

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



Wilmette

- 61.1%

+ 7.7%

- 41.2%

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	31	10	- 67.7%	456	371	- 18.6%
Under Contract (includes Contingent and Pending)	25	10	- 60.0%	330	283	- 14.2%
Closed Sales	10	10	0.0%	336	296	- 11.9%
Median Sales Price*	\$815,000	\$812,500	- 0.3%	\$910,000	\$995,000	+ 9.3%
Average Sales Price*	\$1,001,351	\$963,800	- 3.8%	\$1,097,894	\$1,191,657	+ 8.5%
Percent of Original List Price Received*	96.1%	97.7%	+ 1.7%	101.0%	101.4%	+ 0.4%
Average Market Time	44	38	- 13.6%	27	28	+ 3.7%
Inventory of Homes for Sale at Month End	21	13	- 38.1%	--	--	--

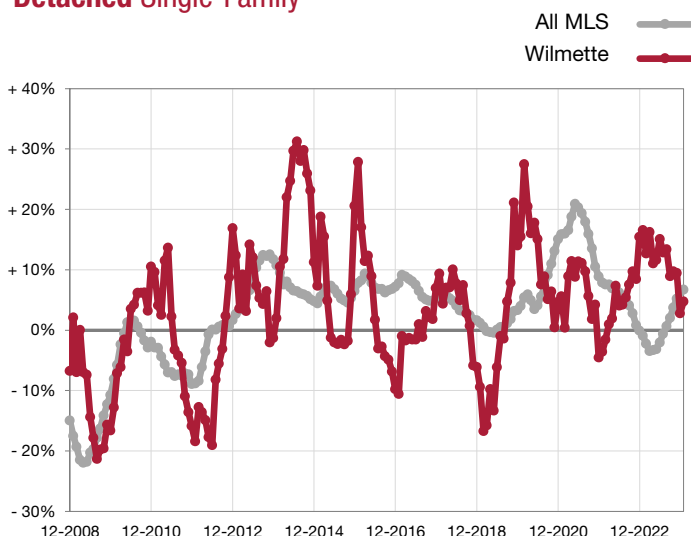
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	5	4	- 20.0%	128	122	- 4.7%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	96	101	+ 5.2%
Closed Sales	3	4	+ 33.3%	100	100	0.0%
Median Sales Price*	\$384,000	\$430,750	+ 12.2%	\$396,500	\$450,000	+ 13.5%
Average Sales Price*	\$371,833	\$435,625	+ 17.2%	\$426,505	\$468,012	+ 9.7%
Percent of Original List Price Received*	96.9%	97.5%	+ 0.6%	97.8%	98.4%	+ 0.6%
Average Market Time	62	35	- 43.5%	49	40	- 18.4%
Inventory of Homes for Sale at Month End	13	7	- 46.2%	--	--	--

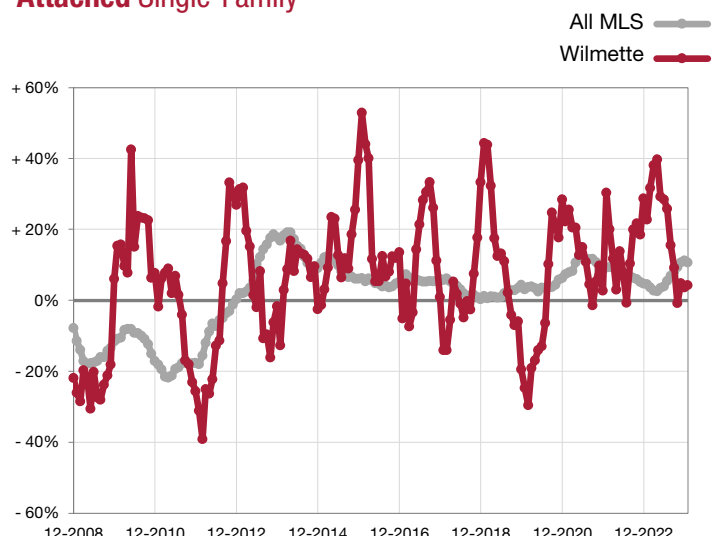
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.