Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**
RESIDENTIAL ACTIVITY ONLY | Data current as of November 14, 2026

MRED Midwest Real Estate Data

Cook County

- 8.8%	- 10.9%	- 11.9%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	3,989	**3,638**	- 8.8%	43,398	**41,374**	- 4.7%
Under Contract (includes Contingent and Pending)	2,042	**1,909**	- 6.5%	25,361	**24,498**	- 3.4%
Closed Sales	2,279	**2,008**	- 11.9%	25,500	**24,500**	- 3.9%
Median Sales Price*	$380,000	**$394,000**	+ 3.7%	$375,000	**$393,000**	+ 4.8%
Average Sales Price*	$528,604	**$520,403**	- 1.6%	$521,161	**$552,304**	+ 6.0%
Percent of Original List Price Received*	98.9%	**98.4%**	- 0.5%	98.7%	**99.0%**	+ 0.3%
Average Market Time	51	**51**	0.0%	53	**52**	- 1.9%
Inventory of Homes for Sale at Month End	5567	**4846**	- 13.0%	--	--	--

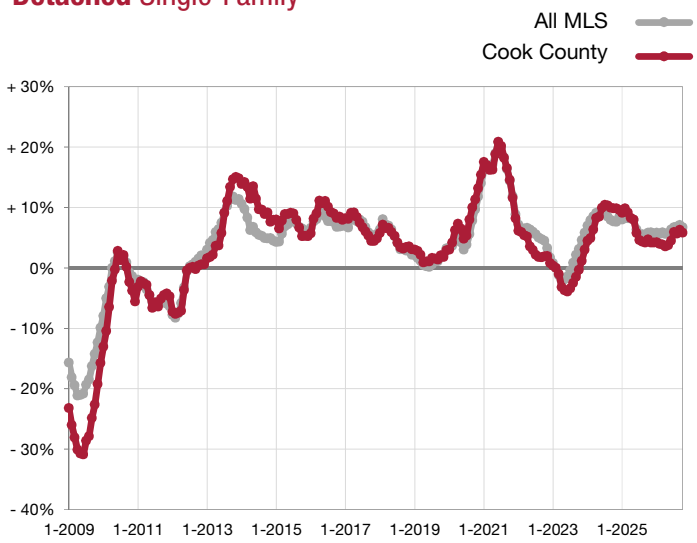
Attached Single-Family

	October			Trailing 12 Months		
	10-2025	10-2026	+ / –	10-2025	10-2026	+ / –
New Listings	3,199	**2,918**	- 8.8%	37,218	**35,452**	- 4.7%
Under Contract (includes Contingent and Pending)	1,763	**1,573**	- 10.8%	23,293	**22,608**	- 2.9%
Closed Sales	1,909	**1,723**	- 9.7%	23,358	**22,763**	- 2.5%
Median Sales Price*	$310,000	**$335,000**	+ 8.1%	$320,000	**$340,000**	+ 6.3%
Average Sales Price*	$400,481	**$441,616**	+ 10.3%	$420,133	**$445,874**	+ 6.1%
Percent of Original List Price Received*	98.3%	**98.7%**	+ 0.4%	98.9%	**99.5%**	+ 0.6%
Average Market Time	47	**43**	- 8.5%	50	**46**	- 8.0%
Inventory of Homes for Sale at Month End	4376	**3910**	- 10.6%	--	--	--

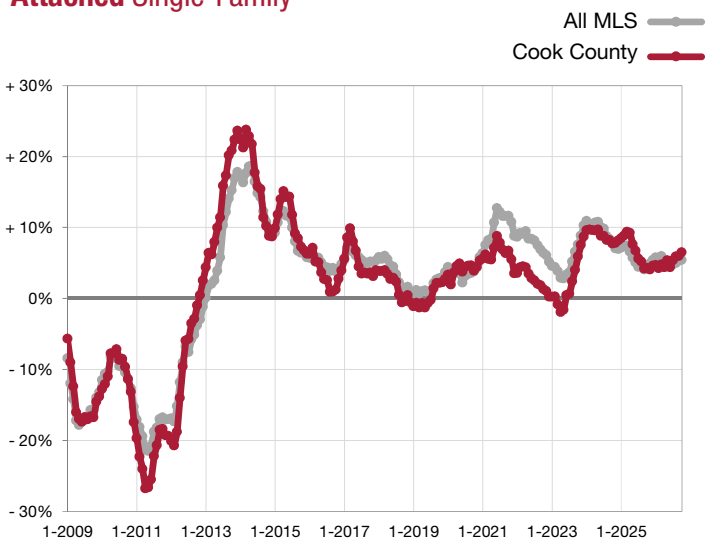
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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