

# Local Market Update – December 2014

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2015



## Cook County

**+ 1.1%**

Change in  
**New Listings**  
All Properties

**- 4.5%**

Change in  
**Closed Sales**  
All Properties

**- 5.2%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	December			Trailing 12 Mos.		
	12-2013	12-2014	+ / -	12-2013	12-2014	+ / -
New Listings	2,612	<b>2,738</b>	+ 4.8%	53,917	<b>57,236</b>	+ 6.2%
Under Contract (includes Contingent and Pending)	1,721	<b>2,196</b>	+ 27.6%	33,477	<b>31,708</b>	- 5.3%
Closed Sales	2,639	<b>2,554</b>	- 3.2%	34,061	<b>30,727</b>	- 9.8%
Median Sales Price*	\$175,000	<b>\$185,000</b>	+ 5.7%	\$176,500	<b>\$195,000</b>	+ 10.5%
Average Sales Price*	\$264,313	<b>\$280,022</b>	+ 5.9%	\$264,552	<b>\$287,722</b>	+ 8.8%
Percent of Original List Price Received*	93.4%	<b>92.4%</b>	- 1.1%	93.4%	<b>93.1%</b>	- 0.3%
Average Market Time	100	<b>101</b>	+ 0.4%	108	<b>96</b>	- 11.6%
Inventory of Homes for Sale at Month End	12,187	<b>11,771</b>	- 3.4%	--	--	--

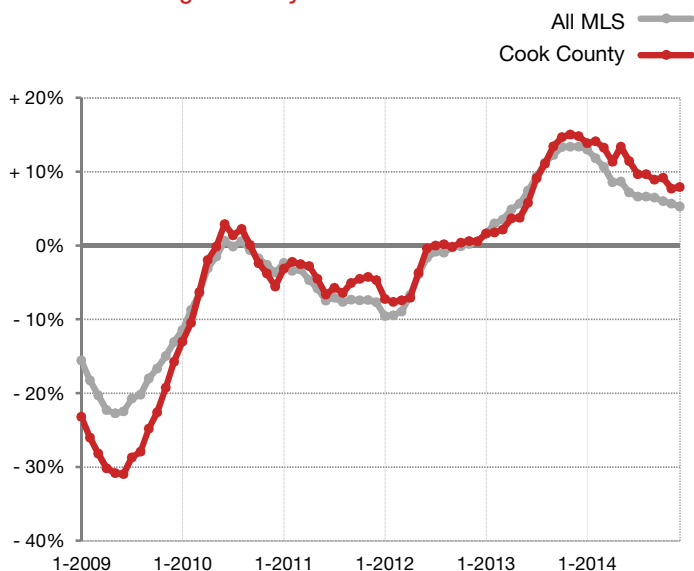
### Attached Single-Family

	December			Trailing 12 Mos.		
	12-2013	12-2014	+ / -	12-2013	12-2014	+ / -
New Listings	1,851	<b>1,775</b>	- 4.1%	40,871	<b>43,492</b>	+ 6.4%
Under Contract (includes Contingent and Pending)	1,402	<b>1,630</b>	+ 16.3%	27,630	<b>26,822</b>	- 2.9%
Closed Sales	2,096	<b>1,969</b>	- 6.1%	28,094	<b>26,509</b>	- 5.6%
Median Sales Price*	\$176,250	<b>\$188,000</b>	+ 6.7%	\$175,000	<b>\$200,000</b>	+ 14.3%
Average Sales Price*	\$267,739	<b>\$281,603</b>	+ 5.2%	\$247,022	<b>\$272,113</b>	+ 10.2%
Percent of Original List Price Received*	94.3%	<b>93.5%</b>	- 0.8%	94.2%	<b>94.8%</b>	+ 0.7%
Average Market Time	99	<b>89</b>	- 9.6%	105	<b>82</b>	- 21.4%
Inventory of Homes for Sale at Month End	7,712	<b>7,098</b>	- 8.0%	--	--	--

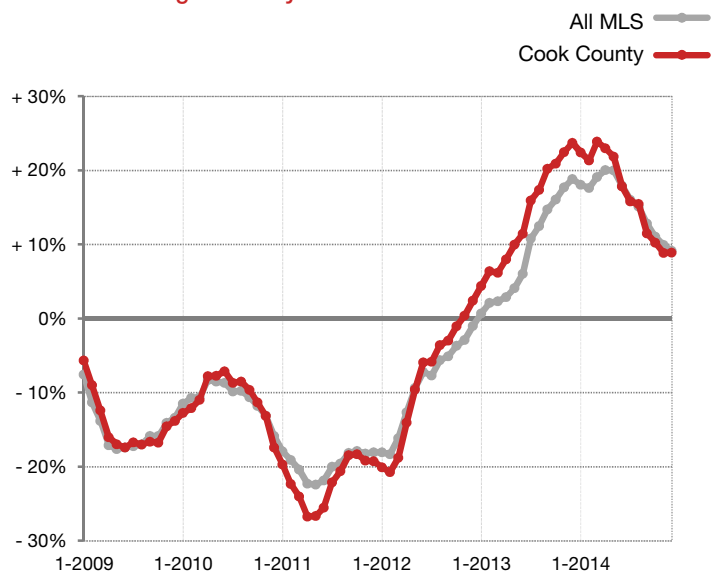
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.