

Local Market Update – July 2023

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



Cook County

- 27.2%

Change in
New Listings
All Properties

- 19.3%

Change in
Closed Sales
All Properties

- 35.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	5,482	3,893	- 29.0%	55,723	45,706	- 18.0%
Under Contract (includes Contingent and Pending)	2,549	2,373	- 6.9%	35,120	27,181	- 22.6%
Closed Sales	2,963	2,439	- 17.7%	36,641	27,543	- 24.8%
Median Sales Price*	\$344,000	\$349,000	+ 1.5%	\$325,000	\$324,558	- 0.1%
Average Sales Price*	\$458,995	\$475,979	+ 3.7%	\$437,924	\$435,322	- 0.6%
Percent of Original List Price Received*	99.6%	99.6%	0.0%	99.1%	97.5%	- 1.6%
Average Market Time	30	45	+ 50.0%	44	54	+ 22.7%
Inventory of Homes for Sale at Month End	7,607	5,039	- 33.8%	--	--	--

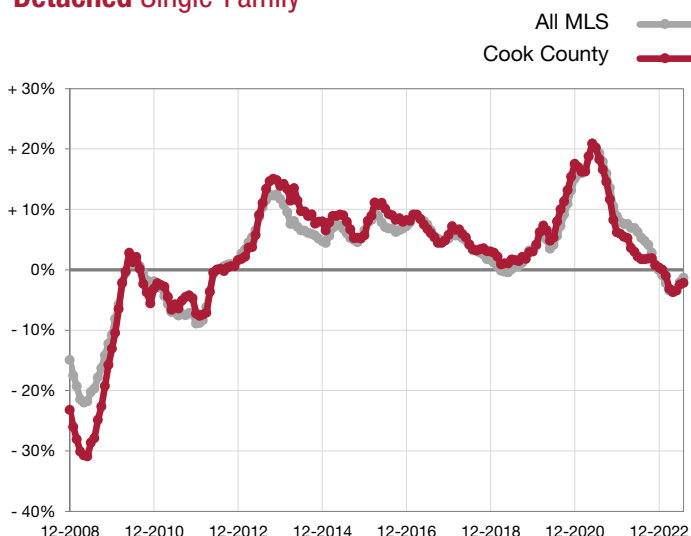
Attached Single-Family

	July			Trailing 12 Months		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	4,408	3,308	- 25.0%	52,991	37,652	- 28.9%
Under Contract (includes Contingent and Pending)	2,286	2,166	- 5.2%	32,607	23,714	- 27.3%
Closed Sales	2,678	2,116	- 21.0%	33,854	23,934	- 29.3%
Median Sales Price*	\$280,000	\$295,000	+ 5.4%	\$270,000	\$272,000	+ 0.7%
Average Sales Price*	\$362,145	\$383,256	+ 5.8%	\$360,779	\$356,971	- 1.1%
Percent of Original List Price Received*	98.7%	99.6%	+ 0.9%	98.1%	98.1%	0.0%
Average Market Time	39	41	+ 5.1%	60	56	- 6.7%
Inventory of Homes for Sale at Month End	6,741	4,231	- 37.2%	--	--	--

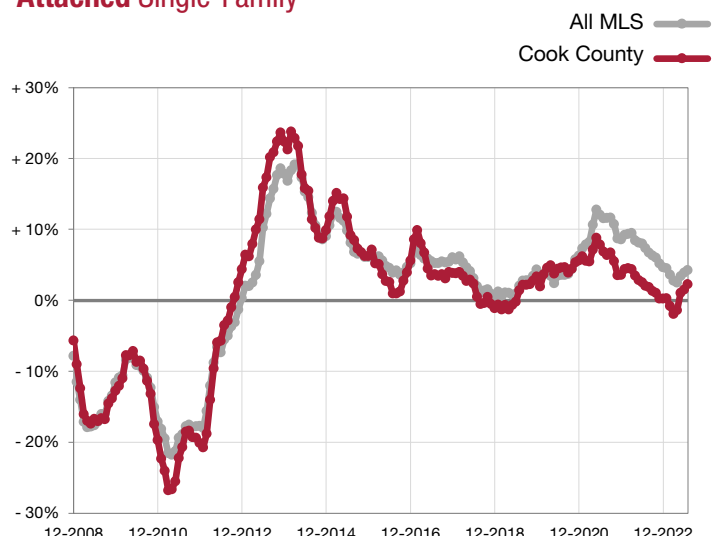
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.