

Local Market Update – October 2023

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



Cook County

- 11.9%

Change in
New Listings
All Properties

- 5.8%

Change in
Closed Sales
All Properties

- 27.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2022	10-2023	+ / -	10-2022	10-2023	+ / -
New Listings	4,293	3,674	- 14.4%	53,985	43,320	- 19.8%
Under Contract (includes Contingent and Pending)	2,101	2,102	+ 0.0%	32,290	26,651	- 17.5%
Closed Sales	2,224	2,159	- 2.9%	34,234	26,683	- 22.1%
Median Sales Price*	\$317,050	\$320,000	+ 0.9%	\$328,000	\$325,000	- 0.9%
Average Sales Price*	\$416,008	\$412,058	- 0.9%	\$445,335	\$434,515	- 2.4%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	98.8%	97.7%	- 1.1%
Average Market Time	49	49	0.0%	45	56	+ 24.4%
Inventory of Homes for Sale at Month End	7,625	5,461	- 28.4%	--	--	--

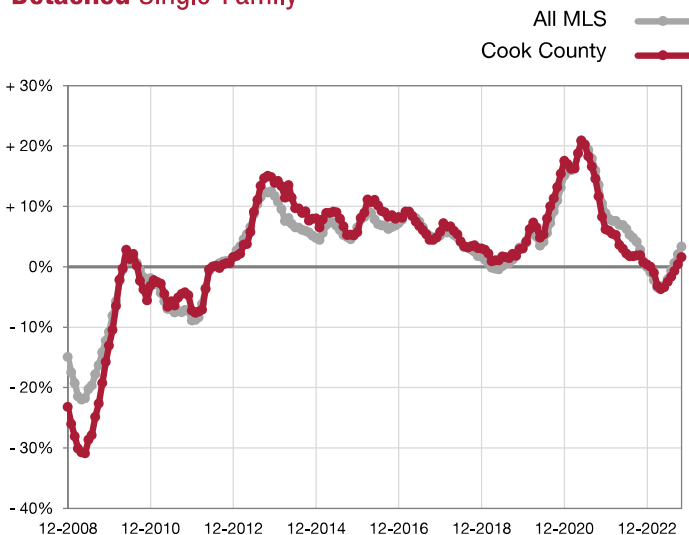
Attached Single-Family

	October			Trailing 12 Months		
	10-2022	10-2023	+ / -	10-2022	10-2023	+ / -
New Listings	3,149	2,879	- 8.6%	48,777	36,101	- 26.0%
Under Contract (includes Contingent and Pending)	1,694	1,655	- 2.3%	30,347	23,143	- 23.7%
Closed Sales	1,847	1,675	- 9.3%	31,815	23,204	- 27.1%
Median Sales Price*	\$254,000	\$276,000	+ 8.7%	\$272,000	\$280,000	+ 2.9%
Average Sales Price*	\$335,889	\$365,486	+ 8.8%	\$359,331	\$365,360	+ 1.7%
Percent of Original List Price Received*	97.1%	98.5%	+ 1.4%	98.1%	98.5%	+ 0.4%
Average Market Time	53	42	- 20.8%	58	55	- 5.2%
Inventory of Homes for Sale at Month End	6,073	4,505	- 25.8%	--	--	--

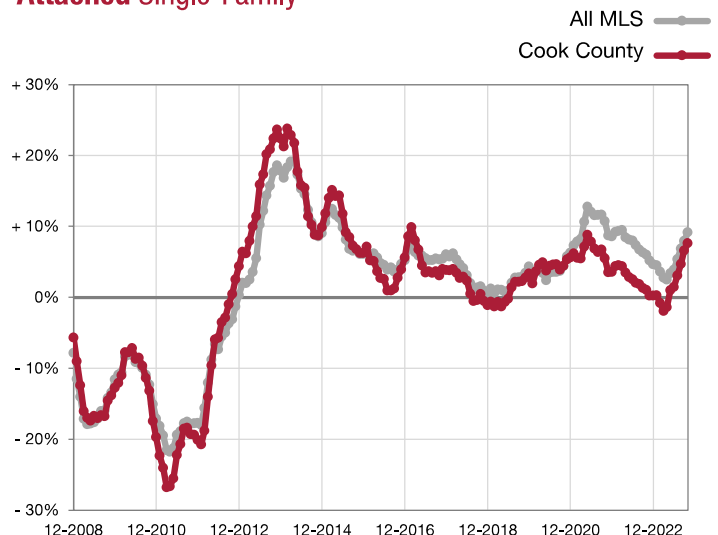
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.