

Local Market Update – January 2023

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



Cook County

- 17.3%

Change in
New Listings
All Properties

- 40.5%

Change in
Closed Sales
All Properties

- 6.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2022	1-2023	+ / -	1-2022	1-2023	+ / -
New Listings	3,183	3,061	- 3.8%	57,117	52,975	- 7.3%
Under Contract (includes Contingent and Pending)	2,533	1,880	- 25.8%	37,993	30,035	- 20.9%
Closed Sales	2,240	1,360	- 39.3%	38,556	31,111	- 19.3%
Median Sales Price*	\$300,000	\$286,000	- 4.7%	\$323,000	\$330,000	+ 2.2%
Average Sales Price*	\$397,186	\$390,688	- 1.6%	\$430,290	\$446,984	+ 3.9%
Percent of Original List Price Received*	97.4%	94.8%	- 2.7%	99.1%	98.5%	- 0.6%
Average Market Time	58	66	+ 13.8%	48	46	- 4.2%
Inventory of Homes for Sale at Month End	4,694	5,299	+ 12.9%	--	--	--

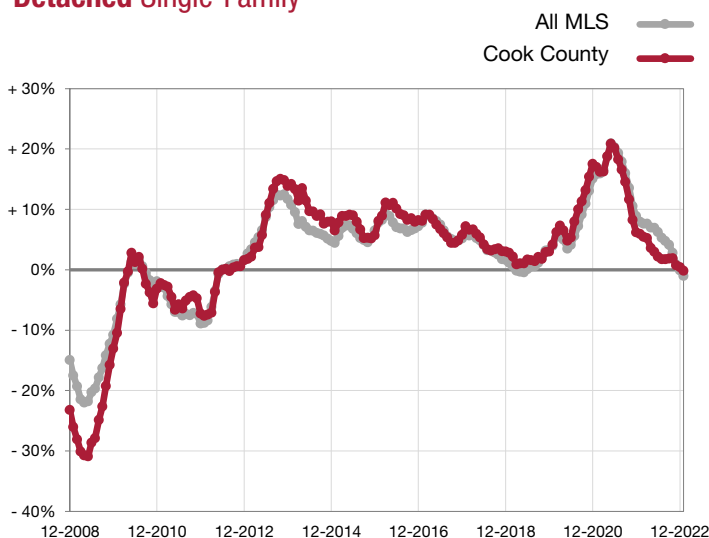
Attached Single-Family

	January			Trailing 12 Months		
	1-2022	1-2023	+ / -	1-2022	1-2023	+ / -
New Listings	3,693	2,623	- 29.0%	58,664	46,229	- 21.2%
Under Contract (includes Contingent and Pending)	2,580	1,691	- 34.5%	35,510	27,949	- 21.3%
Closed Sales	1,891	1,097	- 42.0%	35,795	29,172	- 18.5%
Median Sales Price*	\$250,000	\$260,000	+ 4.0%	\$268,000	\$274,350	+ 2.4%
Average Sales Price*	\$340,158	\$348,747	+ 2.5%	\$352,622	\$360,874	+ 2.3%
Percent of Original List Price Received*	96.3%	96.0%	- 0.3%	97.4%	98.3%	+ 0.9%
Average Market Time	86	74	- 14.0%	68	55	- 19.1%
Inventory of Homes for Sale at Month End	5,299	4,011	- 24.3%	--	--	--

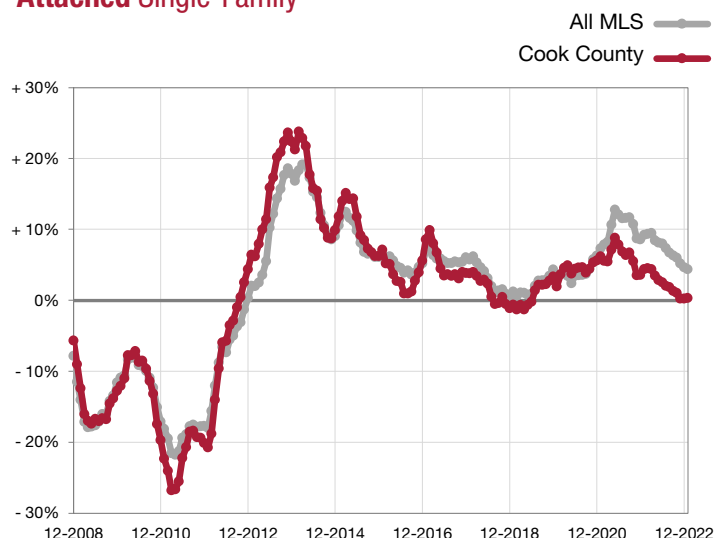
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.