

# Monthly Local Market Update for July 2022

A Research Tool Provided by Illinois REALTORS®



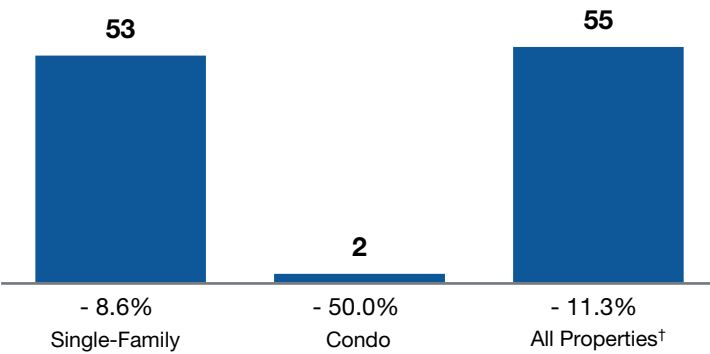
## Stephenson County

| Key Metrics for All Properties     | July                              |                                   |                | Year to Date                       |                                    |                |
|------------------------------------|-----------------------------------|-----------------------------------|----------------|------------------------------------|------------------------------------|----------------|
|                                    | 2021                              | 2022                              | Percent Change | Thru Jul 2021                      | Thru Jul 2022                      | Percent Change |
| <b>Closed Sales</b>                | <b>62</b>                         | <b>55</b>                         | <b>- 11.3%</b> | <b>400</b>                         | <b>369</b>                         | <b>- 7.8%</b>  |
| Previous Month's Closed Sales      | 87<br><small>in June 2021</small> | 65<br><small>in June 2022</small> | - 25.3%        | 338<br><small>in June 2021</small> | 314<br><small>in June 2022</small> | - 7.1%         |
| <b>Median Sales Price*</b>         | <b>\$134,250</b>                  | <b>\$116,450</b>                  | <b>- 13.3%</b> | <b>\$95,000</b>                    | <b>\$124,950</b>                   | <b>+ 31.5%</b> |
| <b>Inventory of Homes for Sale</b> | <b>121</b>                        | <b>102</b>                        | <b>- 15.7%</b> | --                                 | --                                 | --             |
| <b>Days on Market Until Sale</b>   | <b>20</b>                         | <b>30</b>                         | <b>+ 50.0%</b> | <b>66</b>                          | <b>50</b>                          | <b>- 24.2%</b> |

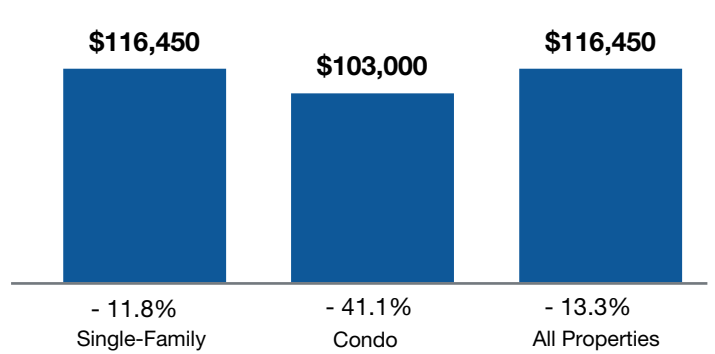
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Activity by Property Type for July 2022

#### Closed Sales



#### Median Sales Price



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

### Historical Median Sales Price

