

Local Market Update – July 2024

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



Cook County

+ 2.7%

Change in
New Listings
All Properties

+ 4.8%

Change in
Closed Sales
All Properties

- 4.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	4,007	4,060	+ 1.3%	45,963	42,512	- 7.5%
Under Contract (includes Contingent and Pending)	2,272	2,331	+ 2.6%	26,996	25,563	- 5.3%
Closed Sales	2,468	2,562	+ 3.8%	27,590	25,557	- 7.4%
Median Sales Price*	\$346,500	\$381,500	+ 10.1%	\$324,000	\$345,000	+ 6.5%
Average Sales Price*	\$474,505	\$534,005	+ 12.5%	\$435,445	\$464,740	+ 6.7%
Percent of Original List Price Received*	99.6%	99.7%	+ 0.1%	97.5%	98.6%	+ 1.1%
Average Market Time	45	43	- 4.4%	54	51	- 5.6%
Inventory of Homes for Sale at Month End	5,507	5,114	- 7.1%	--	--	--

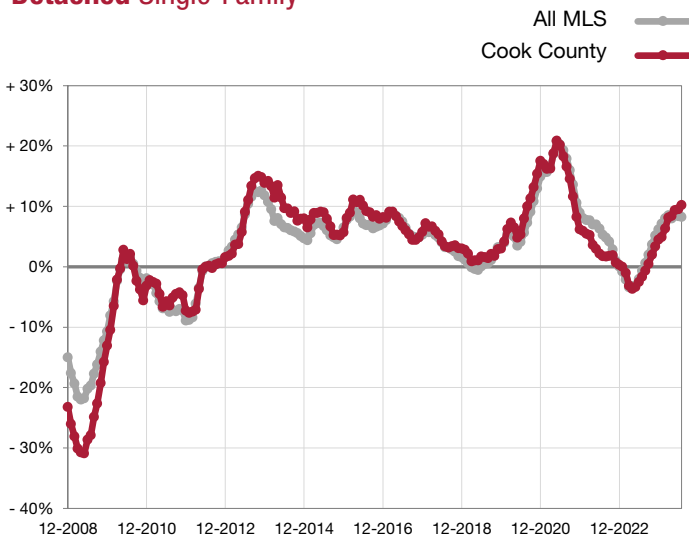
Attached Single-Family

	July			Trailing 12 Months		
	7-2023	7-2024	+ / -	7-2023	7-2024	+ / -
New Listings	3,379	3,529	+ 4.4%	37,844	36,753	- 2.9%
Under Contract (includes Contingent and Pending)	2,135	2,074	- 2.9%	23,668	22,902	- 3.2%
Closed Sales	2,143	2,269	+ 5.9%	23,988	23,027	- 4.0%
Median Sales Price*	\$295,000	\$312,375	+ 5.9%	\$272,000	\$298,000	+ 9.6%
Average Sales Price*	\$381,811	\$395,387	+ 3.6%	\$357,233	\$387,537	+ 8.5%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	98.1%	99.1%	+ 1.0%
Average Market Time	42	40	- 4.8%	56	48	- 14.3%
Inventory of Homes for Sale at Month End	4,501	4,413	- 2.0%	--	--	--

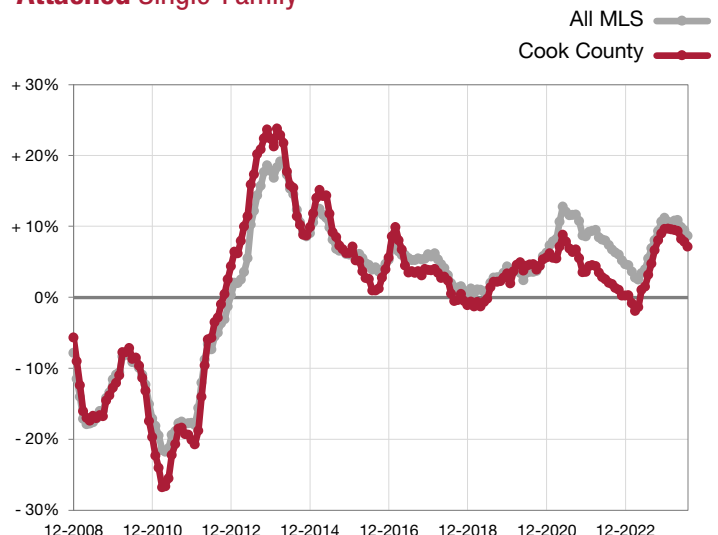
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.