

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



8006 - CHI - Lake View

- 33.1%

- 6.6%

- 38.1%

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	12	9	- 25.0%	272	235	- 13.6%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	163	125	- 23.3%
Closed Sales	8	8	0.0%	169	122	- 27.8%
Median Sales Price*	\$1,250,000	\$1,590,000	+ 27.2%	\$1,550,000	\$1,607,500	+ 3.7%
Average Sales Price*	\$1,211,188	\$1,864,375	+ 53.9%	\$1,616,237	\$1,690,303	+ 4.6%
Percent of Original List Price Received*	97.0%	97.6%	+ 0.6%	98.8%	97.8%	- 1.0%
Average Market Time	29	18	- 37.9%	58	56	- 3.4%
Inventory of Homes for Sale at Month End	31	19	- 38.7%	--	--	--

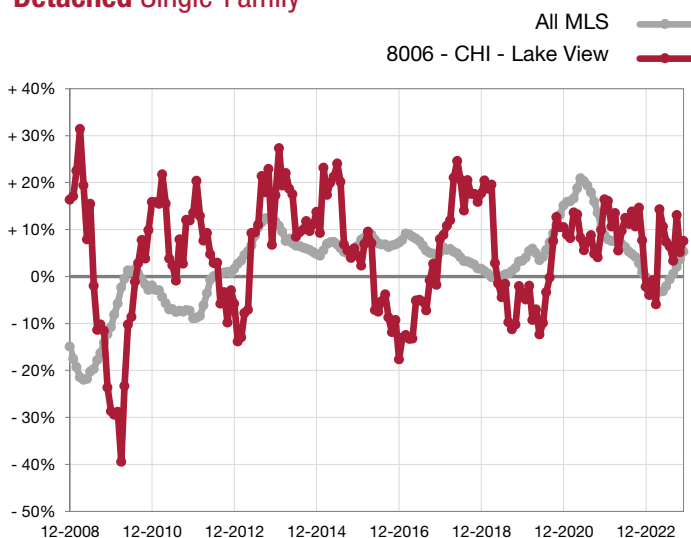
Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	145	96	- 33.8%	3,356	2,265	- 32.5%
Under Contract (includes Contingent and Pending)	77	63	- 18.2%	2,122	1,519	- 28.4%
Closed Sales	83	77	- 7.2%	2,205	1,517	- 31.2%
Median Sales Price*	\$350,000	\$410,000	+ 17.1%	\$390,000	\$402,500	+ 3.2%
Average Sales Price*	\$417,680	\$436,922	+ 4.6%	\$441,394	\$452,815	+ 2.6%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	98.4%	99.1%	+ 0.7%
Average Market Time	53	48	- 9.4%	51	46	- 9.8%
Inventory of Homes for Sale at Month End	284	176	- 38.0%	--	--	--

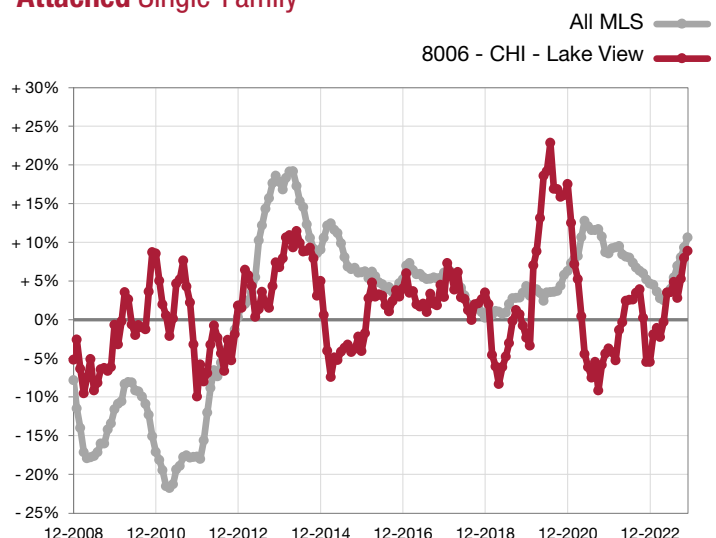
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.