

Local Market Update – March 2023

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



Cook County

- 29.6%

Change in
New Listings
All Properties

- 23.1%

Change in
Closed Sales
All Properties

- 17.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	4,869	3,720	- 23.6%	57,149	51,429	- 10.0%
Under Contract (includes Contingent and Pending)	3,403	2,784	- 18.2%	37,503	28,825	- 23.1%
Closed Sales	2,845	2,324	- 18.3%	38,396	29,937	- 22.0%
Median Sales Price*	\$325,000	\$315,000	- 3.1%	\$325,000	\$329,900	+ 1.5%
Average Sales Price*	\$442,866	\$412,784	- 6.8%	\$433,740	\$444,747	+ 2.5%
Percent of Original List Price Received*	99.0%	96.9%	- 2.1%	99.1%	98.2%	- 0.9%
Average Market Time	61	74	+ 21.3%	46	47	+ 2.2%
Inventory of Homes for Sale at Month End	4,815	4,710	- 2.2%	--	--	--

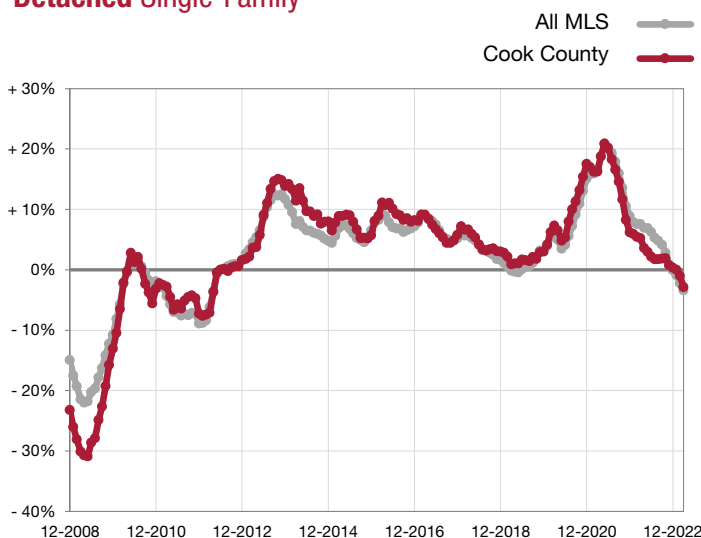
Attached Single-Family

	March			Trailing 12 Months		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	5,240	3,395	- 35.2%	57,357	43,144	- 24.8%
Under Contract (includes Contingent and Pending)	3,679	2,432	- 33.9%	35,070	25,857	- 26.3%
Closed Sales	3,041	2,205	- 27.5%	35,928	27,688	- 22.9%
Median Sales Price*	\$288,000	\$280,000	- 2.8%	\$270,000	\$272,500	+ 0.9%
Average Sales Price*	\$373,928	\$371,984	- 0.5%	\$356,143	\$359,277	+ 0.9%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	97.6%	98.2%	+ 0.6%
Average Market Time	74	76	+ 2.7%	66	54	- 18.2%
Inventory of Homes for Sale at Month End	5,570	3,890	- 30.2%	--	--	--

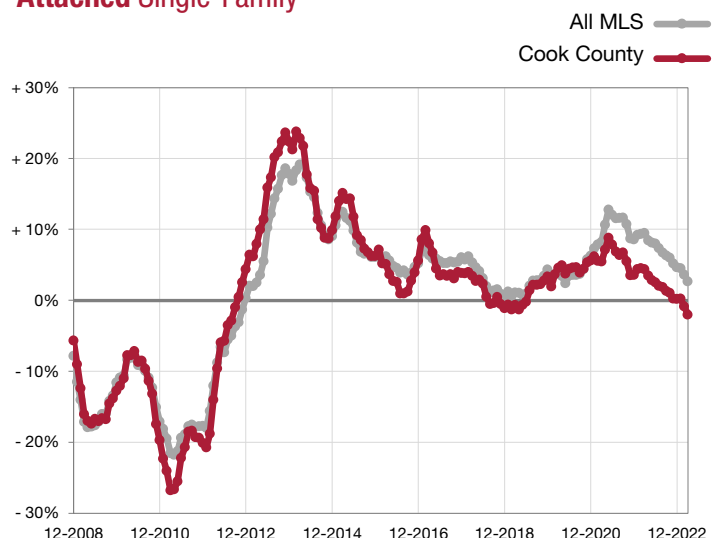
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.