

# Local Market Update – April 2024

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



## Cook County

**+ 6.9%**

Change in  
**New Listings**  
All Properties

**+ 5.5%**

Change in  
**Closed Sales**  
All Properties

**- 13.2%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	April			Trailing 12 Months		
	4-2023	4-2024	+ / -	4-2023	4-2024	+ / -
New Listings	3,712	<b>3,910</b>	+ 5.3%	50,464	<b>42,378</b>	- 16.0%
Under Contract (includes Contingent and Pending)	2,652	<b>2,642</b>	- 0.4%	28,198	<b>25,983</b>	- 7.9%
Closed Sales	2,312	<b>2,305</b>	- 0.3%	29,169	<b>26,077</b>	- 10.6%
Median Sales Price*	\$327,500	<b>\$360,000</b>	+ 9.9%	\$325,000	<b>\$335,000</b>	+ 3.1%
Average Sales Price*	\$425,821	<b>\$480,218</b>	+ 12.8%	\$439,624	<b>\$451,412</b>	+ 2.7%
Percent of Original List Price Received*	97.9%	<b>99.3%</b>	+ 1.4%	98.0%	<b>98.4%</b>	+ 0.4%
Average Market Time	65	<b>56</b>	- 13.8%	48	<b>53</b>	+ 10.4%
Inventory of Homes for Sale at Month End	5,046	<b>4,187</b>	- 17.0%	--	--	--

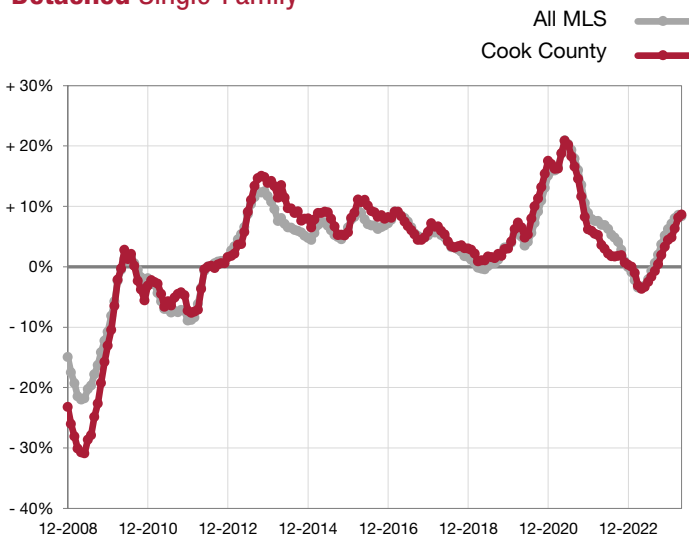
### Attached Single-Family

	April			Trailing 12 Months		
	4-2023	4-2024	+ / -	4-2023	4-2024	+ / -
New Listings	3,313	<b>3,602</b>	+ 8.7%	41,749	<b>36,323</b>	- 13.0%
Under Contract (includes Contingent and Pending)	2,433	<b>2,450</b>	+ 0.7%	24,915	<b>23,022</b>	- 7.6%
Closed Sales	2,123	<b>2,374</b>	+ 11.8%	26,493	<b>23,133</b>	- 12.7%
Median Sales Price*	\$291,500	<b>\$316,500</b>	+ 8.6%	\$270,000	<b>\$290,000</b>	+ 7.4%
Average Sales Price*	\$380,679	<b>\$406,251</b>	+ 6.7%	\$357,863	<b>\$378,163</b>	+ 5.7%
Percent of Original List Price Received*	99.2%	<b>99.7%</b>	+ 0.5%	98.1%	<b>98.9%</b>	+ 0.8%
Average Market Time	60	<b>47</b>	- 21.7%	54	<b>49</b>	- 9.3%
Inventory of Homes for Sale at Month End	4,140	<b>3,786</b>	- 8.6%	--	--	--

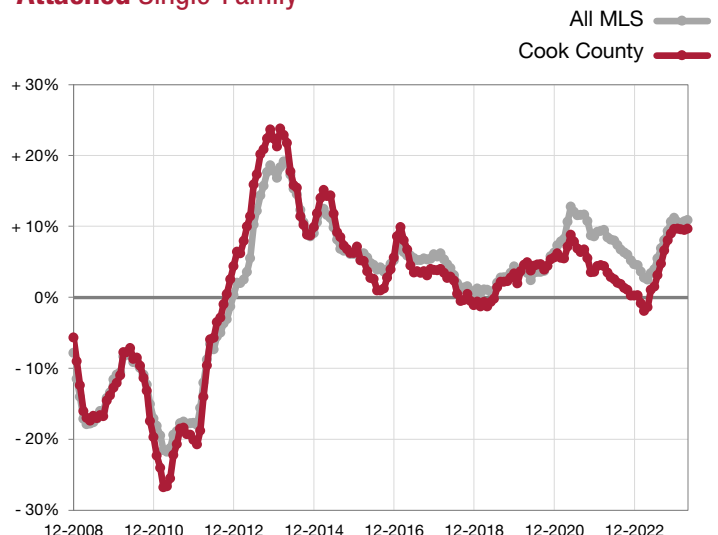
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.