

Community Market Report



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

Glenview, Illinois

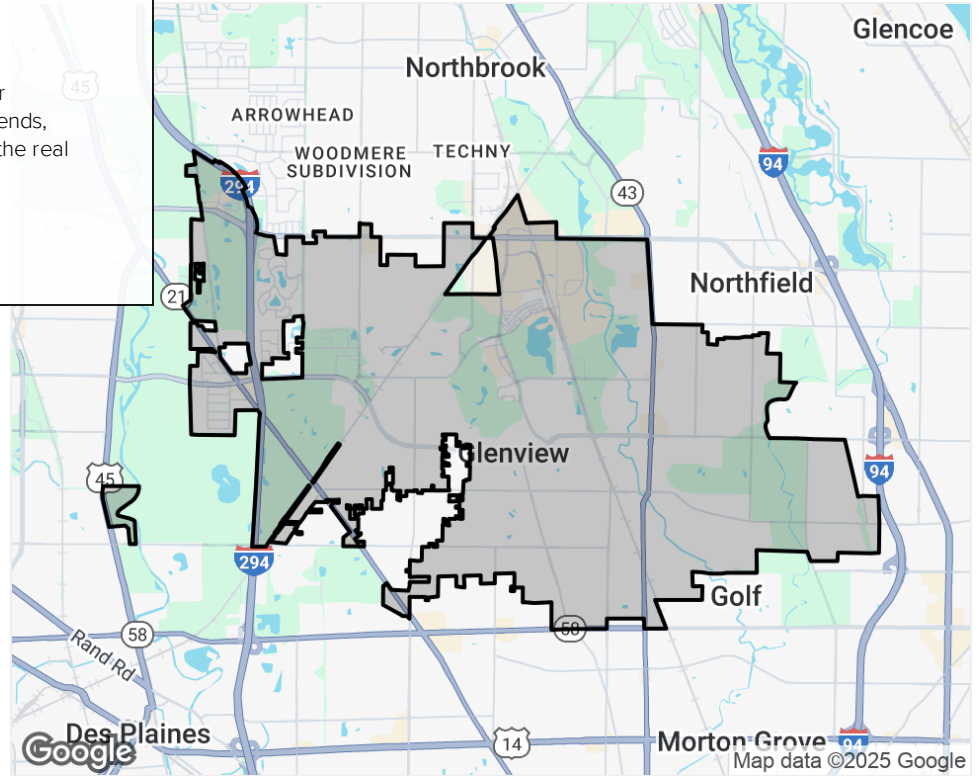
March 2025





About Glenview

Welcome to your personalized market report for Glenview 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 Glenview.





Market Summary

Single Family Residences

Recent Sales Trends

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

	Current Period Feb 2025	Last Month Jan 2025	Change From Last Month	Last Year Feb 2024	Change From Last Year
Homes Sold	14	16	▼ 12%	16	▼ 12%
Median Sale Price	\$1,375,000	\$900,000	▲ 53%	\$802,500	▲ 71%
Median List Price	\$1,373,500	\$912,450	▲ 51%	\$822,450	▲ 67%
Sale to List Price Ratio	100%	99%	▲ 1%	100%	0%
Sales Volume	\$19,104,086	\$15,790,500	▲ 21%	\$15,881,500	▲ 20%
Median Days on Market	14 days	13 days	▲ 1 day	12 days	▲ 2 days
Homes Sold Year to Date	30	16	▲ 88%	32	▼ 6%

Current Market

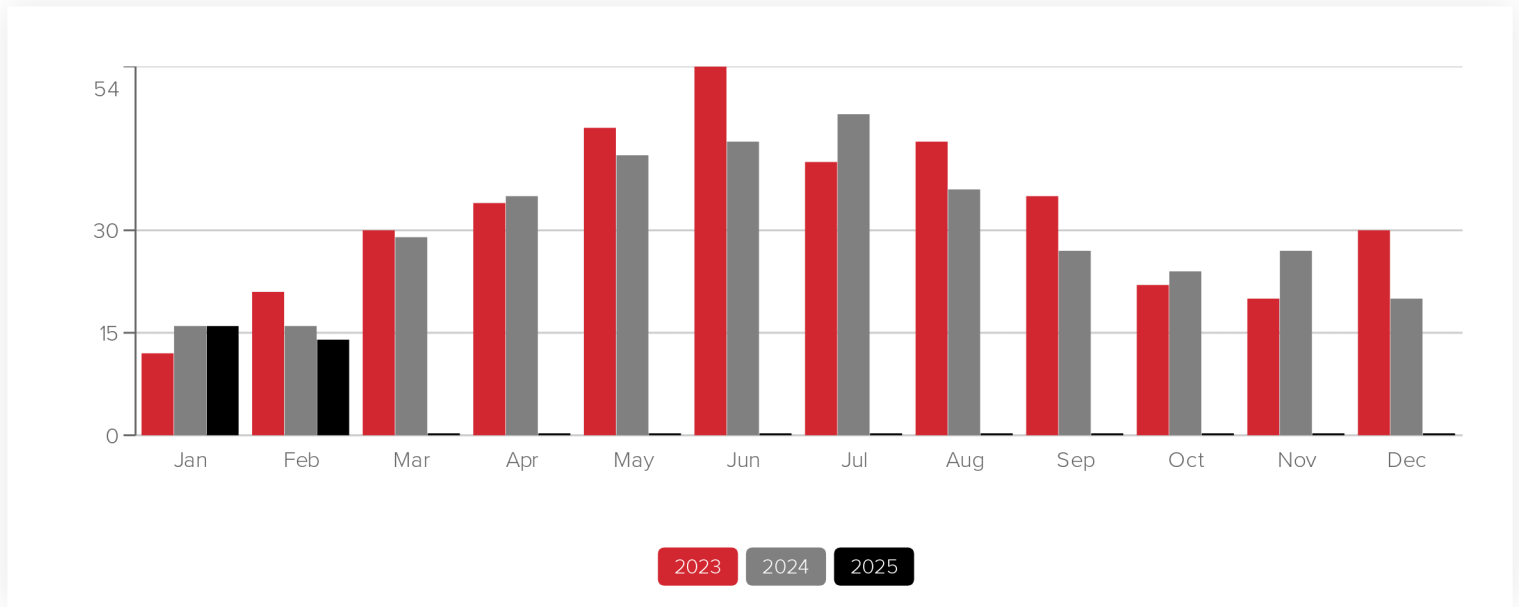
The statistics below provide an up-to-date snapshot of the listed inventory as of March 19, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

39 Homes for Sale	\$1,025,000 Median List Price	38 Median Days on Market
45 Homes Under Contract	\$4,750,000 High Price	\$349,900 Low Price

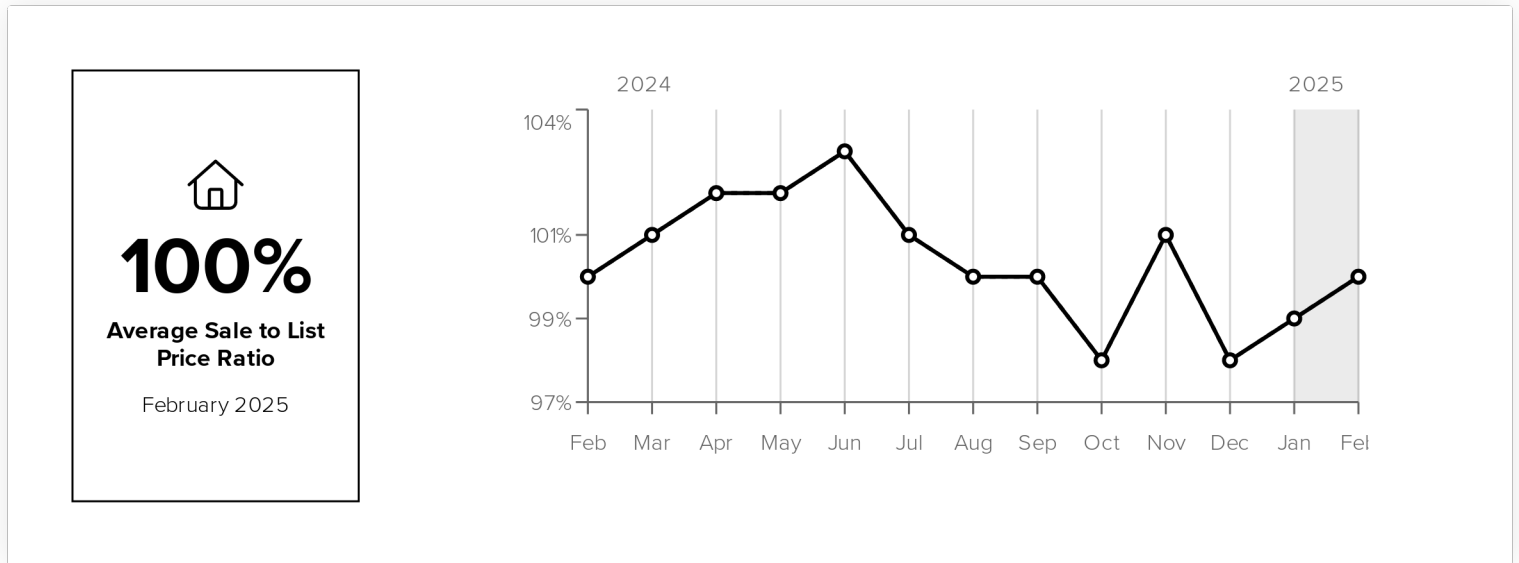
Values pulled on 3/19/2025



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 3/19/25	Current Period Feb 2025	3 Month Trend	Current Period Feb 2025	6 Month Avg	
All Price Ranges	39	2.8	0.8	14	21	Seller's
< \$300,000	0	—	—	0	0	—
\$300,000 - \$600,000	7	7.0	0.6	1	3	● Buyer's
\$600,000 - \$900,000	8	4.0	0.8	2	6	● Balanced
\$900,000 - \$1,200,000	7	3.5	0.7	2	3	● Seller's
\$1,200,000 - \$1,500,000	1	0.3	0.1	3	3	● Seller's
\$1,500,000 - \$1,800,000	6	1.5	1.5	4	1	● Seller's
\$1,800,000 - \$2,100,000	2	2.0	0.5	1	0	● Seller's
\$2,100,000 - \$2,400,000	2	—	—	0	0	—
\$2,400,000 - \$2,700,000	4	4.0	4.0	1	0	● Balanced
\$2,700,000 - \$3,000,000	0	—	—	0	0	—
> \$3,000,000	2	—	—	0	0	—

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



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 Glenview, Illinois. The values are based on closed transactions in February 2025.

