

# Local Market Update – September 2018

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



## Cook County

**+ 3.0%**

**- 13.4%**

**- 2.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	September			Trailing 12 Months		
	9-2017	9-2018	+ / -	9-2017	9-2018	+ / -
New Listings	5,793	<b>5,831</b>	+ 0.7%	64,247	<b>66,007</b>	+ 2.7%
Under Contract (includes Contingent and Pending)	2,585	<b>2,660</b>	+ 2.9%	34,435	<b>34,405</b>	- 0.1%
Closed Sales	2,895	<b>2,539</b>	- 12.3%	34,821	<b>34,076</b>	- 2.1%
Median Sales Price*	\$244,000	<b>\$252,500</b>	+ 3.5%	\$240,000	<b>\$250,000</b>	+ 4.2%
Average Sales Price*	\$312,956	<b>\$341,664</b>	+ 9.2%	\$325,796	<b>\$337,800</b>	+ 3.7%
Percent of Original List Price Received*	94.7%	<b>95.4%</b>	+ 0.7%	94.7%	<b>95.3%</b>	+ 0.6%
Average Market Time	78	<b>75</b>	- 3.8%	93	<b>86</b>	- 7.5%
Inventory of Homes for Sale at Month End	13,670	<b>12,739</b>	- 6.8%	--	--	--

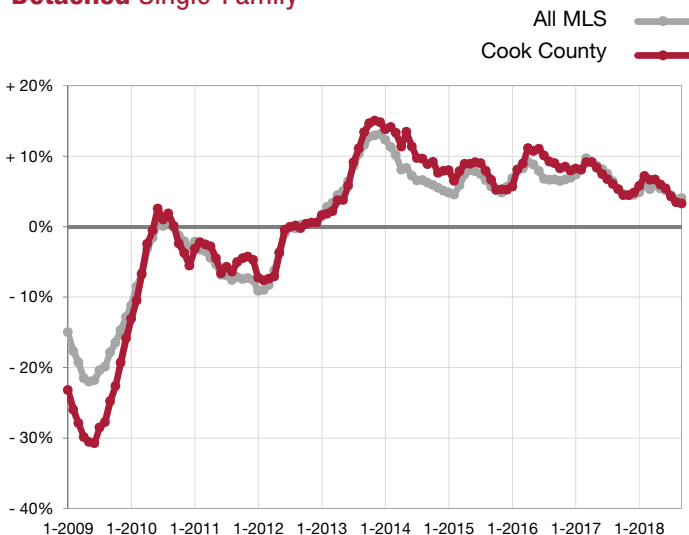
### Attached Single-Family

	September			Trailing 12 Months		
	9-2017	9-2018	+ / -	9-2017	9-2018	+ / -
New Listings	4,471	<b>4,746</b>	+ 6.2%	47,755	<b>50,829</b>	+ 6.4%
Under Contract (includes Contingent and Pending)	2,079	<b>1,955</b>	- 6.0%	29,085	<b>28,226</b>	- 3.0%
Closed Sales	2,387	<b>2,034</b>	- 14.8%	29,247	<b>28,351</b>	- 3.1%
Median Sales Price*	\$231,000	<b>\$230,000</b>	- 0.4%	\$237,000	<b>\$240,000</b>	+ 1.3%
Average Sales Price*	\$307,498	<b>\$318,432</b>	+ 3.6%	\$306,491	<b>\$323,869</b>	+ 5.7%
Percent of Original List Price Received*	96.1%	<b>95.7%</b>	- 0.4%	96.1%	<b>96.4%</b>	+ 0.3%
Average Market Time	58	<b>62</b>	+ 6.9%	66	<b>66</b>	0.0%
Inventory of Homes for Sale at Month End	8,559	<b>8,998</b>	+ 5.1%	--	--	--

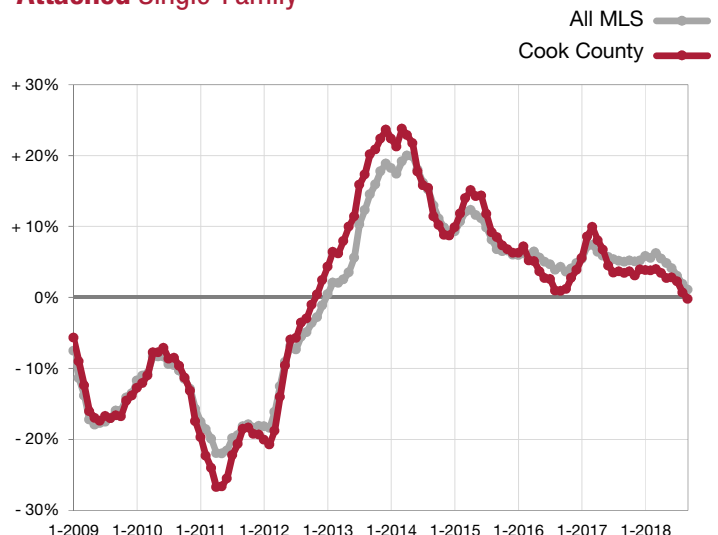
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.