

Monthly Local Market Update for July 2023

A Research Tool Provided by Illinois REALTORS®



Entire State of Illinois

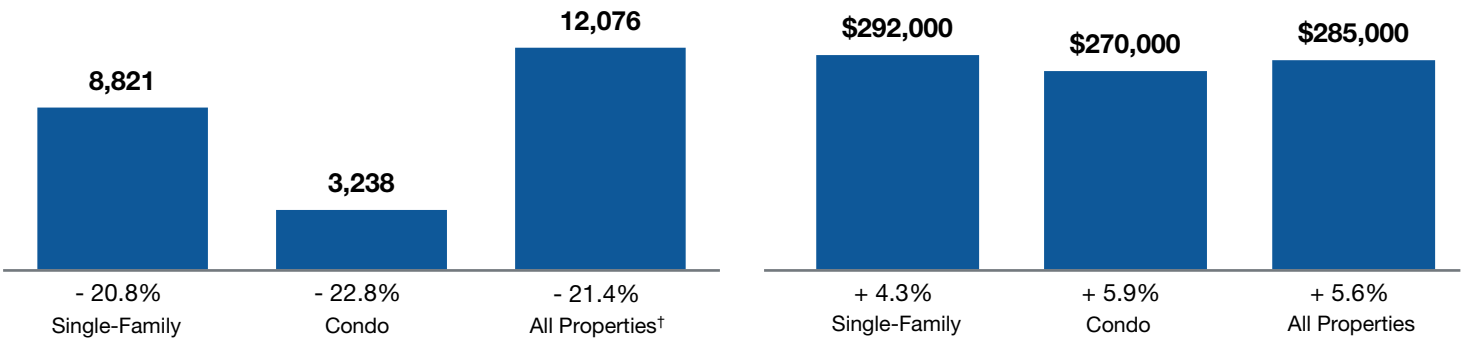
Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	15,356	12,076	- 21.4%	99,651	76,382	- 23.4%
Previous Month's Closed Sales	18,233 in June 2022	14,794 in June 2023	- 18.9%	84,295 in June 2022	64,306 in June 2023	- 23.7%
Median Sales Price*	\$270,000	\$285,000	+ 5.6%	\$265,500	\$270,000	+ 1.7%
Inventory of Homes for Sale	29,774	19,432	- 34.7%	--	--	--
Days on Market Until Sale	20	22	+ 10.0%	29	31	+ 6.9%

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

Activity by Property Type for July 2023

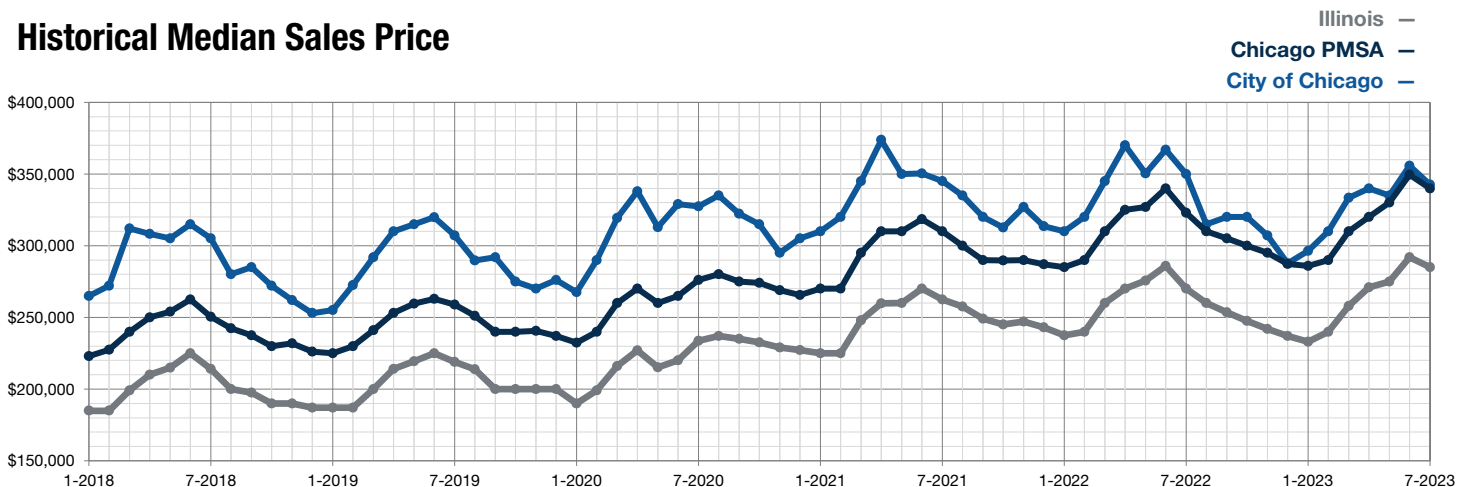
Closed Sales

Median Sales Price



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

Historical Median Sales Price



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Chicago Metro Area

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

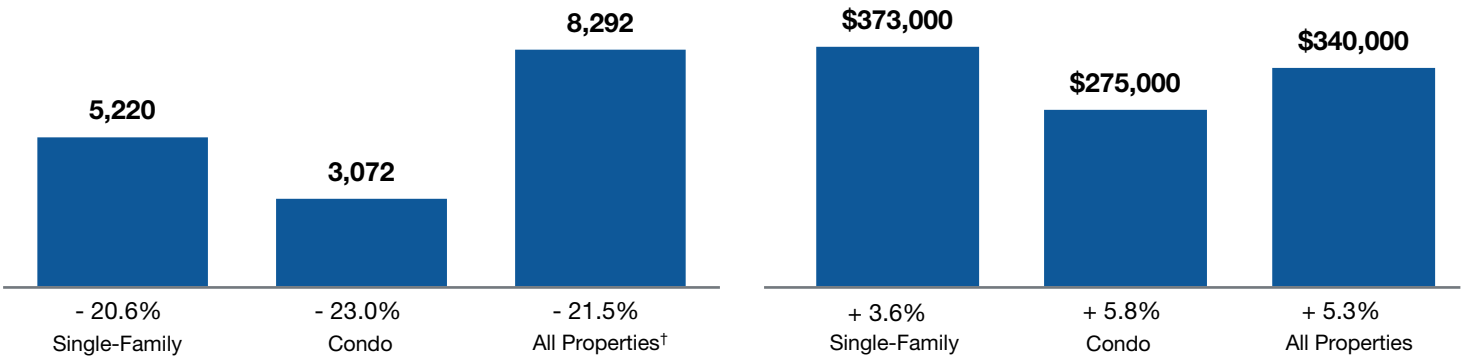
Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	10,561	8,292	- 21.5%	70,804	52,697	- 25.6%
Previous Month's Closed Sales	13,044 <small>in June 2022</small>	10,183 <small>in June 2023</small>	- 21.9%	60,243 <small>in June 2022</small>	44,405 <small>in June 2023</small>	- 26.3%
Median Sales Price*	\$323,000	\$340,000	+ 5.3%	\$319,000	\$324,000	+ 1.6%
Inventory of Homes for Sale	21,889	13,686	- 37.5%	--	--	--
Days on Market Until Sale	18	21	+ 16.7%	26	29	+ 11.5%

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Activity by Property Type for July 2023

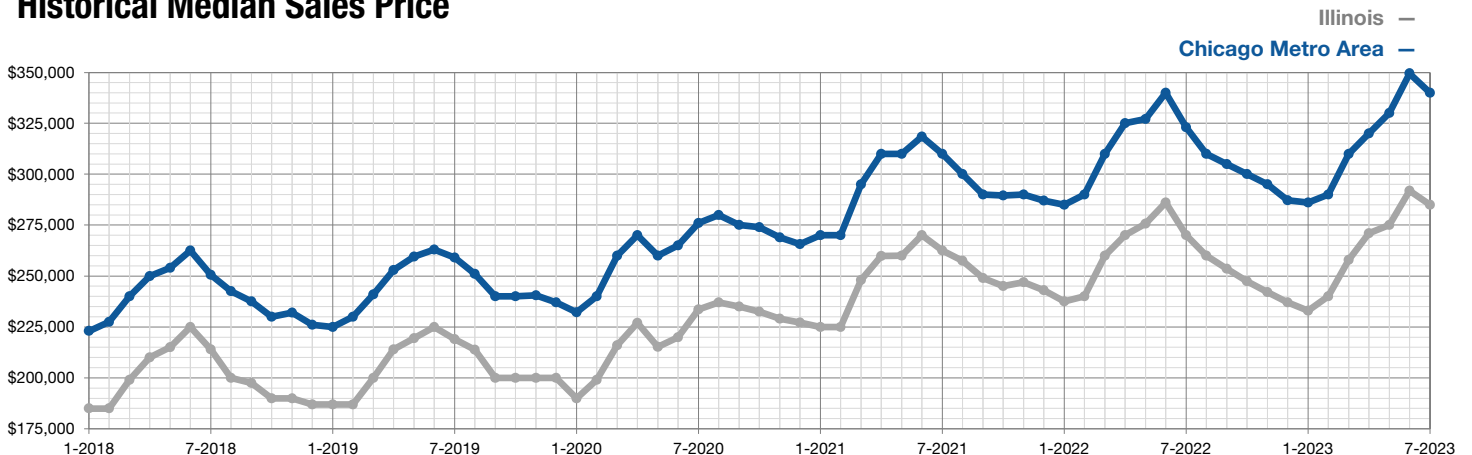
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City of Chicago

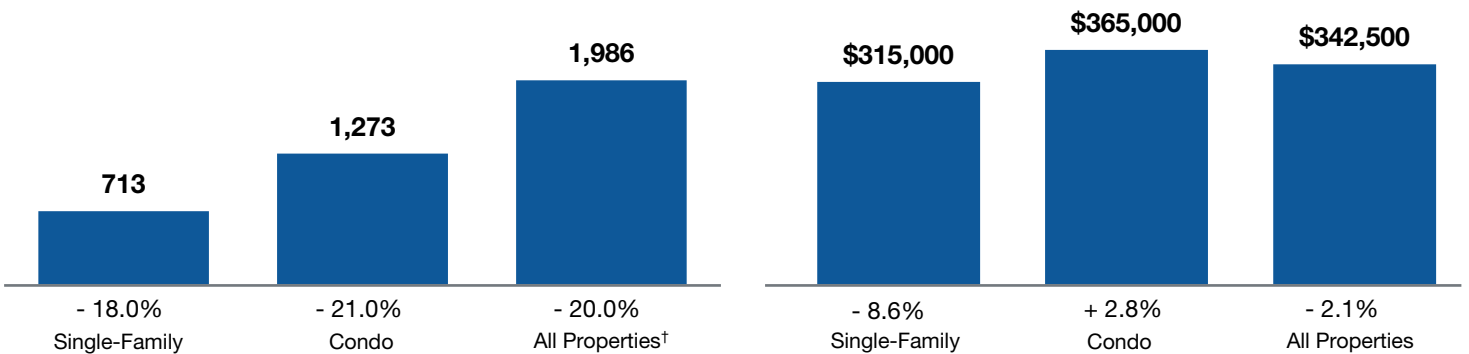
Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	2,481	1,986	- 20.0%	19,136	13,659	- 28.6%
Previous Month's Closed Sales	3,393 in June 2022	2,613 in June 2023	- 23.0%	16,655 in June 2022	11,673 in June 2023	- 29.9%
Median Sales Price*	\$350,000	\$342,500	- 2.1%	\$349,000	\$335,000	- 4.0%
Inventory of Homes for Sale	8,238	5,476	- 33.5%	--	--	--
Days on Market Until Sale	25	28	+ 12.0%	34	37	+ 8.8%

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Activity by Property Type for July 2023

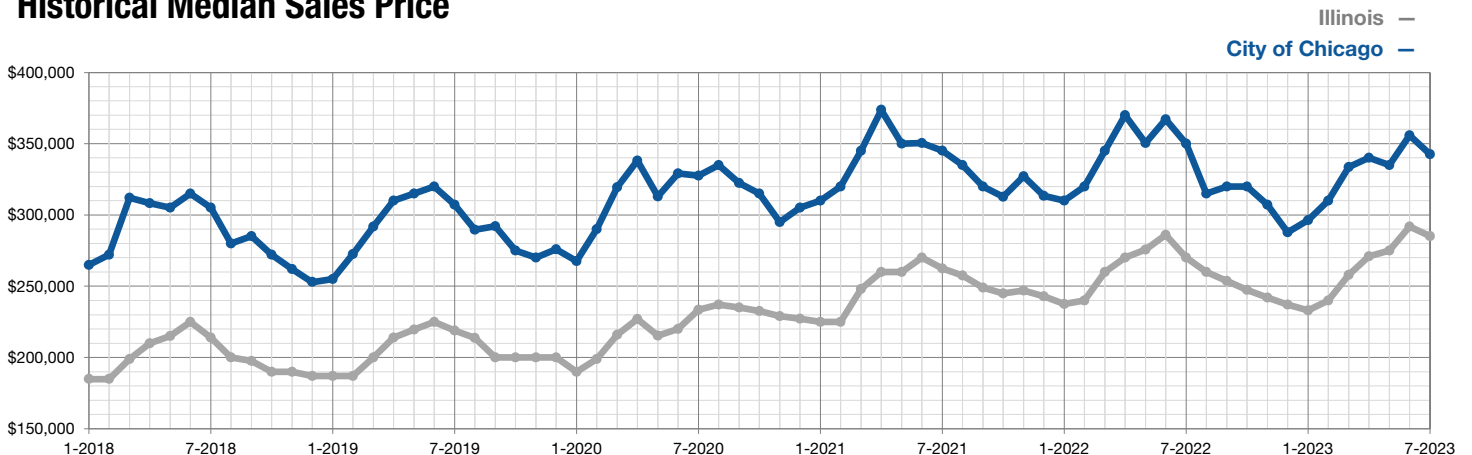
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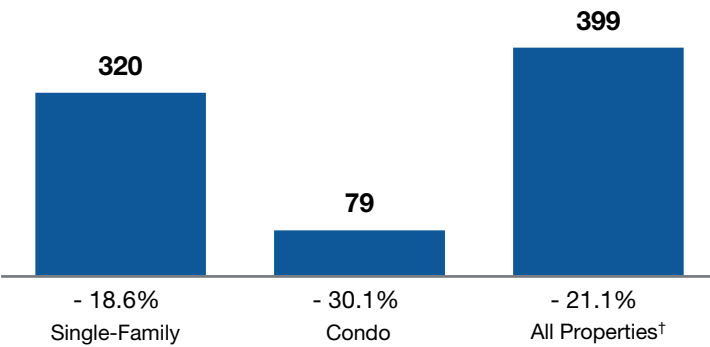
McHenry County

Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	506	399	- 21.1%	3,125	2,384	- 23.7%
Previous Month's Closed Sales	595 <small>in June 2022</small>	448 <small>in June 2023</small>	- 24.7%	2,619 <small>in June 2022</small>	1,985 <small>in June 2023</small>	- 24.2%
Median Sales Price*	\$299,995	\$320,000	+ 6.7%	\$295,000	\$305,000	+ 3.4%
Inventory of Homes for Sale	783	490	- 37.4%	--	--	--
Days on Market Until Sale	17	18	+ 5.9%	22	26	+ 18.2%

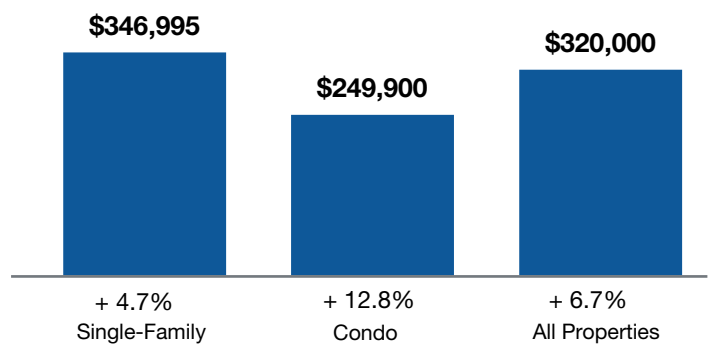
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Activity by Property Type for July 2023

Closed Sales

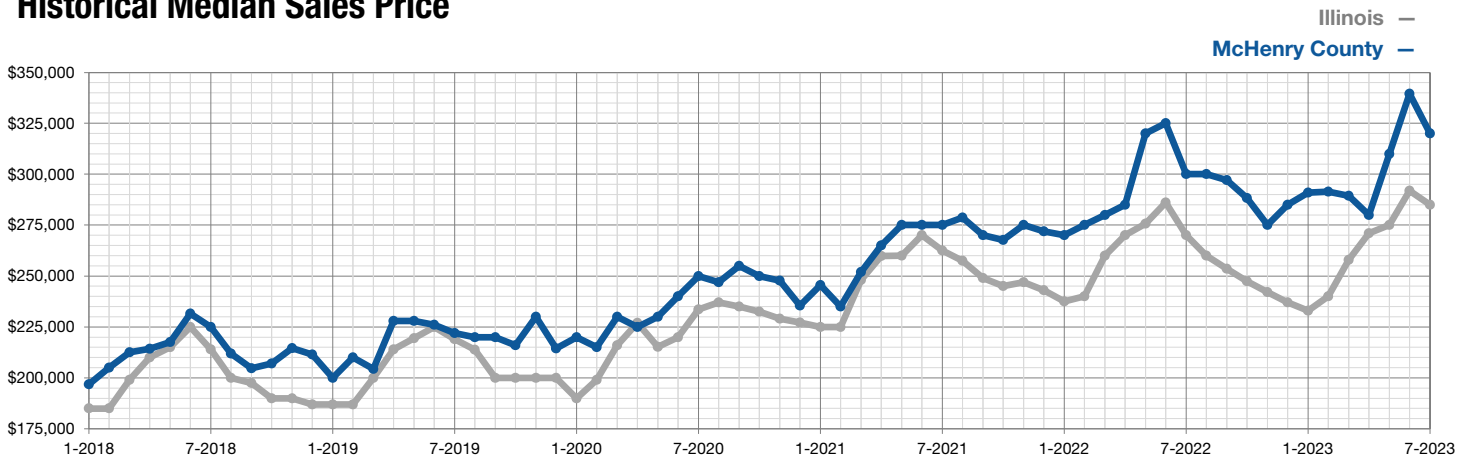


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Cook County

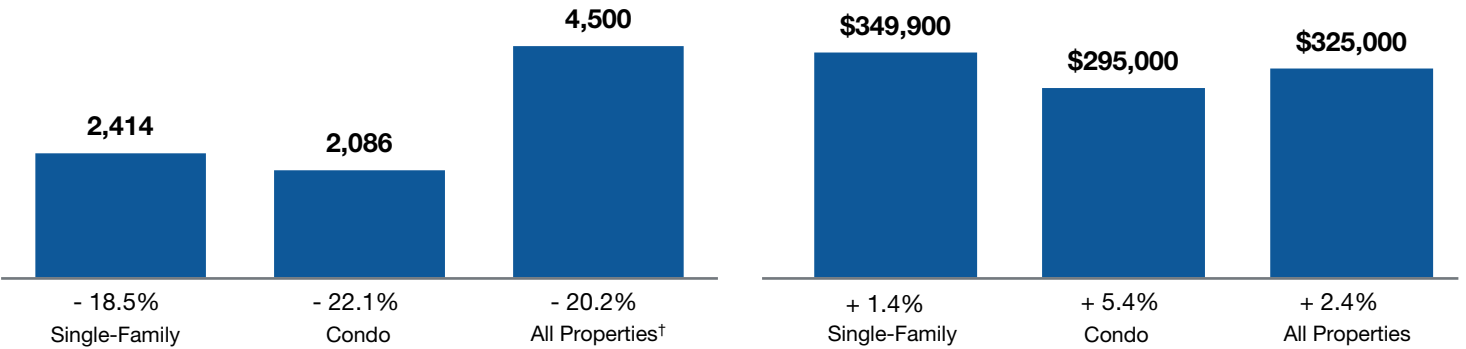
Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	5,641	4,500	- 20.2%	40,160	29,594	- 26.3%
Previous Month's Closed Sales	7,190 in June 2022	5,698 in June 2023	- 20.8%	34,519 in June 2022	25,094 in June 2023	- 27.3%
Median Sales Price*	\$317,500	\$325,000	+ 2.4%	\$315,000	\$310,000	- 1.6%
Inventory of Homes for Sale	14,348	9,071	- 36.8%	--	--	--
Days on Market Until Sale	20	24	+ 20.0%	29	32	+ 10.3%

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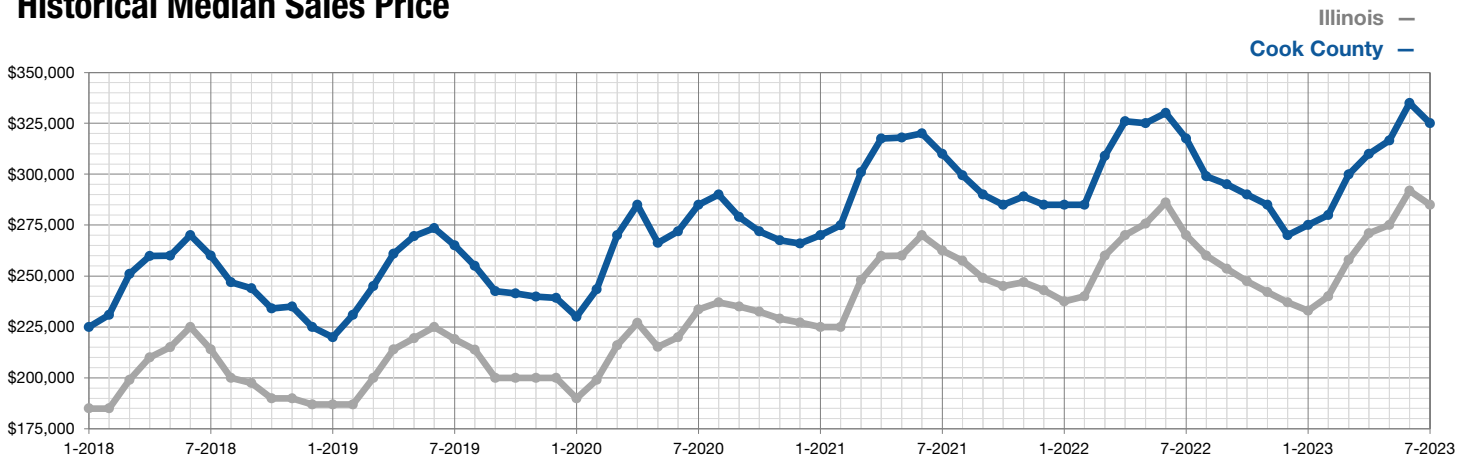
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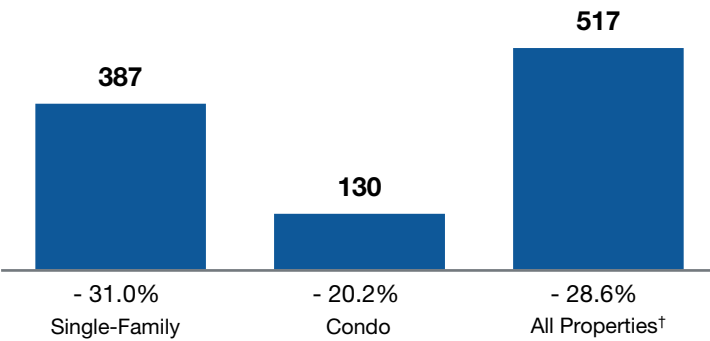
Kane County

Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	724	517	- 28.6%	4,411	3,280	- 25.6%
Previous Month's Closed Sales	798 <small>in June 2022</small>	640 <small>in June 2023</small>	- 19.8%	3,687 <small>in June 2022</small>	2,763 <small>in June 2023</small>	- 25.1%
Median Sales Price*	\$337,000	\$350,000	+ 3.9%	\$315,000	\$335,000	+ 6.3%
Inventory of Homes for Sale	987	610	- 38.2%	--	--	--
Days on Market Until Sale	16	16	0.0%	20	23	+ 15.0%

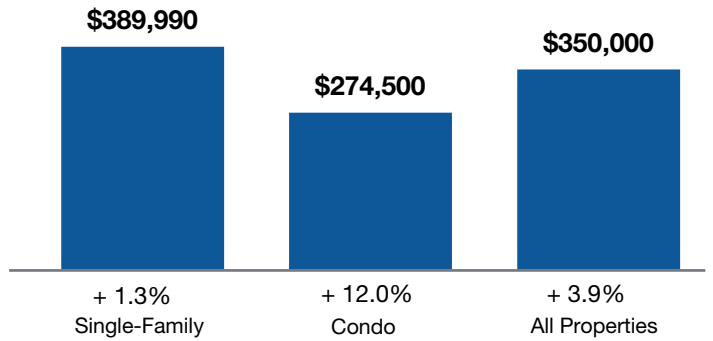
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Closed Sales

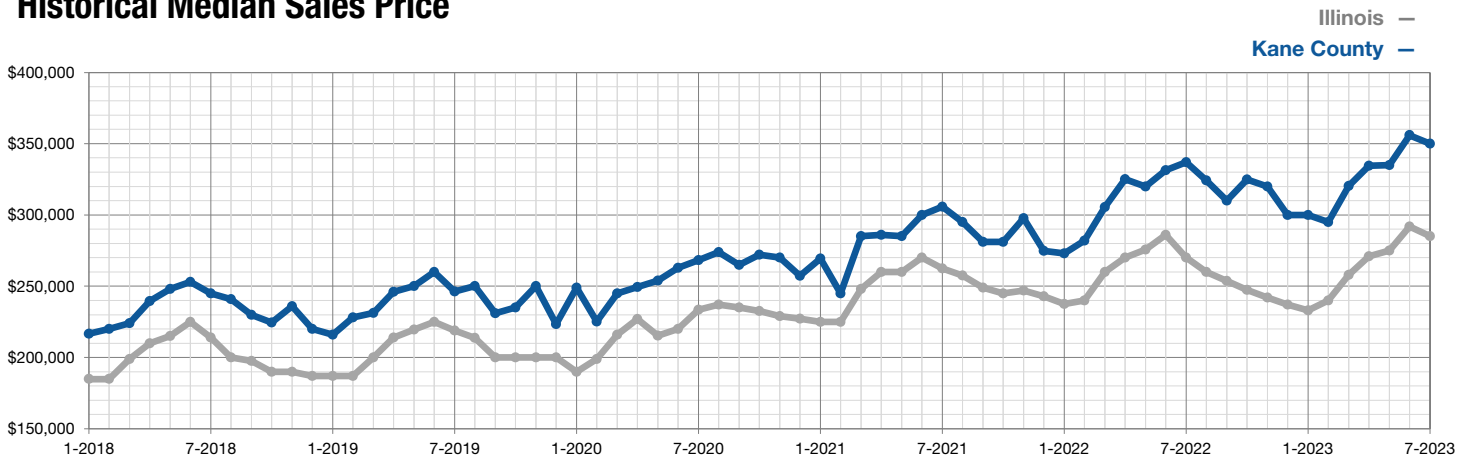


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Lake County

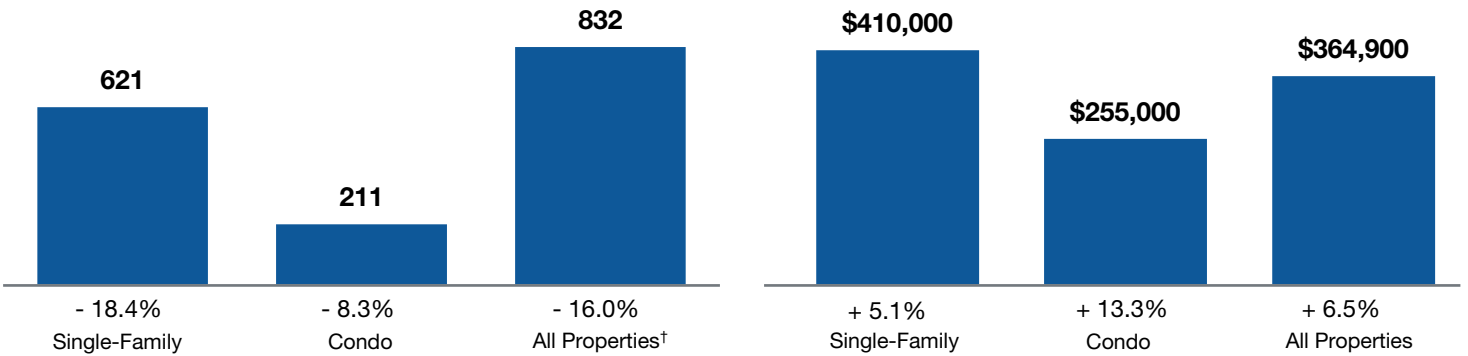
Key Metrics for All Properties	July			Year to Date		
	2022	2023	Percent Change	Thru Jul 2022	Thru Jul 2023	Percent Change
Closed Sales	991	832	- 16.0%	6,411	4,745	- 26.0%
Previous Month's Closed Sales	1,273 <small>in June 2022</small>	902 <small>in June 2023</small>	- 29.1%	5,420 <small>in June 2022</small>	3,913 <small>in June 2023</small>	- 27.8%
Median Sales Price*	\$342,500	\$364,900	+ 6.5%	\$337,000	\$350,000	+ 3.9%
Inventory of Homes for Sale	1,660	1,099	- 33.8%	--	--	--
Days on Market Until Sale	16	17	+ 6.3%	24	25	+ 4.2%

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