

# Local Market Update – November 2013

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of December 13, 2013



## Cook County

**+ 0.6%**

Change in  
**New Listings**  
All Properties

**- 0.1%**

Change in  
**Closed Sales**  
All Properties

**- 30.6%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	November			Trailing 12 Mos.		
	11-2012	11-2013	+ / -	11-2012	11-2013	+ / -
New Listings	3,202	<b>3,342</b>	+ 4.4%	52,062	<b>53,809</b>	+ 3.4%
Under Contract (includes Contingent and Pending)	2,153	<b>2,670</b>	+ 24.0%	28,539	<b>35,199</b>	+ 23.3%
Closed Sales	2,341	<b>2,445</b>	+ 4.4%	27,300	<b>33,710</b>	+ 23.5%
Median Sales Price*	\$160,000	<b>\$170,000</b>	+ 6.3%	\$160,000	<b>\$175,000</b>	+ 9.4%
Average Sales Price*	\$231,545	<b>\$249,741</b>	+ 7.9%	\$244,983	<b>\$263,048</b>	+ 7.4%
Percent of Original List Price Received*	90.3%	<b>93.2%</b>	+ 3.2%	89.1%	<b>93.1%</b>	+ 4.5%
Average Market Time	126	<b>93</b>	- 26.2%	142	<b>111</b>	- 22.2%
Inventory of Homes for Sale at Month End	15,900	<b>11,550</b>	- 27.4%	--	--	--

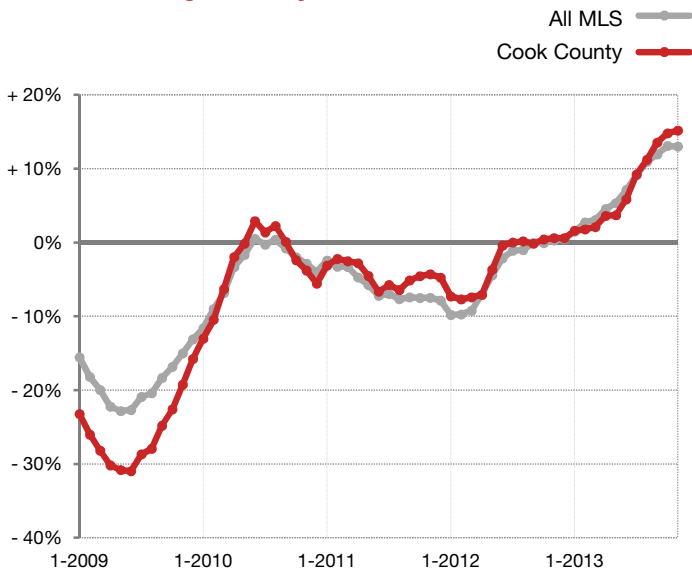
### Attached Single-Family

	November			Trailing 12 Mos.		
	11-2012	11-2013	+ / -	11-2012	11-2013	+ / -
New Listings	2,238	<b>2,131</b>	- 4.8%	39,764	<b>40,732</b>	+ 2.4%
Under Contract (includes Contingent and Pending)	1,751	<b>1,964</b>	+ 12.2%	23,670	<b>28,777</b>	+ 21.6%
Closed Sales	1,937	<b>1,829</b>	- 5.6%	22,635	<b>27,869</b>	+ 23.1%
Median Sales Price*	\$132,750	<b>\$166,000</b>	+ 25.0%	\$148,000	<b>\$174,000</b>	+ 17.6%
Average Sales Price*	\$211,411	<b>\$235,754</b>	+ 11.5%	\$219,314	<b>\$244,439</b>	+ 11.5%
Percent of Original List Price Received*	89.2%	<b>94.9%</b>	+ 6.4%	88.6%	<b>93.9%</b>	+ 6.0%
Average Market Time	141	<b>86</b>	- 38.5%	159	<b>107</b>	- 32.8%
Inventory of Homes for Sale at Month End	11,459	<b>7,450</b>	- 35.0%	--	--	--

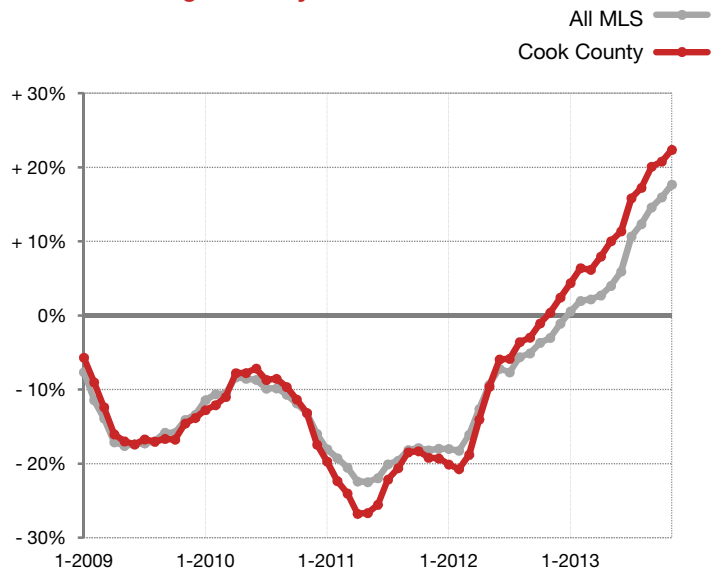
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.