

BOO!



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

September 2025 SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Sep. 25	Aug. 25	% Change	Sep. 25	Sep. 24	% Change	Jul. 25 to Sep. 25	Jul. 24 to Sep. 24	% Change
For Sale	123	114	7.9% ▲	123	112	9.8% ▲	123	112	9.8% ▲
Sold	59	51	15.7% ▲	59	60	-1.7% ▼	165	198	-16.7% ▼
Pended	60	54	11.1% ▲	60	64	-6.2% ▼	166	187	-11.2% ▼

September 2025 was a Seller's market**

Home For Sale in September 2025 was 123 units. It was up **7.9%** compared to last month and up **9.8%** compared to last year.
Home Closed in September 2025 was 59 units. It was up **15.7%** compared to last month and down **1.7%** compared to last year.
Home Placed under Contract in September 2025 was 60 units. It was up **11.1%** compared to last month and down **6.2%** 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	7/24	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
For Sale	98	98	112	100	68	47	54	43	50	66	101	111	103	114	123
New Listing	86	79	89	85	24	23	37	48	72	86	101	90	85	79	86
Sold	70	68	60	77	61	60	23	32	54	66	52	62	55	51	59
Pended	63	60	64	74	43	26	23	45	59	60	56	58	52	54	60
Months of Inventory (Closed Sales)	1.4	1.4	1.9	1.3	1.1	0.8	2.3	1.3	0.9	1	1.9	1.8	1.9	2.2	2.1
Months of Inventory (Pended Sales)	1.6	1.6	1.8	1.4	1.6	1.8	2.3	1	0.8	1.1	1.8	1.9	2	2.1	2.1
Absorption Rate (Closed Sales) %	71.4	69.4	53.6	77	89.7	127.7	42.6	74.4	108	100	51.5	55.9	53.4	44.7	48
Absorption Rate (Pended Sales) %	64.3	61.2	57.1	74	63.2	55.3	42.6	104.7	118	90.9	55.4	52.3	50.5	47.4	48.8
Avg. Active Price	1,170	1,132	1,095	1,091	1,169	1,083	1,265	1,498	1,229	1,120	1,476	1,508	1,428	1,093	1,115
Avg. Sold Price	1,192	1,079	992	977	891	915	948	1,092	1,102	1,069	985	1,050	995	1,238	1,056
Avg. Sq. Ft. Price (Sold)	562	482	489	490	445	468	436	523	546	493	509	488	488	536	455
Sold/List Diff. %	100	102	100	101	100	100	101	103	108	104	102	102	100	100	101
Sold/Orig LP Diff. %	99	100	99	100	97	98	99	102	106	103	102	101	99	98	100
Avg Days on Market	17	14	18	25	32	30	36	34	26	22	9	13	16	21	21
Avg CDOM	20	16	20	24	40	32	40	27	25	26	9	15	16	21	30
Median Active Price	922	908	900	900	900	900	890	945	900	875	900	930	875	868	900
Median Sold Price	869	942	868	865	845	869	799	843	1,010	925	830	939	940	945	925

All reports are published September 2025, based on data available at the end of August 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 September Shoreline/LFP Sales



Friday, October 31 | Lake Forest Park Town Center

4-6 p.m. | Mall-Wide Trick-or-Treating
6-6:45 p.m. | Somebuddy's Silly Magic Show
Join us for tricks, treats, and a little Halloween magic—right here at the Commons!



Windermere
REAL ESTATE



@TEAMTROSTPOST



@TEAMTROSTPOST

www.trostandpost.com

