

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of December 14, 2023



## 8004 - CHI - Lincoln Square

**- 29.2%**

**0.0%**

**- 37.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	7	5	- 28.6%	189	145	- 23.3%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	124	82	- 33.9%
Closed Sales	5	7	+ 40.0%	131	82	- 37.4%
Median Sales Price*	\$585,000	<b>\$650,000</b>	+ 11.1%	\$825,000	<b>\$977,500</b>	+ 18.5%
Average Sales Price*	\$601,000	<b>\$879,059</b>	+ 46.3%	\$972,848	<b>\$1,042,205</b>	+ 7.1%
Percent of Original List Price Received*	94.9%	<b>99.4%</b>	+ 4.7%	99.1%	<b>98.7%</b>	- 0.4%
Average Market Time	27	31	+ 14.8%	43	57	+ 32.6%
Inventory of Homes for Sale at Month End	23	12	- 47.8%	--	--	--

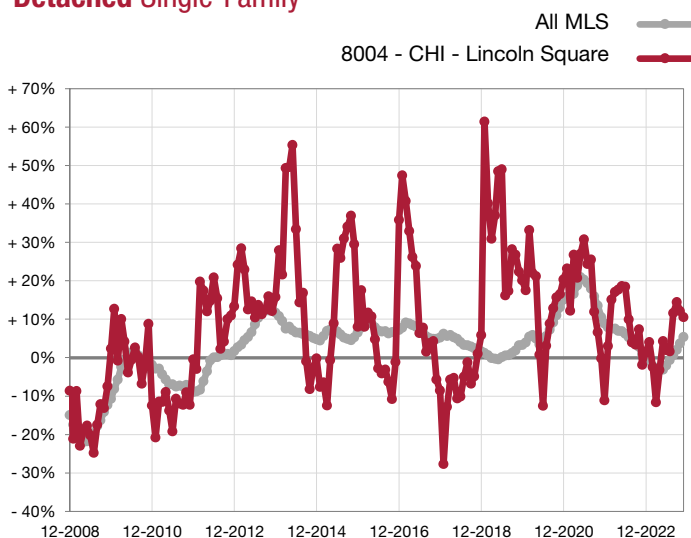
### Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	17	12	- 29.4%	566	343	- 39.4%
Under Contract (includes Contingent and Pending)	13	12	- 7.7%	370	262	- 29.2%
Closed Sales	18	16	- 11.1%	392	261	- 33.4%
Median Sales Price*	\$296,000	<b>\$235,500</b>	- 20.4%	\$312,500	<b>\$364,900</b>	+ 16.8%
Average Sales Price*	\$319,656	<b>\$282,625</b>	- 11.6%	\$352,187	<b>\$383,501</b>	+ 8.9%
Percent of Original List Price Received*	95.8%	<b>97.9%</b>	+ 2.2%	98.5%	<b>99.8%</b>	+ 1.3%
Average Market Time	55	30	- 45.5%	55	35	- 36.4%
Inventory of Homes for Sale at Month End	35	24	- 31.4%	--	--	--

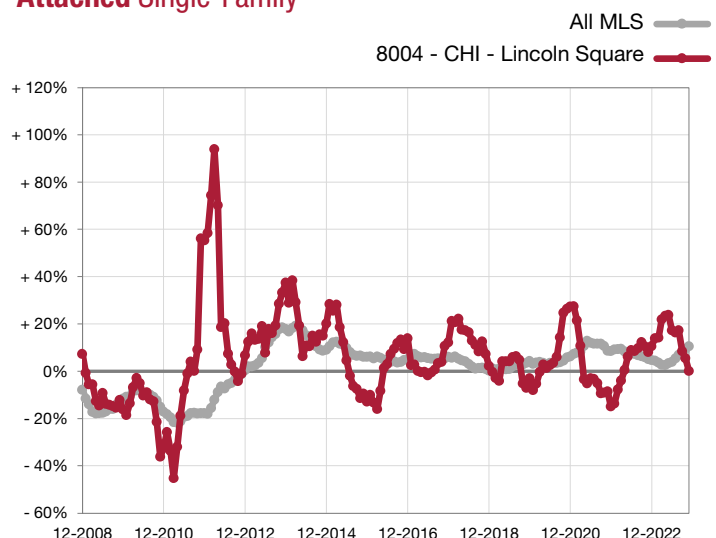
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.