

Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2018



Cook County

+ 0.7%

- 1.0%

- 14.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2016	12-2017	+ / -	12-2016	12-2017	+ / -
New Listings	2,471	2,545	+ 3.0%	63,446	64,665	+ 1.9%
Under Contract (includes Contingent and Pending)	1,884	2,065	+ 9.6%	34,441	35,110	+ 1.9%
Closed Sales	2,580	2,590	+ 0.4%	34,606	34,775	+ 0.5%
Median Sales Price*	\$215,000	\$228,500	+ 6.3%	\$229,000	\$244,900	+ 6.9%
Average Sales Price*	\$300,710	\$312,874	+ 4.0%	\$314,039	\$328,334	+ 4.6%
Percent of Original List Price Received*	93.3%	94.3%	+ 1.1%	94.2%	95.0%	+ 0.8%
Average Market Time	100	95	- 5.0%	95	91	- 4.2%
Inventory of Homes for Sale at Month End	11,402	9,323	- 18.2%	--	--	--

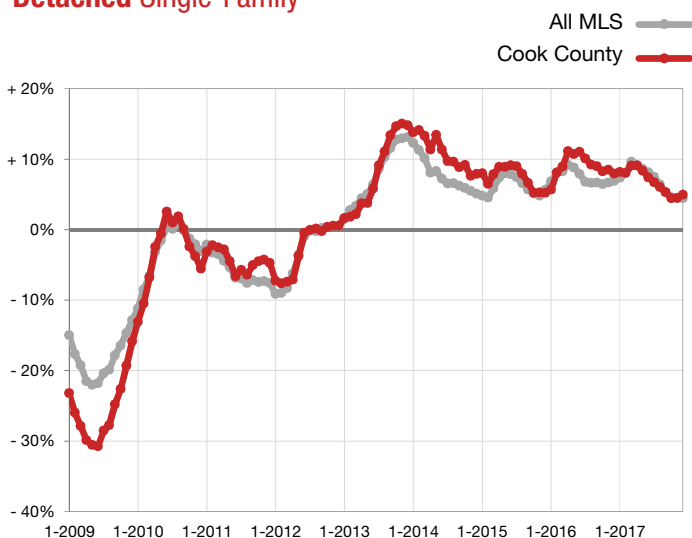
Attached Single-Family

	December			Trailing 12 Months		
	12-2016	12-2017	+ / -	12-2016	12-2017	+ / -
New Listings	1,577	1,533	- 2.8%	45,600	48,349	+ 6.0%
Under Contract (includes Contingent and Pending)	1,500	1,499	- 0.1%	28,885	29,314	+ 1.5%
Closed Sales	1,978	1,924	- 2.7%	28,667	29,275	+ 2.1%
Median Sales Price*	\$220,000	\$227,000	+ 3.2%	\$228,000	\$237,500	+ 4.2%
Average Sales Price*	\$294,397	\$322,692	+ 9.6%	\$295,185	\$310,716	+ 5.3%
Percent of Original List Price Received*	94.5%	95.5%	+ 1.1%	95.5%	96.3%	+ 0.8%
Average Market Time	78	74	- 5.1%	74	65	- 12.2%
Inventory of Homes for Sale at Month End	6,082	5,695	- 6.4%	--	--	--

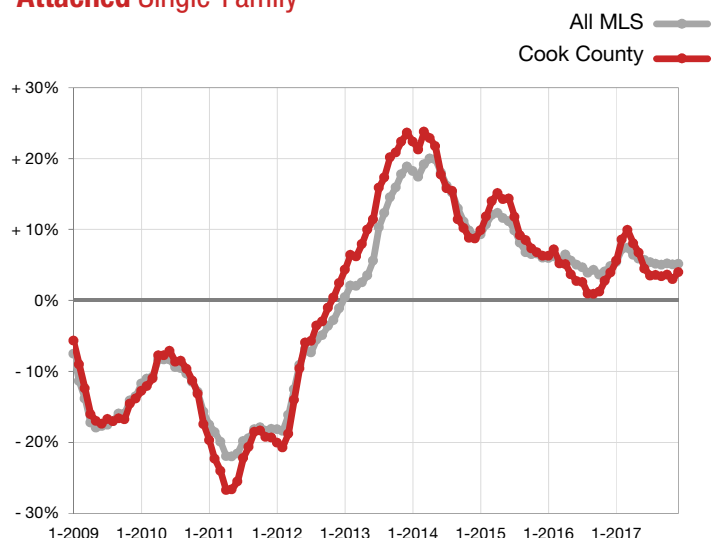
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.