

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2019



Cook County

+ 0.7%

- 15.5%

- 1.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2017	12-2018	+ / -	12-2017	12-2018	+ / -
New Listings	2,579	2,512	- 2.6%	64,790	66,498	+ 2.6%
Under Contract (includes Contingent and Pending)	1,843	1,817	- 1.4%	34,487	33,807	- 2.0%
Closed Sales	2,622	2,203	- 16.0%	34,816	33,591	- 3.5%
Median Sales Price*	\$228,000	\$226,750	- 0.5%	\$244,500	\$252,000	+ 3.1%
Average Sales Price*	\$311,371	\$297,793	- 4.4%	\$328,150	\$339,166	+ 3.4%
Percent of Original List Price Received*	94.3%	93.6%	- 0.7%	95.0%	95.3%	+ 0.3%
Average Market Time	94	90	- 4.3%	91	85	- 6.6%
Inventory of Homes for Sale at Month End	10,143	9,469	- 6.6%	--	--	--

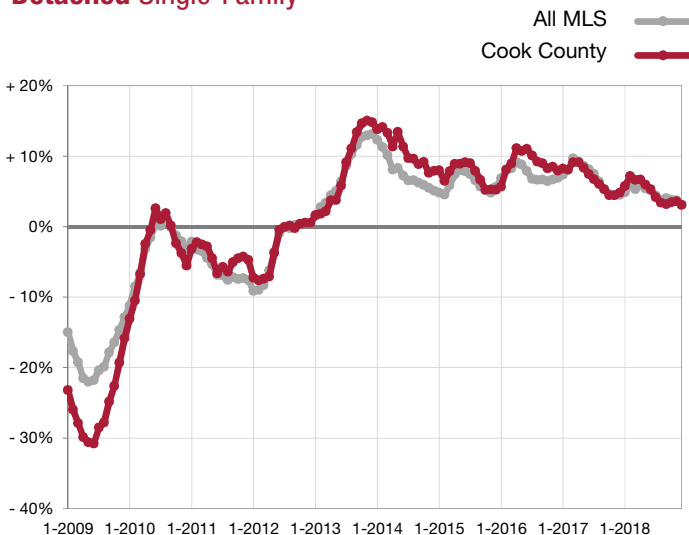
Attached Single-Family

	December			Trailing 12 Months		
	12-2017	12-2018	+ / -	12-2017	12-2018	+ / -
New Listings	1,547	1,643	+ 6.2%	48,388	51,652	+ 6.7%
Under Contract (includes Contingent and Pending)	1,413	1,444	+ 2.2%	29,018	27,913	- 3.8%
Closed Sales	1,950	1,661	- 14.8%	29,319	27,980	- 4.6%
Median Sales Price*	\$225,000	\$215,000	- 4.4%	\$237,500	\$240,000	+ 1.1%
Average Sales Price*	\$321,417	\$309,270	- 3.8%	\$311,081	\$324,154	+ 4.2%
Percent of Original List Price Received*	95.4%	95.0%	- 0.4%	96.3%	96.3%	0.0%
Average Market Time	74	77	+ 4.1%	65	66	+ 1.5%
Inventory of Homes for Sale at Month End	6,064	6,438	+ 6.2%	--	--	--

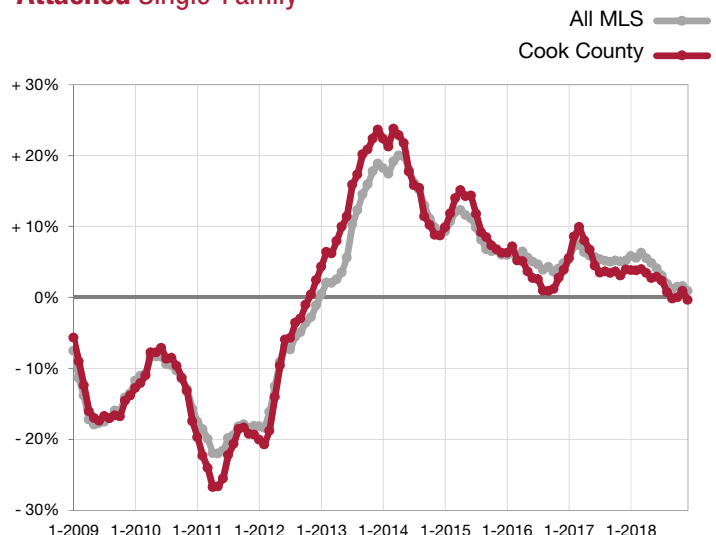
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.