

# Local Market Update – November 2015

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of December 14, 2015



## Cook County

**+ 0.9%**

Change in  
**New Listings**  
All Properties

**- 0.8%**

Change in  
**Closed Sales**  
All Properties

**- 14.7%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	November			Trailing 12 Mos.		
	11-2014	11-2015	+ / -	11-2014	11-2015	+ / -
New Listings	3,403	<b>3,438</b>	+ 1.0%	57,287	<b>61,449</b>	+ 7.3%
Under Contract (includes Contingent and Pending)	1,996	<b>2,639</b>	+ 32.2%	30,558	<b>34,731</b>	+ 13.7%
Closed Sales	2,233	<b>2,194</b>	- 1.7%	30,823	<b>33,125</b>	+ 7.5%
Median Sales Price*	\$182,000	<b>\$199,000</b>	+ 9.3%	\$194,000	<b>\$210,000</b>	+ 8.2%
Average Sales Price*	\$262,245	<b>\$278,189</b>	+ 6.1%	\$286,514	<b>\$299,866</b>	+ 4.7%
Percent of Original List Price Received*	91.3%	<b>92.8%</b>	+ 1.6%	93.2%	<b>92.9%</b>	- 0.3%
Average Market Time	100	<b>92</b>	- 8.0%	96	<b>98</b>	+ 2.1%
Inventory of Homes for Sale at Month End	14,730	<b>12,683</b>	- 13.9%	--	--	--

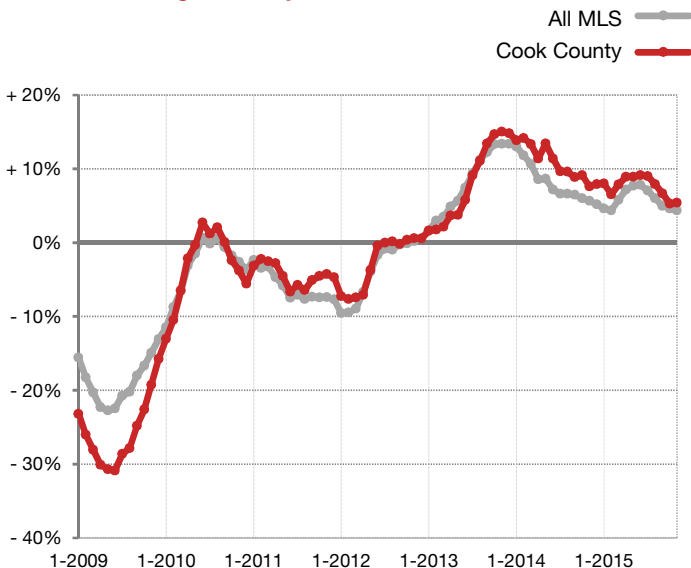
### Attached Single-Family

	November			Trailing 12 Mos.		
	11-2014	11-2015	+ / -	11-2014	11-2015	+ / -
New Listings	2,348	<b>2,363</b>	+ 0.6%	43,628	<b>45,495</b>	+ 4.3%
Under Contract (includes Contingent and Pending)	1,588	<b>1,889</b>	+ 19.0%	26,205	<b>28,648</b>	+ 9.3%
Closed Sales	1,642	<b>1,649</b>	+ 0.4%	26,653	<b>27,743</b>	+ 4.1%
Median Sales Price*	\$184,000	<b>\$194,500</b>	+ 5.7%	\$200,000	<b>\$220,000</b>	+ 10.0%
Average Sales Price*	\$265,648	<b>\$266,016</b>	+ 0.1%	\$270,944	<b>\$286,717</b>	+ 5.8%
Percent of Original List Price Received*	93.6%	<b>94.1%</b>	+ 0.5%	94.9%	<b>94.8%</b>	- 0.1%
Average Market Time	83	<b>81</b>	- 2.4%	83	<b>79</b>	- 4.8%
Inventory of Homes for Sale at Month End	9,025	<b>7,586</b>	- 15.9%	--	--	--

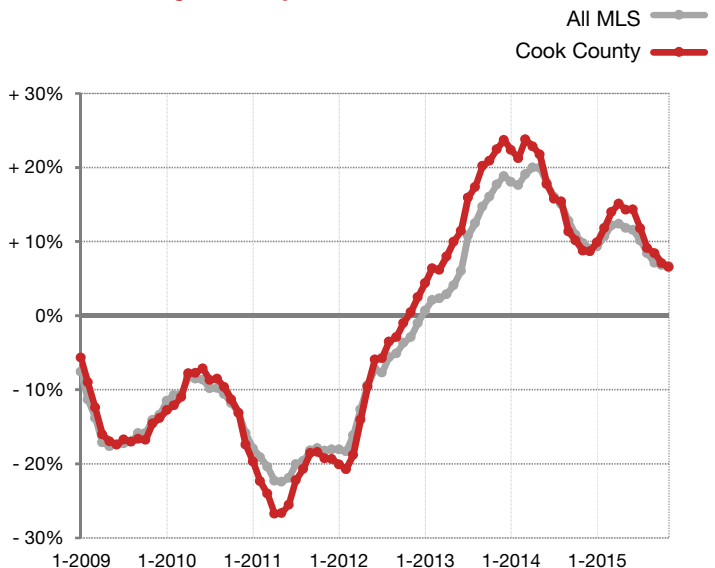
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.