

# Local Market Update – December 2024

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



## Northfield

**- 25.0%**

Change in  
**New Listings**  
All Properties

**- 36.4%**

Change in  
**Closed Sales**  
All Properties

**- 62.5%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	December			Trailing 12 Months		
	12-2023	12-2024	+ / -	12-2023	12-2024	+ / -
New Listings	1	3	+ 200.0%	91	121	+ 33.0%
Under Contract (includes Contingent and Pending)	1	1	0.0%	56	75	+ 33.9%
Closed Sales	6	5	- 16.7%	58	74	+ 27.6%
Median Sales Price*	\$1,488,000	<b>\$1,517,500</b>	+ 2.0%	\$950,000	<b>\$997,500</b>	+ 5.0%
Average Sales Price*	\$1,381,000	<b>\$1,377,500</b>	- 0.3%	\$1,177,770	<b>\$1,228,987</b>	+ 4.3%
Percent of Original List Price Received*	96.6%	<b>98.5%</b>	+ 2.0%	97.3%	<b>99.7%</b>	+ 2.5%
Average Market Time	83	<b>43</b>	- 48.2%	46	<b>39</b>	- 15.2%
Inventory of Homes for Sale at Month End	6	<b>3</b>	- 50.0%	--	--	--

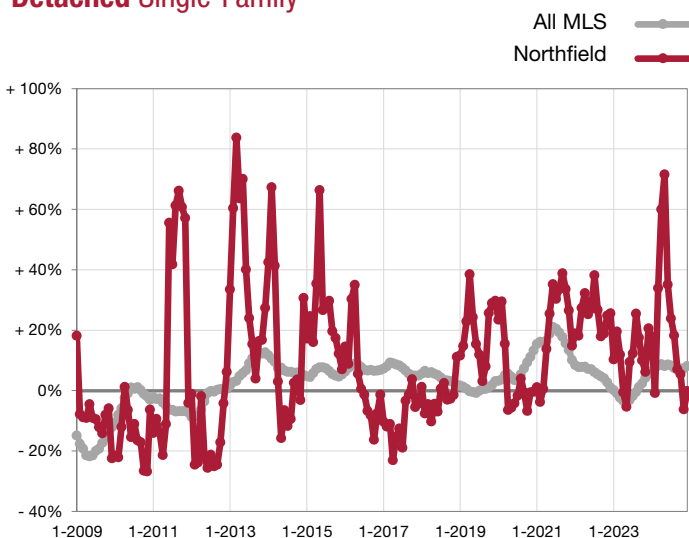
### Attached Single-Family

	December			Trailing 12 Months		
	12-2023	12-2024	+ / -	12-2023	12-2024	+ / -
New Listings	3	0	- 100.0%	47	29	- 38.3%
Under Contract (includes Contingent and Pending)	4	1	- 75.0%	35	28	- 20.0%
Closed Sales	5	2	- 60.0%	35	30	- 14.3%
Median Sales Price*	\$355,000	<b>\$298,000</b>	- 16.1%	\$395,000	<b>\$385,000</b>	- 2.5%
Average Sales Price*	\$398,100	<b>\$298,000</b>	- 25.1%	\$459,649	<b>\$432,783</b>	- 5.8%
Percent of Original List Price Received*	93.4%	<b>93.3%</b>	- 0.1%	97.9%	<b>98.8%</b>	+ 0.9%
Average Market Time	26	<b>33</b>	+ 26.9%	26	<b>28</b>	+ 7.7%
Inventory of Homes for Sale at Month End	2	0	- 100.0%	--	--	--

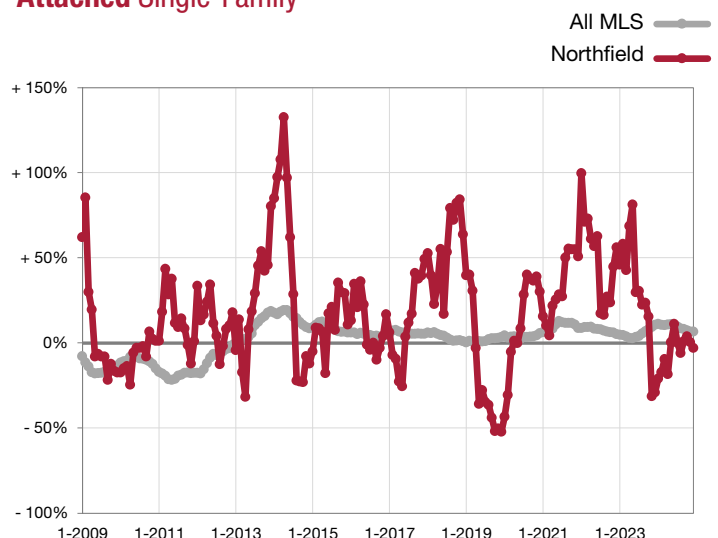
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.