

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of July 14, 2021



Northbrook

- 2.0% **+ 165.3%** **- 49.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

| | June | | | Trailing 12 Months | | |
|--|-----------|------------------|----------|--------------------|------------------|---------|
| | 6-2020 | 6-2021 | + / - | 6-2020 | 6-2021 | + / - |
| New Listings | 100 | 113 | + 13.0% | 893 | 948 | + 6.2% |
| Under Contract (includes Contingent and Pending) | 67 | 60 | - 10.4% | 410 | 631 | + 53.9% |
| Closed Sales | 33 | 85 | + 157.6% | 392 | 615 | + 56.9% |
| Median Sales Price* | \$550,000 | \$680,000 | + 23.6% | \$542,500 | \$593,000 | + 9.3% |
| Average Sales Price* | \$620,949 | \$793,296 | + 27.8% | \$610,598 | \$678,773 | + 11.2% |
| Percent of Original List Price Received* | 95.2% | 98.7% | + 3.7% | 93.3% | 95.5% | + 2.4% |
| Average Market Time | 90 | 70 | - 22.2% | 110 | 103 | - 6.4% |
| Inventory of Homes for Sale at Month End | 214 | 112 | - 47.7% | -- | -- | -- |

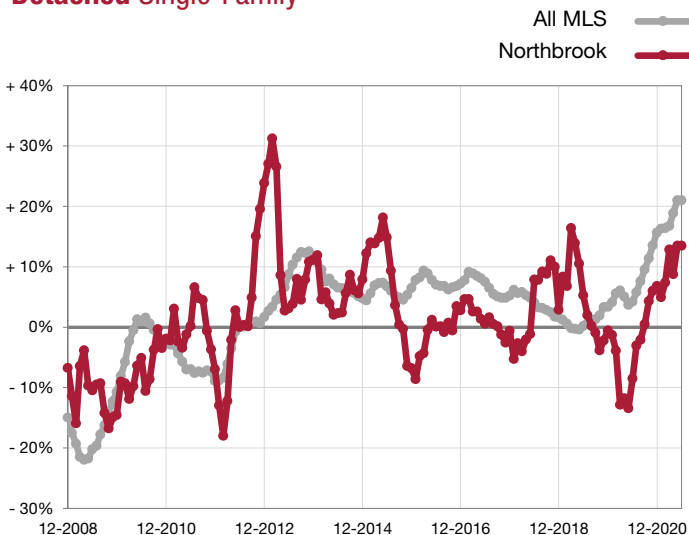
Attached Single-Family

| | June | | | Trailing 12 Months | | |
|--|-----------|------------------|----------|--------------------|------------------|---------|
| | 6-2020 | 6-2021 | + / - | 6-2020 | 6-2021 | + / - |
| New Listings | 52 | 36 | - 30.8% | 474 | 525 | + 10.8% |
| Under Contract (includes Contingent and Pending) | 29 | 33 | + 13.8% | 254 | 385 | + 51.6% |
| Closed Sales | 16 | 45 | + 181.3% | 240 | 363 | + 51.3% |
| Median Sales Price* | \$341,500 | \$362,000 | + 6.0% | \$287,500 | \$320,000 | + 11.3% |
| Average Sales Price* | \$323,469 | \$393,890 | + 21.8% | \$317,563 | \$335,919 | + 5.8% |
| Percent of Original List Price Received* | 92.2% | 98.0% | + 6.3% | 92.6% | 95.1% | + 2.7% |
| Average Market Time | 107 | 34 | - 68.2% | 112 | 85 | - 24.1% |
| Inventory of Homes for Sale at Month End | 111 | 53 | - 52.3% | -- | -- | -- |

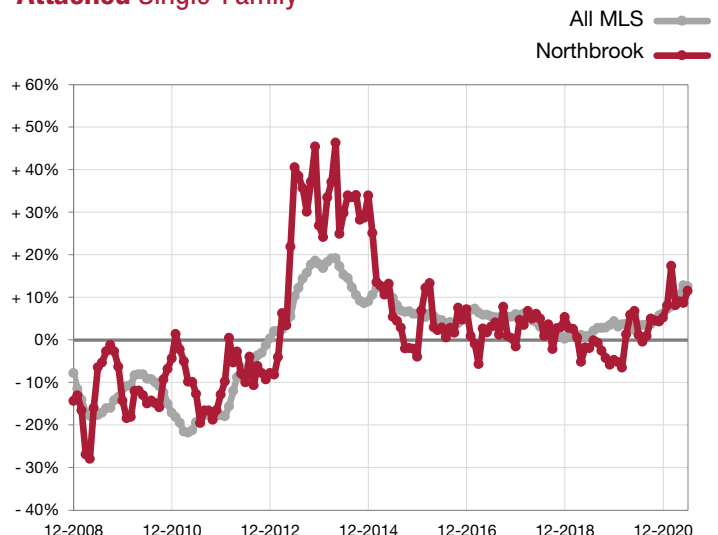
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.