MRED Midwest Real Estate Data

Cook County

- 26.5%	- 24.5%	- 27.9%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2022	5-2023	+ / −	5-2022	5-2023	+ / −
New Listings	5,508	4,111	- 25.4%	56,647	48,885	- 13.7%
Under Contract (includes Contingent and Pending)	3,359	2,892	- 13.9%	36,459	27,772	- 23.8%
Closed Sales	3,230	2,623	- 18.8%	37,973	28,544	- 24.8%
Median Sales Price*	$350,000	$338,000	- 3.4%	$325,000	$325,000	0.0%
Average Sales Price*	$474,826	$450,622	- 5.1%	$436,935	$436,587	- 0.1%
Percent of Original List Price Received*	101.2%	99.3%	- 1.9%	99.3%	97.7%	- 1.6%
Average Market Time	38	59	+ 55.3%	44	50	+ 13.6%
Inventory of Homes for Sale at Month End	5,877	4,595	- 21.8%	--	--	--

Attached Single-Family

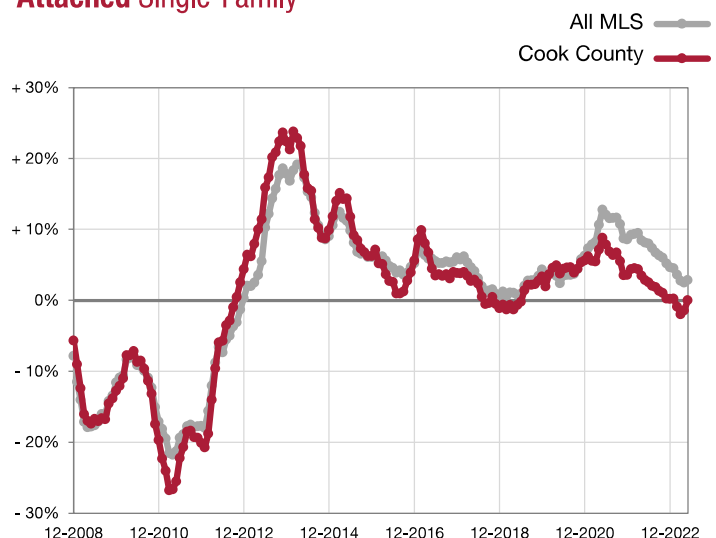|	May			Trailing 12 Months		
	5-2022	5-2023	+ / −	5-2022	5-2023	+ / −
New Listings	5,026	3,632	- 27.7%	55,518	40,203	- 27.6%
Under Contract (includes Contingent and Pending)	3,141	2,406	- 23.4%	33,995	24,181	- 28.9%
Closed Sales	3,532	2,484	- 29.7%	35,380	25,423	- 28.1%
Median Sales Price*	$290,000	$295,000	+ 1.7%	$270,000	$270,000	0.0%
Average Sales Price*	$369,655	$366,479	- 0.9%	$358,542	$356,908	- 0.5%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	97.9%	98.0%	+ 0.1%
Average Market Time	49	53	+ 8.2%	63	55	- 12.7%
Inventory of Homes for Sale at Month End	6,059	4,014	- 33.8%	--	--	--

* 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

All MLS
Cook County

Attached Single-Family

All MLS
Cook County

** 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.