

# Local Market Update – September 2022

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



## Cook County

**- 19.5%**

**- 21.0%**

**- 17.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	September			Trailing 12 Months		
	9-2021	9-2022	+ / -	9-2021	9-2022	+ / -
New Listings	5,351	<b>4,818</b>	- 10.0%	57,437	<b>54,361</b>	- 5.4%
Under Contract (includes Contingent and Pending)	3,072	<b>2,296</b>	- 25.3%	38,265	<b>33,624</b>	- 12.1%
Closed Sales	3,269	<b>2,614</b>	- 20.0%	39,169	<b>35,235</b>	- 10.0%
Median Sales Price*	\$315,000	<b>\$320,000</b>	+ 1.6%	\$317,000	<b>\$325,000</b>	+ 2.5%
Average Sales Price*	\$413,937	<b>\$431,146</b>	+ 4.2%	\$422,884	<b>\$442,254</b>	+ 4.6%
Percent of Original List Price Received*	99.1%	<b>97.2%</b>	- 1.9%	98.9%	<b>98.9%</b>	0.0%
Average Market Time	37	<b>42</b>	+ 13.5%	55	<b>45</b>	- 18.2%
Inventory of Homes for Sale at Month End	7,567	<b>7,371</b>	- 2.6%	--	--	--

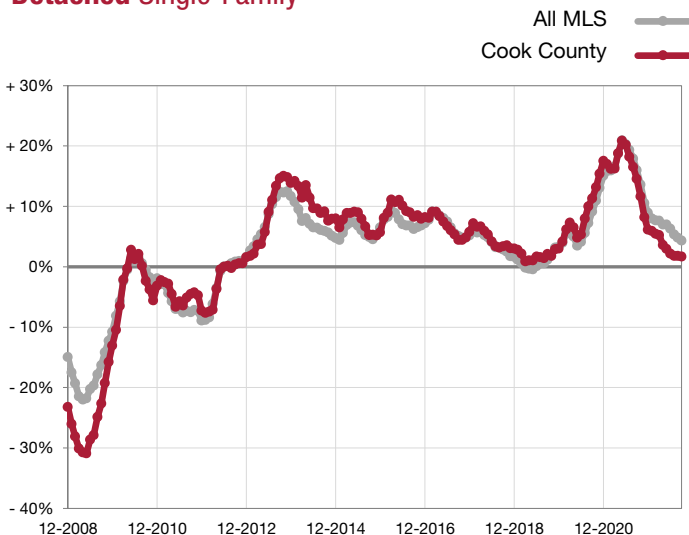
### Attached Single-Family

	September			Trailing 12 Months		
	9-2021	9-2022	+ / -	9-2021	9-2022	+ / -
New Listings	5,524	<b>3,935</b>	- 28.8%	61,586	<b>49,932</b>	- 18.9%
Under Contract (includes Contingent and Pending)	2,548	<b>1,848</b>	- 27.5%	34,849	<b>31,382</b>	- 9.9%
Closed Sales	2,928	<b>2,279</b>	- 22.2%	35,096	<b>32,503</b>	- 7.4%
Median Sales Price*	\$255,000	<b>\$260,000</b>	+ 2.0%	\$265,000	<b>\$270,000</b>	+ 1.9%
Average Sales Price*	\$347,749	<b>\$348,864</b>	+ 0.3%	\$346,137	<b>\$359,734</b>	+ 3.9%
Percent of Original List Price Received*	97.3%	<b>97.3%</b>	0.0%	97.3%	<b>98.1%</b>	+ 0.8%
Average Market Time	55	<b>50</b>	- 9.1%	67	<b>59</b>	- 11.9%
Inventory of Homes for Sale at Month End	8,993	<b>6,270</b>	- 30.3%	--	--	--

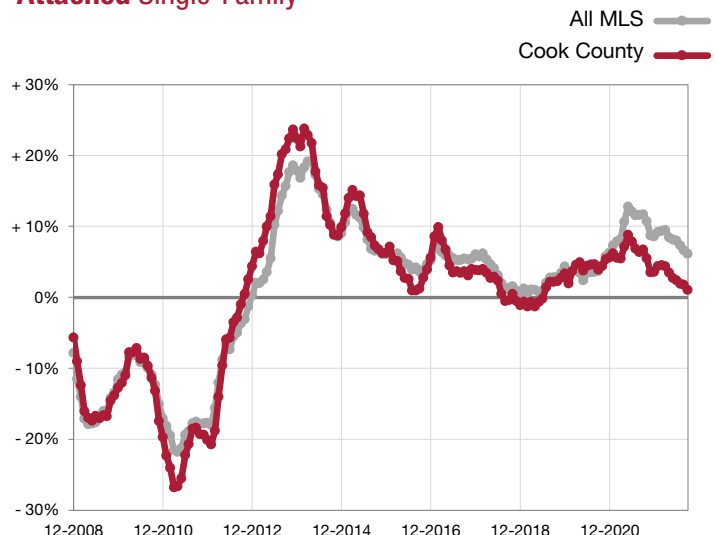
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.