

Monthly Local Market Update for December 2023

A Research Tool Provided by Illinois REALTORS®



Chicago Metro Area

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

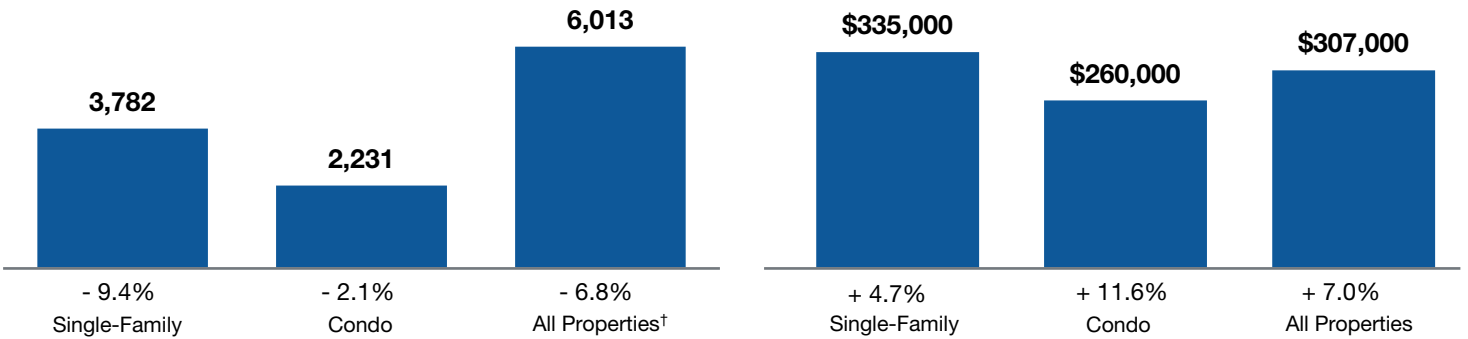
Key Metrics for All Properties	December			Year to Date		
	2022	2023	Percent Change	Thru Dec 2022	Thru Dec 2023	Percent Change
Closed Sales	6,455	6,013	- 6.8%	112,055	89,482	- 20.1%
Previous Month's Closed Sales	6,953 in November 2022	6,338 in November 2023	- 8.8%	105,600 in November 2022	83,469 in November 2023	- 21.0%
Median Sales Price*	\$287,000	\$307,000	+ 7.0%	\$310,500	\$324,900	+ 4.6%
Inventory of Homes for Sale	15,462	11,266	- 27.1%	--	--	--
Days on Market Until Sale	32	28	- 12.5%	26	27	+ 3.8%

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

Activity by Property Type for December 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

