

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%

- 15.0%

- 39.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

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%	--	--	--

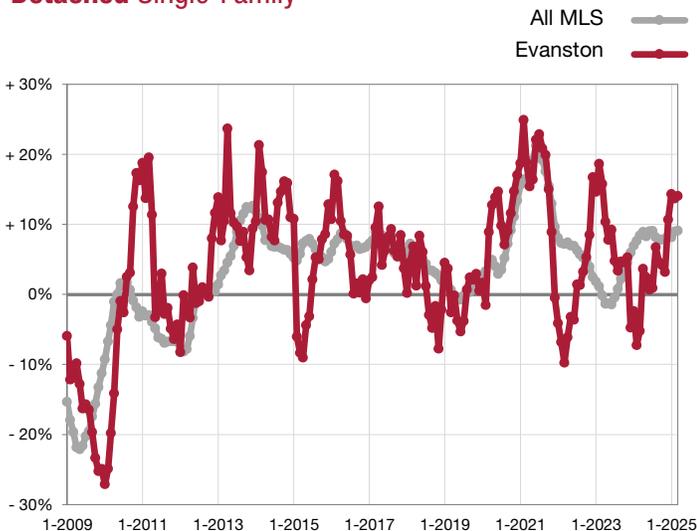
Attached Single-Family

	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%	--	--	--

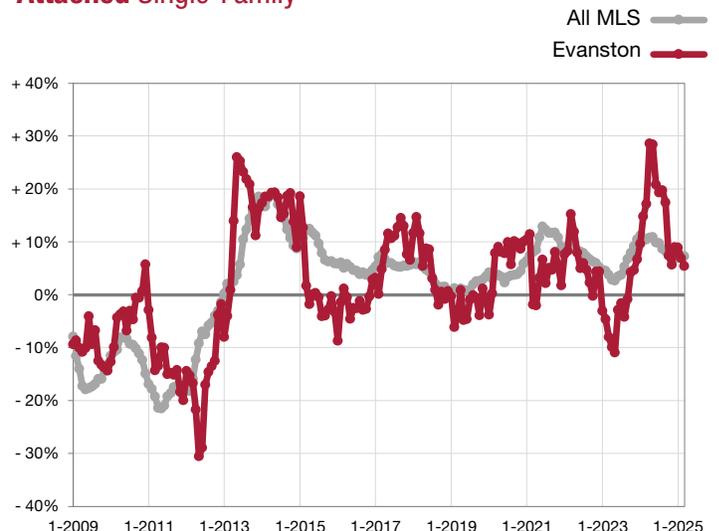
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.