

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2024



Lake County

+ 1.0%

Change in
New Listings
All Properties

+ 5.5%

Change in
Closed Sales
All Properties

- 11.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2023	4-2024	+ / -	4-2023	4-2024	+ / -
New Listings	797	786	- 1.4%	10,206	8,765	- 14.1%
Under Contract (includes Contingent and Pending)	600	576	- 4.0%	6,929	6,132	- 11.5%
Closed Sales	518	509	- 1.7%	7,323	6,217	- 15.1%
Median Sales Price*	\$385,000	\$415,000	+ 7.8%	\$375,000	\$399,505	+ 6.5%
Average Sales Price*	\$486,709	\$511,276	+ 5.0%	\$486,159	\$511,204	+ 5.2%
Percent of Original List Price Received*	99.0%	100.9%	+ 1.9%	98.7%	98.9%	+ 0.2%
Average Market Time	46	36	- 21.7%	40	38	- 5.0%
Inventory of Homes for Sale at Month End	826	724	- 12.3%	--	--	--

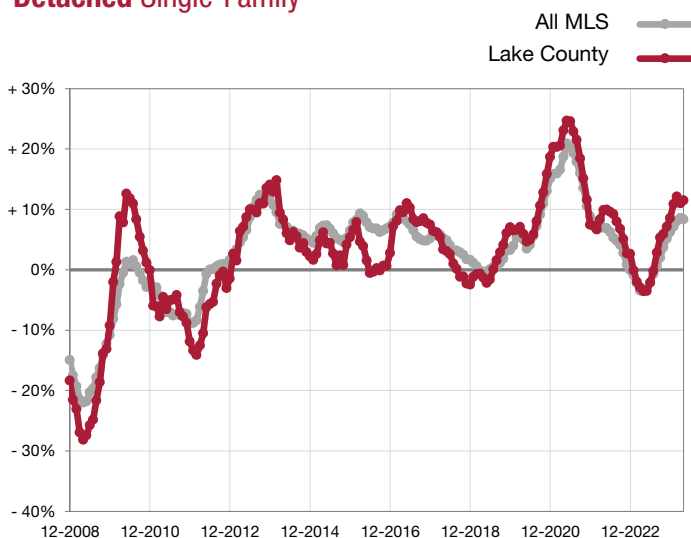
Attached Single-Family

	April			Trailing 12 Months		
	4-2023	4-2024	+ / -	4-2023	4-2024	+ / -
New Listings	232	253	+ 9.1%	2,741	2,853	+ 4.1%
Under Contract (includes Contingent and Pending)	209	203	- 2.9%	2,163	2,207	+ 2.0%
Closed Sales	157	203	+ 29.3%	2,225	2,251	+ 1.2%
Median Sales Price*	\$259,000	\$285,000	+ 10.0%	\$235,000	\$269,000	+ 14.5%
Average Sales Price*	\$289,835	\$319,353	+ 10.2%	\$273,654	\$312,529	+ 14.2%
Percent of Original List Price Received*	100.3%	100.4%	+ 0.1%	99.2%	99.5%	+ 0.3%
Average Market Time	27	29	+ 7.4%	28	31	+ 10.7%
Inventory of Homes for Sale at Month End	174	161	- 7.5%	--	--	--

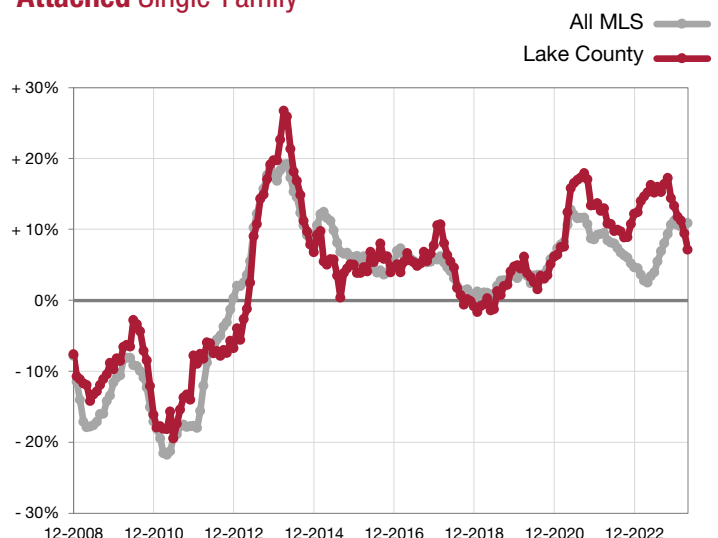
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.