

Local Market Update – February 2022

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



Cook County

- 6.7%

+ 4.6%

- 29.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2021	2-2022	+ / -	2-2021	2-2022	+ / -
New Listings	3,260	3,330	+ 2.1%	53,745	56,920	+ 5.9%
Under Contract (includes Contingent and Pending)	2,841	2,643	- 7.0%	36,994	37,893	+ 2.4%
Closed Sales	2,075	2,083	+ 0.4%	36,103	38,547	+ 6.8%
Median Sales Price*	\$287,500	\$301,500	+ 4.9%	\$290,000	\$324,900	+ 12.0%
Average Sales Price*	\$374,337	\$405,668	+ 8.4%	\$380,600	\$432,132	+ 13.5%
Percent of Original List Price Received*	97.5%	98.0%	+ 0.5%	96.6%	99.1%	+ 2.6%
Average Market Time	84	62	- 26.2%	80	47	- 41.3%
Inventory of Homes for Sale at Month End	4,709	4,056	- 13.9%	--	--	--

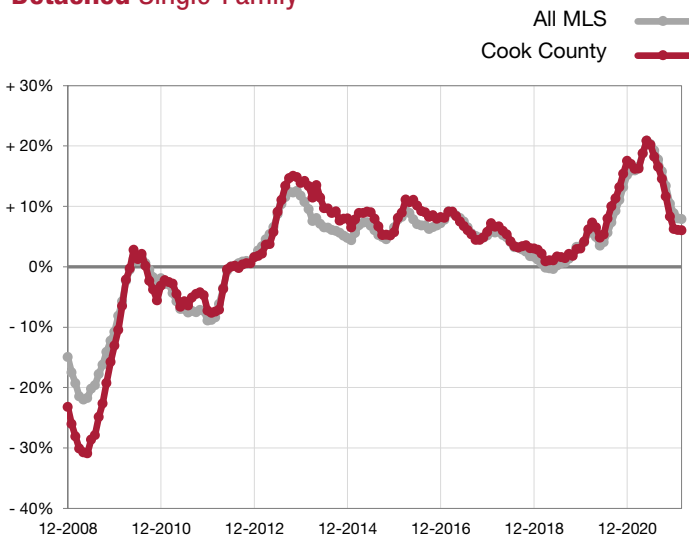
Attached Single-Family

	February			Trailing 12 Months		
	2-2021	2-2022	+ / -	2-2021	2-2022	+ / -
New Listings	4,491	3,903	- 13.1%	57,399	57,826	+ 0.7%
Under Contract (includes Contingent and Pending)	3,015	2,816	- 6.6%	28,446	35,314	+ 24.1%
Closed Sales	1,792	1,962	+ 9.5%	27,098	35,956	+ 32.7%
Median Sales Price*	\$250,000	\$260,000	+ 4.0%	\$251,000	\$269,000	+ 7.2%
Average Sales Price*	\$320,689	\$357,918	+ 11.6%	\$322,983	\$354,378	+ 9.7%
Percent of Original List Price Received*	96.0%	97.3%	+ 1.4%	96.4%	97.5%	+ 1.1%
Average Market Time	94	89	- 5.3%	73	68	- 6.8%
Inventory of Homes for Sale at Month End	8,190	4,991	- 39.1%	--	--	--

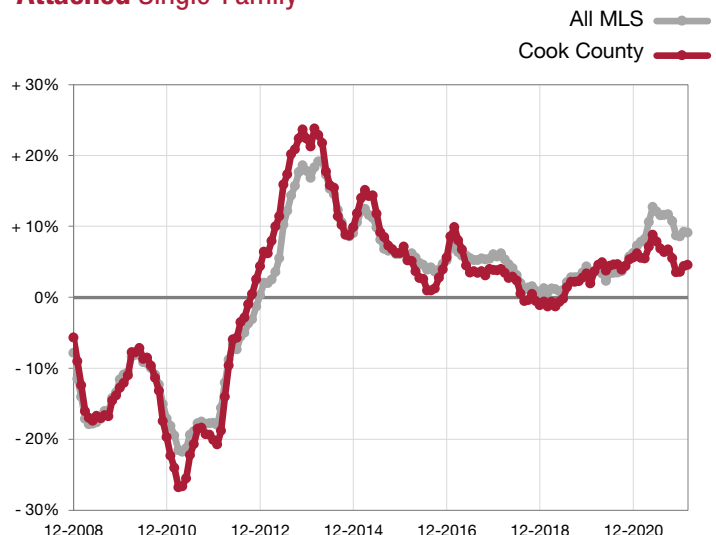
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.