

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of February 14, 2024



Buffalo Grove

+ 9.8%

+ 94.1%

- 8.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	15	20	+ 33.3%	523	386	- 26.2%
Under Contract (includes Contingent and Pending)	9	15	+ 66.7%	375	277	- 26.1%
Closed Sales	8	16	+ 100.0%	403	280	- 30.5%
Median Sales Price*	\$412,500	\$497,000	+ 20.5%	\$470,000	\$487,500	+ 3.7%
Average Sales Price*	\$459,938	\$546,106	+ 18.7%	\$493,782	\$515,835	+ 4.5%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	100.6%	99.8%	- 0.8%
Average Market Time	38	37	- 2.6%	20	24	+ 20.0%
Inventory of Homes for Sale at Month End	16	17	+ 6.3%	--	--	--

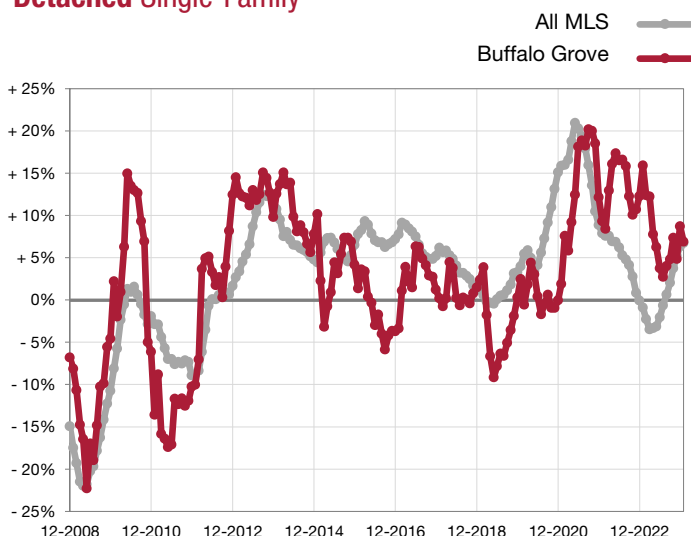
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	26	25	- 3.8%	537	413	- 23.1%
Under Contract (includes Contingent and Pending)	14	18	+ 28.6%	394	321	- 18.5%
Closed Sales	9	17	+ 88.9%	426	314	- 26.3%
Median Sales Price*	\$257,500	\$252,000	- 2.1%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$293,910	\$264,059	- 10.2%	\$272,540	\$301,824	+ 10.7%
Percent of Original List Price Received*	93.6%	99.3%	+ 6.1%	99.2%	99.9%	+ 0.7%
Average Market Time	72	98	+ 36.1%	35	34	- 2.9%
Inventory of Homes for Sale at Month End	32	27	- 15.6%	--	--	--

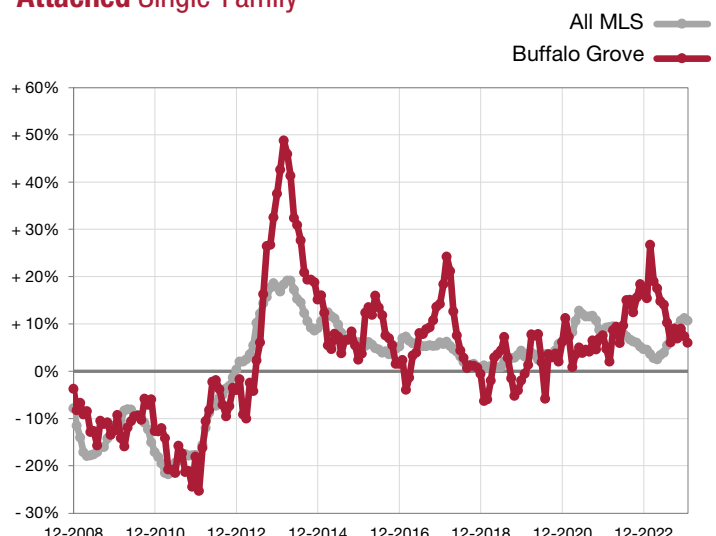
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.