

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



Prospect Heights

+ 10.0%

- 11.1%

- 40.0%

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	6	1	- 83.3%	138	81	- 41.3%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	78	67	- 14.1%
Closed Sales	4	3	- 25.0%	77	72	- 6.5%
Median Sales Price*	\$617,500	\$802,000	+ 29.9%	\$490,000	\$485,000	- 1.0%
Average Sales Price*	\$731,458	\$930,667	+ 27.2%	\$524,365	\$534,998	+ 2.0%
Percent of Original List Price Received*	89.6%	92.6%	+ 3.3%	96.8%	98.0%	+ 1.2%
Average Market Time	243	30	- 87.7%	64	45	- 29.7%
Inventory of Homes for Sale at Month End	8	2	- 75.0%	--	--	--

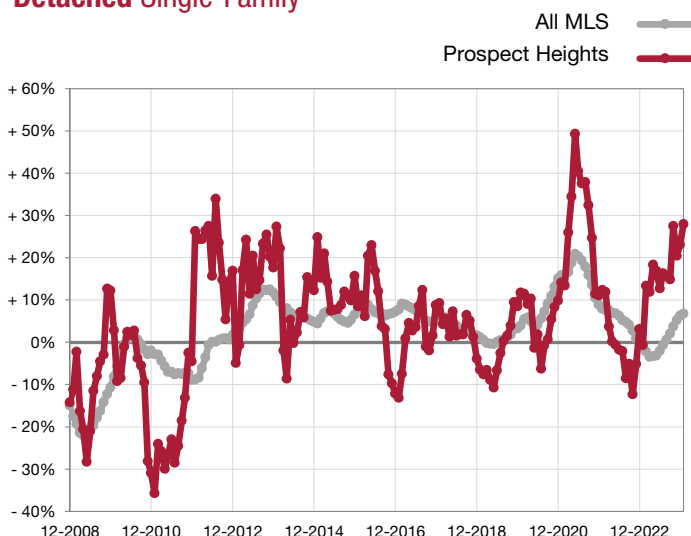
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	4	10	+ 150.0%	159	155	- 2.5%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	128	117	- 8.6%
Closed Sales	5	5	0.0%	137	114	- 16.8%
Median Sales Price*	\$140,000	\$187,500	+ 33.9%	\$150,000	\$195,000	+ 30.0%
Average Sales Price*	\$145,200	\$216,050	+ 48.8%	\$178,026	\$223,196	+ 25.4%
Percent of Original List Price Received*	97.5%	95.9%	- 1.6%	98.4%	100.8%	+ 2.4%
Average Market Time	23	33	+ 43.5%	34	19	- 44.1%
Inventory of Homes for Sale at Month End	7	7	0.0%	--	--	--

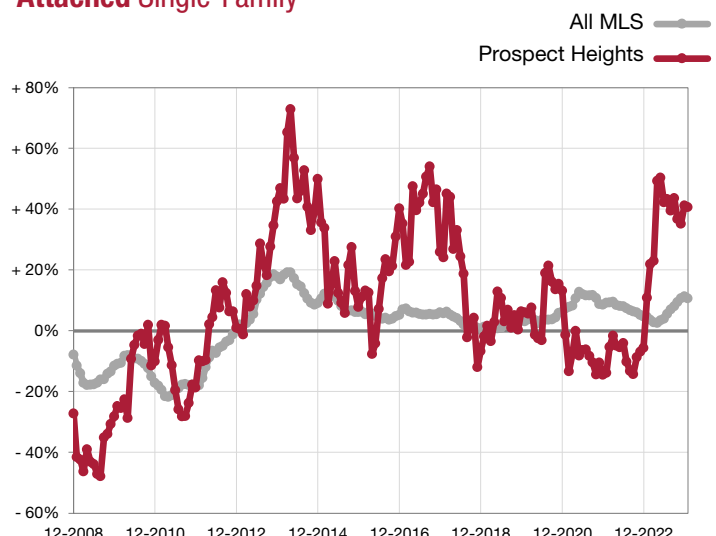
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.