

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2026



Evanston

- 6.1%

+ 32.9%

+ 2.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
New Listings	59	44	- 25.4%	426	454	+ 6.6%
Under Contract (includes Contingent and Pending)	41	32	- 22.0%	312	341	+ 9.3%
Closed Sales	28	39	+ 39.3%	310	338	+ 9.0%
Median Sales Price*	\$815,000	\$811,000	- 0.5%	\$745,000	\$825,000	+ 10.7%
Average Sales Price*	\$983,635	\$953,338	- 3.1%	\$851,921	\$938,758	+ 10.2%
Percent of Original List Price Received*	100.6%	103.9%	+ 3.3%	100.2%	101.1%	+ 0.9%
Average Market Time	64	33	- 48.4%	41	37	- 9.8%
Inventory of Homes for Sale at Month End	36	31	- 13.9%	--	--	--

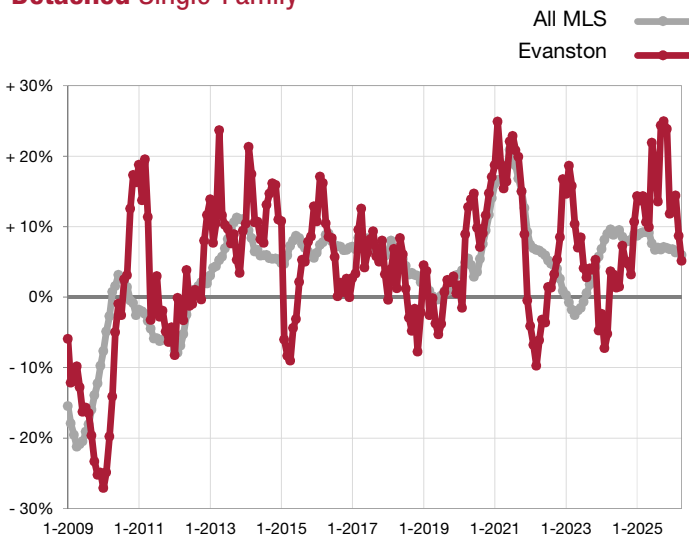
Attached Single-Family

	April			Trailing 12 Months		
	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
New Listings	73	80	+ 9.6%	605	707	+ 16.9%
Under Contract (includes Contingent and Pending)	47	59	+ 25.5%	463	497	+ 7.3%
Closed Sales	42	54	+ 28.6%	471	482	+ 2.3%
Median Sales Price*	\$368,500	\$355,500	- 3.5%	\$315,000	\$330,500	+ 4.9%
Average Sales Price*	\$458,542	\$421,017	- 8.2%	\$362,121	\$383,509	+ 5.9%
Percent of Original List Price Received*	100.9%	100.0%	- 0.9%	99.6%	99.7%	+ 0.1%
Average Market Time	29	29	0.0%	32	30	- 6.3%
Inventory of Homes for Sale at Month End	42	49	+ 16.7%	--	--	--

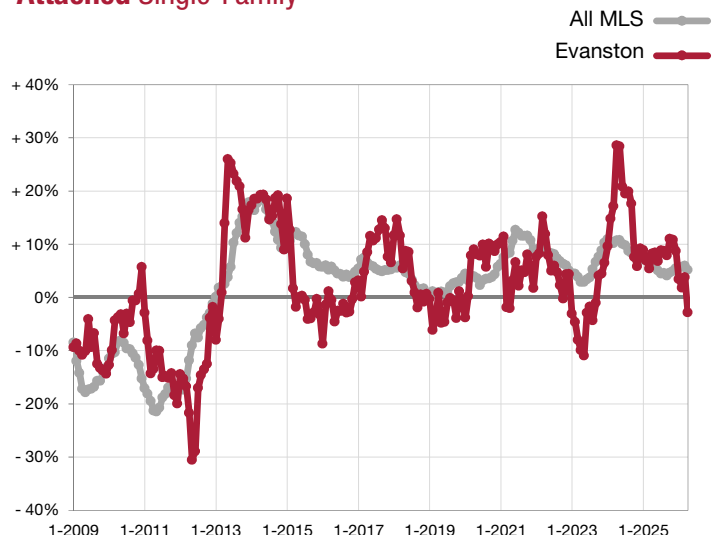
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.