

Local Market Update – October 2022

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



Cook County

- 21.9%

Change in
New Listings
All Properties

- 31.0%

Change in
Closed Sales
All Properties

- 16.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2021	10-2022	+ / -	10-2021	10-2022	+ / -
New Listings	4,879	4,218	- 13.5%	57,244	53,773	- 6.1%
Under Contract (includes Contingent and Pending)	3,154	2,185	- 30.7%	38,149	32,475	- 14.9%
Closed Sales	3,262	2,203	- 32.5%	38,673	34,191	- 11.6%
Median Sales Price*	\$303,925	\$318,000	+ 4.6%	\$318,000	\$328,000	+ 3.1%
Average Sales Price*	\$392,407	\$419,894	+ 7.0%	\$423,254	\$445,547	+ 5.3%
Percent of Original List Price Received*	98.4%	96.2%	- 2.2%	99.0%	98.7%	- 0.3%
Average Market Time	41	50	+ 22.0%	52	45	- 13.5%
Inventory of Homes for Sale at Month End	7,210	7,200	- 0.1%	--	--	--

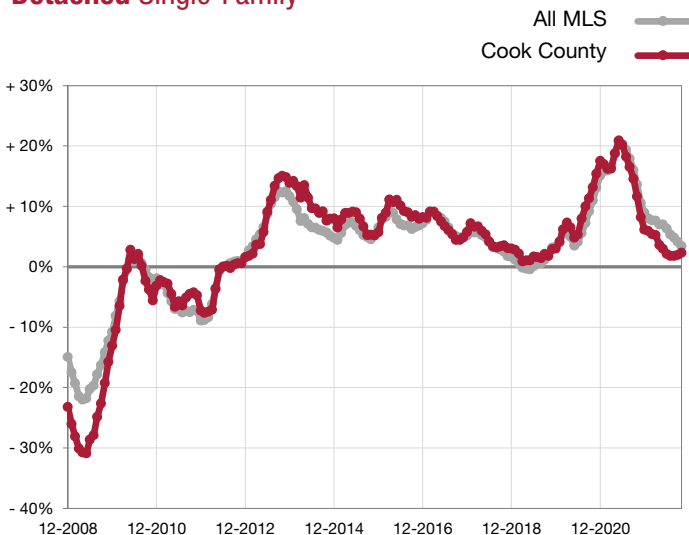
Attached Single-Family

	October			Trailing 12 Months		
	10-2021	10-2022	+ / -	10-2021	10-2022	+ / -
New Listings	4,471	3,089	- 30.9%	60,790	48,607	- 20.0%
Under Contract (includes Contingent and Pending)	2,648	1,707	- 35.5%	35,115	30,399	- 13.4%
Closed Sales	2,579	1,827	- 29.2%	34,983	31,776	- 9.2%
Median Sales Price*	\$250,000	\$254,000	+ 1.6%	\$265,000	\$272,000	+ 2.6%
Average Sales Price*	\$349,541	\$336,345	- 3.8%	\$348,825	\$359,323	+ 3.0%
Percent of Original List Price Received*	96.9%	97.0%	+ 0.1%	97.3%	98.1%	+ 0.8%
Average Market Time	63	53	- 15.9%	68	58	- 14.7%
Inventory of Homes for Sale at Month End	8,324	5,821	- 30.1%	--	--	--

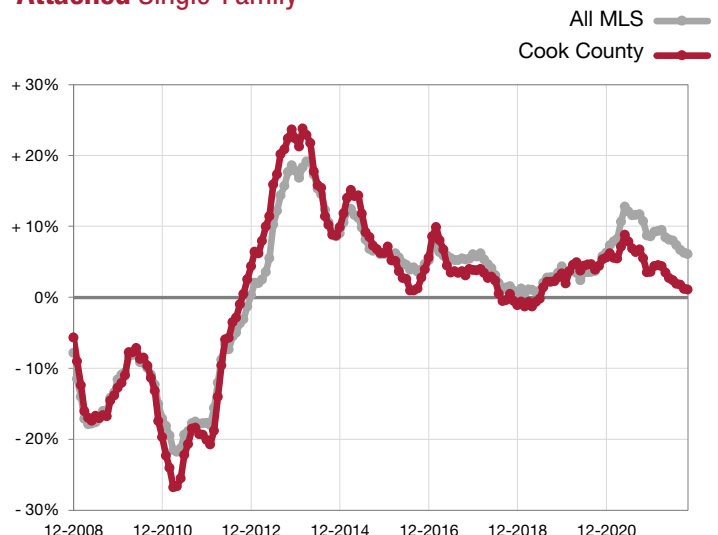
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.