

Local Market Update – April 2023

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



Cook County

- 33.0%

Change in
New Listings
All Properties

- 32.0%

Change in
Closed Sales
All Properties

- 24.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2022	4-2023	+ / -	4-2022	4-2023	+ / -
New Listings	5,019	3,551	- 29.2%	56,655	50,116	- 11.5%
Under Contract (includes Contingent and Pending)	3,186	2,661	- 16.5%	36,955	28,261	- 23.5%
Closed Sales	3,103	2,288	- 26.3%	38,204	29,133	- 23.7%
Median Sales Price*	\$350,000	\$326,700	- 6.7%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$478,368	\$425,723	- 11.0%	\$435,502	\$439,609	+ 0.9%
Percent of Original List Price Received*	100.1%	97.9%	- 2.2%	99.2%	98.0%	- 1.2%
Average Market Time	48	65	+ 35.4%	45	48	+ 6.7%
Inventory of Homes for Sale at Month End	5,344	4,617	- 13.6%	--	--	--

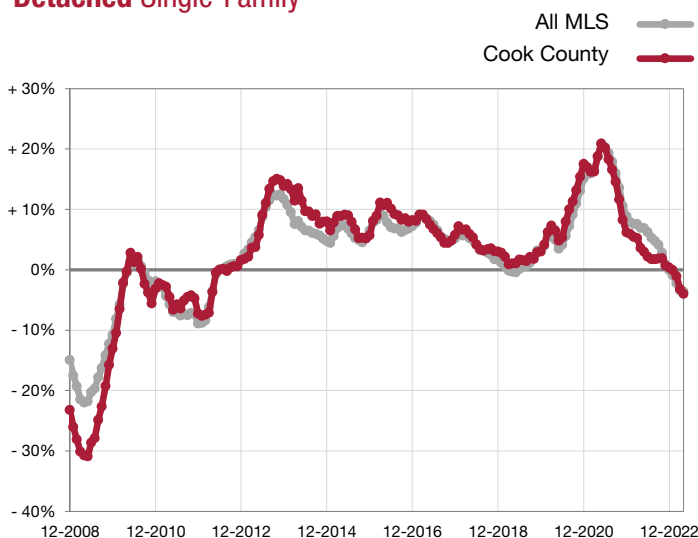
Attached Single-Family

	April			Trailing 12 Months		
	4-2022	4-2023	+ / -	4-2022	4-2023	+ / -
New Listings	5,031	3,180	- 36.8%	56,125	41,457	- 26.1%
Under Contract (includes Contingent and Pending)	3,420	2,432	- 28.9%	34,523	24,895	- 27.9%
Closed Sales	3,354	2,102	- 37.3%	35,583	26,452	- 25.7%
Median Sales Price*	\$303,000	\$292,500	- 3.5%	\$270,000	\$270,000	0.0%
Average Sales Price*	\$384,764	\$381,578	- 0.8%	\$357,764	\$357,814	+ 0.0%
Percent of Original List Price Received*	99.6%	99.6%	0.0%	97.8%	98.1%	+ 0.3%
Average Market Time	55	60	+ 9.1%	65	54	- 16.9%
Inventory of Homes for Sale at Month End	5,771	3,826	- 33.7%	--	--	--

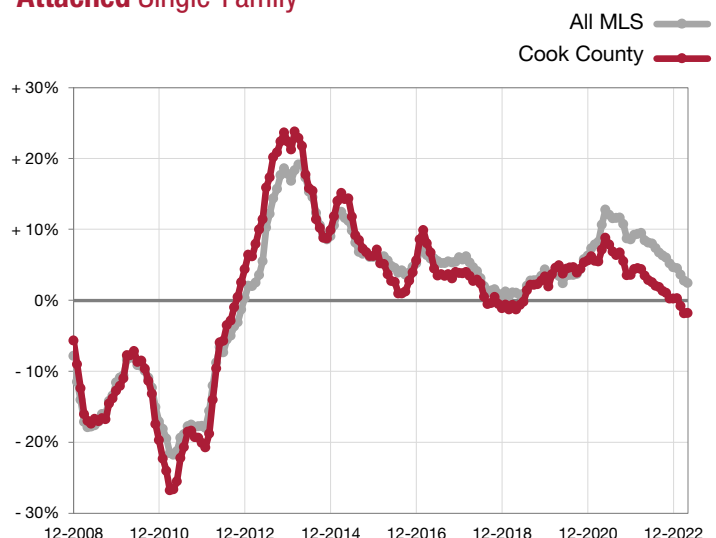
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.