

# Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of August 15, 2016



## Cook County

**- 4.1%**

Change in  
**New Listings**  
All Properties

**- 9.5%**

Change in  
**Closed Sales**  
All Properties

**- 14.0%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Trailing 12 Months		
	7-2015	7-2016	+ / -	7-2015	7-2016	+ / -
New Listings	6,191	<b>5,961</b>	- 3.7%	61,179	<b>63,405</b>	+ 3.6%
Under Contract (includes Contingent and Pending)	3,094	<b>3,410</b>	+ 10.2%	33,014	<b>35,688</b>	+ 8.1%
Closed Sales	3,650	<b>3,367</b>	- 7.8%	32,590	<b>33,969</b>	+ 4.2%
Median Sales Price*	\$237,000	<b>\$252,000</b>	+ 6.3%	\$207,000	<b>\$222,000</b>	+ 7.2%
Average Sales Price*	\$336,181	<b>\$347,544</b>	+ 3.4%	\$300,003	<b>\$309,346</b>	+ 3.1%
Percent of Original List Price Received*	94.7%	<b>95.1%</b>	+ 0.4%	92.7%	<b>93.9%</b>	+ 1.3%
Average Market Time	85	<b>79</b>	- 7.1%	98	<b>96</b>	- 2.0%
Inventory of Homes for Sale at Month End	15,925	<b>13,927</b>	- 12.5%	--	--	--

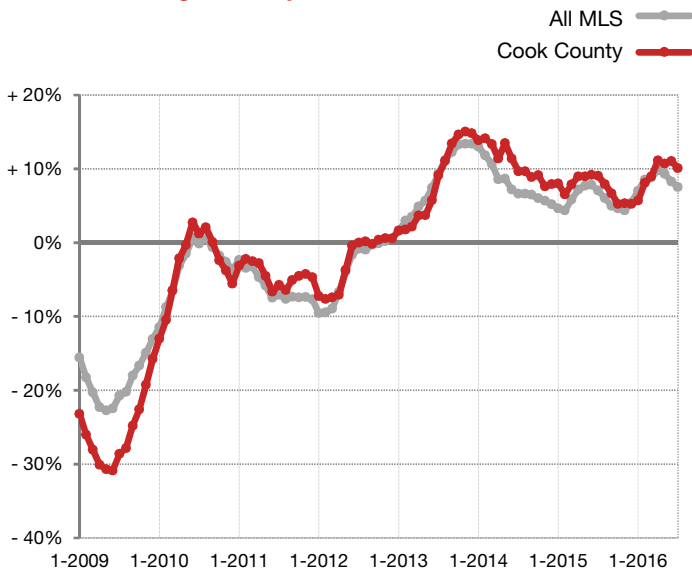
### Attached Single-Family

	July			Trailing 12 Months		
	7-2015	7-2016	+ / -	7-2015	7-2016	+ / -
New Listings	4,438	<b>4,228</b>	- 4.7%	45,578	<b>45,514</b>	- 0.1%
Under Contract (includes Contingent and Pending)	2,642	<b>2,673</b>	+ 1.2%	27,769	<b>29,359</b>	+ 5.7%
Closed Sales	3,180	<b>2,817</b>	- 11.4%	27,501	<b>28,275</b>	+ 2.8%
Median Sales Price*	\$235,050	<b>\$240,000</b>	+ 2.1%	\$215,000	<b>\$225,000</b>	+ 4.7%
Average Sales Price*	\$297,994	<b>\$309,577</b>	+ 3.9%	\$284,557	<b>\$291,807</b>	+ 2.5%
Percent of Original List Price Received*	95.5%	<b>96.5%</b>	+ 1.0%	94.7%	<b>95.3%</b>	+ 0.6%
Average Market Time	67	<b>60</b>	- 10.4%	80	<b>76</b>	- 5.0%
Inventory of Homes for Sale at Month End	9,578	<b>8,016</b>	- 16.3%	--	--	--

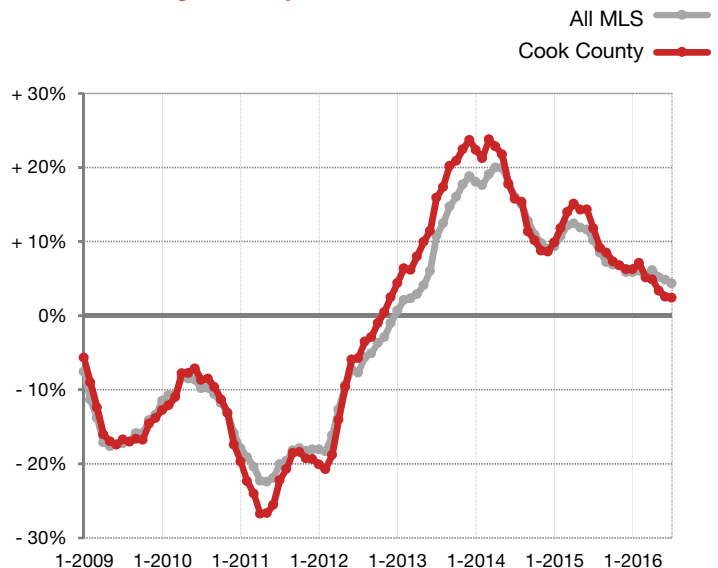
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.