

# 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



## Winnetka

**- 26.3%**

Change in  
New Listings  
All Properties

**- 63.6%**

Change in  
Closed Sales  
All Properties

**- 50.0%**

Change in  
Inventory of Homes  
All Properties

### Detached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	15	13	- 13.3%	293	244	- 16.7%
Under Contract (includes Contingent and Pending)	7	10	+ 42.9%	214	178	- 16.8%
Closed Sales	11	2	- 81.8%	240	180	- 25.0%
Median Sales Price*	\$2,050,000	<b>\$3,307,500</b>	+ 61.3%	\$1,635,000	<b>\$1,620,000</b>	- 0.9%
Average Sales Price*	\$2,217,187	<b>\$3,307,500</b>	+ 49.2%	\$1,952,047	<b>\$2,020,639</b>	+ 3.5%
Percent of Original List Price Received*	95.1%	<b>103.6%</b>	+ 8.9%	100.8%	<b>101.2%</b>	+ 0.4%
Average Market Time	73	24	- 67.1%	45	47	+ 4.4%
Inventory of Homes for Sale at Month End	24	13	- 45.8%	--	--	--

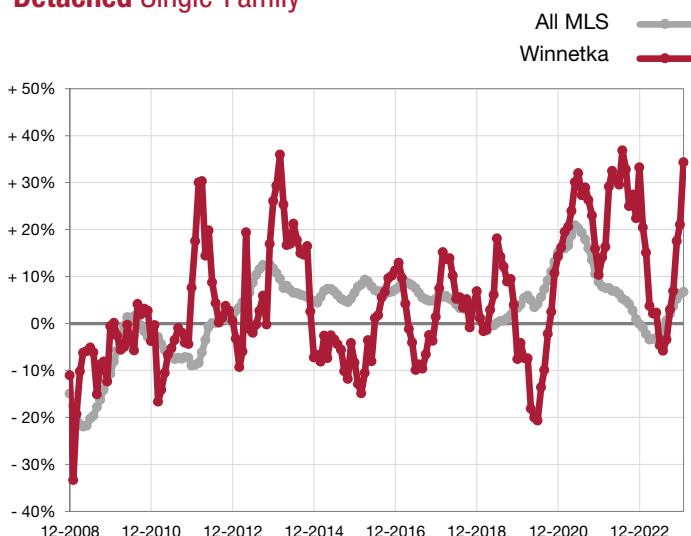
### Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	4	1	- 75.0%	38	21	- 44.7%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	33	19	- 42.4%
Closed Sales	0	2	--	32	20	- 37.5%
Median Sales Price*	\$0	<b>\$440,000</b>	--	\$447,500	<b>\$519,500</b>	+ 16.1%
Average Sales Price*	\$0	<b>\$440,000</b>	--	\$512,458	<b>\$535,525</b>	+ 4.5%
Percent of Original List Price Received*	0.0%	<b>88.9%</b>	--	100.1%	<b>99.7%</b>	- 0.4%
Average Market Time	0	70	--	42	40	- 4.8%
Inventory of Homes for Sale at Month End	2	0	- 100.0%	--	--	--

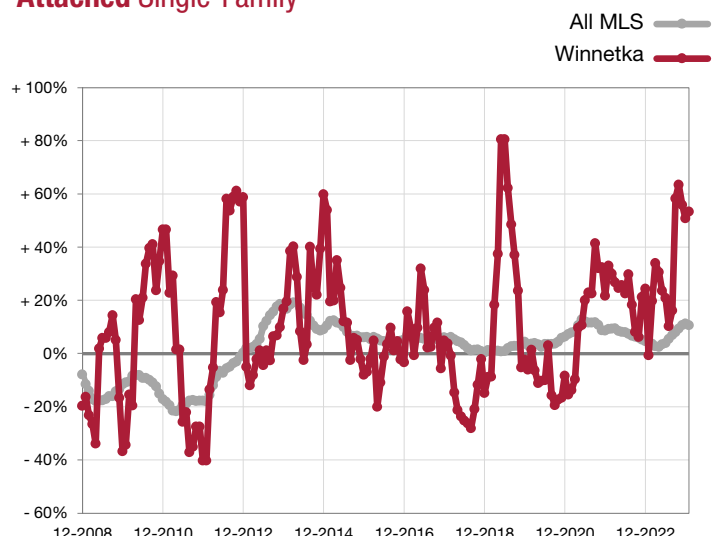
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.