

# Local Market Update – December 2013

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2014



## Cook County

**+ 2.6%**

Change in  
**New Listings**  
All Properties

**+ 9.8%**

Change in  
**Closed Sales**  
All Properties

**- 29.8%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	December			Trailing 12 Mos.		
	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -
New Listings	2,570	<b>2,582</b>	+ 0.5%	51,912	<b>53,826</b>	+ 3.7%
Under Contract (includes Contingent and Pending)	1,813	<b>2,124</b>	+ 17.2%	28,901	<b>34,955</b>	+ 20.9%
Closed Sales	2,344	<b>2,614</b>	+ 11.5%	27,709	<b>34,015</b>	+ 22.8%
Median Sales Price*	\$154,000	<b>\$175,000</b>	+ 13.6%	\$160,000	<b>\$176,500</b>	+ 10.3%
Average Sales Price*	\$240,337	<b>\$264,774</b>	+ 10.2%	\$246,569	<b>\$264,639</b>	+ 7.3%
Percent of Original List Price Received*	88.8%	<b>93.5%</b>	+ 5.2%	89.2%	<b>93.4%</b>	+ 4.7%
Average Market Time	133	<b>100</b>	- 24.7%	140	<b>108</b>	- 22.9%
Inventory of Homes for Sale at Month End	14,338	<b>10,538</b>	- 26.5%	--	--	--

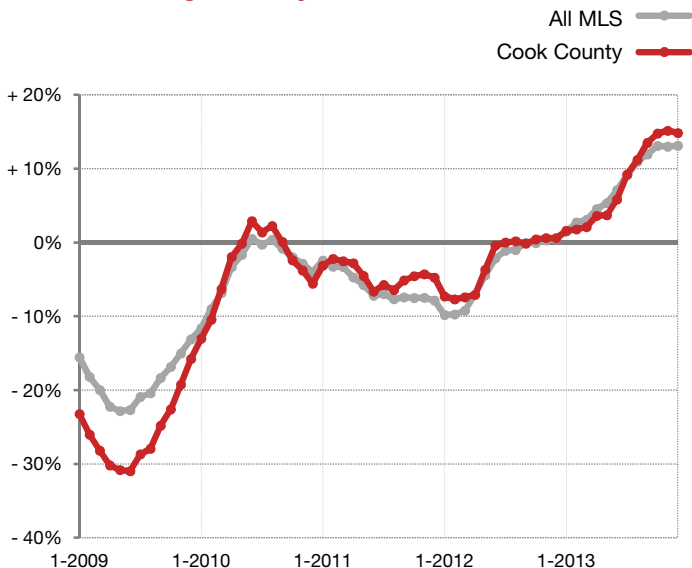
### Attached Single-Family

	December			Trailing 12 Mos.		
	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -
New Listings	1,737	<b>1,838</b>	+ 5.8%	39,464	<b>40,836</b>	+ 3.5%
Under Contract (includes Contingent and Pending)	1,521	<b>1,662</b>	+ 9.3%	23,937	<b>28,590</b>	+ 19.4%
Closed Sales	1,921	<b>2,070</b>	+ 7.8%	23,036	<b>28,048</b>	+ 21.8%
Median Sales Price*	\$140,000	<b>\$177,250</b>	+ 26.6%	\$149,250	<b>\$175,000</b>	+ 17.3%
Average Sales Price*	\$234,701	<b>\$268,401</b>	+ 14.4%	\$222,092	<b>\$246,995</b>	+ 11.2%
Percent of Original List Price Received*	90.1%	<b>94.2%</b>	+ 4.6%	89.0%	<b>94.2%</b>	+ 5.9%
Average Market Time	134	<b>98</b>	- 26.6%	155	<b>105</b>	- 32.4%
Inventory of Homes for Sale at Month End	10,145	<b>6,648</b>	- 34.5%	--	--	--

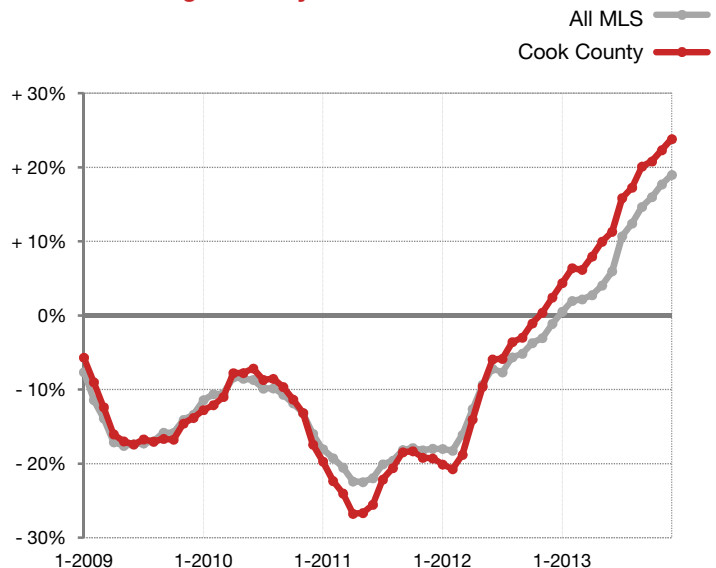
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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. | All data from Midwest Real Estate Data LLC. Powered by 10K Research and Marketing.