

Local Market Update – August 2014

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



Cook County

+ 3.6%

Change in
New Listings
All Properties

- 15.3%

Change in
Closed Sales
All Properties

- 2.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Mos.		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
New Listings	4,992	5,269	+ 5.5%	53,044	55,699	+ 5.0%
Under Contract (includes Contingent and Pending)	3,004	3,058	+ 1.8%	33,113	32,014	- 3.3%
Closed Sales	3,577	3,012	- 15.8%	32,600	31,490	- 3.4%
Median Sales Price*	\$199,000	\$225,000	+ 13.1%	\$170,000	\$190,000	+ 11.8%
Average Sales Price*	\$290,575	\$336,422	+ 15.8%	\$256,337	\$280,850	+ 9.6%
Percent of Original List Price Received*	95.1%	93.8%	- 1.4%	92.2%	93.6%	+ 1.5%
Average Market Time	92	87	- 5.4%	118	96	- 18.6%
Inventory of Homes for Sale at Month End	14,520	14,511	- 0.1%	--	--	--

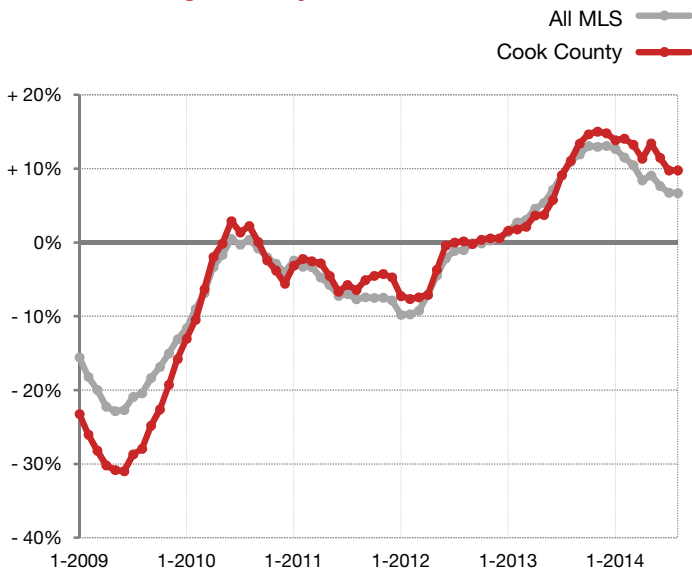
Attached Single-Family

	August			Trailing 12 Mos.		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
New Listings	3,687	3,725	+ 1.0%	40,213	42,655	+ 6.1%
Under Contract (includes Contingent and Pending)	2,454	2,518	+ 2.6%	27,745	27,103	- 2.3%
Closed Sales	2,926	2,496	- 14.7%	27,324	27,013	- 1.1%
Median Sales Price*	\$200,000	\$222,750	+ 11.4%	\$165,000	\$195,000	+ 18.2%
Average Sales Price*	\$263,256	\$295,906	+ 12.4%	\$237,359	\$266,308	+ 12.2%
Percent of Original List Price Received*	95.5%	95.3%	- 0.2%	92.7%	95.1%	+ 2.6%
Average Market Time	87	73	- 15.8%	119	85	- 28.5%
Inventory of Homes for Sale at Month End	9,451	8,977	- 5.0%	--	--	--

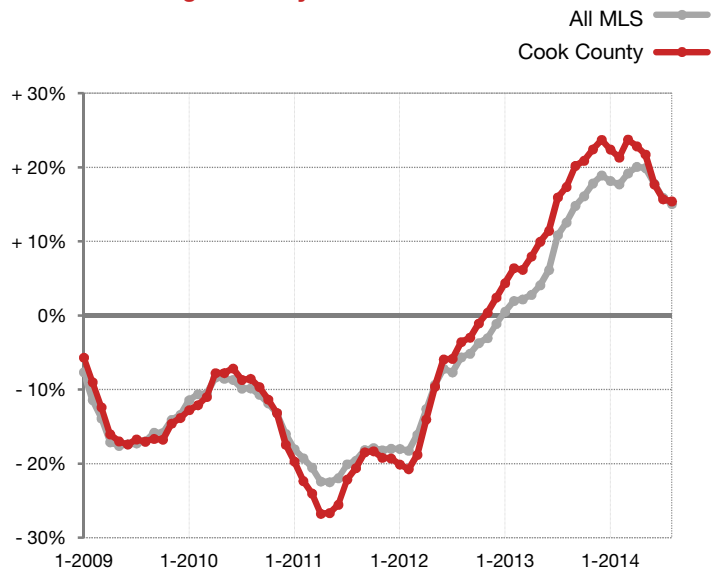
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.