

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



Lake Bluff

- 11.1%

+ 50.0%

- 15.0%

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	5	8	+ 60.0%	180	147	- 18.3%
Under Contract (includes Contingent and Pending)	4	6	+ 50.0%	128	104	- 18.8%
Closed Sales	4	4	0.0%	138	102	- 26.1%
Median Sales Price*	\$1,394,000	\$477,750	- 65.7%	\$642,500	\$647,500	+ 0.8%
Average Sales Price*	\$1,397,000	\$512,875	- 63.3%	\$964,618	\$757,703	- 21.5%
Percent of Original List Price Received*	101.0%	93.4%	- 7.5%	97.2%	96.3%	- 0.9%
Average Market Time	38	9	- 76.3%	56	36	- 35.7%
Inventory of Homes for Sale at Month End	13	15	+ 15.4%	--	--	--

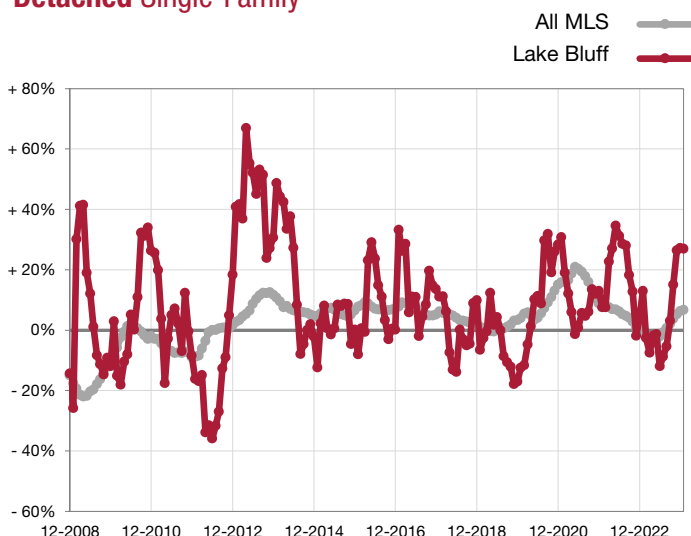
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	4	0	- 100.0%	54	47	- 13.0%
Under Contract (includes Contingent and Pending)	0	4	--	39	42	+ 7.7%
Closed Sales	0	2	--	46	35	- 23.9%
Median Sales Price*	\$0	\$243,500	--	\$229,450	\$237,500	+ 3.5%
Average Sales Price*	\$0	\$243,500	--	\$246,965	\$296,311	+ 20.0%
Percent of Original List Price Received*	0.0%	92.1%	--	99.1%	99.7%	+ 0.6%
Average Market Time	0	24	--	37	21	- 43.2%
Inventory of Homes for Sale at Month End	7	2	- 71.4%	--	--	--

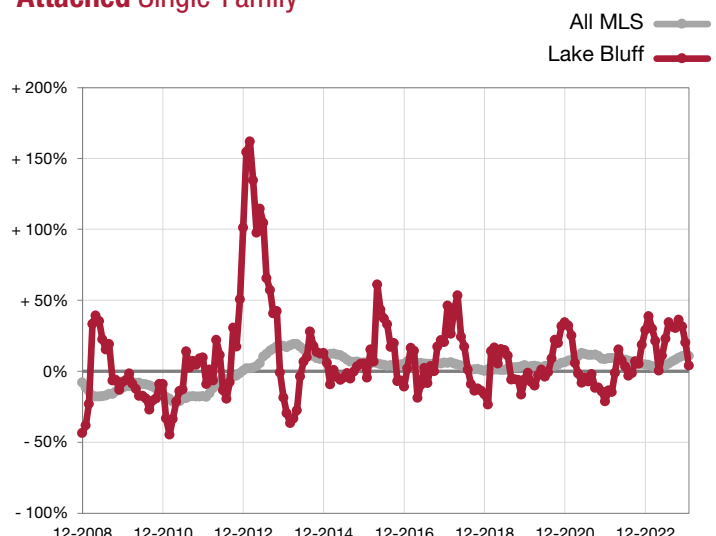
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.