

Local Market Update – July 2022

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



Cook County

- 19.3%

- 24.1%

- 18.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2021	7-2022	+ / -	7-2021	7-2022	+ / -
New Listings	6,143	5,382	- 12.4%	57,377	55,440	- 3.4%
Under Contract (includes Contingent and Pending)	3,328	2,601	- 21.8%	39,006	35,309	- 9.5%
Closed Sales	3,699	2,941	- 20.5%	39,842	36,602	- 8.1%
Median Sales Price*	\$345,000	\$345,000	0.0%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$469,002	\$458,905	- 2.2%	\$419,402	\$437,970	+ 4.4%
Percent of Original List Price Received*	100.1%	99.6%	- 0.5%	98.4%	99.1%	+ 0.7%
Average Market Time	36	30	- 16.7%	63	44	- 30.2%
Inventory of Homes for Sale at Month End	7,511	7,111	- 5.3%	--	--	--

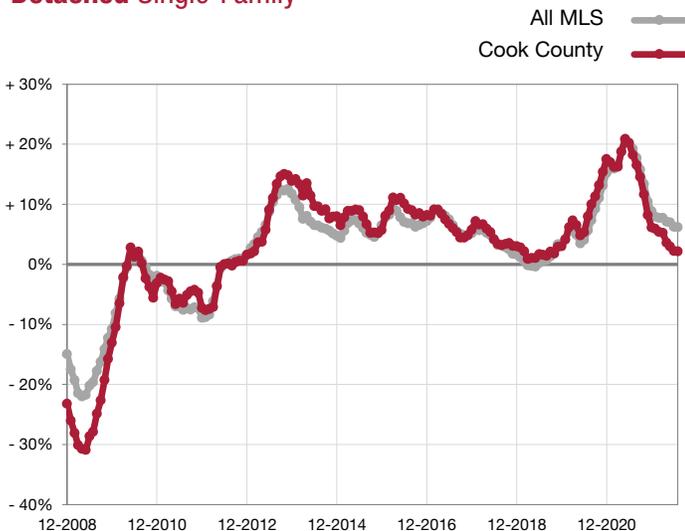
Attached Single-Family

	July			Trailing 12 Months		
	7-2021	7-2022	+ / -	7-2021	7-2022	+ / -
New Listings	5,903	4,334	- 26.6%	63,781	52,795	- 17.2%
Under Contract (includes Contingent and Pending)	2,960	2,294	- 22.5%	34,601	32,681	- 5.5%
Closed Sales	3,673	2,653	- 27.8%	34,582	33,809	- 2.2%
Median Sales Price*	\$275,000	\$280,000	+ 1.8%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$359,974	\$361,148	+ 0.3%	\$341,571	\$360,598	+ 5.6%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	97.2%	98.1%	+ 0.9%
Average Market Time	56	39	- 30.4%	69	60	- 13.0%
Inventory of Homes for Sale at Month End	9,114	6,451	- 29.2%	--	--	--

* 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.