

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2022



Cook County

- 17.5%

Change in
New Listings
All Properties

- 8.6%

Change in
Closed Sales
All Properties

- 27.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2021	4-2022	+ / -	4-2021	4-2022	+ / -
New Listings	5,512	4,826	- 12.4%	55,785	56,206	+ 0.8%
Under Contract (includes Contingent and Pending)	3,737	3,248	- 13.1%	39,754	37,126	- 6.6%
Closed Sales	3,295	3,087	- 6.3%	37,478	38,175	+ 1.9%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$297,000	\$325,000	+ 9.4%
Average Sales Price*	\$455,342	\$478,529	+ 5.1%	\$392,824	\$435,609	+ 10.9%
Percent of Original List Price Received*	99.7%	100.1%	+ 0.4%	97.2%	99.2%	+ 2.1%
Average Market Time	61	48	- 21.3%	75	45	- 40.0%
Inventory of Homes for Sale at Month End	5,454	4,698	- 13.9%	--	--	--

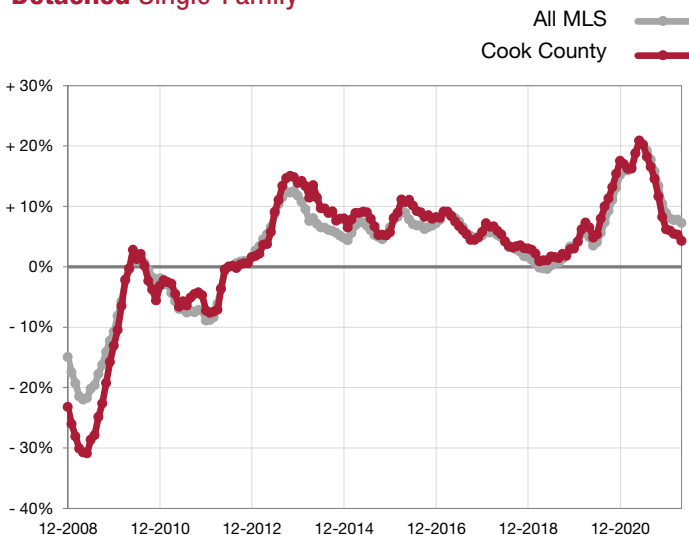
Attached Single-Family

	April			Trailing 12 Months		
	4-2021	4-2022	+ / -	4-2021	4-2022	+ / -
New Listings	6,260	4,888	- 21.9%	62,859	55,760	- 11.3%
Under Contract (includes Contingent and Pending)	3,967	3,418	- 13.8%	33,057	34,512	+ 4.4%
Closed Sales	3,699	3,308	- 10.6%	29,633	35,523	+ 19.9%
Median Sales Price*	\$290,000	\$303,500	+ 4.7%	\$255,000	\$270,000	+ 5.9%
Average Sales Price*	\$366,499	\$384,593	+ 4.9%	\$330,378	\$357,665	+ 8.3%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	96.6%	97.8%	+ 1.2%
Average Market Time	73	55	- 24.7%	73	65	- 11.0%
Inventory of Homes for Sale at Month End	8,413	5,375	- 36.1%	--	--	--

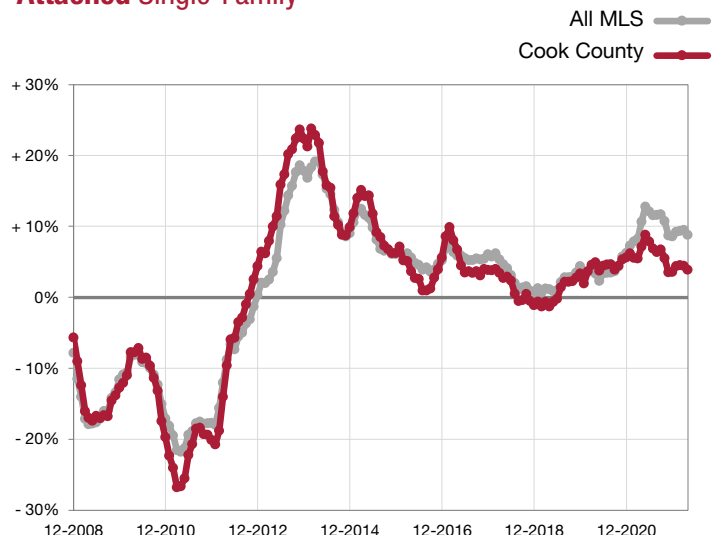
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.