

# Local Market Update – April 2016

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2016



## Cook County

**- 2.2%**

Change in  
**New Listings**  
All Properties

**+ 8.1%**

Change in  
**Closed Sales**  
All Properties

**- 16.8%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	April			Trailing 12 Months		
	4-2015	4-2016	+ / -	4-2015	4-2016	+ / -
New Listings	6,502	<b>6,298</b>	- 3.1%	60,327	<b>62,843</b>	+ 4.2%
Under Contract (includes Contingent and Pending)	3,572	<b>4,250</b>	+ 19.0%	32,318	<b>35,519</b>	+ 9.9%
Closed Sales	2,744	<b>2,894</b>	+ 5.5%	31,472	<b>33,746</b>	+ 7.2%
Median Sales Price*	\$205,000	<b>\$234,900</b>	+ 14.6%	\$200,000	<b>\$217,000</b>	+ 8.5%
Average Sales Price*	\$300,035	<b>\$320,756</b>	+ 6.9%	\$293,740	<b>\$304,732</b>	+ 3.7%
Percent of Original List Price Received*	92.1%	<b>94.3%</b>	+ 2.4%	92.7%	<b>93.6%</b>	+ 1.0%
Average Market Time	110	<b>109</b>	- 0.9%	98	<b>98</b>	0.0%
Inventory of Homes for Sale at Month End	14,535	<b>12,443</b>	- 14.4%	--	--	--

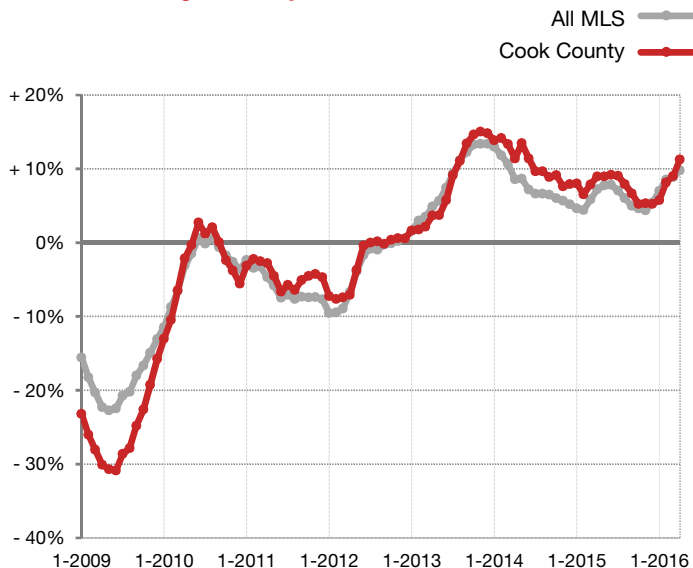
### Attached Single-Family

	April			Trailing 12 Months		
	4-2015	4-2016	+ / -	4-2015	4-2016	+ / -
New Listings	4,855	<b>4,814</b>	- 0.8%	44,834	<b>45,725</b>	+ 2.0%
Under Contract (includes Contingent and Pending)	2,984	<b>3,595</b>	+ 20.5%	26,917	<b>29,550</b>	+ 9.8%
Closed Sales	2,430	<b>2,697</b>	+ 11.0%	26,680	<b>28,289</b>	+ 6.0%
Median Sales Price*	\$235,000	<b>\$248,000</b>	+ 5.5%	\$210,000	<b>\$224,000</b>	+ 6.7%
Average Sales Price*	\$293,552	<b>\$309,726</b>	+ 5.5%	\$278,497	<b>\$288,930</b>	+ 3.7%
Percent of Original List Price Received*	95.3%	<b>96.2%</b>	+ 0.9%	94.7%	<b>95.1%</b>	+ 0.4%
Average Market Time	87	<b>79</b>	- 9.2%	82	<b>78</b>	- 4.9%
Inventory of Homes for Sale at Month End	9,236	<b>7,331</b>	- 20.6%	--	--	--

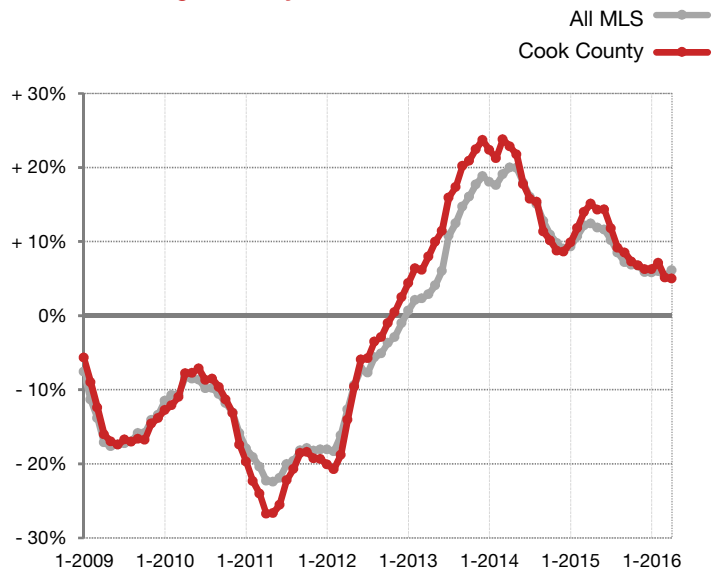
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 ShowingTime 10K.