

# Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of June 15, 2017



## Cook County

**+ 2.5%**

Change in  
**New Listings**  
All Properties

**+ 4.0%**

Change in  
**Closed Sales**  
All Properties

**- 16.8%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

|  | May       |                  |         | Trailing 12 Months |                  |        |
|--|-----------|------------------|---------|--------------------|------------------|--------|
|  | 5-2016    | 5-2017           | + / -   | 5-2016             | 5-2017           | + / -  |
| New Listings                                     | 6,538     | <b>6,607</b>     | + 1.1%  | 63,312             | <b>63,562</b>    | + 0.4% |
| Under Contract (includes Contingent and Pending) | 3,621     | <b>4,107</b>     | + 13.4% | 34,592             | <b>35,474</b>    | + 2.5% |
| Closed Sales                                     | 3,424     | <b>3,516</b>     | + 2.7%  | 34,170             | <b>35,084</b>    | + 2.7% |
| Median Sales Price*                              | \$245,000 | <b>\$260,000</b> | + 6.1%  | \$219,000          | <b>\$236,000</b> | + 7.8% |
| Average Sales Price*                             | \$327,890 | <b>\$351,191</b> | + 7.1%  | \$306,042          | <b>\$321,435</b> | + 5.0% |
| Percent of Original List Price Received*         | 95.2%     | <b>96.0%</b>     | + 0.8%  | 93.7%              | <b>94.5%</b>     | + 0.9% |
| Average Market Time                              | 96        | <b>93</b>        | - 3.1%  | 97                 | <b>94</b>        | - 3.1% |
| Inventory of Homes for Sale at Month End         | 14,478    | <b>11,988</b>    | - 17.2% | --                 | --               | --     |

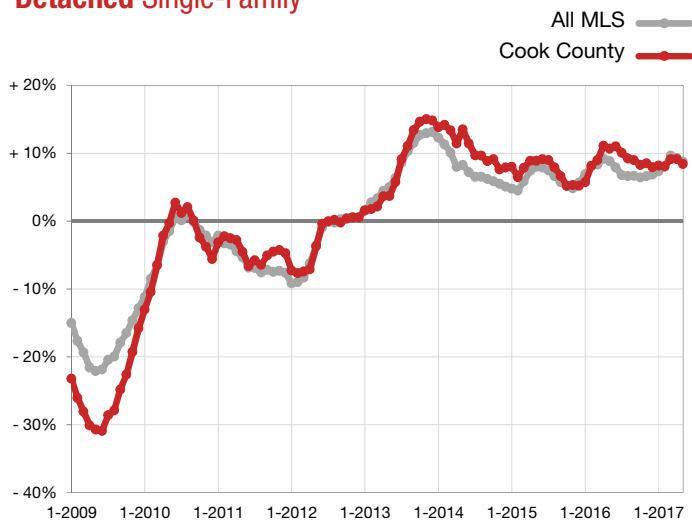
### Attached Single-Family

|  | May       |                  |         | Trailing 12 Months |                  |        |
|--|-----------|------------------|---------|--------------------|------------------|--------|
|  | 5-2016    | 5-2017           | + / -   | 5-2016             | 5-2017           | + / -  |
| New Listings                                     | 4,765     | <b>4,973</b>     | + 4.4%  | 45,755             | <b>46,120</b>    | + 0.8% |
| Under Contract (includes Contingent and Pending) | 3,026     | <b>3,448</b>     | + 13.9% | 29,013             | <b>29,613</b>    | + 2.1% |
| Closed Sales                                     | 3,017     | <b>3,184</b>     | + 5.5%  | 28,607             | <b>29,202</b>    | + 2.1% |
| Median Sales Price*                              | \$244,000 | <b>\$253,500</b> | + 3.9%  | \$225,000          | <b>\$232,000</b> | + 3.1% |
| Average Sales Price*                             | \$311,378 | <b>\$315,928</b> | + 1.5%  | \$290,420          | <b>\$301,716</b> | + 3.9% |
| Percent of Original List Price Received*         | 96.3%     | <b>97.1%</b>     | + 0.8%  | 95.1%              | <b>95.8%</b>     | + 0.7% |
| Average Market Time                              | 68        | <b>55</b>        | - 19.1% | 77                 | <b>70</b>        | - 9.1% |
| Inventory of Homes for Sale at Month End         | 8,384     | <b>7,043</b>     | - 16.0% | --                 | --               | --     |

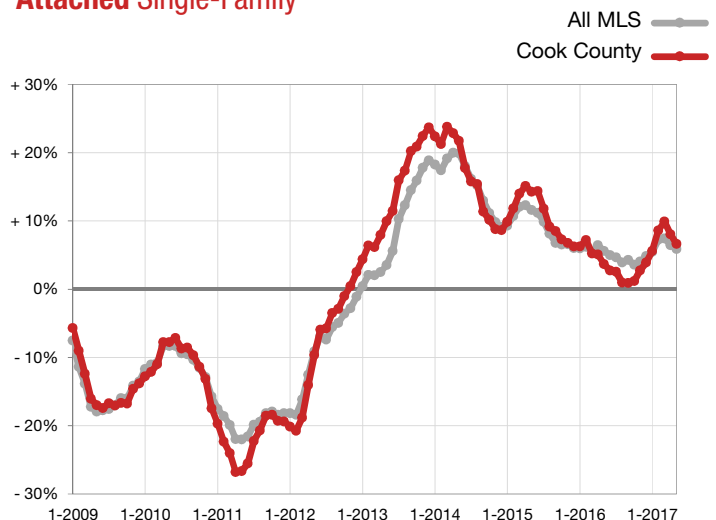
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.