

MH **MARISSA'S 2023 SEMI-ANNUAL SALES REPORT**

North Shore Suburban Single-Family Homes January 1-June 30, 2023. 5 Year in Review.*

BANNOCKBURN

	2023	2022	2021	2020	2019
UNITS SOLD	2	3	10	4	5
AVERAGE PRICE (SALE)	1,433,000	965,000	1,393,300	965,250	1,258,600
MEDIAN PRICE	1,433,000	995,000	860,750	918,250	723,000
Median Appreciation Rate vs Last Year	44%	16%	-6%	27%	-10%
Average Days on Market (sold)	104	11	79	134	694
Units Under Contract**	3	0			
Units Active**	5	7			

DEERFIELD

UNITS SOLD	114	146	175	110	141
AVERAGE PRICE (SALE)	641,361	662,022	622,010	531,675	533,036
MEDIAN PRICE	575,000	593,500	557,500	473,500	497,000
Median Appreciation Rate vs Last Year	-3.12%	6.46%	17.74%	-4.73%	-2.31%
Average Days on Market (sold)	47	42	94	141	134
Units Under Contract**	36	37			
Units Active**	29	41			

EVANSTON

UNITS SOLD	178	232	248	222	214
AVERAGE PRICE (SALE)	785,838	763,089	760,104	616,088	576,394
MEDIAN PRICE	705,000	658,500	667,250	557,100	489,999
Median Appreciation Rate vs Last Year	7%	-1%	20%	14%	-12%
Average Days on Market	45	34	47	99	73
Units Under Contract**	54	62			
Units Active**	37	62			

GLENCOE

UNITS SOLD	56	75	89	65	75
AVERAGE PRICE (SALE)	1,536,158	1,542,459	1,159,541	1,183,494	1,072,767
MEDIAN PRICE	1,300,000	1,405,242	1,055,000	900,000	840,000
Median Appreciation Rate vs Last Year	-7.49%	33.2%	17.22%	7.14%	-3.52%
Average Days on Market	61	41	90	208	162
Units Under Contract**	22	24			
Units Active**	19	31			

GLENVIEW & GOLF

UNITS SOLD	230	314	397	240	248
AVERAGE PRICE (SALE)	836,452	818,631	737,251	645,548	667,397
MEDIAN PRICE	730,000	705,250	659,000	575,000	550,000
Median Appreciation Rate vs Last Year	4%	7%	15%	5%	-3%
Average Days on Market	50	44	76	151	125
Units Under Contract**	74	71			
Units Active**	65	97			

HIGHLAND PARK

UNITS SOLD	131	250	262	195	164
AVERAGE PRICE (SALE)	864,527	840,518	680,457	570,825	570,739
MEDIAN PRICE	695,000	687,500	603,500	500,000	498,700
Median Appreciation Rate vs Last Year	1.09%	13.92%	20.7%	0.26%	-4.28%
Average Days on Market	49	62	70	181	137
Units Under Contract**	60	63			
Units Active**	54	81			

HIGHWOOD

UNITS SOLD	6	18	16	9	6
AVERAGE PRICE (SALE)	655,000	445,167	529,719	243,222	411,067
MEDIAN PRICE	650,000	373,500	525,000	215,000	287,450
Median Appreciation Rate vs Last Year	74%	-29%	144%	-25%	-43%
Average Days on Market	60	40	73	63	102
Units Under Contract**	4	5			
Units Active**	2	2			

KENILWORTH

UNITS SOLD	33	40	39	11	16
AVERAGE PRICE (SALE)	2,013,053	2,140,427	1,618,859	967,409	1,347,000
MEDIAN PRICE	1,950,000	2,100,000	1,185,000	849,000	1,274,500
Median Appreciation Rate vs Last Year	-7.14%	77.22%	39.58%	-33.39%	2.78%
Average Days on Market	33	45	97	135	195
Units Under Contract**	6	1			
Units Active**	10	12			



LAKE BLUFF	2023	2022	2021	2020	2019
UNITS SOLD	51	82	101	49	58
AVERAGE PRICE (SALE)	810,870	1,066,566	690,684	1,256,207	595,719
MEDIAN PRICE	725,000	697,500	550,000	575,000	465,000
Median Appreciation Rate vs Last Year	4%	27%	-4%	24%	-7%
Average Days on Market	43	80	78	204	124
Units Under Contract**	18	14			
Units Active**	27	33			

LAKE FOREST

UNITS SOLD	133	215	222	201	141
AVERAGE PRICE (SALE)	1,301,209	1,340,395	1,160,265	1,738,589	918,559
MEDIAN PRICE	1,050,000	1,170,500	885,500	1,150,000	785,000
Median Appreciation Rate vs Last Year	-10.29%	32.19%	-23%	46.5%	-5.71%
Average Days on Market	73	76	153	313	172
Units Under Contract**	51	55			
Units Active**	73	103			

LINCOLNSHIRE

UNITS SOLD	37	73	84	31	31
AVERAGE PRICE (SALE)	826,611	765,970	627,005	507,984	590,924
MEDIAN PRICE	725,000	692,500	570,000	486,500	605,000
Median Appreciation Rate vs Last Year	5%	21%	17%	-20%	17%
Average Days on Market	40	36	55	211	178
Units Under Contract**	20	23			
Units Active**	14	32			

NORTHBROOK

UNITS SOLD	173	228	290	158	210
AVERAGE PRICE (SALE)	809,670	749,268	689,119	582,990	640,823
MEDIAN PRICE	699,000	662,000	615,000	527,000	602,250
Median Appreciation Rate vs Last Year	5.59%	7.64%	16.7%	-12.49%	6%
Average Days on Market	53	84	96	130	133
Units Under Contract**	56	62			
Units Active**	33	88			

NORTHFIELD

UNITS SOLD	23	45	59	37	38
AVERAGE PRICE (SALE)	1,148,561	1,128,594	953,529	800,842	885,539
MEDIAN PRICE	960,000	1,055,000	825,000	621,563	704,500
Median Appreciation Rate vs Last Year	-9%	28%	33%	-12%	20.84%
Average Days on Market	57	108	86	167	175
Units Under Contract**	9	16			
Units Active**	16	14			

RIVERWOODS

UNITS SOLD	19	27	50	24	26
AVERAGE PRICE (SALE)	828,028	783,441	774,872	607,813	688,846
MEDIAN PRICE	675,000	672,500	702,500	567,500	595,000
Median Appreciation Rate vs Last Year	0.37%	-4.27%	23.79%	-4.62%	-3.64%
Average Days on Market	117	76	196	273	180
Units Under Contract**	9	11			
Units Active**	6	7			

SKOKIE

UNITS SOLD	163	210	245	174	219
AVERAGE PRICE (SALE)	448,990	441,130	413,379	360,050	358,912
MEDIAN PRICE	425,000	407,500	392,500	338,750	343,000
Median Appreciation Rate vs Last Year	4.29%	3.82%	15.87%	-1.24%	-0.58%
Average Days on Market	53	38	56	92	80
Units Under Contract**	51				
Units Active**	36				

WILMETTE

UNITS SOLD	147	172	236	145	197
AVERAGE PRICE (SALE)	1,192,805	1,076,873	943,323	863,126	796,301
MEDIAN PRICE	1,054,000	897,500	682,500	755,000	675,000
Median Appreciation Rate vs Last Year	17%	32%	-10%	12%	-17.93%
Average Days on Market	28	31	64	101	117
Units Under Contract**	48	66			
Units Active**	28	49			

WINNETKA

UNITS SOLD	100	139	172	100	109
AVERAGE PRICE (SALE)	1,843,495	1,878,831	1,449,318	1,172,868	1,460,235
MEDIAN PRICE	1,568,961	1,499,000	1,233,750	950,000	1,310,000
Median Appreciation Rate vs Last Year	4.67%	21.5%	29.87%	-27.48%	10.83%
Average Days on Market	38	52	91	152	179
Units Under Contract**	38	48			
Units Active**	28	37			