

# Local Market Update – November 2018

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



## Cook County

**+ 2.0%**

**- 4.4%**

**- 1.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	November			Trailing 12 Months		
	11-2017	11-2018	+ / -	11-2017	11-2018	+ / -
New Listings	3,762	<b>3,756</b>	- 0.2%	64,681	<b>66,529</b>	+ 2.9%
Under Contract (includes Contingent and Pending)	2,290	<b>2,278</b>	- 0.5%	34,532	<b>34,097</b>	- 1.3%
Closed Sales	2,539	<b>2,417</b>	- 4.8%	34,774	<b>33,978</b>	- 2.3%
Median Sales Price*	\$232,000	<b>\$242,500</b>	+ 4.5%	\$243,000	<b>\$252,000</b>	+ 3.7%
Average Sales Price*	\$305,517	<b>\$320,789</b>	+ 5.0%	\$327,379	<b>\$339,779</b>	+ 3.8%
Percent of Original List Price Received*	94.5%	<b>94.6%</b>	+ 0.1%	94.9%	<b>95.4%</b>	+ 0.5%
Average Market Time	90	<b>84</b>	- 6.7%	92	<b>85</b>	- 7.6%
Inventory of Homes for Sale at Month End	11,855	<b>11,092</b>	- 6.4%	--	--	--

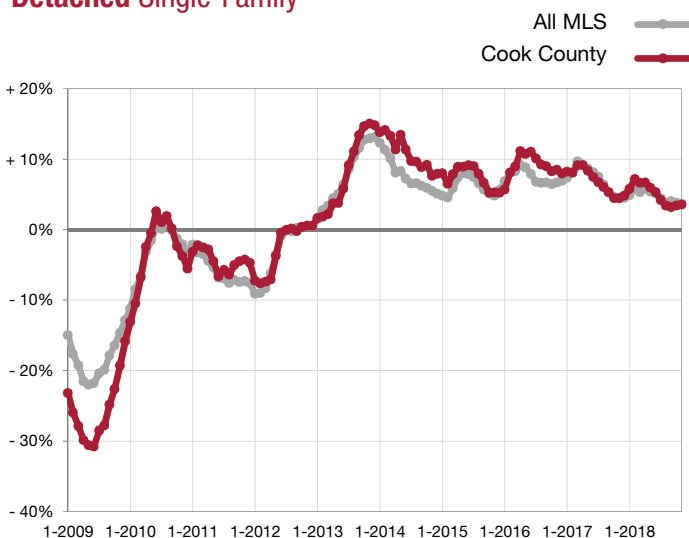
### Attached Single-Family

	November			Trailing 12 Months		
	11-2017	11-2018	+ / -	11-2017	11-2018	+ / -
New Listings	2,588	<b>2,724</b>	+ 5.3%	48,418	<b>51,547</b>	+ 6.5%
Under Contract (includes Contingent and Pending)	1,666	<b>1,582</b>	- 5.0%	29,105	<b>27,972</b>	- 3.9%
Closed Sales	1,939	<b>1,865</b>	- 3.8%	29,348	<b>28,247</b>	- 3.8%
Median Sales Price*	\$215,501	<b>\$225,000</b>	+ 4.4%	\$237,000	<b>\$240,000</b>	+ 1.3%
Average Sales Price*	\$302,795	<b>\$302,696</b>	- 0.0%	\$309,260	<b>\$324,915</b>	+ 5.1%
Percent of Original List Price Received*	95.7%	<b>95.2%</b>	- 0.5%	96.2%	<b>96.3%</b>	+ 0.1%
Average Market Time	71	<b>73</b>	+ 2.8%	65	<b>66</b>	+ 1.5%
Inventory of Homes for Sale at Month End	7,389	<b>7,872</b>	+ 6.5%	--	--	--

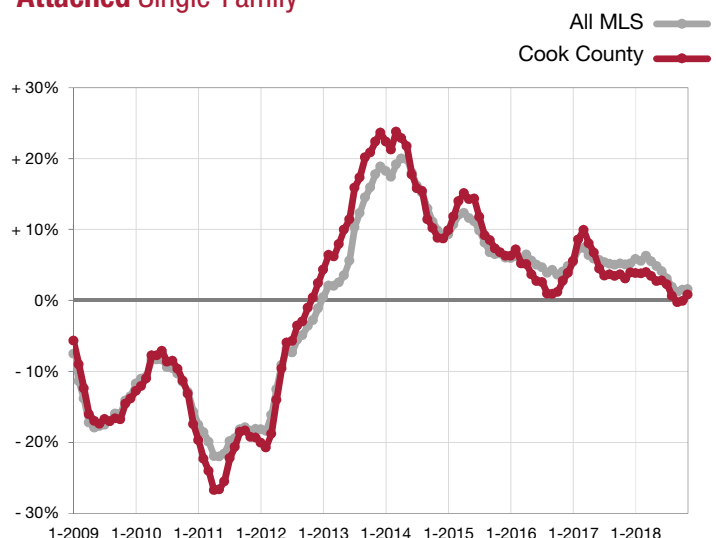
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.