

Local Market Update – August 2024

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



Cook County

- 4.1%

Change in
New Listings
All Properties

- 5.9%

Change in
Closed Sales
All Properties

- 3.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	4,138	3,969	- 4.1%	45,070	42,443	- 5.8%
Under Contract (includes Contingent and Pending)	2,299	2,189	- 4.8%	26,682	25,408	- 4.8%
Closed Sales	2,608	2,417	- 7.3%	27,204	25,393	- 6.7%
Median Sales Price*	\$345,000	\$369,900	+ 7.2%	\$325,000	\$349,900	+ 7.7%
Average Sales Price*	\$462,737	\$525,470	+ 13.6%	\$434,444	\$470,722	+ 8.4%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	97.6%	98.6%	+ 1.0%
Average Market Time	45	42	- 6.7%	55	51	- 7.3%
Inventory of Homes for Sale at Month End	5,701	5,353	- 6.1%	--	--	--

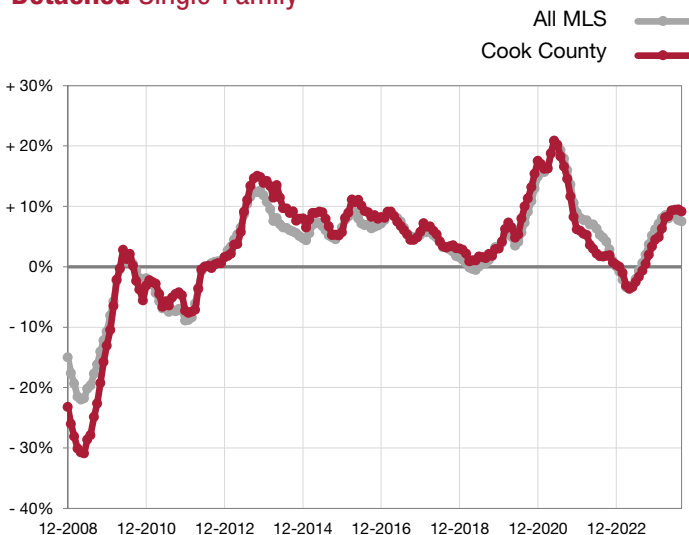
Attached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	3,341	3,202	- 4.2%	37,215	36,723	- 1.3%
Under Contract (includes Contingent and Pending)	1,983	1,851	- 6.7%	23,399	22,765	- 2.7%
Closed Sales	2,347	2,244	- 4.4%	23,755	22,951	- 3.4%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$377,875	\$392,494	+ 3.9%	\$362,217	\$389,328	+ 7.5%
Percent of Original List Price Received*	99.2%	99.0%	- 0.2%	98.2%	99.0%	+ 0.8%
Average Market Time	43	42	- 2.3%	56	48	- 14.3%
Inventory of Homes for Sale at Month End	4,520	4,532	+ 0.3%	--	--	--

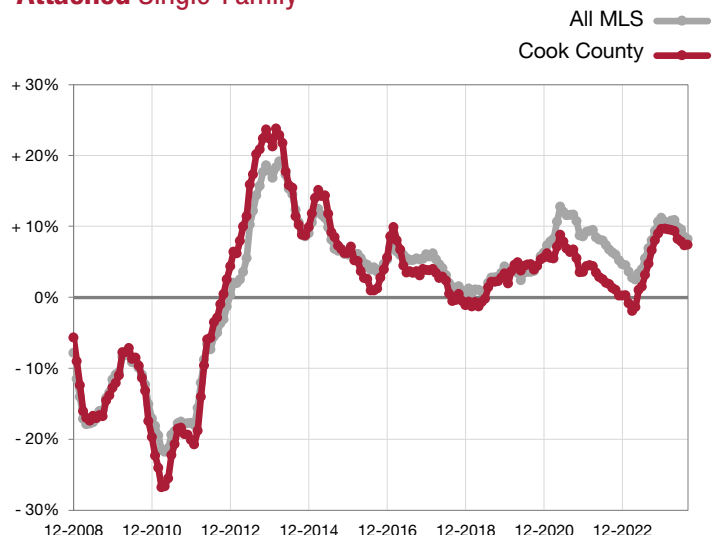
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.