

Local Market Update – June 2023

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



Cook County

- 32.0%

Change in
New Listings
All Properties

- 21.5%

Change in
Closed Sales
All Properties

- 34.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	6,045	4,143	- 31.5%	56,382	47,160	- 16.4%
Under Contract (includes Contingent and Pending)	2,926	2,690	- 8.1%	35,897	27,481	- 23.4%
Closed Sales	3,554	3,006	- 15.4%	37,377	28,032	- 25.0%
Median Sales Price*	\$365,000	\$359,000	- 1.6%	\$325,000	\$324,000	- 0.3%
Average Sales Price*	\$507,584	\$499,301	- 1.6%	\$439,329	\$434,279	- 1.1%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	99.2%	97.5%	- 1.7%
Average Market Time	33	47	+ 42.4%	44	52	+ 18.2%
Inventory of Homes for Sale at Month End	6,952	4,808	- 30.8%	--	--	--

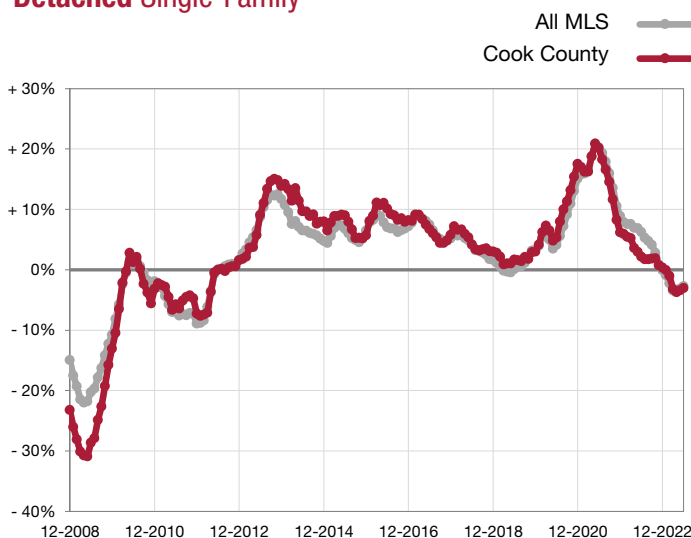
Attached Single-Family

	June			Trailing 12 Months		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	5,222	3,514	- 32.7%	54,485	38,640	- 29.1%
Under Contract (includes Contingent and Pending)	2,588	2,315	- 10.5%	33,283	23,887	- 28.2%
Closed Sales	3,635	2,636	- 27.5%	34,849	24,458	- 29.8%
Median Sales Price*	\$287,500	\$306,000	+ 6.4%	\$270,000	\$270,000	0.0%
Average Sales Price*	\$387,995	\$383,968	- 1.0%	\$360,589	\$355,237	- 1.5%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	98.0%	98.0%	0.0%
Average Market Time	43	44	+ 2.3%	61	55	- 9.8%
Inventory of Homes for Sale at Month End	6,693	4,185	- 37.5%	--	--	--

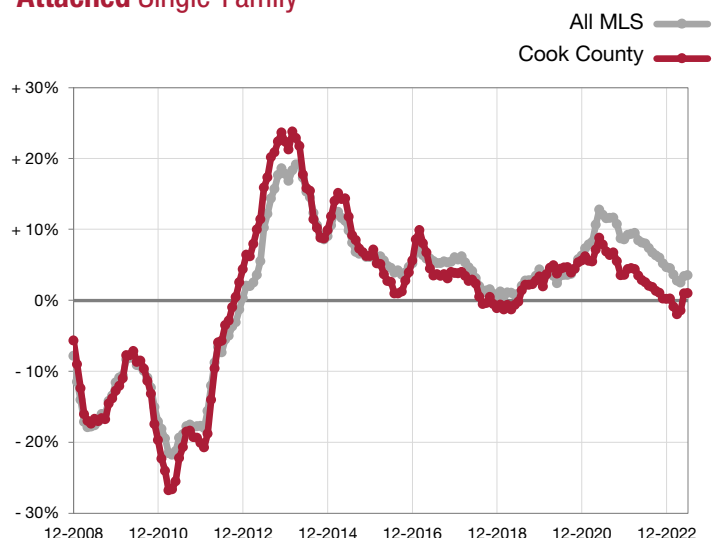
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.