

Local Market Update – November 2023

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



Cook County

- 8.8%

- 10.1%

- 25.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	3,239	2,916	- 10.0%	53,589	43,083	- 19.6%
Under Contract (includes Contingent and Pending)	1,761	1,711	- 2.8%	31,304	26,524	- 15.3%
Closed Sales	2,083	1,836	- 11.9%	33,265	26,458	- 20.5%
Median Sales Price*	\$309,000	\$330,000	+ 6.8%	\$329,000	\$327,000	- 0.6%
Average Sales Price*	\$394,688	\$444,478	+ 12.6%	\$445,775	\$438,303	- 1.7%
Percent of Original List Price Received*	95.9%	97.4%	+ 1.6%	98.7%	97.9%	- 0.8%
Average Market Time	53	49	- 7.5%	46	56	+ 21.7%
Inventory of Homes for Sale at Month End	7,028	5,222	- 25.7%	--	--	--

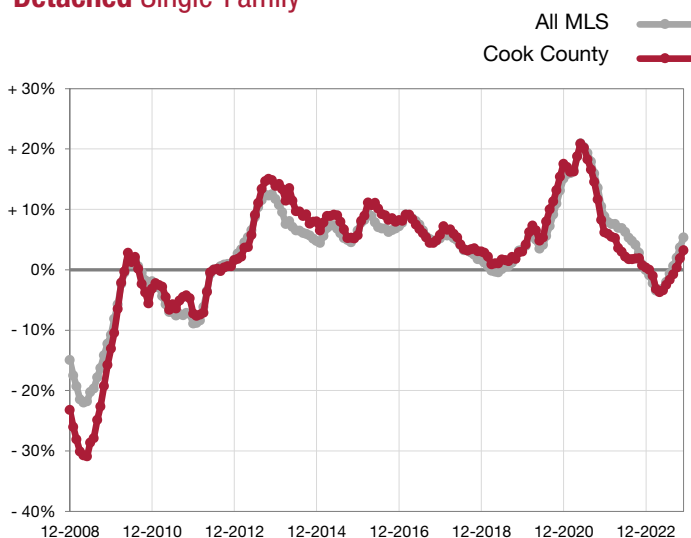
Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	2,249	2,090	- 7.1%	48,004	36,013	- 25.0%
Under Contract (includes Contingent and Pending)	1,262	1,347	+ 6.7%	29,472	23,222	- 21.2%
Closed Sales	1,618	1,493	- 7.7%	30,880	23,122	- 25.1%
Median Sales Price*	\$250,000	\$275,000	+ 10.0%	\$273,000	\$280,000	+ 2.6%
Average Sales Price*	\$347,673	\$378,048	+ 8.7%	\$360,239	\$367,783	+ 2.1%
Percent of Original List Price Received*	96.7%	97.8%	+ 1.1%	98.2%	98.5%	+ 0.3%
Average Market Time	56	45	- 19.6%	57	54	- 5.3%
Inventory of Homes for Sale at Month End	5,511	4,069	- 26.2%	--	--	--

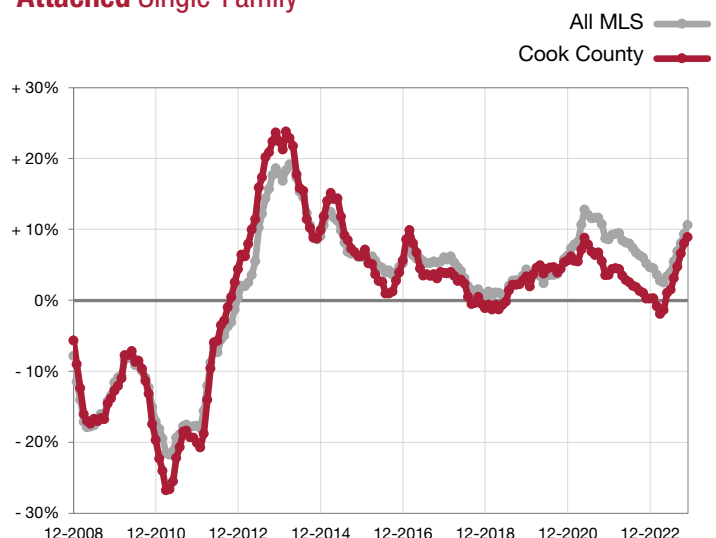
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.