

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



Evanston

- 21.1%

Change in
New Listings
All Properties

- 15.0%

Change in
Closed Sales
All Properties

- 39.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

| | March | | | Trailing 12 Months | | |
|--------------------------------------------------|-----------|------------------|---------|--------------------|------------------|---------|
| | 3-2024 | 3-2025 | + / - | 3-2024 | 3-2025 | + / - |
| New Listings | 40 | 30 | - 25.0% | 457 | 413 | - 9.6% |
| Under Contract (includes Contingent and Pending) | 32 | 26 | - 18.8% | 313 | 302 | - 3.5% |
| Closed Sales | 20 | 20 | 0.0% | 318 | 317 | - 0.3% |
| Median Sales Price* | \$646,150 | \$592,000 | - 8.4% | \$675,500 | \$730,000 | + 8.1% |
| Average Sales Price* | \$722,815 | \$847,325 | + 17.2% | \$757,711 | \$845,345 | + 11.6% |
| Percent of Original List Price Received* | 99.2% | 101.6% | + 2.4% | 100.1% | 100.3% | + 0.2% |
| Average Market Time | 57 | 29 | - 49.1% | 37 | 42 | + 13.5% |
| Inventory of Homes for Sale at Month End | 41 | 23 | - 43.9% | -- | -- | -- |

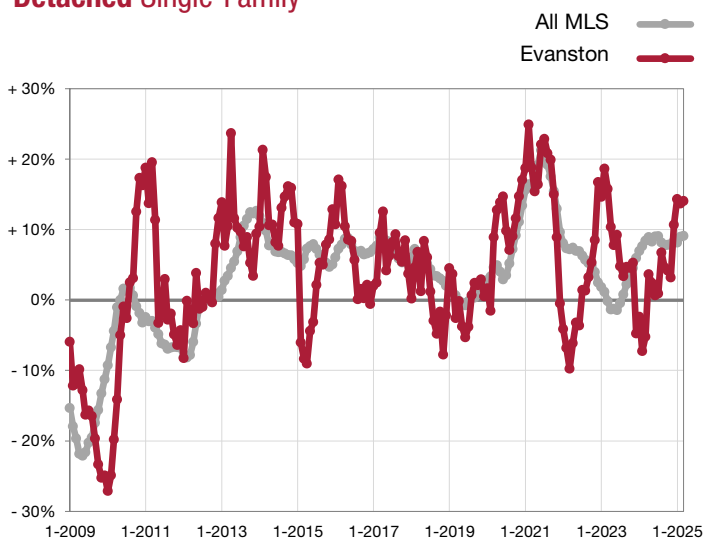
Attached Single-Family

| | March | | | Trailing 12 Months | | |
|--------------------------------------------------|-----------|------------------|---------|--------------------|------------------|---------|
| | 3-2024 | 3-2025 | + / - | 3-2024 | 3-2025 | + / - |
| New Listings | 50 | 41 | - 18.0% | 670 | 581 | - 13.3% |
| Under Contract (includes Contingent and Pending) | 55 | 43 | - 21.8% | 521 | 458 | - 12.1% |
| Closed Sales | 40 | 31 | - 22.5% | 517 | 485 | - 6.2% |
| Median Sales Price* | \$329,950 | \$320,000 | - 3.0% | \$285,000 | \$310,000 | + 8.8% |
| Average Sales Price* | \$354,841 | \$396,161 | + 11.6% | \$334,311 | \$354,299 | + 6.0% |
| Percent of Original List Price Received* | 99.8% | 99.1% | - 0.7% | 98.8% | 99.4% | + 0.6% |
| Average Market Time | 55 | 57 | + 3.6% | 39 | 33 | - 15.4% |
| Inventory of Homes for Sale at Month End | 40 | 26 | - 35.0% | -- | -- | -- |

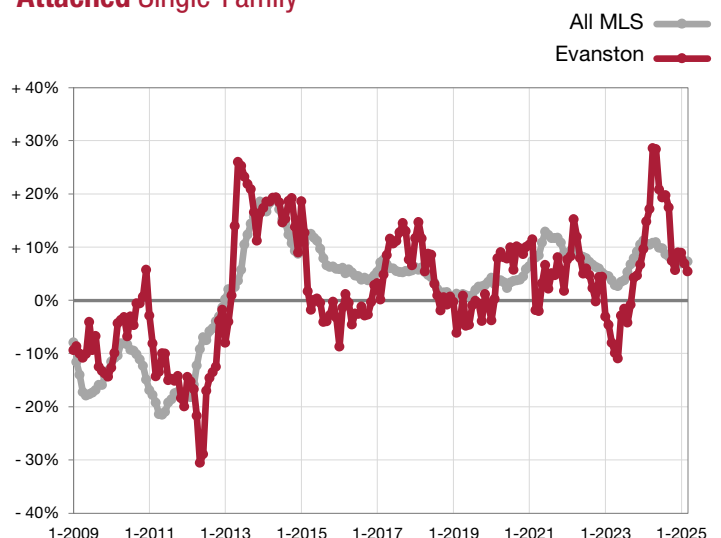
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.