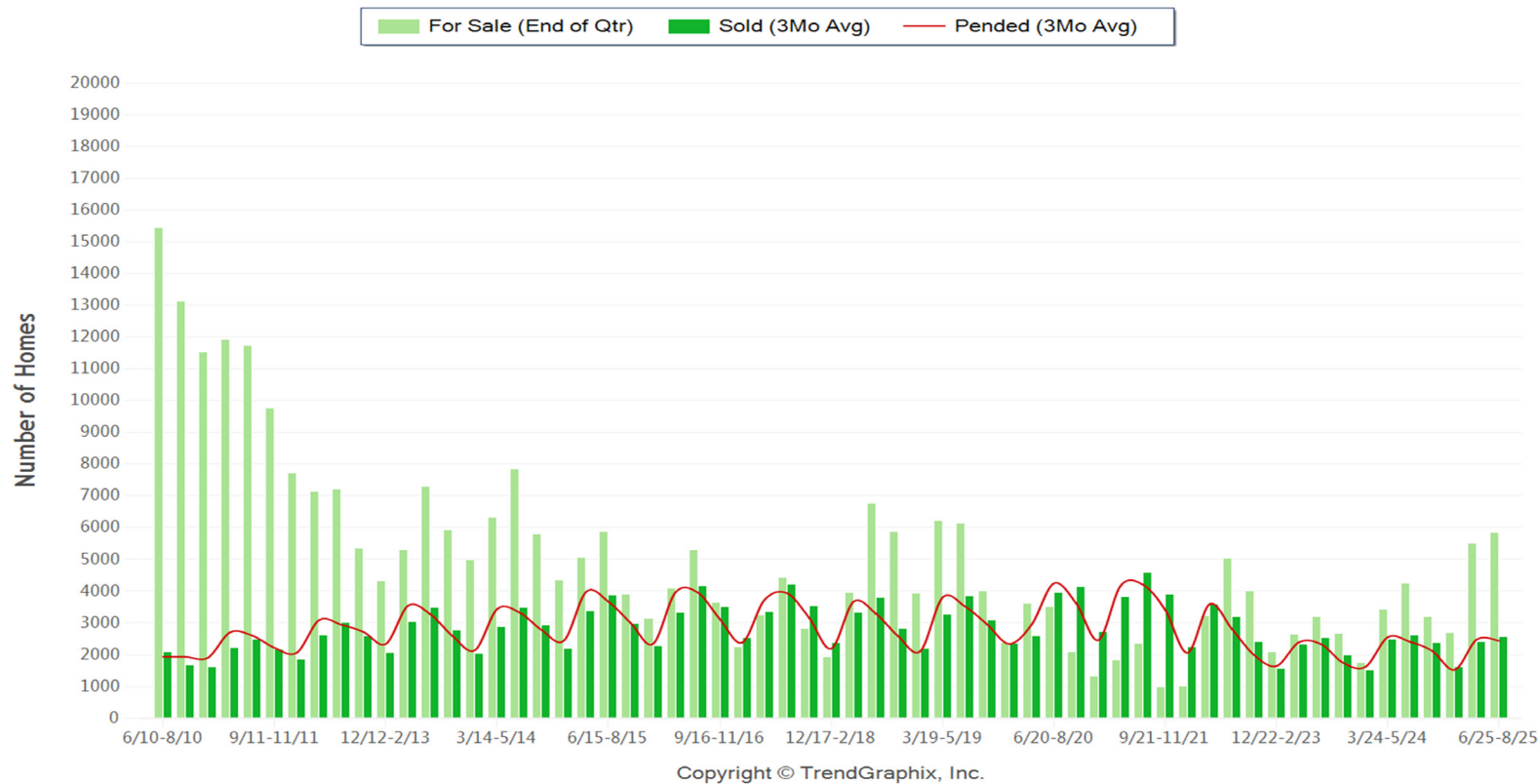


# LAKE FOREST PARK REAL ESTATE UPDATE!

ISSUE 129 - JULY/AUGUST 2025



# It's All Relative

I want to give a little perspective on the “high inventory” levels this summer. This month’s chart shows for sale vs. sold homes going back 15 years. During the financial crisis in 2010, the inventory of active homes was 2.6 times that of current levels! The recent blip up in inventory looks like 2018-2019 where prices corrected into the winter and days on market peaked at 58. In retrospect, that period was simply a more balanced market where buyers had more to choose from and sellers needed to adjust their expectations a bit. A quality broker can help you navigate these changes.

Currently, prices have declined by about 3% from the peak in June at \$1,200,000 to \$1,160,000 in August. Inventory will continue to fall into year end, but sales activity may hold up well as savvy buyers take advantage of lower mortgage rates and discounted listings.

Fall can be a great time to make a move! Contact me for a free consultation!

**AUGUST 2025:**  
**AVERAGE PRICE: \$1,160,000 - \$517/sqft**

**AVERAGE  
DOM: 32**



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