

Local Market Update – January 2024

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



Cook County

- 16.8%

Change in
New Listings
All Properties

- 0.3%

Change in
Closed Sales
All Properties

- 25.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	3,181	2,528	- 20.5%	53,224	42,277	- 20.6%
Under Contract (includes Contingent and Pending)	1,866	1,711	- 8.3%	29,927	26,337	- 12.0%
Closed Sales	1,374	1,351	- 1.7%	31,136	26,304	- 15.5%
Median Sales Price*	\$285,000	\$310,800	+ 9.1%	\$330,000	\$330,000	0.0%
Average Sales Price*	\$388,409	\$402,466	+ 3.6%	\$446,853	\$440,829	- 1.3%
Percent of Original List Price Received*	94.8%	97.0%	+ 2.3%	98.5%	98.1%	- 0.4%
Average Market Time	66	60	- 9.1%	46	55	+ 19.6%
Inventory of Homes for Sale at Month End	5,689	4,166	- 26.8%	--	--	--

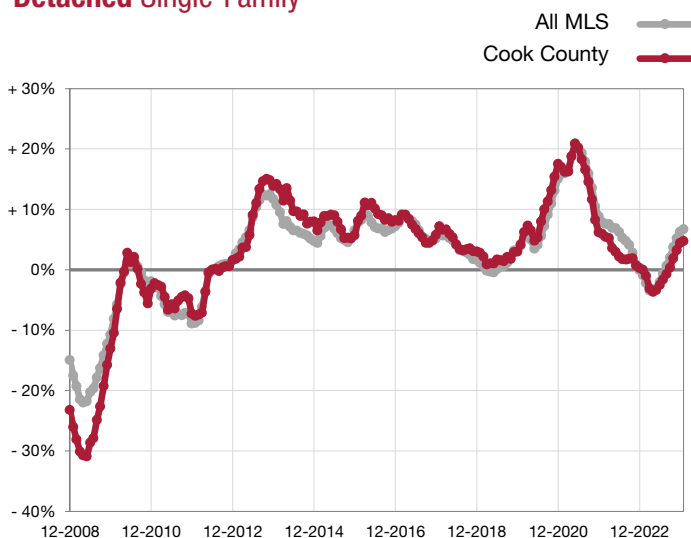
Attached Single-Family

	January			Trailing 12 Months		
	1-2023	1-2024	+ / -	1-2023	1-2024	+ / -
New Listings	2,747	2,403	- 12.5%	46,497	35,706	- 23.2%
Under Contract (includes Contingent and Pending)	1,737	1,528	- 12.0%	27,980	22,990	- 17.8%
Closed Sales	1,111	1,127	+ 1.4%	29,205	23,155	- 20.7%
Median Sales Price*	\$260,000	\$280,500	+ 7.9%	\$274,756	\$285,000	+ 3.7%
Average Sales Price*	\$349,971	\$379,617	+ 8.5%	\$361,081	\$372,038	+ 3.0%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	98.2%	98.7%	+ 0.5%
Average Market Time	74	65	- 12.2%	55	53	- 3.6%
Inventory of Homes for Sale at Month End	4,281	3,279	- 23.4%	--	--	--

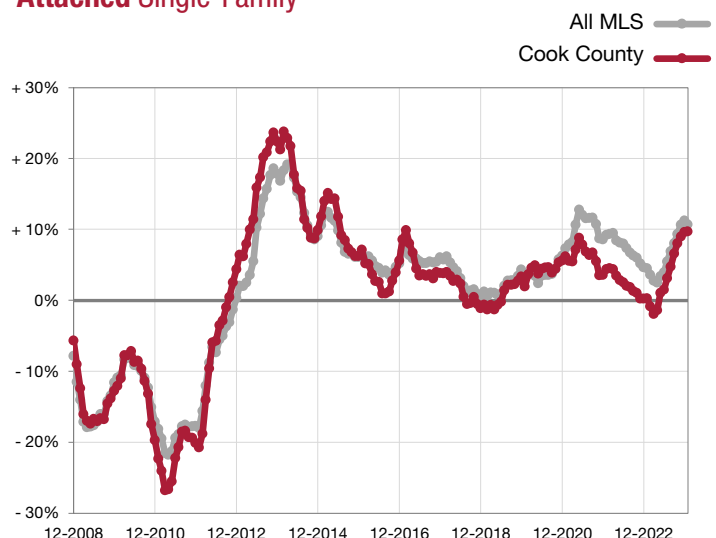
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.