

Local Market Update – March 2024

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



Cook County

- 13.2%

Change in
New Listings
All Properties

- 15.4%

Change in
Closed Sales
All Properties

- 18.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	3,892	3,269	- 16.0%	51,768	42,046	- 18.8%
Under Contract (includes Contingent and Pending)	2,771	2,469	- 10.9%	28,729	26,014	- 9.5%
Closed Sales	2,337	1,999	- 14.5%	29,960	26,071	- 13.0%
Median Sales Price*	\$315,000	\$350,000	+ 11.1%	\$329,900	\$335,000	+ 1.5%
Average Sales Price*	\$412,729	\$468,524	+ 13.5%	\$444,710	\$446,667	+ 0.4%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	98.2%	98.3%	+ 0.1%
Average Market Time	74	62	- 16.2%	47	54	+ 14.9%
Inventory of Homes for Sale at Month End	5,174	4,068	- 21.4%	--	--	--

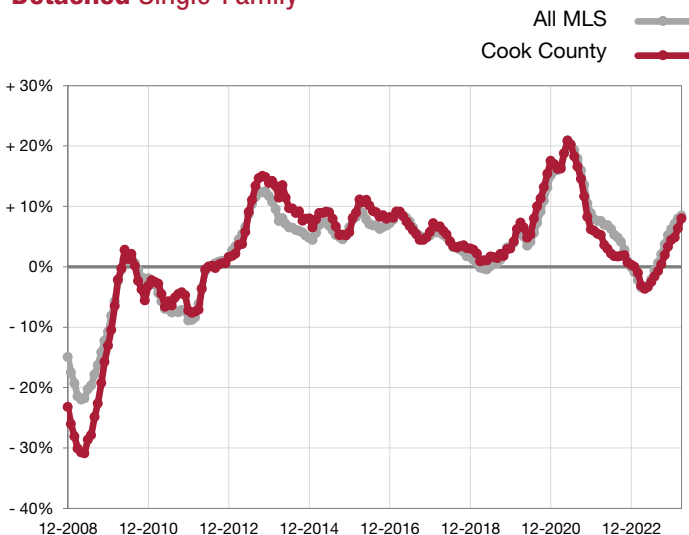
Attached Single-Family

	March			Trailing 12 Months		
	3-2023	3-2024	+ / -	3-2023	3-2024	+ / -
New Listings	3,560	3,199	- 10.1%	43,469	35,886	- 17.4%
Under Contract (includes Contingent and Pending)	2,474	2,428	- 1.9%	25,902	22,940	- 11.4%
Closed Sales	2,226	1,860	- 16.4%	27,726	22,867	- 17.5%
Median Sales Price*	\$280,000	\$300,000	+ 7.1%	\$272,500	\$287,260	+ 5.4%
Average Sales Price*	\$371,814	\$385,460	+ 3.7%	\$359,410	\$375,525	+ 4.5%
Percent of Original List Price Received*	97.8%	98.9%	+ 1.1%	98.2%	98.8%	+ 0.6%
Average Market Time	76	61	- 19.7%	54	51	- 5.6%
Inventory of Homes for Sale at Month End	4,219	3,598	- 14.7%	--	--	--

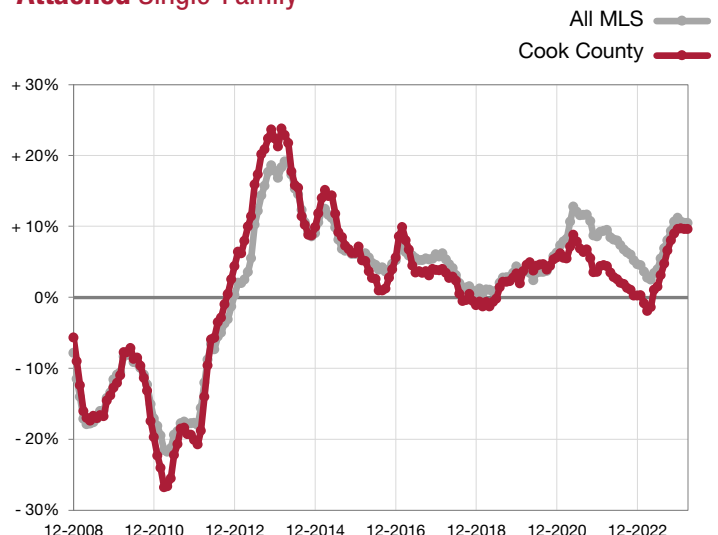
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.