

Monthly Local Market Update for August 2023

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

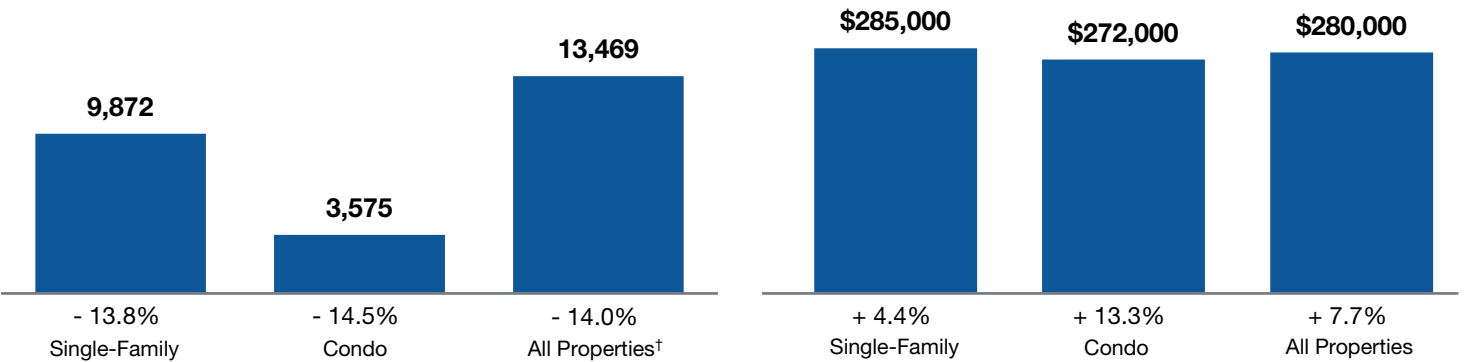
	August			Year to Date		
Key Metrics for All Properties	2022	2023	Percent Change	Thru Aug 2022	Thru Aug 2023	Percent Change
Closed Sales	15,658	13,469	- 14.0%	115,310	90,068	- 21.9%
Previous Month's Closed Sales	15,356 in July 2022	12,265 in July 2023	- 20.1%	99,652 in July 2022	76,599 in July 2023	- 23.1%
Median Sales Price*	\$260,000	\$280,000	+ 7.7%	\$265,000	\$270,000	+ 1.9%
Inventory of Homes for Sale	29,084	20,082	- 31.0%	--	--	--
Days on Market Until Sale	23	23	0.0%	28	30	+ 7.1%

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

Activity by Property Type for August 2023

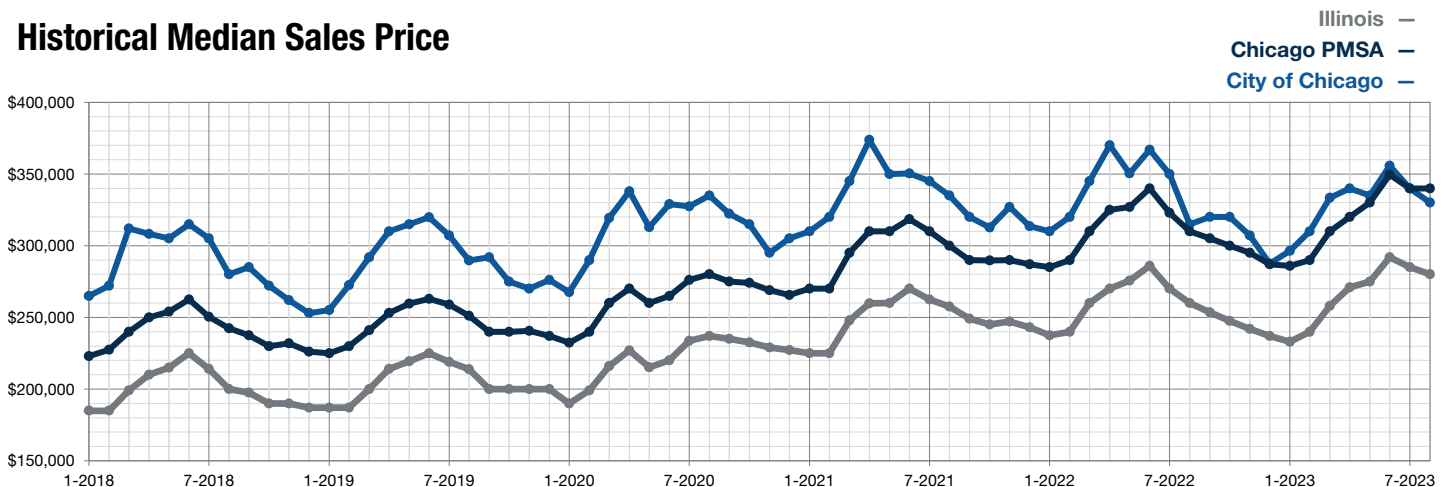
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price



Current as of September 7, 2023. All data from the multiple listing services located in the state of Illinois. Report © 2023 ShowingTime. Percent changes are calculated using rounded figures.

Monthly Local Market Update for August 2023

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

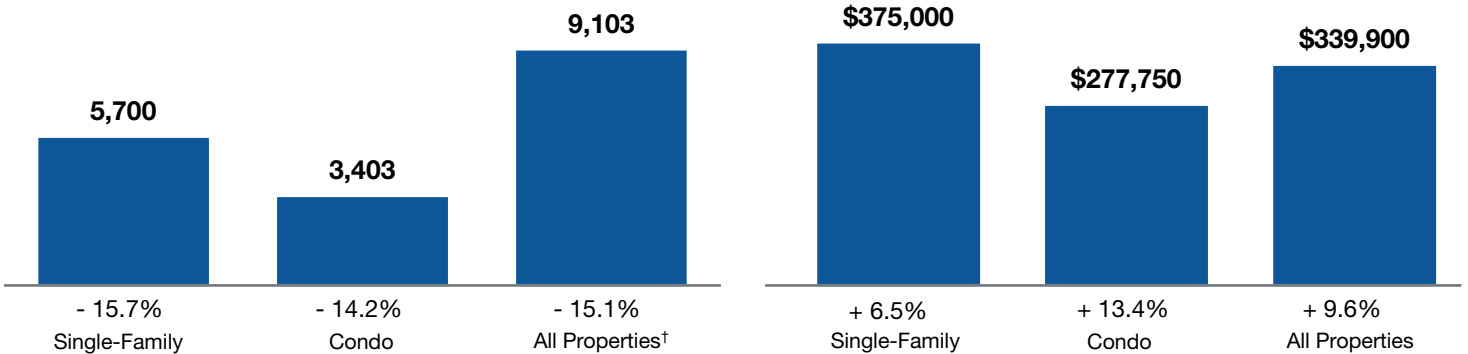
	August			Year to Date		
Key Metrics for All Properties	2022	2023	Percent Change	Thru Aug 2022	Thru Aug 2023	Percent Change
Closed Sales	10,728	9,103	- 15.1%	81,533	61,958	- 24.0%
Previous Month's Closed Sales	10,561 in July 2022	8,430 in July 2023	- 20.2%	70,805 in July 2022	52,855 in July 2023	- 25.4%
Median Sales Price*	\$310,000	\$339,900	+ 9.6%	\$317,000	\$325,000	+ 2.5%
Inventory of Homes for Sale	21,205	13,989	- 34.0%	--	--	--
Days on Market Until Sale	21	21	0.0%	25	28	+ 12.0%

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

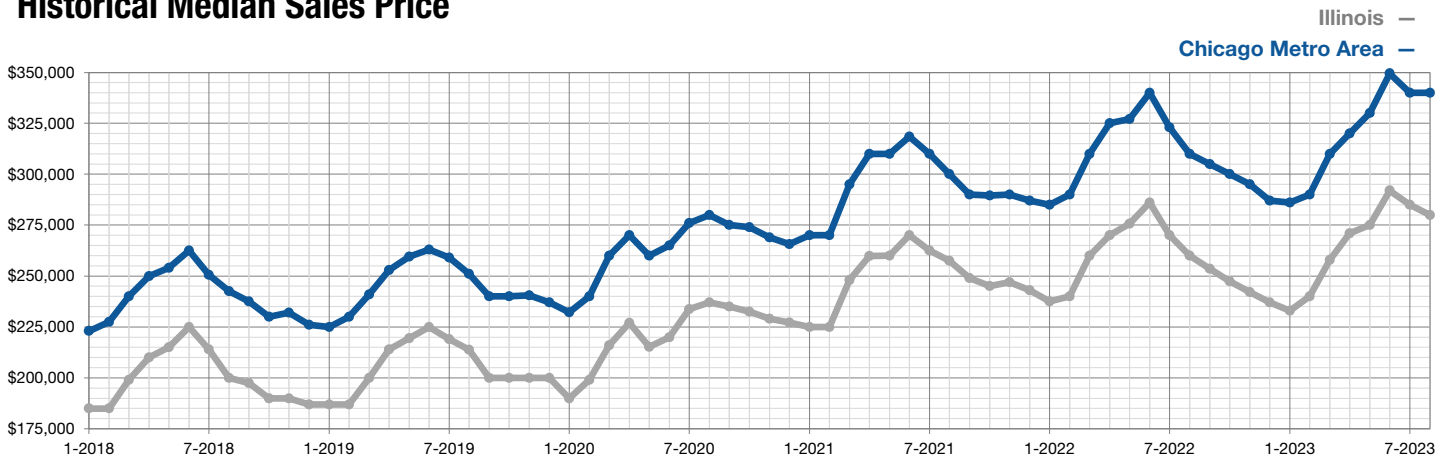
Activity by Property Type for August 2023

Closed Sales

Median Sales Price



Historical Median Sales Price



Monthly Local Market Update for August 2023

A Research Tool Provided by Illinois REALTORS®



City of Chicago

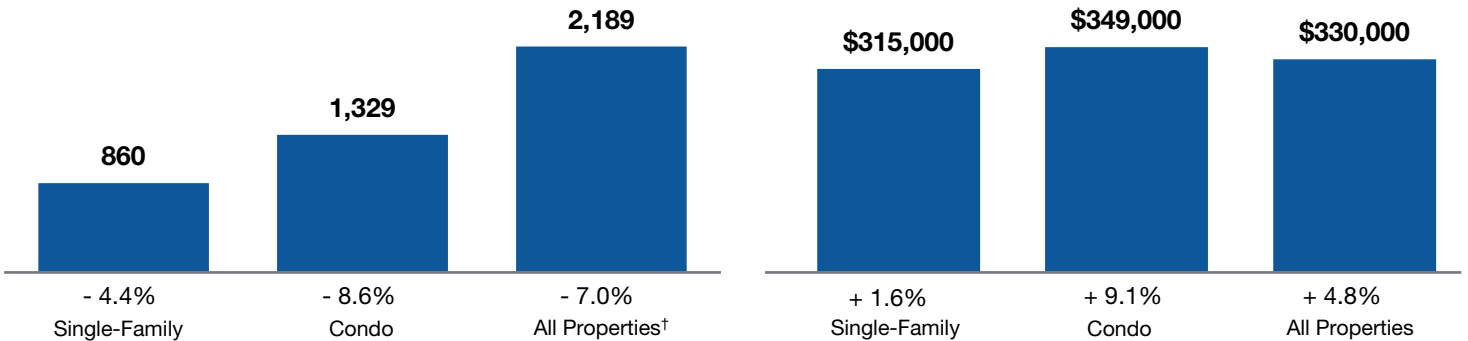
	August			Year to Date		
Key Metrics for All Properties	2022	2023	Percent Change	Thru Aug 2022	Thru Aug 2023	Percent Change
Closed Sales	2,354	2,189	- 7.0%	21,490	15,912	- 26.0%
Previous Month's Closed Sales	2,481 in July 2022	2,041 in July 2023	- 17.7%	19,136 in July 2022	13,723 in July 2023	- 28.3%
Median Sales Price*	\$315,000	\$330,000	+ 4.8%	\$345,000	\$335,000	- 2.9%
Inventory of Homes for Sale	7,999	5,530	- 30.9%	--	--	--
Days on Market Until Sale	28	27	- 3.6%	33	35	+ 6.1%

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

Activity by Property Type for August 2023

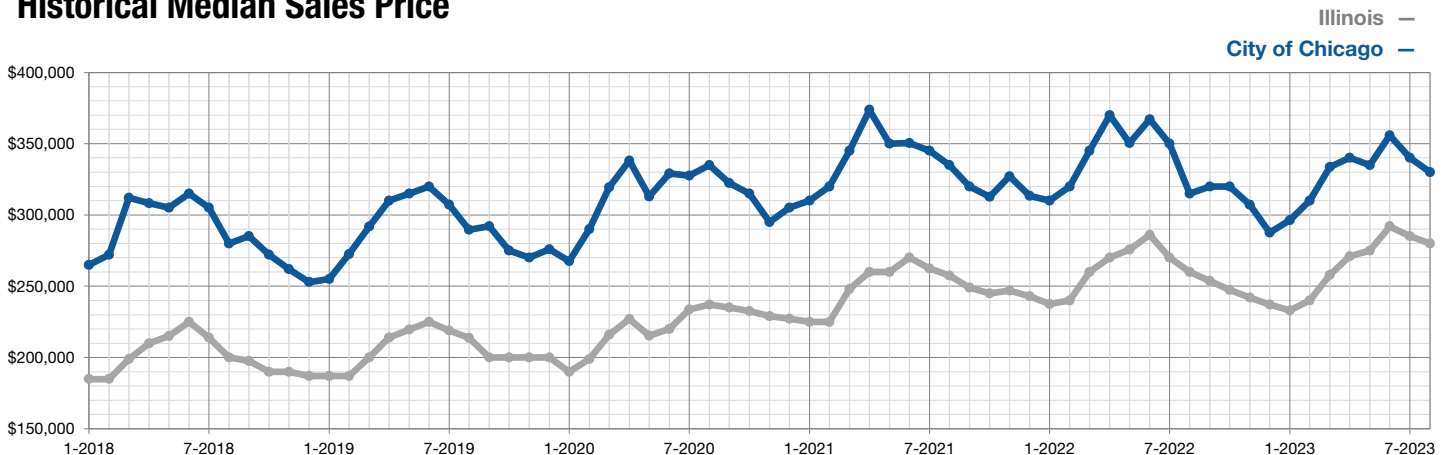
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

Historical Median Sales Price



Current as of September 7, 2023. All data from the multiple listing services located in the state of Illinois. Report © 2023 ShowingTime. Percent changes are calculated using rounded figures.