

# Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of August 14, 2017



## Cook County

**+ 2.8%**

**- 2.7%**

**- 14.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Trailing 12 Months		
	7-2016	7-2017	+ / -	7-2016	7-2017	+ / -
New Listings	5,946	<b>5,972</b>	+ 0.4%	63,531	<b>63,555</b>	+ 0.0%
Under Contract (includes Contingent and Pending)	2,962	<b>3,167</b>	+ 6.9%	34,542	<b>35,152</b>	+ 1.8%
Closed Sales	3,402	<b>3,244</b>	- 4.6%	34,037	<b>35,057</b>	+ 3.0%
Median Sales Price*	\$252,000	<b>\$262,000</b>	+ 4.0%	\$222,000	<b>\$239,900</b>	+ 8.1%
Average Sales Price*	\$348,315	<b>\$360,911</b>	+ 3.6%	\$309,407	<b>\$324,375</b>	+ 4.8%
Percent of Original List Price Received*	95.1%	<b>95.7%</b>	+ 0.6%	93.9%	<b>94.6%</b>	+ 0.7%
Average Market Time	79	<b>78</b>	- 1.3%	96	<b>94</b>	- 2.1%
Inventory of Homes for Sale at Month End	15,337	<b>12,898</b>	- 15.9%	--	--	--

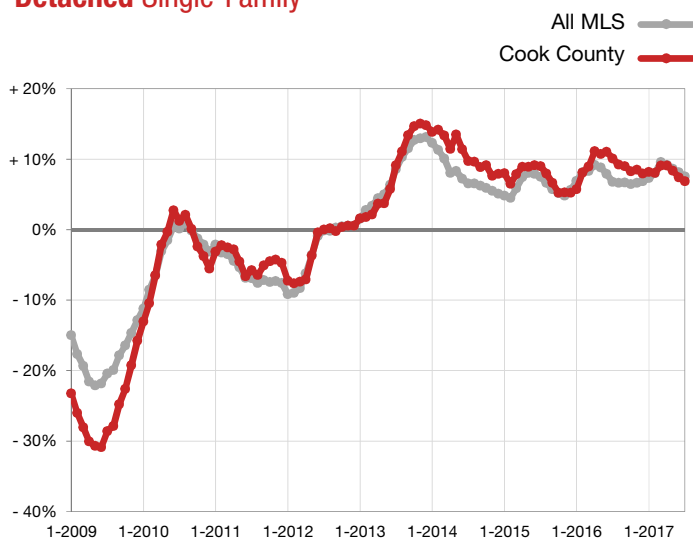
### Attached Single-Family

	July			Trailing 12 Months		
	7-2016	7-2017	+ / -	7-2016	7-2017	+ / -
New Listings	4,215	<b>4,473</b>	+ 6.1%	45,481	<b>46,772</b>	+ 2.8%
Under Contract (includes Contingent and Pending)	2,468	<b>2,660</b>	+ 7.8%	28,850	<b>29,507</b>	+ 2.3%
Closed Sales	2,844	<b>2,831</b>	- 0.5%	28,343	<b>29,384</b>	+ 3.7%
Median Sales Price*	\$240,000	<b>\$250,000</b>	+ 4.2%	\$225,000	<b>\$235,000</b>	+ 4.4%
Average Sales Price*	\$309,128	<b>\$319,071</b>	+ 3.2%	\$292,412	<b>\$303,401</b>	+ 3.8%
Percent of Original List Price Received*	96.5%	<b>96.7%</b>	+ 0.2%	95.3%	<b>95.9%</b>	+ 0.6%
Average Market Time	60	<b>53</b>	- 11.7%	76	<b>68</b>	- 10.5%
Inventory of Homes for Sale at Month End	8,647	<b>7,648</b>	- 11.6%	--	--	--

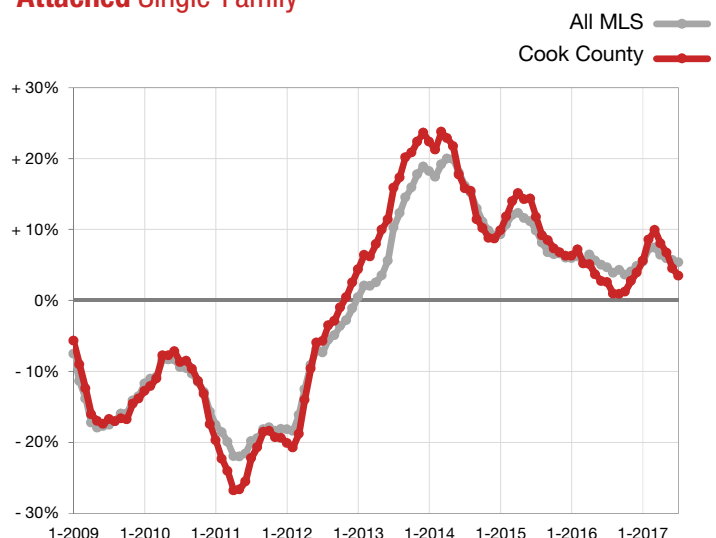
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.