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

Oswego

- 2.9%	- 23.2%	+ 29.1%
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	74	**69**	- 6.8%	756	**937**	+ 23.9%
Under Contract (includes Contingent and Pending)	36	**41**	+ 13.9%	456	**546**	+ 19.7%
Closed Sales	49	**42**	- 14.3%	501	**535**	+ 6.8%
Median Sales Price*	$475,000	**$481,200**	+ 1.3%	$472,430	**$482,000**	+ 2.0%
Average Sales Price*	$495,173	**$477,579**	- 3.6%	$477,507	**$494,559**	+ 3.6%
Percent of Original List Price Received*	96.6%	**95.2%**	- 1.4%	100.3%	**96.4%**	- 3.9%
Average Market Time	43	**63**	+ 46.5%	41	**58**	+ 41.5%
Inventory of Homes for Sale at Month End	103	**122**	+ 18.4%	--	--	--

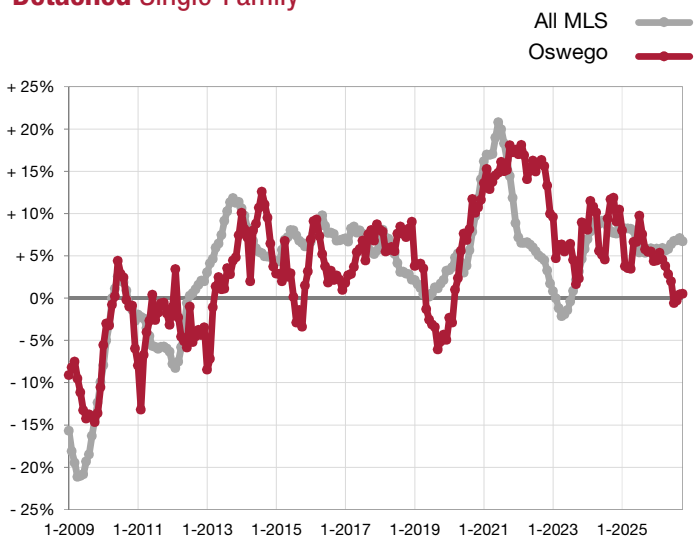
Attached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	28	**30**	+ 7.1%	286	**347**	+ 21.3%
Under Contract (includes Contingent and Pending)	18	**11**	- 38.9%	206	**228**	+ 10.7%
Closed Sales	20	**11**	- 45.0%	192	**228**	+ 18.8%
Median Sales Price*	$342,495	**$305,000**	- 10.9%	$313,750	**$329,990**	+ 5.2%
Average Sales Price*	$322,548	**$310,091**	- 3.9%	$305,108	**$321,661**	+ 5.4%
Percent of Original List Price Received*	98.8%	**97.1%**	- 1.7%	99.3%	**98.6%**	- 0.7%
Average Market Time	41	**32**	- 22.0%	26	**36**	+ 38.5%
Inventory of Homes for Sale at Month End	24	**42**	+ 75.0%	--	--	--

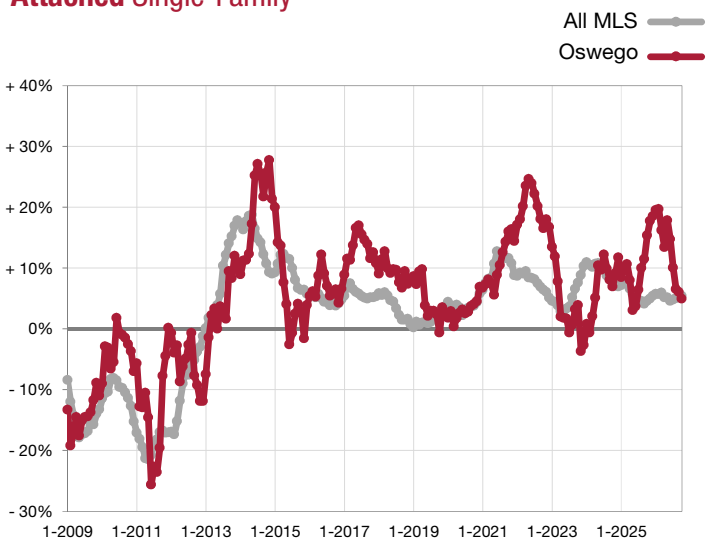
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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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