



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Aug. 26	Jul. 26	% Change	Aug. 26	Aug. 25	% Change	Jun. 26 to Aug. 26	Jun. 25 to Aug. 25	% Change
For Sale	37	40	-7.5% ▼	37	38	-2.6% ▼	37	38	-2.6% ▼
Sold	11	11	0%	11	10	10% ▲	36	37	-2.7% ▼
Pended	15	9	66.7% ▲	15	12	25% ▲	37	31	19.4% ▲

August 2026 was a Neutral market**

Home For Sale in August 2026 was 37 units. It was down 7.5% compared to last month and down 2.6% compared to last year.
 Home Closed in August 2026 was 11 units. It was the same as compared to last month and up 10% compared to last year.
 Home Placed under Contract in August 2026 was 15 units. It was up 66.7% compared to last month and up 25% 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	6/25	7/25	8/25	9/25	10/25	11/25	12/25	1/26	2/26	3/26	4/26	5/26	6/26	7/26	8/26
For Sale	28	26	38	38	36	27	16	23	24	19	19	29	38	40	37
New Listing	18	13	22	16	20	11	6	16	19	14	24	25	30	20	26
Sold	16	11	10	11	8	8	14	2	13	17	19	12	14	11	11
Pended	12	7	12	9	10	12	7	7	11	13	18	8	13	9	15
Months of Inventory (Closed Sales)	1.8	2.4	3.8	3.5	4.5	3.4	1.1	11.5	1.8	1.1	1	2.4	2.7	3.6	3.4
Months of Inventory (Pended Sales)	2.3	3.7	3.2	4.2	3.6	2.3	2.3	3.3	2.2	1.5	1.1	3.6	2.9	4.4	2.5
Absorption Rate (Closed Sales) %	57.1	42.3	26.3	28.9	22.2	29.6	87.5	8.7	54.2	89.5	100	41.4	36.8	27.5	29.7
Absorption Rate (Pended Sales) %	42.9	26.9	31.6	23.7	27.8	44.4	43.8	30.4	45.8	68.4	94.7	27.6	34.2	22.5	40.5
Avg. Active Price	923	901	911	928	930	933	1,009	1,198	1,219	1,317	1,307	1,252	1,121	1,083	1,096
Avg. Sold Price	840	758	891	940	820	764	791	660	732	800	790	725	871	846	897
Avg. Sq. Ft. Price (Sold)	424	545	417	436	422	400	470	463	475	495	453	493	487	491	399
Sold/List Diff. %	101	100	99	100	101	100	97	96	98	102	100	99	100	102	99
Sold/Orig LP Diff. %	98	98	98	100	99	97	95	93	97	100	99	98	99	99	94
Avg Days on Market	19	23	25	23	31	30	30	65	29	26	26	20	11	22	35
Avg CDOM	21	20	30	33	31	38	35	65	54	26	28	32	11	22	38
Median Active Price	889	884	855	839	875	897	973	875	847	782	779	985	877	837	875
Median Sold Price	830	775	895	875	848	748	768	660	727	841	770	675	807	735	905

All reports are published September 2026, based on data available at the end of August 2026, except for the today's stats. Information and statistics derived from Northwest Multiple Listing Service. Neither the Board or its MLS guarantees or is 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 August Shoreline/LFP Sales



**always
summer**



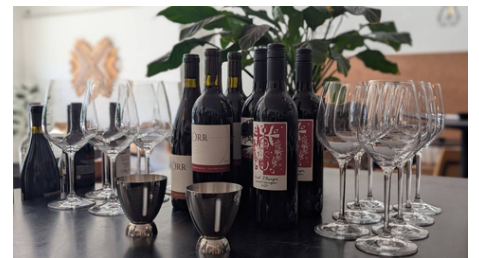
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