	119	113	45	33	55	67	107	131	170	134	117	109	131	119
Sold	86	79	105	79	73	30	48	61	89	73	98	86	73	74	84
Pended	76	91	96	58	32	37	57	70	85	86	94	70	67	86	93
Months 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	1.9
Months 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	1.7
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	53.5
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	59.2
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	1,080
Avg. Sold Price	1,058	964	1,053	923	914	896	1,301	1,103	1,101	971	1,243	945	1,165	991	1,025
Avg. Sq. Ft. Price (Sold)	491	489	513	466	476	447	577	544	512	509	558	493	510	449	491
Sold/List Diff. %	102	99	103	100	100	101	102	107	103	102	101	99	99	101	100
Sold/Orig LP Diff. %	100	99	101	98	98	99	101	106	103	101	100	97	98	100	98
Avg Days on Market	15	22	23	30	27	40	36	25	18	10	12	19	25	21	31
Avg CDOM	17	23	22	37	29	42	32	23	23	10	15	21	28	30	41
Median Active Price	875	885	876	850	850	875	900	856	870	899	899	845	828	889	830
Median Sold Price	925	865	868	860	850	787	912	1,020	925	835	994	850	925	830	849

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

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Some October Shoreline/LFP Sales

NORTH CITY



2123 NE 177th St, Shoreline
4 bed | 2.5 bath | 2,150 SF
\$1,140,000 | 123.24% of List Price

HIGHLAND TERRACE



109 NW 156th St, Shoreline,
4 bed | 1.5 bath | 1,750 SF
\$830,000 | 100.61% List Price

ECHO LAKE



1643 N 200th St, Shoreline
4 bed | 2.75 bath | 2,740 SF
\$1,155,000 | 96.41% of List Price

LAKE FOREST PARK



17004 37th Ave NE, LFP
5 bed | 2.25 bath | 3,130 SF
\$1,100,000 | 100% of List Price

BALLINGER



19508 23rd Ave NE, Shoreline
3 bed | 1.75 bath | 1,710 SF
\$787,500 | 98.44% of List Price

MERIDIAN PARK



16537 Densmore Ave N
4 bed | 2.5 bath | 2,310 SF
\$850,000 | 98.27% of List Price

Now through December 31st

**SHORELINE
FOOD
DRIVE**
NEIGHBORS SUPPORTING NEIGHBORS
ALL DONATIONS SUPPORT:
hopelink

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

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



**GREENHOUSE
WINTER MARKET**

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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