

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



8022 - CHI - Logan Square

- 24.7%

+ 14.3%

- 29.3%

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	28	21	- 25.0%	398	345	- 13.3%
Under Contract (includes Contingent and Pending)	8	9	+ 12.5%	236	156	- 33.9%
Closed Sales	9	12	+ 33.3%	256	161	- 37.1%
Median Sales Price*	\$705,000	\$1,248,750	+ 77.1%	\$904,500	\$1,012,500	+ 11.9%
Average Sales Price*	\$773,111	\$1,270,042	+ 64.3%	\$1,036,589	\$1,098,470	+ 6.0%
Percent of Original List Price Received*	94.3%	93.9%	- 0.4%	99.2%	98.1%	- 1.1%
Average Market Time	42	153	+ 264.3%	37	67	+ 81.1%
Inventory of Homes for Sale at Month End	44	37	- 15.9%	--	--	--

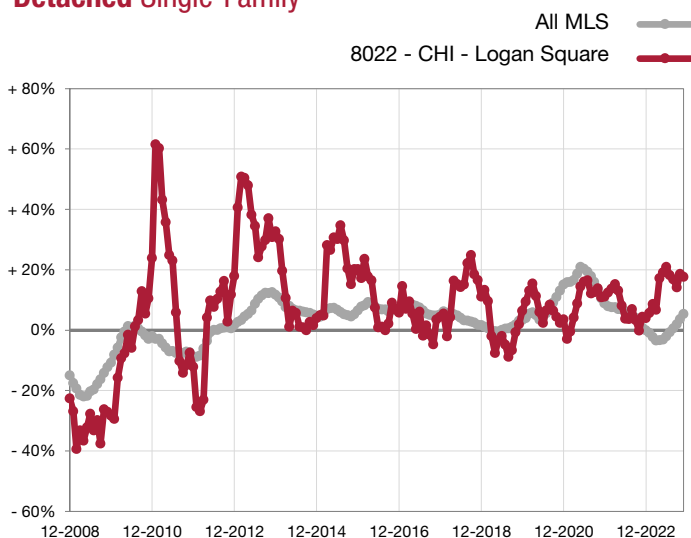
Attached Single-Family

	November			Trailing 12 Months		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	45	34	- 24.4%	1,046	645	- 38.3%
Under Contract (includes Contingent and Pending)	22	21	- 4.5%	624	428	- 31.4%
Closed Sales	19	20	+ 5.3%	659	427	- 35.2%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$450,000	\$487,500	+ 8.3%
Average Sales Price*	\$480,658	\$473,550	- 1.5%	\$489,289	\$515,568	+ 5.4%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	99.5%	99.8%	+ 0.3%
Average Market Time	56	22	- 60.7%	46	45	- 2.2%
Inventory of Homes for Sale at Month End	89	57	- 36.0%	--	--	--

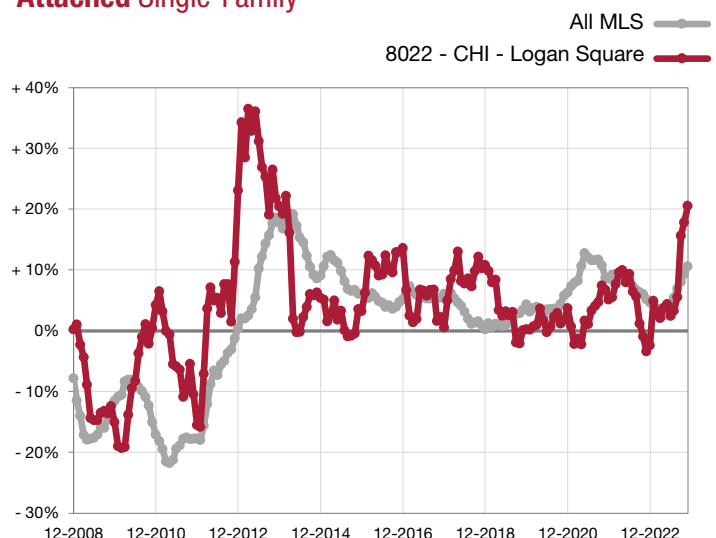
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.