

# Local Market Update – July 2014

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of August 13, 2014



## Cook County

**+ 11.8%**

Change in  
**New Listings**  
All Properties

**- 7.2%**

Change in  
**Closed Sales**  
All Properties

**- 2.7%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Trailing 12 Mos.		
	7-2013	7-2014	+ / -	7-2013	7-2014	+ / -
New Listings	5,086	<b>5,817</b>	+ 14.4%	52,646	<b>55,392</b>	+ 5.2%
Under Contract (includes Contingent and Pending)	3,101	<b>3,278</b>	+ 5.7%	32,641	<b>32,462</b>	- 0.5%
Closed Sales	3,524	<b>3,234</b>	- 8.2%	31,884	<b>32,023</b>	+ 0.4%
Median Sales Price*	\$210,000	<b>\$224,000</b>	+ 6.7%	\$167,000	<b>\$189,000</b>	+ 13.2%
Average Sales Price*	\$298,457	<b>\$316,759</b>	+ 6.1%	\$254,325	<b>\$276,703</b>	+ 8.8%
Percent of Original List Price Received*	95.0%	<b>95.0%</b>	- 0.0%	91.7%	<b>93.7%</b>	+ 2.2%
Average Market Time	93	<b>82</b>	- 11.8%	123	<b>97</b>	- 21.1%
Inventory of Homes for Sale at Month End	14,485	<b>14,276</b>	- 1.4%	--	--	--

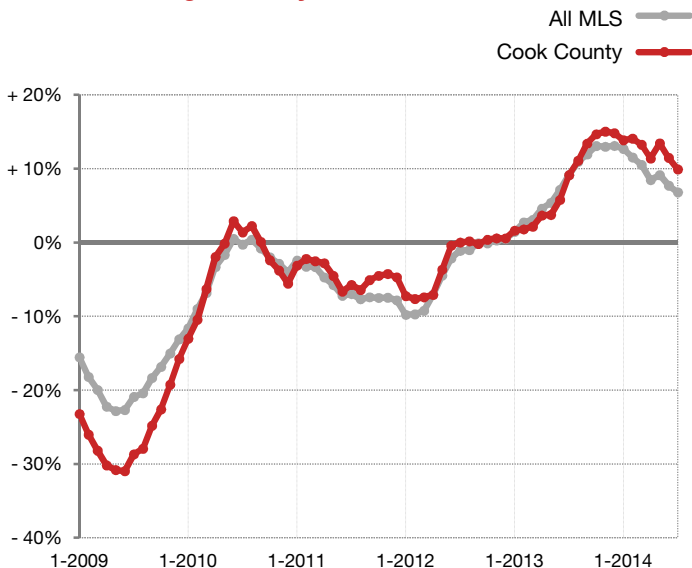
### Attached Single-Family

	July			Trailing 12 Mos.		
	7-2013	7-2014	+ / -	7-2013	7-2014	+ / -
New Listings	3,917	<b>4,246</b>	+ 8.4%	39,862	<b>42,609</b>	+ 6.9%
Under Contract (includes Contingent and Pending)	2,567	<b>2,578</b>	+ 0.4%	27,480	<b>27,346</b>	- 0.5%
Closed Sales	3,018	<b>2,836</b>	- 6.0%	26,801	<b>27,401</b>	+ 2.2%
Median Sales Price*	\$204,900	<b>\$224,000</b>	+ 9.3%	\$162,000	<b>\$193,000</b>	+ 19.1%
Average Sales Price*	\$263,865	<b>\$283,898</b>	+ 7.6%	\$233,955	<b>\$263,270</b>	+ 12.5%
Percent of Original List Price Received*	95.7%	<b>95.9%</b>	+ 0.2%	92.1%	<b>95.1%</b>	+ 3.2%
Average Market Time	86	<b>71</b>	- 17.8%	125	<b>86</b>	- 30.8%
Inventory of Homes for Sale at Month End	9,556	<b>9,114</b>	- 4.6%	--	--	--

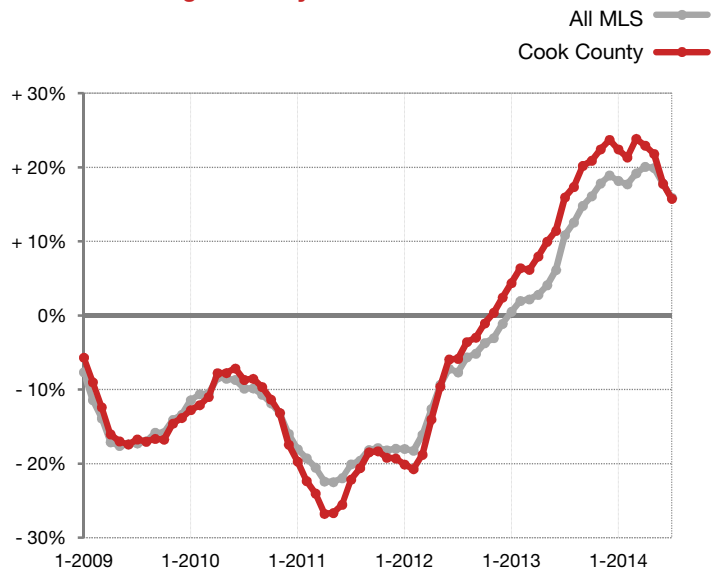
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.