

# Local Market Update – March 2016

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



## Cook County

**+ 2.8%**

Change in  
**New Listings**  
All Properties

**+ 1.5%**

Change in  
**Closed Sales**  
All Properties

**- 14.1%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2015	3-2016	+ / -	3-2015	3-2016	+ / -
New Listings	5,823	<b>6,173</b>	+ 6.0%	59,649	<b>62,995</b>	+ 5.6%
Under Contract (includes Contingent and Pending)	3,393	<b>4,078</b>	+ 20.2%	31,850	<b>35,330</b>	+ 10.9%
Closed Sales	2,487	<b>2,520</b>	+ 1.3%	31,182	<b>33,575</b>	+ 7.7%
Median Sales Price*	\$193,250	<b>\$211,725</b>	+ 9.6%	\$198,500	<b>\$215,000</b>	+ 8.3%
Average Sales Price*	\$281,502	<b>\$290,434</b>	+ 3.2%	\$291,451	<b>\$303,025</b>	+ 4.0%
Percent of Original List Price Received*	91.4%	<b>94.1%</b>	+ 3.0%	92.8%	<b>93.4%</b>	+ 0.6%
Average Market Time	119	<b>114</b>	- 4.2%	97	<b>98</b>	+ 1.0%
Inventory of Homes for Sale at Month End	13,615	<b>12,014</b>	- 11.8%	--	--	--

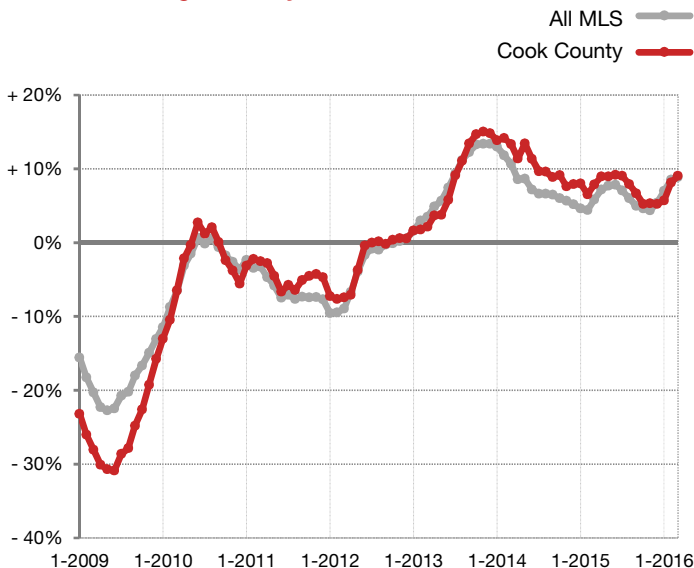
### Attached Single-Family

	March			Trailing 12 Months		
	3-2015	3-2016	+ / -	3-2015	3-2016	+ / -
New Listings	4,789	<b>4,732</b>	- 1.2%	44,667	<b>45,752</b>	+ 2.4%
Under Contract (includes Contingent and Pending)	2,946	<b>3,401</b>	+ 15.4%	26,708	<b>29,185</b>	+ 9.3%
Closed Sales	2,166	<b>2,205</b>	+ 1.8%	26,648	<b>27,998</b>	+ 5.1%
Median Sales Price*	\$223,625	<b>\$224,999</b>	+ 0.6%	\$207,000	<b>\$222,000</b>	+ 7.2%
Average Sales Price*	\$288,585	<b>\$279,503</b>	- 3.1%	\$276,447	<b>\$287,269</b>	+ 3.9%
Percent of Original List Price Received*	93.8%	<b>95.6%</b>	+ 1.9%	94.7%	<b>95.0%</b>	+ 0.3%
Average Market Time	98	<b>92</b>	- 6.1%	82	<b>79</b>	- 3.7%
Inventory of Homes for Sale at Month End	8,700	<b>7,159</b>	- 17.7%	--	--	--

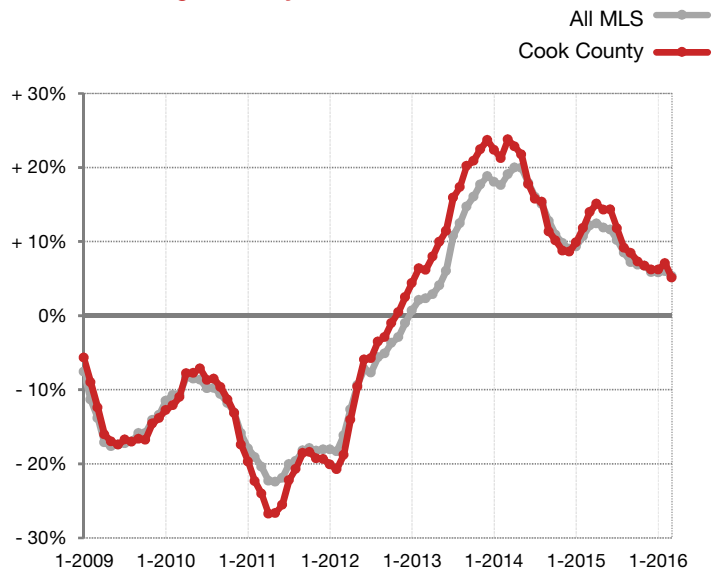
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.