

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



8008 - CHI - Near North Side

- 6.7%

+ 10.2%

- 9.3%

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	10	+ 42.9%	117	121	+ 3.4%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	39	23	- 41.0%
Closed Sales	1	0	- 100.0%	42	23	- 45.2%
Median Sales Price*	\$2,100,000	\$0	- 100.0%	\$2,125,000	\$2,200,000	+ 3.5%
Average Sales Price*	\$2,100,000	\$0	- 100.0%	\$2,403,769	\$2,519,565	+ 4.8%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	92.2%	90.6%	- 1.7%
Average Market Time	14	0	- 100.0%	236	300	+ 27.1%
Inventory of Homes for Sale at Month End	27	42	+ 55.6%	--	--	--

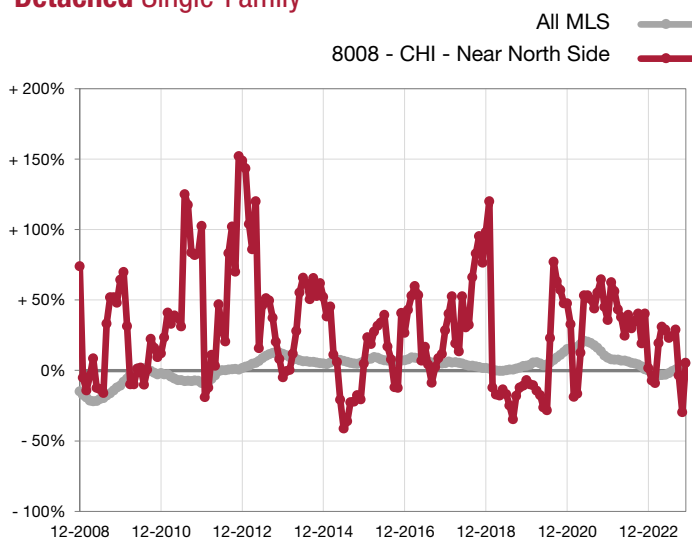
Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	306	282	- 7.8%	6,629	5,746	- 13.3%
Under Contract (includes Contingent and Pending)	110	141	+ 28.2%	2,771	2,446	- 11.7%
Closed Sales	127	141	+ 11.0%	2,906	2,383	- 18.0%
Median Sales Price*	\$385,000	\$383,000	- 0.5%	\$420,000	\$395,000	- 6.0%
Average Sales Price*	\$597,485	\$521,737	- 12.7%	\$595,719	\$561,829	- 5.7%
Percent of Original List Price Received*	94.9%	95.2%	+ 0.3%	96.7%	96.6%	- 0.1%
Average Market Time	101	93	- 7.9%	115	105	- 8.7%
Inventory of Homes for Sale at Month End	1,161	1,035	- 10.9%	--	--	--

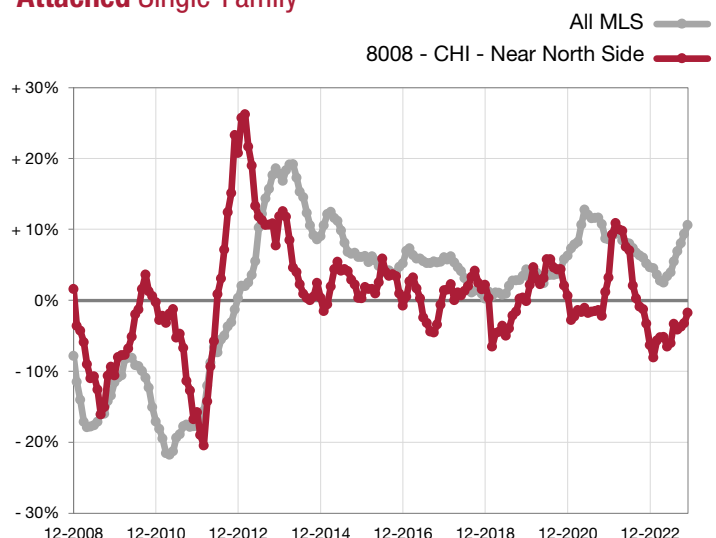
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.