

ALMOST!
BACK
TO
SCHOOL



GOOD
BYE!
SUMMER

August 2026

SHORELINE | LAKE FOREST PARK

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jul. 26	Jun. 26	% Change	Jul. 26	Jul. 25	% Change	May. 26 to Jul. 26	May. 25 to Jul. 25	% Change
For Sale	40	38	5.3% ▲	40	26	53.8% ▲	40	26	53.8% ▲
Sold	11	14	-21.4% ▼	11	11	0%	37	42	-11.9% ▼
Pended	9	13	-30.8% ▼	9	7	28.6% ▲	30	37	-18.9% ▼

July 2026 was a Neutral market**

Home For Sale in July 2026 was 40 units. It was up 5.3% compared to last month and up 53.8% compared to last year.

Home Closed in July 2026 was 11 units. It was down 21.4% compared to last month and the same as compared to last year.

Home Placed under Contract in July 2026 was 9 units. It was down 30.8% compared to last month and up 28.6% 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	5/25	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
For Sale	28	28	26	38	38	36	27	16	23	24	19	19	29	38	40
New Listing	26	18	13	22	16	20	11	6	16	19	14	24	25	30	19
Sold	15	16	11	10	11	8	8	14	2	13	17	19	12	14	11
Pended	18	12	7	12	9	10	12	7	7	11	13	18	8	13	9
Months of Inventory (Closed Sales)	1.9	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
Months of Inventory (Pended Sales)	1.6	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
Absorption Rate (Closed Sales) %	53.6	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
Absorption Rate (Pended Sales) %	64.3	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
Avg. Active Price	913	923	901	911	928	930	933	1,009	1,198	1,219	1,317	1,307	1,252	1,121	1,083
Avg. Sold Price	769	840	758	891	940	820	764	791	660	732	800	790	725	871	846
Avg. Sq. Ft. Price (Sold)	459	424	545	417	436	422	400	470	463	475	495	453	493	487	491
Sold/List Diff. %	101	101	100	99	100	101	100	97	96	98	102	100	99	100	102
Sold/Orig LP Diff. %	100	98	98	98	100	99	97	95	93	97	100	99	98	99	99
Avg Days on Market	9	19	23	25	23	31	30	30	65	29	26	26	20	11	22
Avg CDOM	8	21	20	30	33	31	38	35	65	54	26	28	32	11	22
Median Active Price	850	889	884	855	839	875	897	973	875	847	782	779	985	877	837
Median Sold Price	785	830	775	895	875	848	748	768	660	727	841	770	675	807	735

All reports are published August 2026, based on data available at the end of July 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 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 July Shoreline/LFP Sales

NORTH CITY



1108 NE 195th St, Shoreline
3 bed | 1.75 bath | 1,810 SF
\$910,000 | 101.68% of List Price

RICHMOND HEIGHTS



17524 10th Ave NW, Shoreline
4 bed | 5 bath | 4,940 SF
\$1,985,000 | 96.13% List Price

ECHO LAKE



1909 N 192nd St, Shoreline
3 bed | 1.75 bath | 1,250 SF
\$795,000 | 100.00% of List Price

SHERIDAN HEIGHTS



Represented Seller

3726 NE 165th St, LFP
5 bed | 2.25 bath | 2,870 SF
\$1,650,000 | 115.79% of List Price

RIDGECREST



16237 10th Ave NE, Shoreline
3 bed | 1 bath | 1,040 SF
\$734,775 | 117.56% of List Price

MERIDIAN PARK



Represented Seller

2115 N. 178th St, Shoreline
3 bed | 2.25 bath | 1,850 SF
\$850,000 | 100.59% of List Price



🇨🇦 We interrupt your summer to bring you this special announcement 🇨🇦

This just in: School starts in just four weeks!

- 📅 Grades 1-12: Tuesday, September 1
- 📅 Kindergarten: Friday, September 4
- 📅 Preschool: Tuesday, September 8

🚨 Urgent alert: Yes, that is before Labor Day weekend.

Repeat: School starts before Labor Day. (except preschool)

We now return you to your regularly scheduled summer... but maybe start checking for shoes they've outgrown and those pants with the worn-out knees. 😊

SCHOOL STARTS SEPT. 1!



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