

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



Northbrook

- 49.3%

- 48.4%

- 44.7%

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		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	45	15	- 66.7%	665	430	- 35.3%
Under Contract (includes Contingent and Pending)	24	6	- 75.0%	405	308	- 24.0%
Closed Sales	19	6	- 68.4%	430	317	- 26.3%
Median Sales Price*	\$540,000	\$614,500	+ 13.8%	\$699,950	\$701,500	+ 0.2%
Average Sales Price*	\$754,426	\$689,833	- 8.6%	\$790,883	\$808,319	+ 2.2%
Percent of Original List Price Received*	93.4%	93.3%	- 0.1%	98.4%	98.5%	+ 0.1%
Average Market Time	74	34	- 54.1%	53	47	- 11.3%
Inventory of Homes for Sale at Month End	60	25	- 58.3%	--	--	--

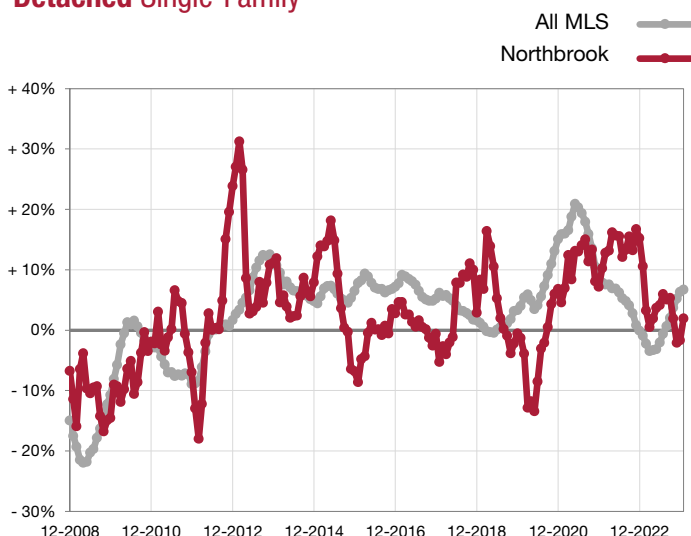
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	28	22	- 21.4%	466	349	- 25.1%
Under Contract (includes Contingent and Pending)	18	12	- 33.3%	315	244	- 22.5%
Closed Sales	12	10	- 16.7%	339	259	- 23.6%
Median Sales Price*	\$316,000	\$325,000	+ 2.8%	\$364,000	\$375,000	+ 3.0%
Average Sales Price*	\$363,547	\$370,290	+ 1.9%	\$385,819	\$406,568	+ 5.4%
Percent of Original List Price Received*	96.1%	98.2%	+ 2.2%	97.7%	97.7%	0.0%
Average Market Time	80	43	- 46.3%	44	40	- 9.1%
Inventory of Homes for Sale at Month End	34	27	- 20.6%	--	--	--

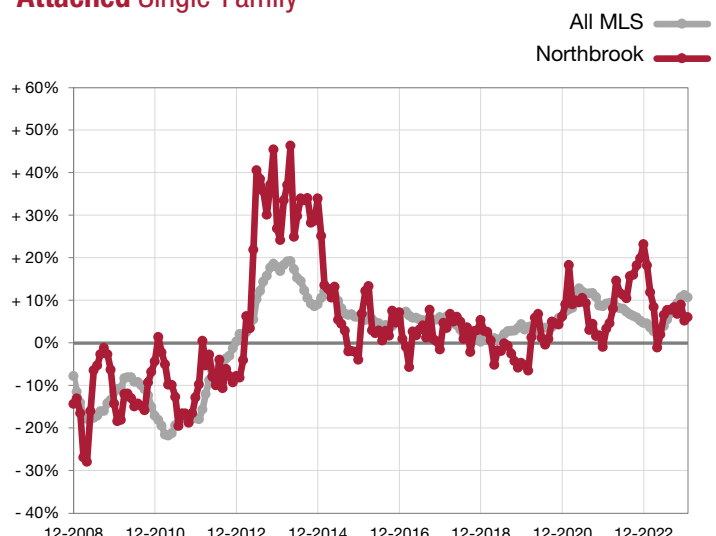
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.