

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2023



Cook County

- 24.3%

Change in
New Listings
All Properties

- 38.4%

Change in
Closed Sales
All Properties

- 10.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2,476	2,052	- 17.1%	57,379	53,023	- 7.6%
Under Contract (includes Contingent and Pending)	2,039	1,414	- 30.7%	38,138	30,807	- 19.2%
Closed Sales	3,297	2,016	- 38.9%	38,495	31,974	- 16.9%
Median Sales Price*	\$301,000	\$292,750	- 2.7%	\$321,100	\$329,945	+ 2.8%
Average Sales Price*	\$412,889	\$393,911	- 4.6%	\$429,019	\$445,927	+ 3.9%
Percent of Original List Price Received*	97.7%	95.5%	- 2.3%	99.0%	98.6%	- 0.4%
Average Market Time	51	58	+ 13.7%	49	46	- 6.1%
Inventory of Homes for Sale at Month End	5,220	5,467	+ 4.7%	--	--	--

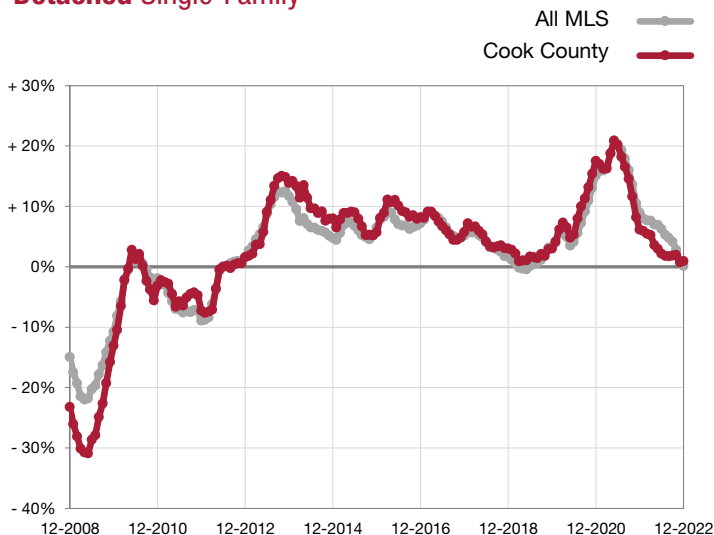
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	1,879	1,244	- 33.8%	59,597	47,229	- 20.8%
Under Contract (includes Contingent and Pending)	1,822	1,150	- 36.9%	35,499	28,838	- 18.8%
Closed Sales	2,418	1,504	- 37.8%	35,634	29,952	- 15.9%
Median Sales Price*	\$250,000	\$235,000	- 6.0%	\$268,000	\$272,500	+ 1.7%
Average Sales Price*	\$336,473	\$320,834	- 4.6%	\$352,415	\$360,060	+ 2.2%
Percent of Original List Price Received*	96.6%	96.2%	- 0.4%	97.4%	98.2%	+ 0.8%
Average Market Time	73	65	- 11.0%	68	57	- 16.2%
Inventory of Homes for Sale at Month End	5,549	4,169	- 24.9%	--	--	--

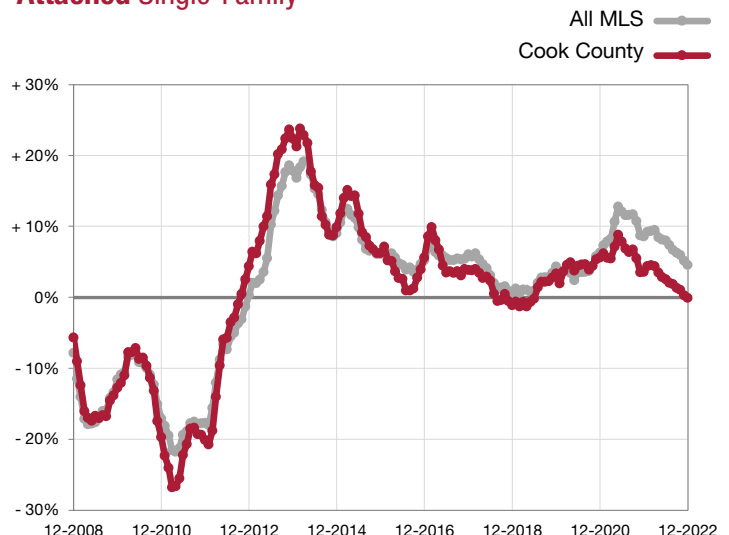
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.