

Community Market Report



Vittoria Logli
847.810.8438
vittoria@atproperties.com
<http://www.vittorialogli.com>

Northbrook, Illinois

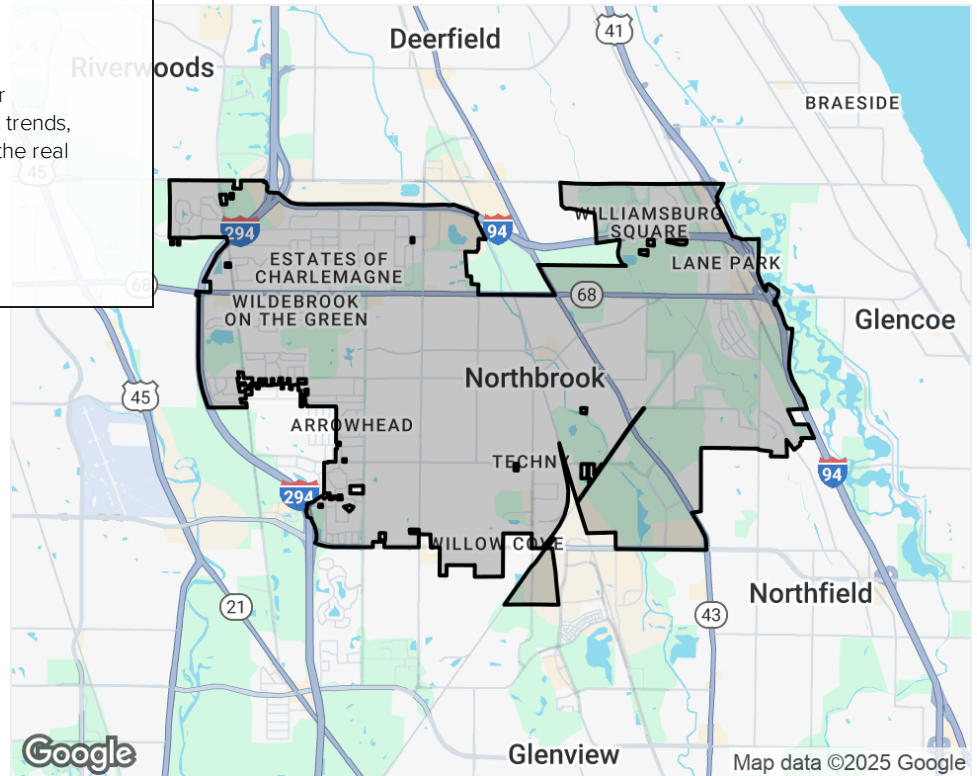
September 2025





About Northbrook

Welcome to your personalized market report for Northbrook in Illinois. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get
the full Market
Report and to learn
more about
Northbrook.



Market Summary

Single Family Residences

Recent Sales Trends

The statistics below highlight key market indicators for Northbrook, Illinois. The data in the Sold Listings table is based on homes sold within the month of August 2025.

	Current Period Aug 2025	Last Month Jul 2025	Change From Last Month	Last Year Aug 2024	Change From Last Year
Homes Sold	39	42	▼ 7%	29	▲ 34%
Median Sale Price	\$940,000	\$830,000	▲ 13%	\$865,000	▲ 9%
Median List Price	\$899,900	\$781,500	▲ 15%	\$899,000	0%
Sale to List Price Ratio	101%	105%	▼ 4%	102%	▼ 1%
Sales Volume	\$42,839,317	\$39,288,999	▲ 9%	\$27,638,001	▲ 55%
Median Days on Market	7 days	6 days	▲ 1 day	7 days	▲ 0 days
Homes Sold Year to Date	227	188	▲ 21%	183	▲ 24%

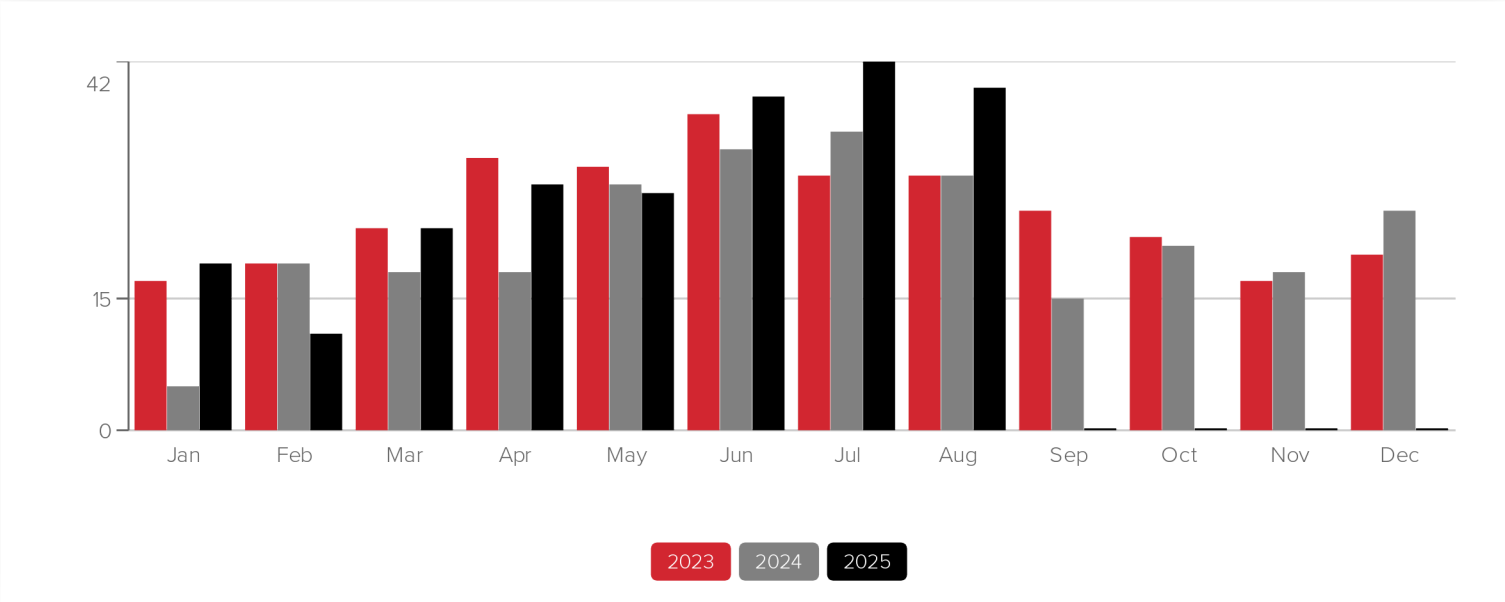
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 9, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

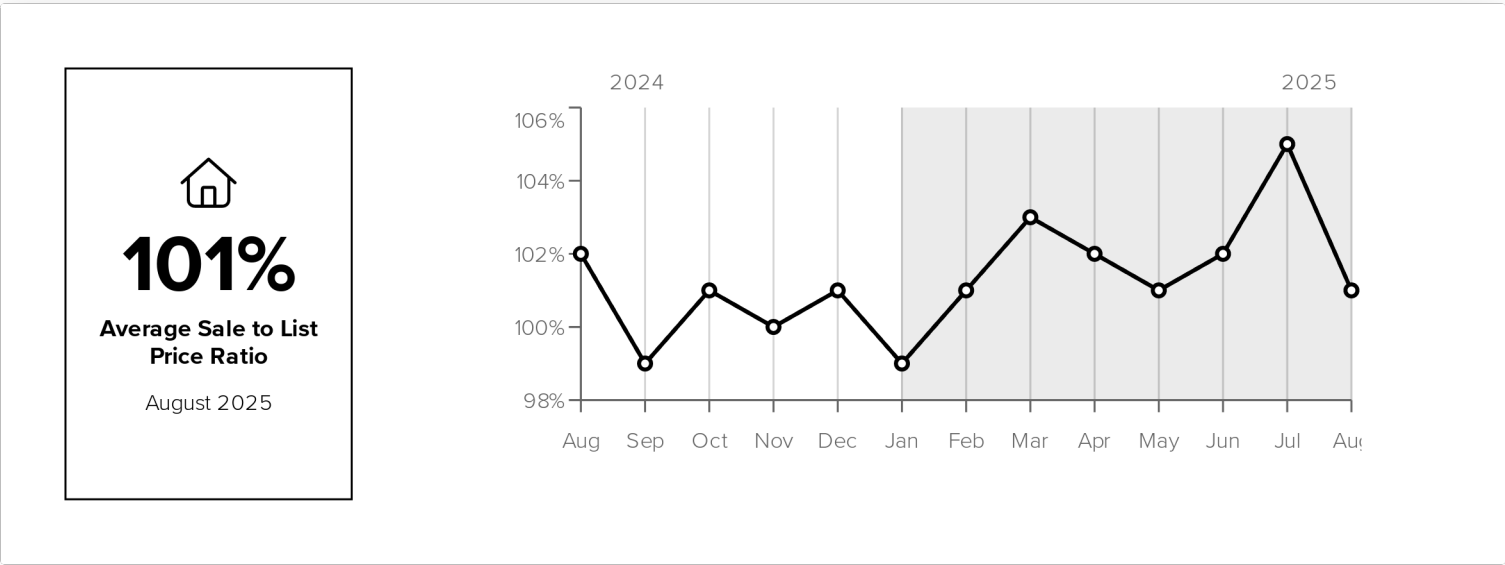
49 Homes for Sale	\$1,024,000 Median List Price	44 Median Days on Market
33 Homes Under Contract	\$5,999,000 High Price	\$375,000 Low Price

Values pulled on 9/9/2025

Homes Sold

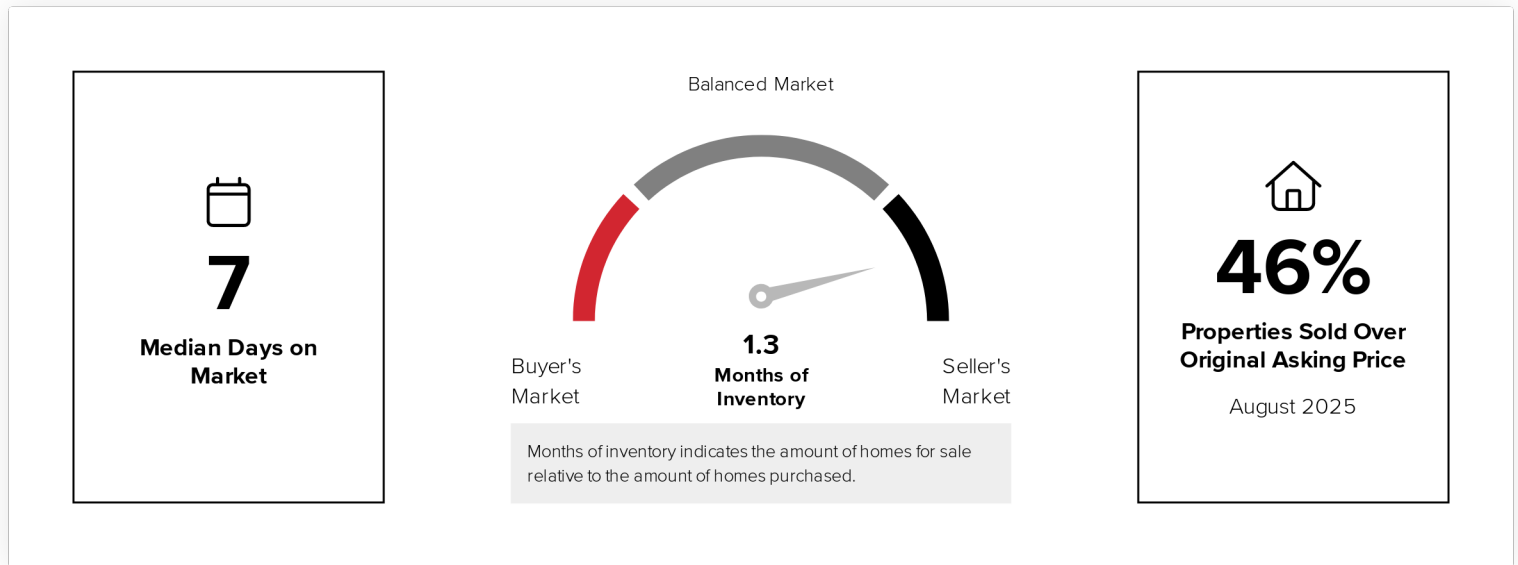


Sale to List Price Ratio





Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

More homes to choose from

More negotiating power

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market
More people buying homes than selling

Fewer homes to choose from

Less negotiating power

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
	As of 9/9/25	Current Period Aug 2025	3 Month Trend	Current Period Aug 2025	6 Month Avg	
All Price Ranges	49	13	0.4	39	33	Seller's
< \$200,000	0	—	—	0	0	—
\$200,000 - \$400,000	0	0.0	0.0	1	1	● Seller's
\$400,000 - \$600,000	5	1.7	0.3	3	5	● Seller's
\$600,000 - \$800,000	9	1.0	0.4	9	6	● Seller's
\$800,000 - \$1,000,000	5	0.5	0.2	10	8	● Seller's
\$1,000,000 - \$1,200,000	1	0.3	0.1	3	2	● Seller's
\$1,200,000 - \$1,400,000	1	0.2	0.1	5	2	● Seller's
\$1,400,000 - \$1,600,000	4	1.3	0.6	3	2	● Seller's
\$1,600,000 - \$1,850,000	6	3.0	1.2	2	1	● Seller's
\$1,850,000 - \$2,000,000	3	3.0	1.0	1	0	● Seller's
> \$2,000,000	15	7.5	2.5	2	1	● Buyer's

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory



Vittoria Logli
847.810.8438
vittoria@atproperties.com
<http://www.vittorialogli.com>

Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Northbrook, Illinois. The values are based on closed transactions in August 2025.

