

# Local Market Update – May 2024

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



## Cook County

- 0.7%

Change in  
New Listings  
All Properties

- 0.7%

Change in  
Closed Sales  
All Properties

- 8.1%

Change in  
Inventory of Homes  
All Properties

### Detached Single-Family

	May			Trailing 12 Months		
	5-2023	5-2024	+ / -	5-2023	5-2024	+ / -
New Listings	4,256	<b>4,270</b>	+ 0.3%	49,211	<b>42,542</b>	- 13.6%
Under Contract (includes Contingent and Pending)	2,775	<b>2,658</b>	- 4.2%	27,618	<b>25,794</b>	- 6.6%
Closed Sales	2,652	<b>2,575</b>	- 2.9%	28,592	<b>26,018</b>	- 9.0%
Median Sales Price*	\$338,000	<b>\$367,350</b>	+ 8.7%	\$325,000	<b>\$339,900</b>	+ 4.6%
Average Sales Price*	\$450,705	<b>\$498,937</b>	+ 10.7%	\$436,672	<b>\$456,110</b>	+ 4.5%
Percent of Original List Price Received*	99.0%	<b>100.1%</b>	+ 1.1%	97.7%	<b>98.5%</b>	+ 0.8%
Average Market Time	59	<b>46</b>	- 22.0%	51	<b>51</b>	0.0%
Inventory of Homes for Sale at Month End	5,105	<b>4,626</b>	- 9.4%	--	--	--

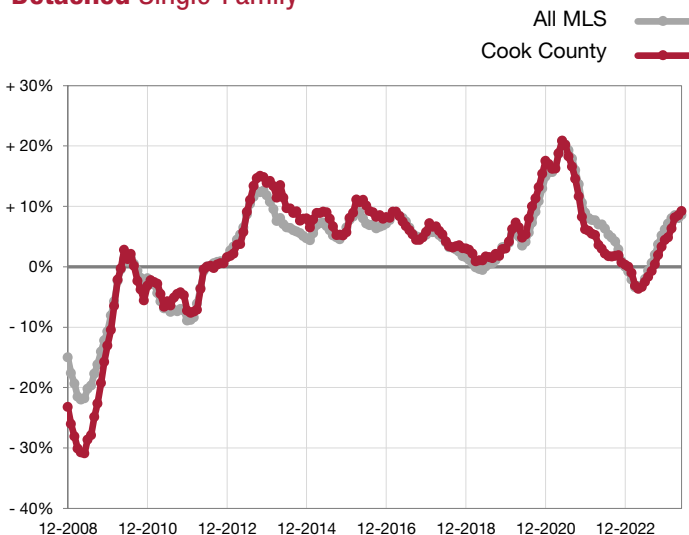
### Attached Single-Family

	May			Trailing 12 Months		
	5-2023	5-2024	+ / -	5-2023	5-2024	+ / -
New Listings	3,768	<b>3,697</b>	- 1.9%	40,490	<b>36,404</b>	- 10.1%
Under Contract (includes Contingent and Pending)	2,389	<b>2,290</b>	- 4.1%	24,160	<b>22,963</b>	- 5.0%
Closed Sales	2,524	<b>2,564</b>	+ 1.6%	25,482	<b>23,187</b>	- 9.0%
Median Sales Price*	\$294,750	<b>\$322,000</b>	+ 9.2%	\$270,000	<b>\$294,000</b>	+ 8.9%
Average Sales Price*	\$367,906	<b>\$416,093</b>	+ 13.1%	\$357,148	<b>\$383,471</b>	+ 7.4%
Percent of Original List Price Received*	99.3%	<b>99.9%</b>	+ 0.6%	98.0%	<b>99.0%</b>	+ 1.0%
Average Market Time	52	<b>46</b>	- 11.5%	55	<b>49</b>	- 10.9%
Inventory of Homes for Sale at Month End	4,356	<b>4,068</b>	- 6.6%	--	--	--

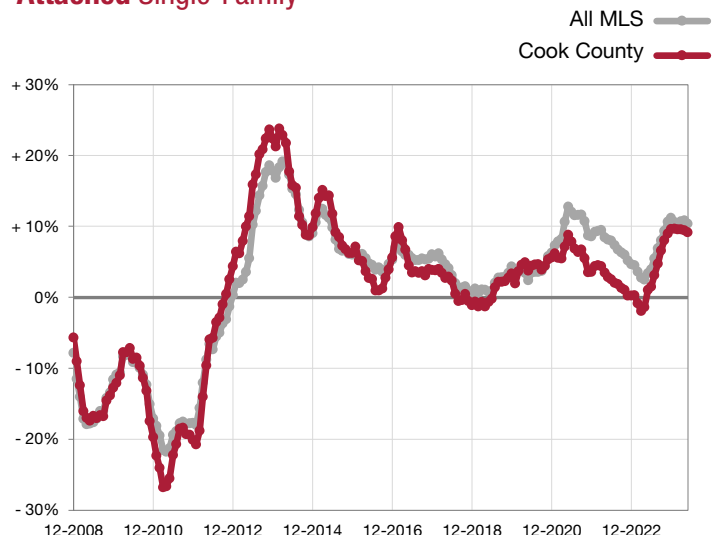
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.