

TEAM TROST & POST

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September 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				
	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% V	166	187	-11.2% V		

September 2025 was a Seller's market**

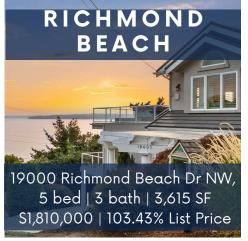
Home For Sale in September 2025 was 123 units. It was up 7.9% compared to last month and up 9.8% compared to last year. Home Closed in September 2025 was 59 units. It was up 15.7% compared to last month and down 1.7% compared to last year. Home Placed under Contract in September 2025 was 60 units. It 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
onths of Inventory (Closed Sales)	1.4	1.4	1.9	1.3	1.1	8.0	2.3	1.3	0.9	1	1.9	1.8	1.9	2.2	2.1
onths of Inventory (Pended Sales)	1.6	1.6	1.8	1.4	1.6	1.8	2.3	1	8.0	1.1	1.8	1.9	2	2.1	2.
bsorption 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
bsorption 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
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	1,1
Avg. Sold Price	1,192	1,079	992	977	891	915	948	1,092	1,102	1,069	985	1,050	995	1,238	1,0
Avg. Sq. Ft. Price (Sold)	562	482	489	490	445	468	436	523	546	493	509	488	488	536	45
Sold/List Diff. %	100	102	100	101	100	100	101	103	108	104	102	102	100	100	10
Sold/Orig LP Diff. %	99	100	99	100	97	98	99	102	106	103	102	101	99	98	10
Avg Days on Market	17	14	18	25	32	30	36	34	26	22	9	13	16	21	2
Avg CDOM	20	16	20	24	40	32	40	27	25	26	9	15	16	21	3
Median Active Price	922	908	900	900	900	900	890	945	900	875	900	930	875	868	90
Median Sold Price	869	942	868	865	845	869	799	843	1,010	925	830	939	940	945	92

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!







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