

Local Market Update – February 2016

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



Cook County

+ 19.0%

Change in
New Listings
All Properties

+ 4.7%

Change in
Closed Sales
All Properties

- 13.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2015	2-2016	+ / -	2-2015	2-2016	+ / -
New Listings	4,120	5,089	+ 23.5%	58,644	62,578	+ 6.7%
Under Contract (includes Contingent and Pending)	2,533	3,283	+ 29.6%	31,274	35,083	+ 12.2%
Closed Sales	1,816	1,924	+ 5.9%	30,750	33,521	+ 9.0%
Median Sales Price*	\$165,000	\$189,900	+ 15.1%	\$195,050	\$214,900	+ 10.2%
Average Sales Price*	\$258,478	\$257,326	- 0.4%	\$289,680	\$302,432	+ 4.4%
Percent of Original List Price Received*	89.5%	92.3%	+ 3.1%	92.8%	93.2%	+ 0.4%
Average Market Time	117	112	- 4.3%	96	98	+ 2.1%
Inventory of Homes for Sale at Month End	13,137	11,560	- 12.0%	--	--	--

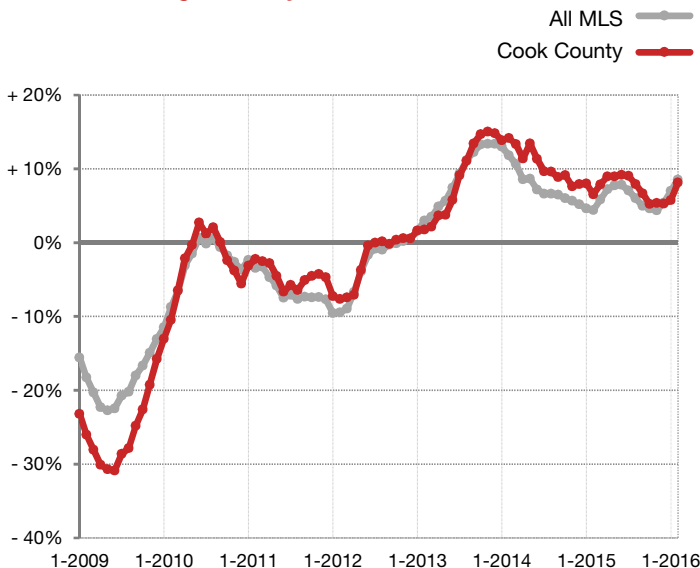
Attached Single-Family

	February			Trailing 12 Months		
	2-2015	2-2016	+ / -	2-2015	2-2016	+ / -
New Listings	3,506	3,984	+ 13.6%	44,155	45,786	+ 3.7%
Under Contract (includes Contingent and Pending)	2,260	2,759	+ 22.1%	26,453	28,928	+ 9.4%
Closed Sales	1,450	1,494	+ 3.0%	26,437	27,944	+ 5.7%
Median Sales Price*	\$180,000	\$195,000	+ 8.3%	\$205,000	\$222,000	+ 8.3%
Average Sales Price*	\$250,861	\$269,833	+ 7.6%	\$273,959	\$287,989	+ 5.1%
Percent of Original List Price Received*	93.0%	93.7%	+ 0.8%	94.8%	94.9%	+ 0.1%
Average Market Time	102	102	0.0%	82	79	- 3.7%
Inventory of Homes for Sale at Month End	8,167	6,842	- 16.2%	--	--	--

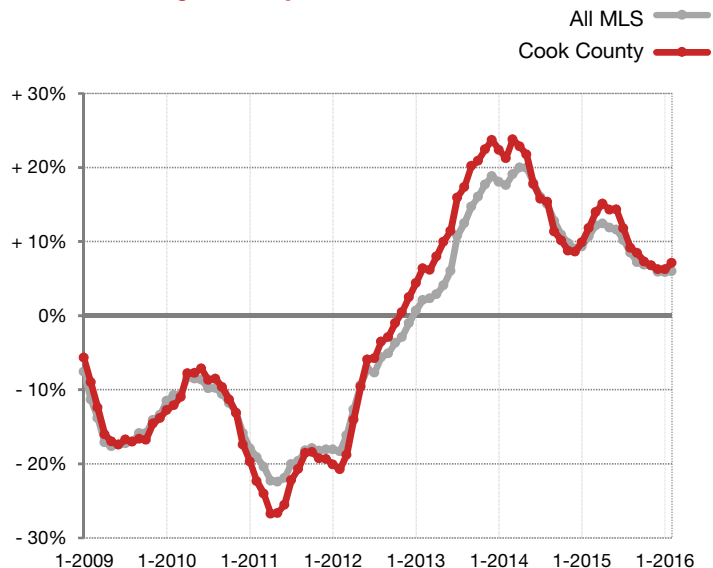
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 ShowingTime 10K.