

# Local Market Update – July 2024

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



## Lake County

**- 2.1%**

Change in  
**New Listings**  
All Properties

**+ 1.4%**

Change in  
**Closed Sales**  
All Properties

**- 4.5%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	920	<b>863</b>	- 6.2%	9,256	<b>8,807</b>	- 4.9%
Under Contract (includes Contingent and Pending)	629	<b>546</b>	- 13.2%	6,511	<b>6,071</b>	- 6.8%
Closed Sales	638	<b>663</b>	+ 3.9%	6,740	<b>6,194</b>	- 8.1%
Median Sales Price*	\$408,995	<b>\$430,000</b>	+ 5.1%	\$373,000	<b>\$405,000</b>	+ 8.6%
Average Sales Price*	\$526,515	<b>\$560,763</b>	+ 6.5%	\$486,061	<b>\$524,337</b>	+ 7.9%
Percent of Original List Price Received*	99.9%	<b>100.2%</b>	+ 0.3%	98.2%	<b>99.0%</b>	+ 0.8%
Average Market Time	32	<b>35</b>	+ 9.4%	43	<b>38</b>	- 11.6%
Inventory of Homes for Sale at Month End	1,013	<b>957</b>	- 5.5%	--	--	--

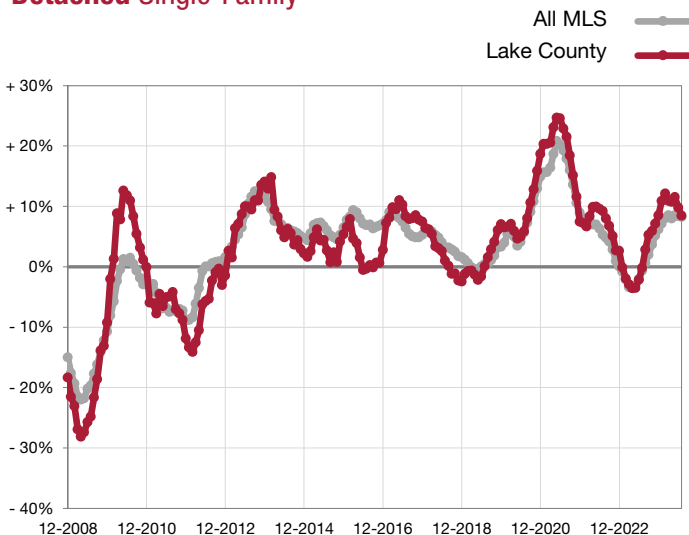
### Attached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	270	<b>302</b>	+ 11.9%	2,662	<b>2,852</b>	+ 7.1%
Under Contract (includes Contingent and Pending)	203	<b>191</b>	- 5.9%	2,088	<b>2,212</b>	+ 5.9%
Closed Sales	221	<b>208</b>	- 5.9%	2,108	<b>2,219</b>	+ 5.3%
Median Sales Price*	\$255,000	<b>\$281,000</b>	+ 10.2%	\$245,000	<b>\$272,500</b>	+ 11.2%
Average Sales Price*	\$293,898	<b>\$328,151</b>	+ 11.7%	\$285,245	<b>\$316,996</b>	+ 11.1%
Percent of Original List Price Received*	100.4%	<b>100.3%</b>	- 0.1%	99.0%	<b>99.5%</b>	+ 0.5%
Average Market Time	22	<b>26</b>	+ 18.2%	29	<b>30</b>	+ 3.4%
Inventory of Homes for Sale at Month End	261	<b>260</b>	- 0.4%	--	--	--

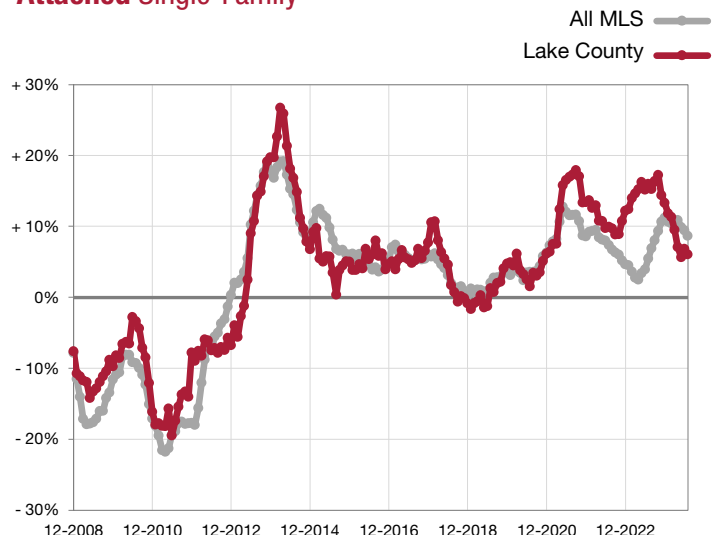
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.