

# Local Market Update – August 2018

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



## Cook County

**+ 1.8%**

**- 0.7%**

**- 4.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	August			Trailing 12 Months		
	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
New Listings	5,994	<b>6,211</b>	+ 3.6%	63,937	<b>65,935</b>	+ 3.1%
Under Contract (includes Contingent and Pending)	2,980	<b>3,196</b>	+ 7.2%	34,407	<b>34,668</b>	+ 0.8%
Closed Sales	3,354	<b>3,475</b>	+ 3.6%	34,892	<b>34,392</b>	- 1.4%
Median Sales Price*	\$250,500	<b>\$260,000</b>	+ 3.8%	\$240,000	<b>\$250,000</b>	+ 4.2%
Average Sales Price*	\$336,899	<b>\$356,854</b>	+ 5.9%	\$325,135	<b>\$335,591</b>	+ 3.2%
Percent of Original List Price Received*	95.2%	<b>95.4%</b>	+ 0.2%	94.7%	<b>95.3%</b>	+ 0.6%
Average Market Time	78	<b>73</b>	- 6.4%	93	<b>86</b>	- 7.5%
Inventory of Homes for Sale at Month End	13,662	<b>12,509</b>	- 8.4%	--	--	--

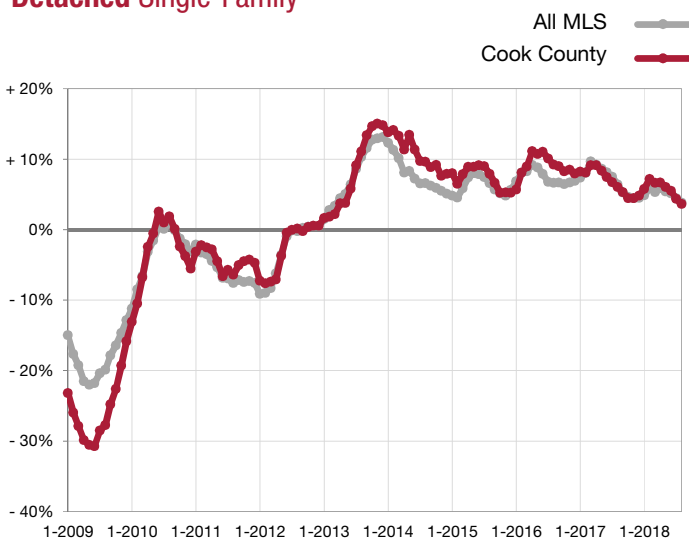
### Attached Single-Family

	August			Trailing 12 Months		
	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
New Listings	4,591	<b>4,566</b>	- 0.5%	47,375	<b>50,532</b>	+ 6.7%
Under Contract (includes Contingent and Pending)	2,363	<b>2,386</b>	+ 1.0%	29,058	<b>28,475</b>	- 2.0%
Closed Sales	2,919	<b>2,756</b>	- 5.6%	29,374	<b>28,664</b>	- 2.4%
Median Sales Price*	\$239,750	<b>\$233,250</b>	- 2.7%	\$235,000	<b>\$240,000</b>	+ 2.1%
Average Sales Price*	\$309,736	<b>\$323,859</b>	+ 4.6%	\$305,419	<b>\$322,778</b>	+ 5.7%
Percent of Original List Price Received*	96.6%	<b>96.8%</b>	+ 0.2%	96.0%	<b>96.4%</b>	+ 0.4%
Average Market Time	54	<b>55</b>	+ 1.9%	67	<b>65</b>	- 3.0%
Inventory of Homes for Sale at Month End	8,305	<b>8,566</b>	+ 3.1%	--	--	--

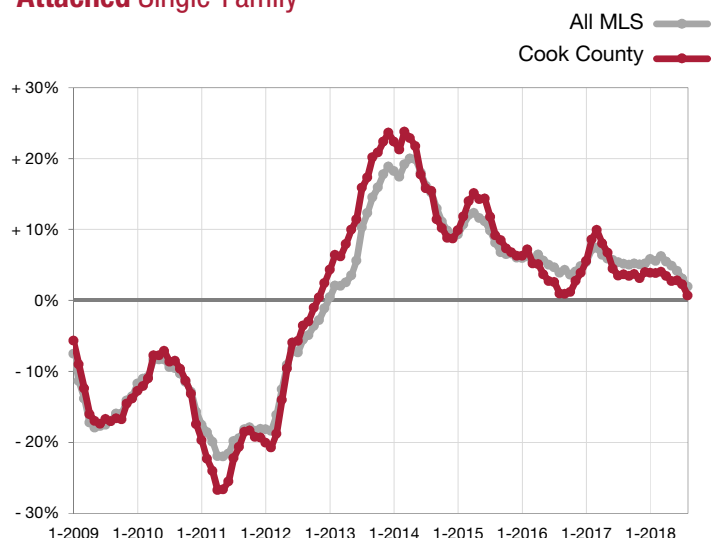
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.