

Local Market Update – September 2023

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



Cook County

- 21.0%

Change in
New Listings
All Properties

- 16.5%

Change in
Closed Sales
All Properties

- 30.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	4,885	3,804	- 22.1%	54,571	43,858	- 19.6%
Under Contract (includes Contingent and Pending)	2,153	2,146	- 0.3%	33,341	26,795	- 19.6%
Closed Sales	2,627	2,164	- 17.6%	35,272	26,723	- 24.2%
Median Sales Price*	\$320,000	\$332,000	+ 3.8%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$431,334	\$437,666	+ 1.5%	\$442,289	\$434,931	- 1.7%
Percent of Original List Price Received*	97.2%	98.4%	+ 1.2%	98.9%	97.7%	- 1.2%
Average Market Time	42	45	+ 7.1%	45	56	+ 24.4%
Inventory of Homes for Sale at Month End	7,894	5,422	- 31.3%	--	--	--

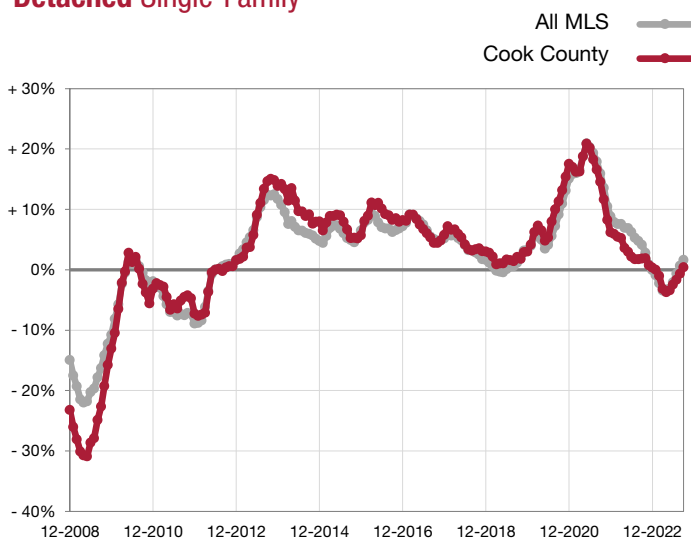
Attached Single-Family

	September			Trailing 12 Months		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	3,996	3,208	- 19.7%	50,099	36,314	- 27.5%
Under Contract (includes Contingent and Pending)	1,823	1,598	- 12.3%	31,302	23,214	- 25.8%
Closed Sales	2,299	1,949	- 15.2%	32,547	23,359	- 28.2%
Median Sales Price*	\$260,000	\$280,000	+ 7.7%	\$270,500	\$277,000	+ 2.4%
Average Sales Price*	\$350,288	\$362,890	+ 3.6%	\$359,885	\$362,803	+ 0.8%
Percent of Original List Price Received*	97.4%	98.9%	+ 1.5%	98.1%	98.3%	+ 0.2%
Average Market Time	50	43	- 14.0%	59	56	- 5.1%
Inventory of Homes for Sale at Month End	6,545	4,589	- 29.9%	--	--	--

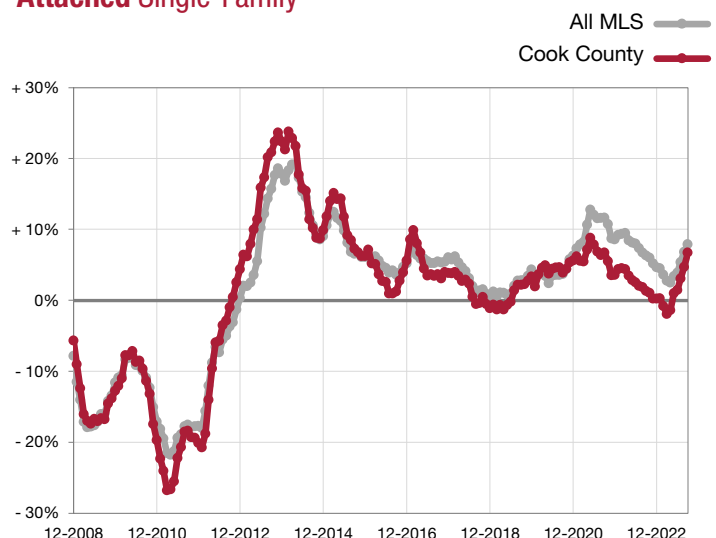
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.