

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



8005 - CHI - North Center

+ 6.3%

- 13.9%

- 32.6%

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	15	22	+ 46.7%	332	291	- 12.3%
Under Contract (includes Contingent and Pending)	9	9	0.0%	209	148	- 29.2%
Closed Sales	13	14	+ 7.7%	218	155	- 28.9%
Median Sales Price*	\$990,000	\$1,515,000	+ 53.0%	\$1,250,000	\$1,370,000	+ 9.6%
Average Sales Price*	\$1,148,538	\$1,455,857	+ 26.8%	\$1,293,340	\$1,405,411	+ 8.7%
Percent of Original List Price Received*	98.6%	95.8%	- 2.8%	99.5%	98.1%	- 1.4%
Average Market Time	43	61	+ 41.9%	28	44	+ 57.1%
Inventory of Homes for Sale at Month End	28	27	- 3.6%	--	--	--

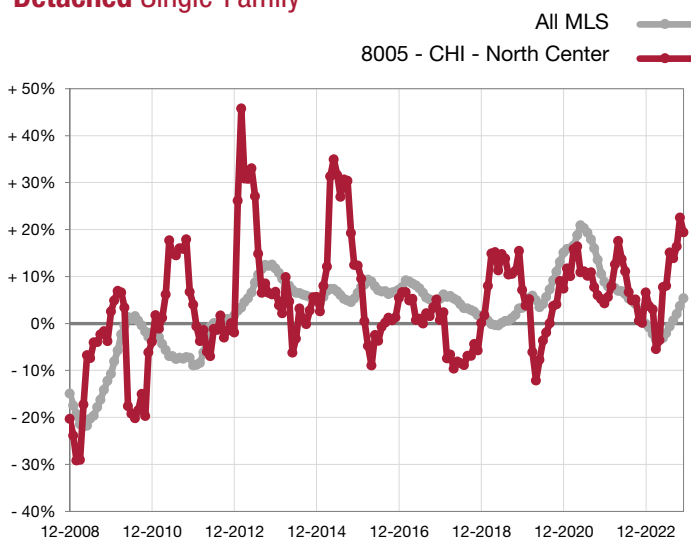
Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	33	29	- 12.1%	658	467	- 29.0%
Under Contract (includes Contingent and Pending)	13	14	+ 7.7%	387	309	- 20.2%
Closed Sales	23	17	- 26.1%	406	306	- 24.6%
Median Sales Price*	\$456,000	\$450,000	- 1.3%	\$477,950	\$519,000	+ 8.6%
Average Sales Price*	\$470,748	\$454,018	- 3.6%	\$501,294	\$535,559	+ 6.8%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	99.9%	99.3%	- 0.6%
Average Market Time	40	54	+ 35.0%	37	50	+ 35.1%
Inventory of Homes for Sale at Month End	61	33	- 45.9%	--	--	--

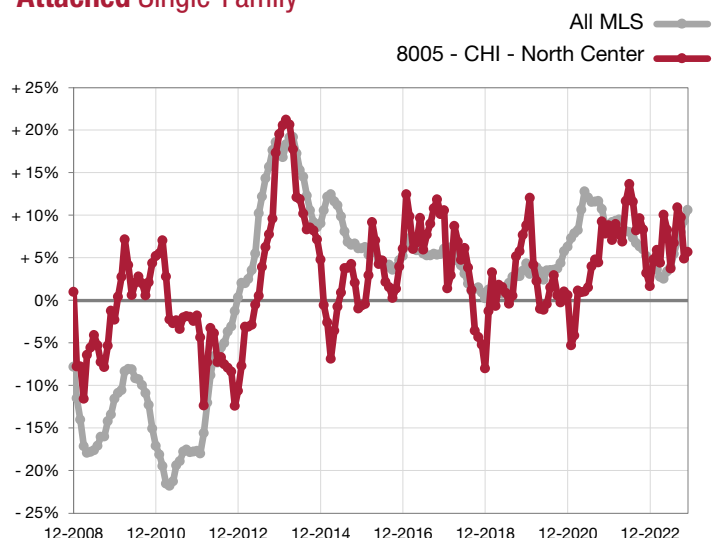
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.