

Local Market Update – February 2023

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



Cook County

- 27.7%

Change in
New Listings
All Properties

- 33.2%

Change in
Closed Sales
All Properties

- 12.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	3,549	2,916	- 17.8%	57,405	52,435	- 8.7%
Under Contract (includes Contingent and Pending)	2,684	2,165	- 19.3%	37,839	29,462	- 22.1%
Closed Sales	2,107	1,429	- 32.2%	38,588	30,444	- 21.1%
Median Sales Price*	\$300,500	\$299,000	- 0.5%	\$324,900	\$330,000	+ 1.6%
Average Sales Price*	\$405,046	\$389,649	- 3.8%	\$431,920	\$447,092	+ 3.5%
Percent of Original List Price Received*	98.0%	95.5%	- 2.6%	99.1%	98.4%	- 0.7%
Average Market Time	63	79	+ 25.4%	47	46	- 2.1%
Inventory of Homes for Sale at Month End	4,634	4,943	+ 6.7%	--	--	--

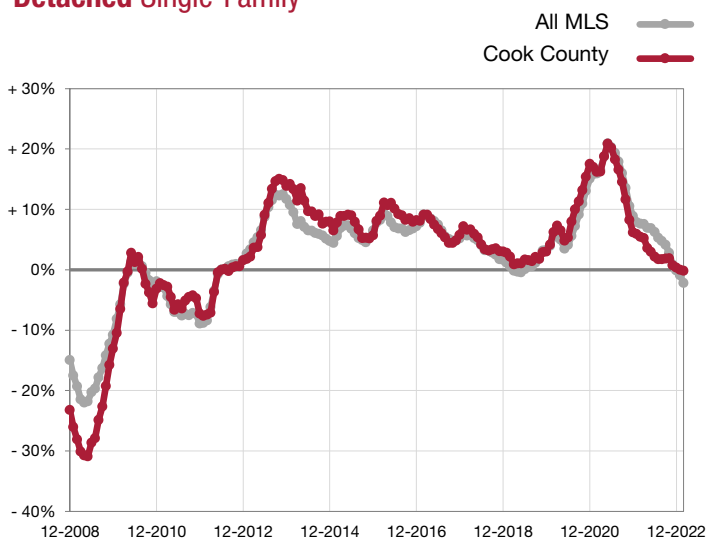
Attached Single-Family

	February			Trailing 12 Months		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	4,130	2,638	- 36.1%	58,299	44,845	- 23.1%
Under Contract (includes Contingent and Pending)	2,927	2,033	- 30.5%	35,422	27,074	- 23.6%
Closed Sales	1,983	1,302	- 34.3%	35,986	28,508	- 20.8%
Median Sales Price*	\$260,000	\$260,000	0.0%	\$269,000	\$274,900	+ 2.2%
Average Sales Price*	\$358,591	\$331,967	- 7.4%	\$354,541	\$359,737	+ 1.5%
Percent of Original List Price Received*	97.3%	96.9%	- 0.4%	97.5%	98.2%	+ 0.7%
Average Market Time	90	80	- 11.1%	68	54	- 20.6%
Inventory of Homes for Sale at Month End	5,397	3,856	- 28.6%	--	--	--

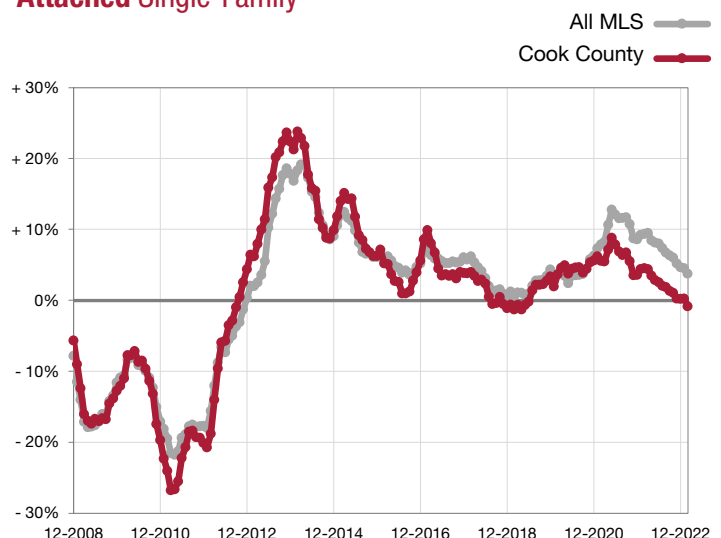
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.