Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**
RESIDENTIAL ACTIVITY ONLY | Data current as of November 14, 2026

MRED Midwest Real Estate Data

Western Springs

- 14.3%	- 54.5%	+ 22.7%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	17	**15**	- 11.8%	268	**224**	- 16.4%
Under Contract (includes Contingent and Pending)	16	**6**	- 62.5%	165	**158**	- 4.2%
Closed Sales	21	**8**	- 61.9%	174	**163**	- 6.3%
Median Sales Price*	$885,000	**$1,210,000**	+ 36.7%	$892,350	**$1,085,000**	+ 21.6%
Average Sales Price*	$1,019,976	**$1,320,125**	+ 29.4%	$998,097	**$1,171,799**	+ 17.4%
Percent of Original List Price Received*	100.2%	**103.5%**	+ 3.3%	101.5%	**102.0%**	+ 0.5%
Average Market Time	87	**18**	- 79.3%	34	**39**	+ 14.7%
Inventory of Homes for Sale at Month End	20	**24**	+ 20.0%	--	--	--

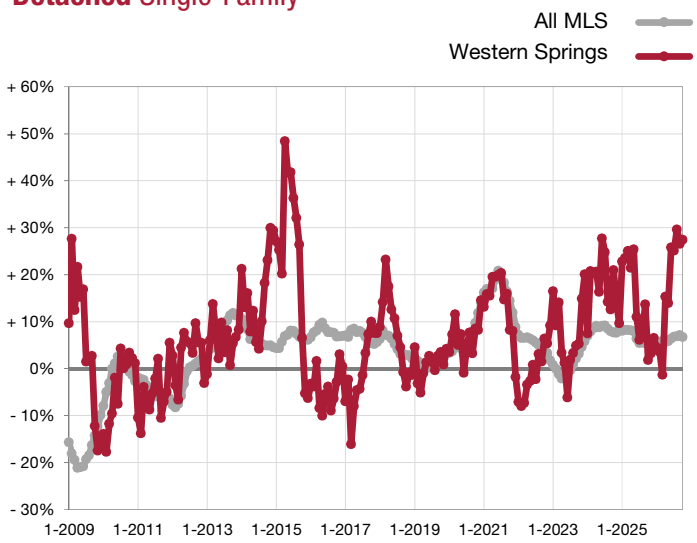
Attached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	4	**3**	- 25.0%	35	**24**	- 31.4%
Under Contract (includes Contingent and Pending)	2	**2**	0.0%	20	**19**	- 5.0%
Closed Sales	1	**2**	+ 100.0%	26	**20**	- 23.1%
Median Sales Price*	$435,000	**$647,500**	+ 48.9%	$644,864	**$740,000**	+ 14.8%
Average Sales Price*	$435,000	**$647,500**	+ 48.9%	$639,460	**$694,106**	+ 8.5%
Percent of Original List Price Received*	91.6%	**87.7%**	- 4.3%	98.6%	**100.2%**	+ 1.6%
Average Market Time	100	**44**	- 56.0%	184	**24**	- 87.0%
Inventory of Homes for Sale at Month End	2	**3**	+ 50.0%	--	--	--

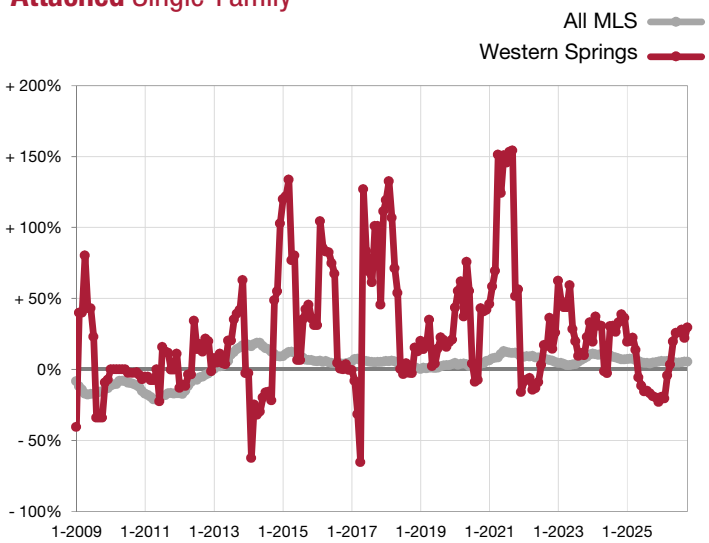
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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