# Local Market Update – April 2017

A RESEARCH TOOL PROVIDED BY **MIDWEST REAL ESTATE DATA LLC**

RESIDENTIAL ACTIVITY ONLY | Data current as of May 14, 2017

**MRED®**
Midwest Real Estate Data
REinventing MLS

## Cook County

| - 5.8% | - 0.5% | - 15.6% |
|---|---|---|
| Change in **New Listings** All Properties | Change in **Closed Sales** All Properties | Change in **Inventory of Homes** All Properties |

### Detached Single-Family

|  | April | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
|  | 4-2016 | 4-2017 | + / – | 4-2016 | 4-2017 | + / – |
| New Listings | 6,308 | 5,924 | - 6.1% | 62,973 | 63,447 | + 0.8% |
| Under Contract (includes Contingent and Pending) | 3,657 | 3,812 | + 4.2% | 34,365 | 35,347 | + 2.9% |
| Closed Sales | 2,933 | 2,984 | + 1.7% | 33,803 | 34,959 | + 3.4% |
| Median Sales Price* | $233,750 | $255,250 | + 9.2% | $217,000 | $235,000 | + 8.3% |
| Average Sales Price* | $319,911 | $345,742 | + 8.1% | $304,639 | $319,126 | + 4.8% |
| Percent of Original List Price Received* | 94.3% | 95.1% | + 0.8% | 93.6% | 94.5% | + 1.0% |
| Average Market Time | 108 | 105 | - 2.8% | 98 | 94 | - 4.1% |
| Inventory of Homes for Sale at Month End | 13,897 | 11,645 | - 16.2% | -- | -- | -- |

### Attached Single-Family

|  | April | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
|  | 4-2016 | 4-2017 | + / – | 4-2016 | 4-2017 | + / – |
| New Listings | 4,810 | 4,550 | - 5.4% | 45,740 | 45,884 | + 0.3% |
| Under Contract (includes Contingent and Pending) | 3,310 | 3,233 | - 2.3% | 29,011 | 29,335 | + 1.1% |
| Closed Sales | 2,733 | 2,651 | - 3.0% | 28,349 | 29,006 | + 2.3% |
| Median Sales Price* | $248,000 | $250,000 | + 0.8% | $224,000 | $230,000 | + 2.7% |
| Average Sales Price* | $312,347 | $318,880 | + 2.1% | $289,398 | $301,164 | + 4.1% |
| Percent of Original List Price Received* | 96.2% | 96.7% | + 0.5% | 95.1% | 95.7% | + 0.6% |
| Average Market Time | 79 | 71 | - 10.1% | 78 | 71 | - 9.0% |
| Inventory of Homes for Sale at Month End | 8,039 | 6,875 | - 14.5% | -- | -- | -- |

* 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

All MLS
Cook County
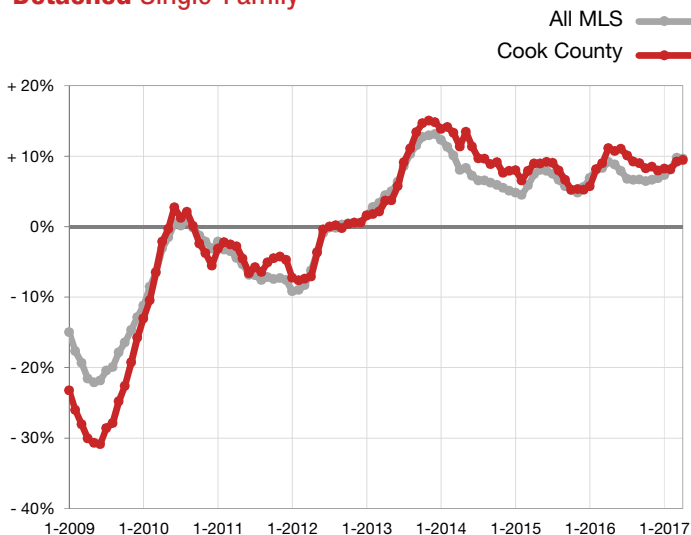


### Attached Single-Family

All MLS
Cook County
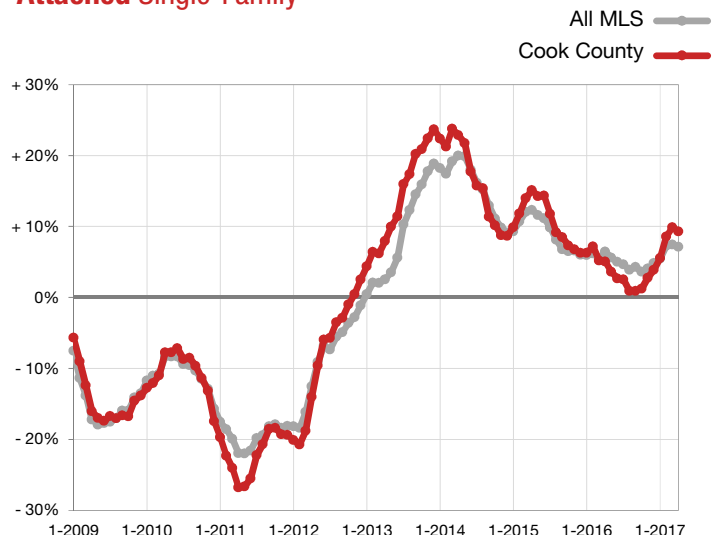


** Each dot represents the change in median sales price from the prior year using a 6-month weighted average.
This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.