

Local Market Update – January 2022

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



Cook County

- 19.8%

+ 4.9%

- 34.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2021	1-2022	+ / -	1-2021	1-2022	+ / -
New Listings	3,445	2,978	- 13.6%	55,671	56,724	+ 1.9%
Under Contract (includes Contingent and Pending)	2,682	2,512	- 6.3%	36,859	38,162	+ 3.5%
Closed Sales	2,179	2,224	+ 2.1%	35,834	38,524	+ 7.5%
Median Sales Price*	\$285,000	\$300,500	+ 5.4%	\$287,000	\$323,000	+ 12.5%
Average Sales Price*	\$373,616	\$399,009	+ 6.8%	\$377,821	\$430,546	+ 14.0%
Percent of Original List Price Received*	97.1%	97.4%	+ 0.3%	96.5%	99.1%	+ 2.7%
Average Market Time	74	58	- 21.6%	81	49	- 39.5%
Inventory of Homes for Sale at Month End	5,239	4,070	- 22.3%	--	--	--

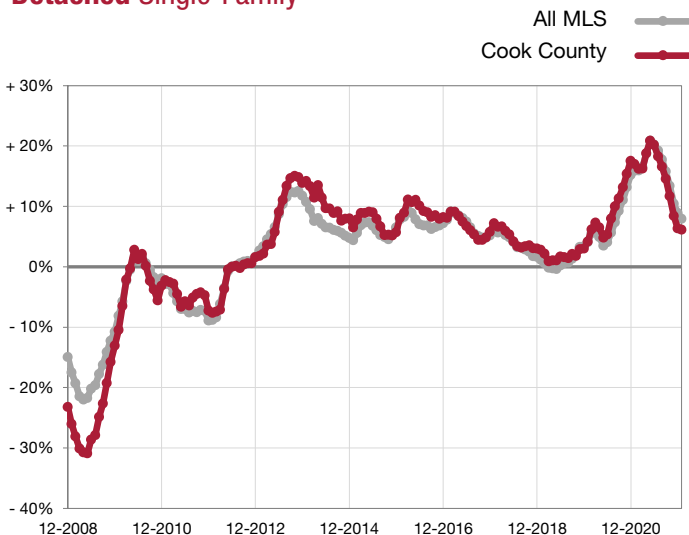
Attached Single-Family

	January			Trailing 12 Months		
	1-2021	1-2022	+ / -	1-2021	1-2022	+ / -
New Listings	4,632	3,502	- 24.4%	57,447	58,307	+ 1.5%
Under Contract (includes Contingent and Pending)	2,567	2,503	- 2.5%	27,793	35,500	+ 27.7%
Closed Sales	1,731	1,878	+ 8.5%	26,839	35,774	+ 33.3%
Median Sales Price*	\$239,500	\$251,000	+ 4.8%	\$250,000	\$268,000	+ 7.2%
Average Sales Price*	\$334,825	\$341,130	+ 1.9%	\$322,586	\$352,646	+ 9.3%
Percent of Original List Price Received*	95.7%	96.3%	+ 0.6%	96.3%	97.4%	+ 1.1%
Average Market Time	84	86	+ 2.4%	74	68	- 8.1%
Inventory of Homes for Sale at Month End	8,422	4,901	- 41.8%	--	--	--

* 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.