

Local Market Update – January 2026

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



Lake Forest

- 60.6%

+ 5.9%

- 37.7%

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		
	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
New Listings	28	11	- 60.7%	371	382	+ 3.0%
Under Contract (includes Contingent and Pending)	12	11	- 8.3%	227	259	+ 14.1%
Closed Sales	15	16	+ 6.7%	240	255	+ 6.3%
Median Sales Price*	\$1,175,000	\$1,502,500	+ 27.9%	\$1,220,000	\$1,449,000	+ 18.8%
Average Sales Price*	\$1,054,560	\$1,575,656	+ 49.4%	\$1,417,176	\$1,676,843	+ 18.3%
Percent of Original List Price Received*	95.9%	99.8%	+ 4.1%	97.0%	97.1%	+ 0.1%
Average Market Time	76	56	- 26.3%	71	59	- 16.9%
Inventory of Homes for Sale at Month End	47	30	- 36.2%	--	--	--

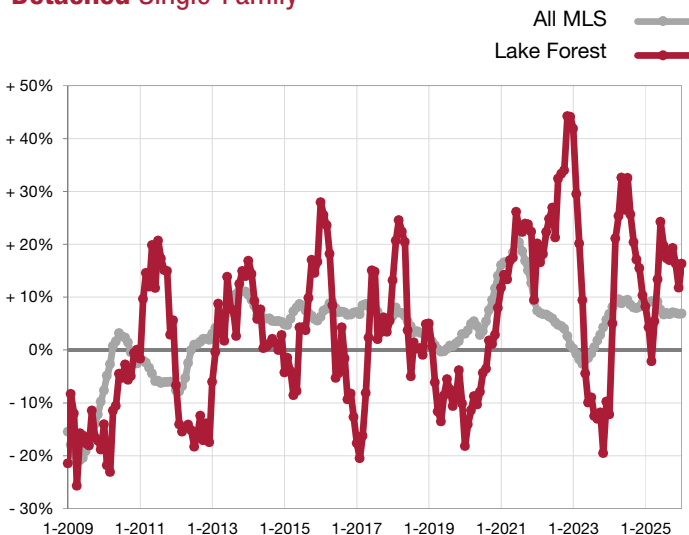
Attached Single-Family

	January			Trailing 12 Months		
	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
New Listings	5	2	- 60.0%	77	65	- 15.6%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	59	56	- 5.1%
Closed Sales	2	2	0.0%	71	57	- 19.7%
Median Sales Price*	\$1,022,500	\$623,500	- 39.0%	\$750,000	\$685,000	- 8.7%
Average Sales Price*	\$1,022,500	\$623,500	- 39.0%	\$787,288	\$711,892	- 9.6%
Percent of Original List Price Received*	98.2%	101.7%	+ 3.6%	98.5%	97.4%	- 1.1%
Average Market Time	27	26	- 3.7%	68	42	- 38.2%
Inventory of Homes for Sale at Month End	6	3	- 50.0%	--	--	--

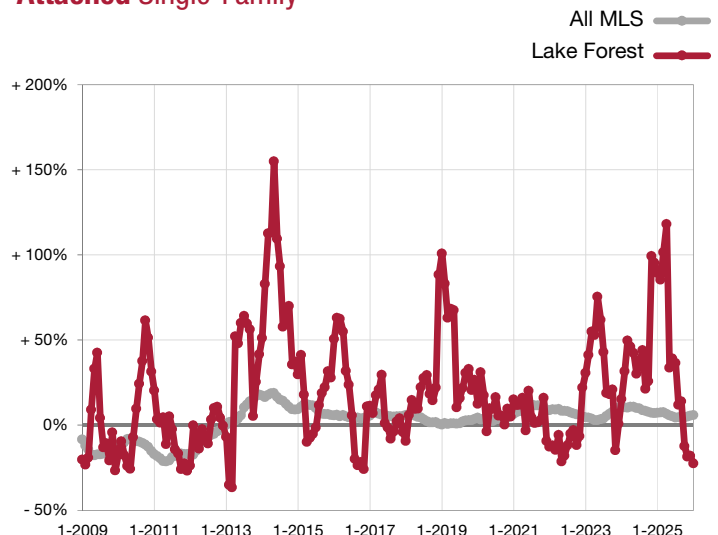
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.