

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



Northbrook

+ 23.4%

Change in
New Listings
All Properties

+ 22.9%

Change in
Closed Sales
All Properties

+ 27.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	33	47	+ 42.4%	419	471	+ 12.4%
Under Contract (includes Contingent and Pending)	26	29	+ 11.5%	292	307	+ 5.1%
Closed Sales	21	25	+ 19.0%	311	307	- 1.3%
Median Sales Price*	\$723,000	\$840,000	+ 16.2%	\$715,000	\$790,000	+ 10.5%
Average Sales Price*	\$841,547	\$986,798	+ 17.3%	\$823,562	\$943,938	+ 14.6%
Percent of Original List Price Received*	100.8%	101.9%	+ 1.1%	99.0%	100.8%	+ 1.8%
Average Market Time	42	53	+ 26.2%	44	48	+ 9.1%
Inventory of Homes for Sale at Month End	29	37	+ 27.6%	--	--	--

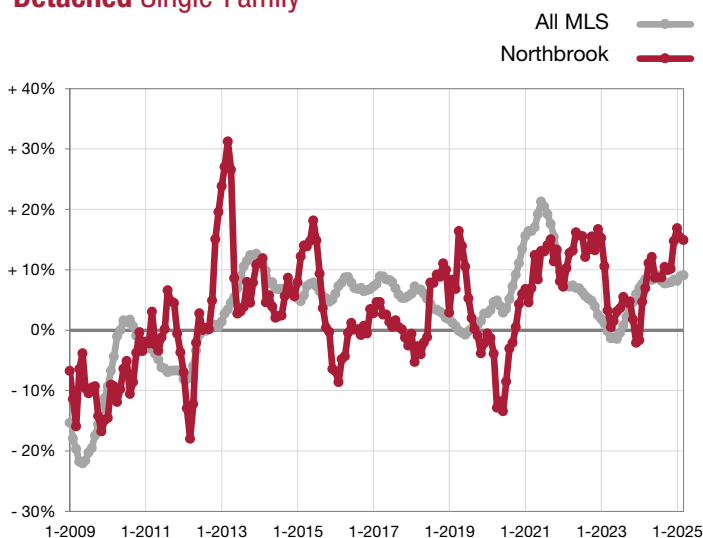
Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	31	32	+ 3.2%	341	374	+ 9.7%
Under Contract (includes Contingent and Pending)	27	15	- 44.4%	239	243	+ 1.7%
Closed Sales	14	18	+ 28.6%	235	253	+ 7.7%
Median Sales Price*	\$358,750	\$432,500	+ 20.6%	\$375,000	\$430,000	+ 14.7%
Average Sales Price*	\$395,850	\$449,000	+ 13.4%	\$403,786	\$450,092	+ 11.5%
Percent of Original List Price Received*	99.5%	101.9%	+ 2.4%	98.2%	98.5%	+ 0.3%
Average Market Time	52	22	- 57.7%	36	39	+ 8.3%
Inventory of Homes for Sale at Month End	22	28	+ 27.3%	--	--	--

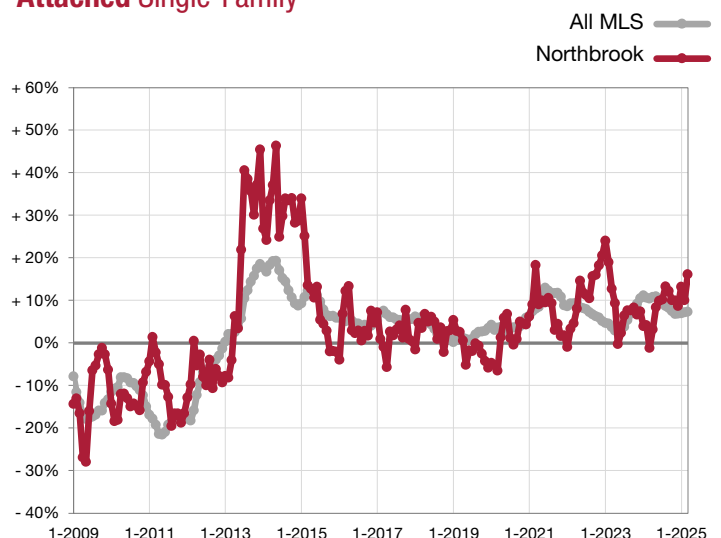
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.