

# Local Market Update – June 2024

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



## Cook County

**- 5.2%**

Change in  
**New Listings**  
All Properties

**- 16.7%**

Change in  
**Closed Sales**  
All Properties

**- 7.1%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	June			Trailing 12 Months		
	6-2023	6-2024	+ / -	6-2023	6-2024	+ / -
New Listings	4,270	<b>3,906</b>	- 8.5%	47,436	<b>42,332</b>	- 10.8%
Under Contract (includes Contingent and Pending)	2,587	<b>2,395</b>	- 7.4%	27,274	<b>25,558</b>	- 6.3%
Closed Sales	3,047	<b>2,440</b>	- 19.9%	28,085	<b>25,434</b>	- 9.4%
Median Sales Price*	\$359,000	<b>\$399,171</b>	+ 11.2%	\$324,223	<b>\$340,000</b>	+ 4.9%
Average Sales Price*	\$499,343	<b>\$536,588</b>	+ 7.5%	\$434,497	<b>\$458,706</b>	+ 5.6%
Percent of Original List Price Received*	99.4%	<b>100.3%</b>	+ 0.9%	97.5%	<b>98.6%</b>	+ 1.1%
Average Market Time	48	<b>42</b>	- 12.5%	52	<b>51</b>	- 1.9%
Inventory of Homes for Sale at Month End	5,322	<b>4,841</b>	- 9.0%	--	--	--

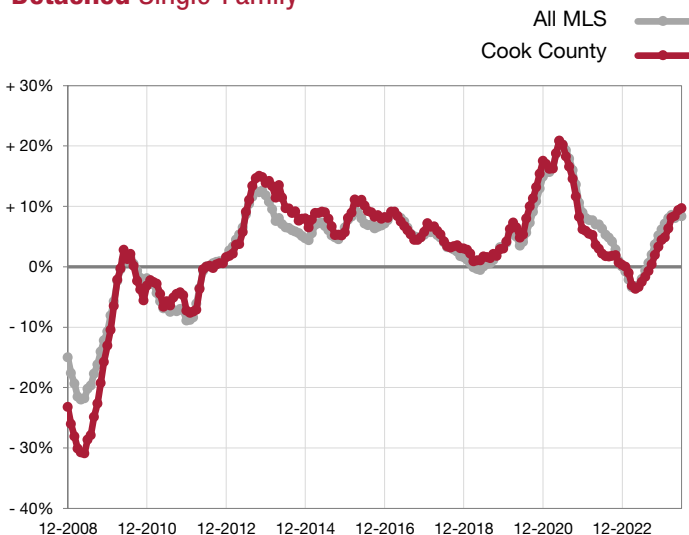
### Attached Single-Family

	June			Trailing 12 Months		
	6-2023	6-2024	+ / -	6-2023	6-2024	+ / -
New Listings	3,606	<b>3,560</b>	- 1.3%	38,873	<b>36,492</b>	- 6.1%
Under Contract (includes Contingent and Pending)	2,250	<b>2,217</b>	- 1.5%	23,819	<b>22,936</b>	- 3.7%
Closed Sales	2,676	<b>2,326</b>	- 13.1%	24,523	<b>22,868</b>	- 6.7%
Median Sales Price*	\$307,250	<b>\$325,000</b>	+ 5.8%	\$270,000	<b>\$295,000</b>	+ 9.3%
Average Sales Price*	\$385,065	<b>\$413,477</b>	+ 7.4%	\$355,622	<b>\$386,243</b>	+ 8.6%
Percent of Original List Price Received*	99.7%	<b>100.4%</b>	+ 0.7%	98.0%	<b>99.0%</b>	+ 1.0%
Average Market Time	44	<b>38</b>	- 13.6%	55	<b>48</b>	- 12.7%
Inventory of Homes for Sale at Month End	4,523	<b>4,306</b>	- 4.8%	--	--	--

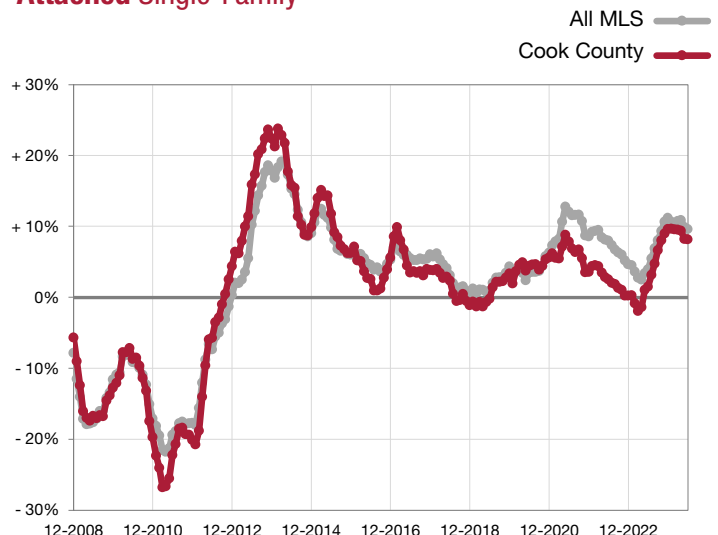
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.