

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



Chicagoland PMSA

Cook, DeKalb, DuPage, Grundy, Kane,
Kendall, Lake, McHenry, and Will counties

- 2.3%

Change in
New Listings
All Properties

- 6.0%

Change in
Closed Sales
All Properties

+ 1.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	8,248	8,000	- 3.0%	85,925	82,860	- 3.6%
Under Contract (includes Contingent and Pending)	4,967	4,604	- 7.3%	56,479	53,905	- 4.6%
Closed Sales	5,788	5,331	- 7.9%	57,688	54,140	- 6.2%
Median Sales Price*	\$375,000	\$400,000	+ 6.7%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$466,951	\$511,855	+ 9.6%	\$434,585	\$472,490	+ 8.7%
Percent of Original List Price Received*	99.6%	99.2%	- 0.4%	98.2%	99.0%	+ 0.8%
Average Market Time	36	35	- 2.8%	48	42	- 12.5%
Inventory of Homes for Sale at Month End	10,000	9,920	- 0.8%	--	--	--

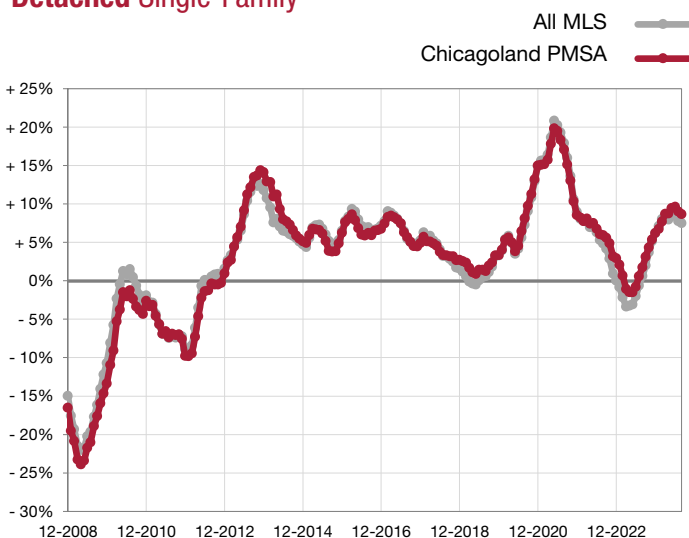
Attached Single-Family

	August			Trailing 12 Months		
	8-2023	8-2024	+ / -	8-2023	8-2024	+ / -
New Listings	4,785	4,727	- 1.2%	50,804	51,106	+ 0.6%
Under Contract (includes Contingent and Pending)	3,063	2,778	- 9.3%	34,556	33,765	- 2.3%
Closed Sales	3,476	3,376	- 2.9%	35,163	34,096	- 3.0%
Median Sales Price*	\$276,923	\$290,000	+ 4.7%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$350,025	\$362,365	+ 3.5%	\$331,760	\$358,228	+ 8.0%
Percent of Original List Price Received*	99.7%	99.4%	- 0.3%	98.6%	99.4%	+ 0.8%
Average Market Time	37	38	+ 2.7%	48	41	- 14.6%
Inventory of Homes for Sale at Month End	5,600	5,981	+ 6.8%	--	--	--

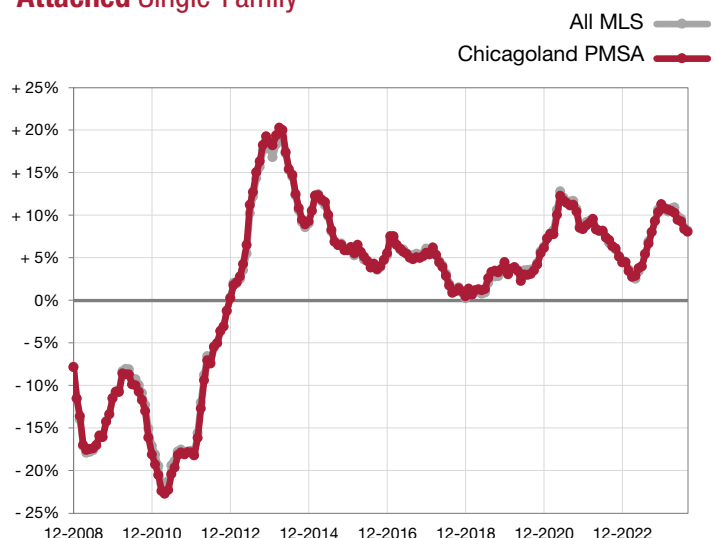
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.