

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2024



Cook County

- 12.7%

Change in
New Listings
All Properties

- 5.7%

Change in
Closed Sales
All Properties

- 27.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	2,116	1,804	- 14.7%	53,229	42,851	- 19.5%
Under Contract (includes Contingent and Pending)	1,332	1,445	+ 8.5%	30,596	26,531	- 13.3%
Closed Sales	2,033	1,859	- 8.6%	32,001	26,310	- 17.8%
Median Sales Price*	\$293,000	\$310,000	+ 5.8%	\$329,900	\$329,900	0.0%
Average Sales Price*	\$394,280	\$413,384	+ 4.8%	\$445,892	\$440,196	- 1.3%
Percent of Original List Price Received*	95.5%	96.8%	+ 1.4%	98.6%	98.0%	- 0.6%
Average Market Time	58	56	- 3.4%	46	55	+ 19.6%
Inventory of Homes for Sale at Month End	5,924	4,357	- 26.5%	--	--	--

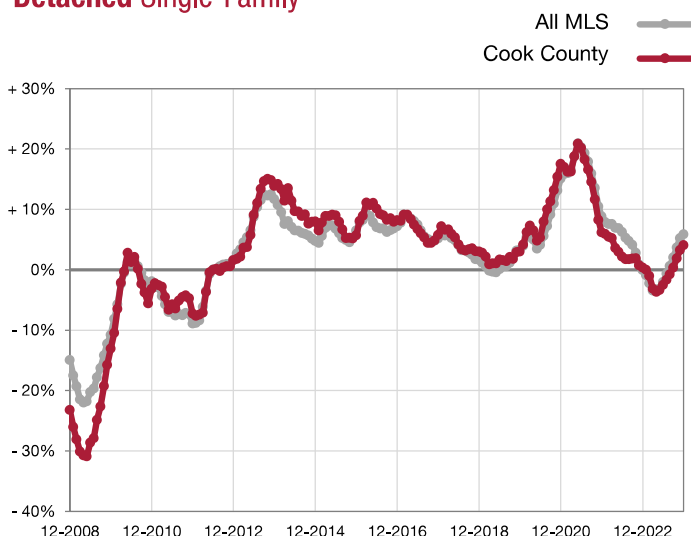
Attached Single-Family

	December			Trailing 12 Months		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	1,316	1,191	- 9.5%	47,444	35,965	- 24.2%
Under Contract (includes Contingent and Pending)	1,171	1,176	+ 0.4%	28,826	23,191	- 19.5%
Closed Sales	1,521	1,491	- 2.0%	29,985	23,127	- 22.9%
Median Sales Price*	\$234,900	\$265,550	+ 13.0%	\$272,500	\$283,440	+ 4.0%
Average Sales Price*	\$320,205	\$360,120	+ 12.5%	\$360,173	\$370,638	+ 2.9%
Percent of Original List Price Received*	96.2%	97.1%	+ 0.9%	98.2%	98.6%	+ 0.4%
Average Market Time	65	55	- 15.4%	57	53	- 7.0%
Inventory of Homes for Sale at Month End	4,434	3,202	- 27.8%	--	--	--

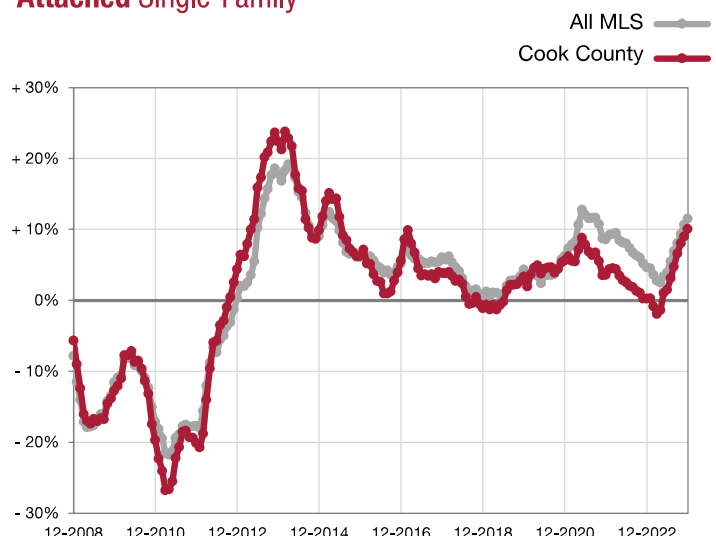
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.