

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



Highland Park

- 20.0%

Change in
New Listings
All Properties

- 47.8%

Change in
Closed Sales
All Properties

- 24.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	25	22	- 12.0%	625	419	- 33.0%
Under Contract (includes Contingent and Pending)	18	17	- 5.6%	406	289	- 28.8%
Closed Sales	18	7	- 61.1%	447	288	- 35.6%
Median Sales Price*	\$632,500	\$640,000	+ 1.2%	\$695,000	\$703,000	+ 1.2%
Average Sales Price*	\$859,829	\$782,714	- 9.0%	\$850,987	\$854,901	+ 0.5%
Percent of Original List Price Received*	94.5%	96.3%	+ 1.9%	98.9%	97.6%	- 1.3%
Average Market Time	68	9	- 86.8%	48	52	+ 8.3%
Inventory of Homes for Sale at Month End	46	36	- 21.7%	--	--	--

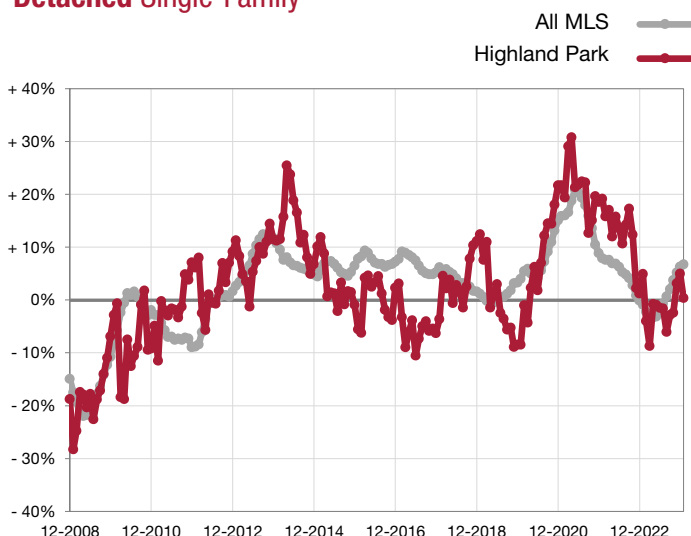
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	5	2	- 60.0%	122	108	- 11.5%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	99	84	- 15.2%
Closed Sales	5	5	0.0%	109	85	- 22.0%
Median Sales Price*	\$425,000	\$450,000	+ 5.9%	\$335,000	\$445,000	+ 32.8%
Average Sales Price*	\$422,000	\$473,800	+ 12.3%	\$400,285	\$516,108	+ 28.9%
Percent of Original List Price Received*	89.5%	95.7%	+ 6.9%	99.1%	97.8%	- 1.3%
Average Market Time	121	111	- 8.3%	35	60	+ 71.4%
Inventory of Homes for Sale at Month End	12	8	- 33.3%	--	--	--

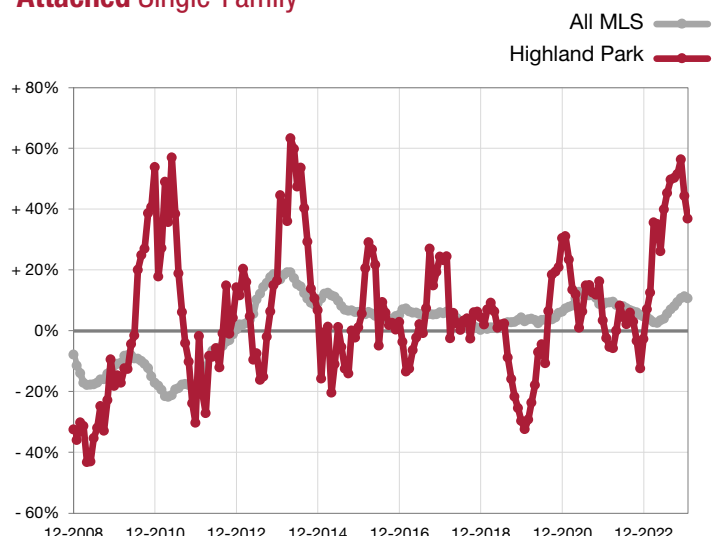
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.