

# Local Market Update – August 2016

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



## Cook County

**+ 2.2%**

Change in  
**New Listings**  
All Properties

**+ 7.4%**

Change in  
**Closed Sales**  
All Properties

**- 14.8%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	August			Trailing 12 Months		
	8-2015	8-2016	+ / -	8-2015	8-2016	+ / -
New Listings	5,563	<b>5,657</b>	+ 1.7%	61,437	<b>63,548</b>	+ 3.4%
Under Contract (includes Contingent and Pending)	2,906	<b>3,420</b>	+ 17.7%	33,271	<b>35,776</b>	+ 7.5%
Closed Sales	3,202	<b>3,524</b>	+ 10.1%	32,751	<b>34,328</b>	+ 4.8%
Median Sales Price*	\$226,000	<b>\$245,000</b>	+ 8.4%	\$208,000	<b>\$225,000</b>	+ 8.2%
Average Sales Price*	\$322,562	<b>\$329,371</b>	+ 2.1%	\$298,850	<b>\$310,132</b>	+ 3.8%
Percent of Original List Price Received*	94.1%	<b>94.8%</b>	+ 0.7%	92.7%	<b>93.9%</b>	+ 1.3%
Average Market Time	85	<b>82</b>	- 3.5%	98	<b>96</b>	- 2.0%
Inventory of Homes for Sale at Month End	15,906	<b>13,674</b>	- 14.0%	--	--	--

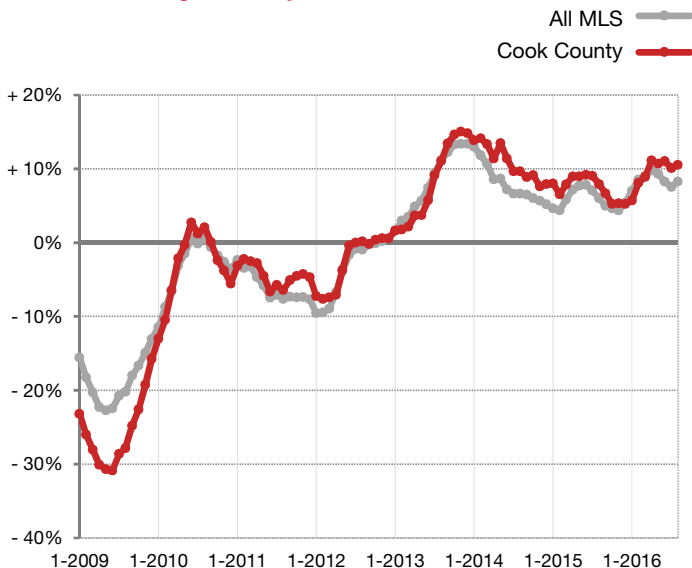
### Attached Single-Family

	August			Trailing 12 Months		
	8-2015	8-2016	+ / -	8-2015	8-2016	+ / -
New Listings	3,921	<b>4,031</b>	+ 2.8%	45,765	<b>45,628</b>	- 0.3%
Under Contract (includes Contingent and Pending)	2,351	<b>2,615</b>	+ 11.2%	27,840	<b>29,381</b>	+ 5.5%
Closed Sales	2,830	<b>2,956</b>	+ 4.5%	27,805	<b>28,425</b>	+ 2.2%
Median Sales Price*	\$230,700	<b>\$222,500</b>	- 3.6%	\$217,000	<b>\$225,000</b>	+ 3.7%
Average Sales Price*	\$292,053	<b>\$290,350</b>	- 0.6%	\$284,343	<b>\$291,581</b>	+ 2.5%
Percent of Original List Price Received*	95.0%	<b>95.7%</b>	+ 0.7%	94.7%	<b>95.4%</b>	+ 0.7%
Average Market Time	68	<b>66</b>	- 2.9%	80	<b>76</b>	- 5.0%
Inventory of Homes for Sale at Month End	9,415	<b>7,897</b>	- 16.1%	--	--	--

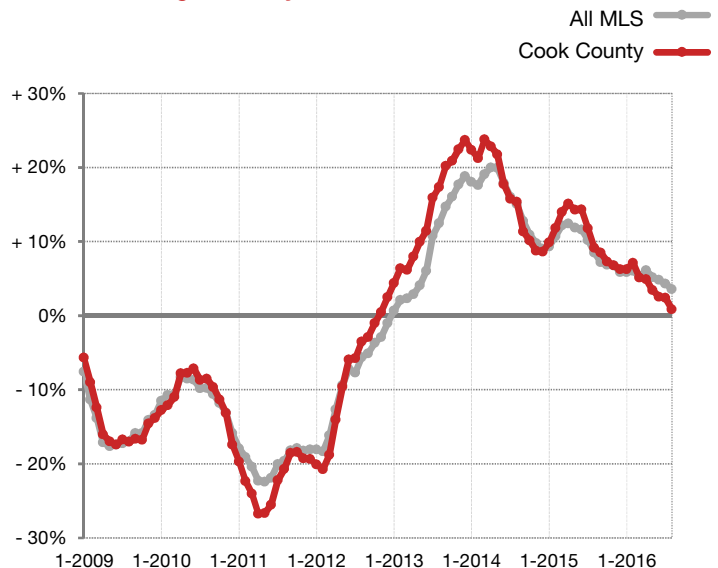
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.