

# Local Market Update – February 2015

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of March 16, 2015



## Cook County

**+ 8.7%**

Change in  
**New Listings**  
All Properties

**+ 1.3%**

Change in  
**Closed Sales**  
All Properties

**- 4.5%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

|  | February  |                  |         | Trailing 12 Mos. |                  |         |
|--|-----------|------------------|---------|------------------|------------------|---------|
|  | 2-2014    | 2-2015           | + / -   | 2-2014           | 2-2015           | + / -   |
| New Listings                                     | 3,685     | <b>4,068</b>     | + 10.4% | 52,708           | <b>58,458</b>    | + 10.9% |
| Under Contract (includes Contingent and Pending) | 2,139     | <b>2,931</b>     | + 37.0% | 32,440           | <b>32,339</b>    | - 0.3%  |
| Closed Sales                                     | 1,714     | <b>1,799</b>     | + 5.0%  | 33,742           | <b>30,720</b>    | - 9.0%  |
| Median Sales Price*                              | \$156,500 | <b>\$165,000</b> | + 5.4%  | \$180,000        | <b>\$195,500</b> | + 8.6%  |
| Average Sales Price*                             | \$225,584 | <b>\$259,474</b> | + 15.0% | \$269,544        | <b>\$289,801</b> | + 7.5%  |
| Percent of Original List Price Received*         | 92.1%     | <b>89.6%</b>     | - 2.7%  | 93.8%            | <b>92.8%</b>     | - 1.0%  |
| Average Market Time                              | 110       | <b>117</b>       | + 6.5%  | 104              | <b>96</b>        | - 7.4%  |
| Inventory of Homes for Sale at Month End         | 12,161    | <b>11,826</b>    | - 2.8%  | --               | --               | --      |

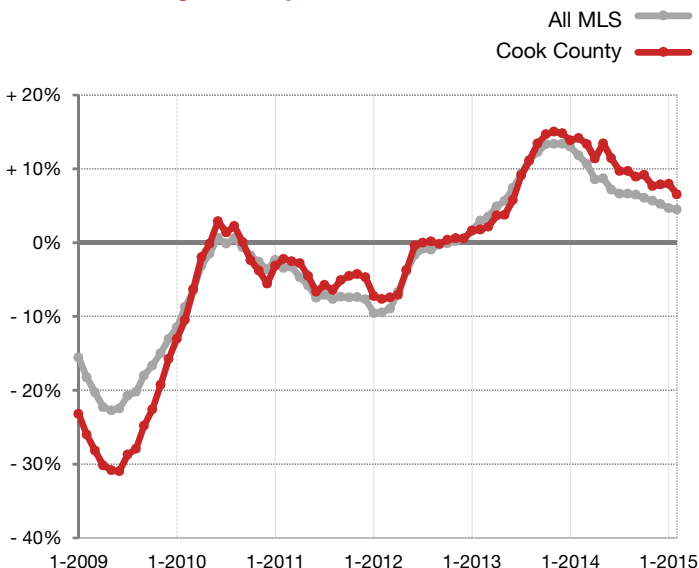
### Attached Single-Family

|  | February  |                  |         | Trailing 12 Mos. |                  |         |
|--|-----------|------------------|---------|------------------|------------------|---------|
|  | 2-2014    | 2-2015           | + / -   | 2-2014           | 2-2015           | + / -   |
| New Listings                                     | 3,264     | <b>3,486</b>     | + 6.8%  | 40,331           | <b>44,099</b>    | + 9.3%  |
| Under Contract (includes Contingent and Pending) | 2,147     | <b>2,507</b>     | + 16.8% | 27,239           | <b>27,085</b>    | - 0.6%  |
| Closed Sales                                     | 1,472     | <b>1,427</b>     | - 3.1%  | 27,976           | <b>26,408</b>    | - 5.6%  |
| Median Sales Price*                              | \$142,000 | <b>\$180,000</b> | + 26.8% | \$180,000        | <b>\$205,000</b> | + 13.9% |
| Average Sales Price*                             | \$233,540 | <b>\$250,166</b> | + 7.1%  | \$251,569        | <b>\$274,020</b> | + 8.9%  |
| Percent of Original List Price Received*         | 93.4%     | <b>93.0%</b>     | - 0.4%  | 94.5%            | <b>94.8%</b>     | + 0.3%  |
| Average Market Time                              | 106       | <b>102</b>       | - 3.8%  | 100              | <b>82</b>        | - 18.8% |
| Inventory of Homes for Sale at Month End         | 8,000     | <b>7,427</b>     | - 7.2%  | --               | --               | --      |

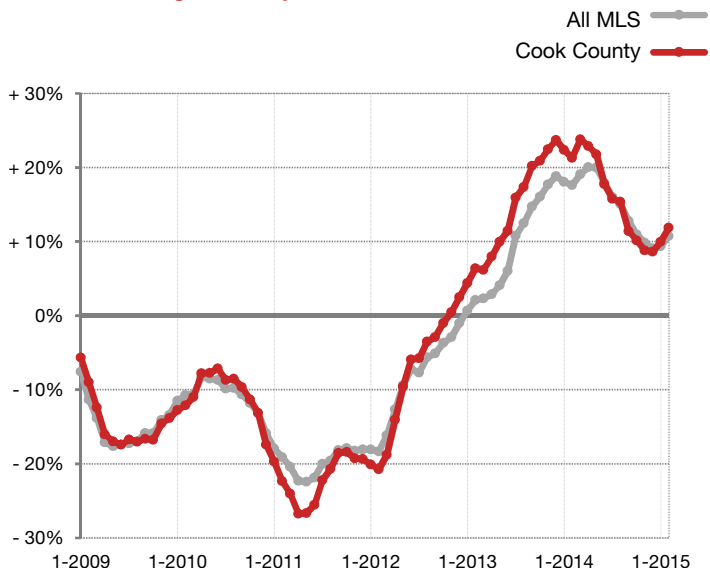
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.