

Local Market Update – December 2015

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



Cook County

- 5.5%

Change in
New Listings
All Properties

+ 1.8%

Change in
Closed Sales
All Properties

- 16.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -
New Listings	2,810	2,691	- 4.2%	57,484	61,406	+ 6.8%
Under Contract (includes Contingent and Pending)	1,843	2,272	+ 23.3%	30,675	34,743	+ 13.3%
Closed Sales	2,577	2,602	+ 1.0%	30,761	33,176	+ 7.9%
Median Sales Price*	\$185,000	\$202,000	+ 9.2%	\$195,000	\$210,726	+ 8.1%
Average Sales Price*	\$276,787	\$289,089	+ 4.4%	\$287,604	\$300,940	+ 4.6%
Percent of Original List Price Received*	91.7%	92.5%	+ 0.9%	93.1%	93.0%	- 0.1%
Average Market Time	101	103	+ 2.0%	96	98	+ 2.1%
Inventory of Homes for Sale at Month End	13,128	11,110	- 15.4%	--	--	--

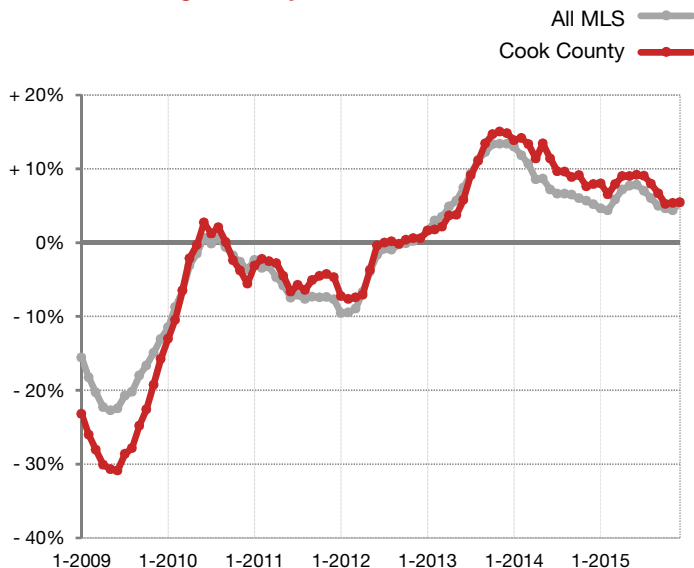
Attached Single-Family

	December			Trailing 12 Months		
	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -
New Listings	1,791	1,655	- 7.6%	43,567	45,375	+ 4.1%
Under Contract (includes Contingent and Pending)	1,396	1,637	+ 17.3%	26,199	28,674	+ 9.4%
Closed Sales	1,988	2,044	+ 2.8%	26,543	27,855	+ 4.9%
Median Sales Price*	\$186,000	\$200,000	+ 7.5%	\$200,000	\$220,000	+ 10.0%
Average Sales Price*	\$280,900	\$286,508	+ 2.0%	\$271,920	\$287,162	+ 5.6%
Percent of Original List Price Received*	93.5%	94.2%	+ 0.7%	94.8%	94.8%	0.0%
Average Market Time	89	89	0.0%	82	79	- 3.7%
Inventory of Homes for Sale at Month End	7,863	6,389	- 18.7%	--	--	--

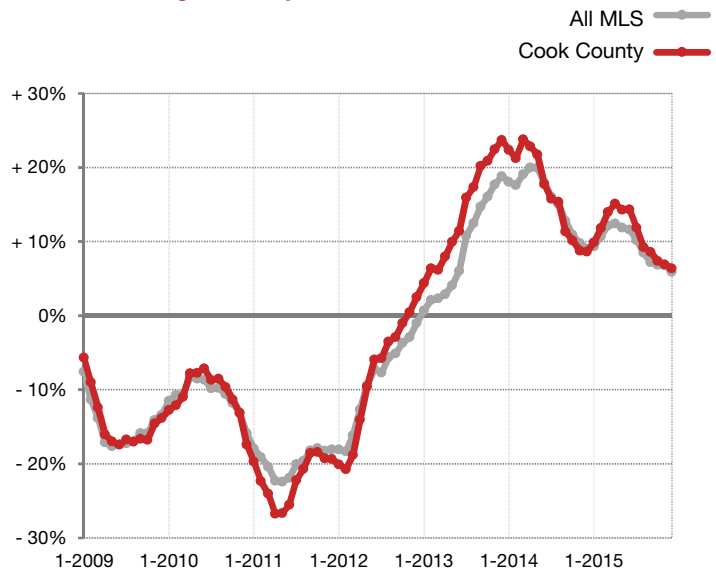
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.