

Local Market Update – February 2019

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



Cook County

+ 4.9%

- 4.9%

- 0.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	4,756	4,923	+ 3.5%	64,276	66,755	+ 3.9%
Under Contract (includes Contingent and Pending)	2,594	2,683	+ 3.4%	34,034	33,529	- 1.5%
Closed Sales	1,769	1,676	- 5.3%	34,617	33,354	- 3.6%
Median Sales Price*	\$226,000	\$230,000	+ 1.8%	\$246,000	\$253,000	+ 2.8%
Average Sales Price*	\$299,305	\$311,876	+ 4.2%	\$332,299	\$337,981	+ 1.7%
Percent of Original List Price Received*	93.6%	93.7%	+ 0.1%	95.0%	95.3%	+ 0.3%
Average Market Time	109	110	+ 0.9%	91	84	- 7.7%
Inventory of Homes for Sale at Month End	10,507	10,009	- 4.7%	--	--	--

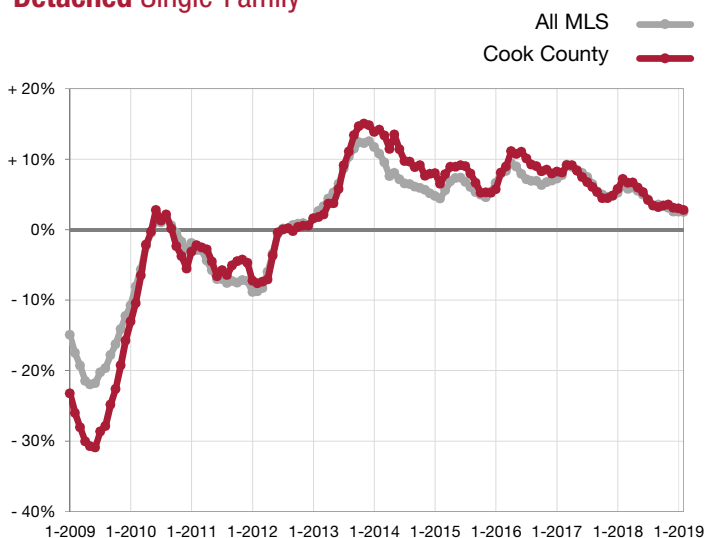
Attached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	3,954	4,217	+ 6.7%	48,476	52,049	+ 7.4%
Under Contract (includes Contingent and Pending)	2,311	2,233	- 3.4%	28,784	27,613	- 4.1%
Closed Sales	1,495	1,429	- 4.4%	29,093	27,863	- 4.2%
Median Sales Price*	\$240,000	\$232,000	- 3.3%	\$239,625	\$240,000	+ 0.2%
Average Sales Price*	\$323,317	\$305,892	- 5.4%	\$313,409	\$322,632	+ 2.9%
Percent of Original List Price Received*	95.7%	95.2%	- 0.5%	96.3%	96.2%	- 0.1%
Average Market Time	93	98	+ 5.4%	65	67	+ 3.1%
Inventory of Homes for Sale at Month End	6,705	7,191	+ 7.2%	--	--	--

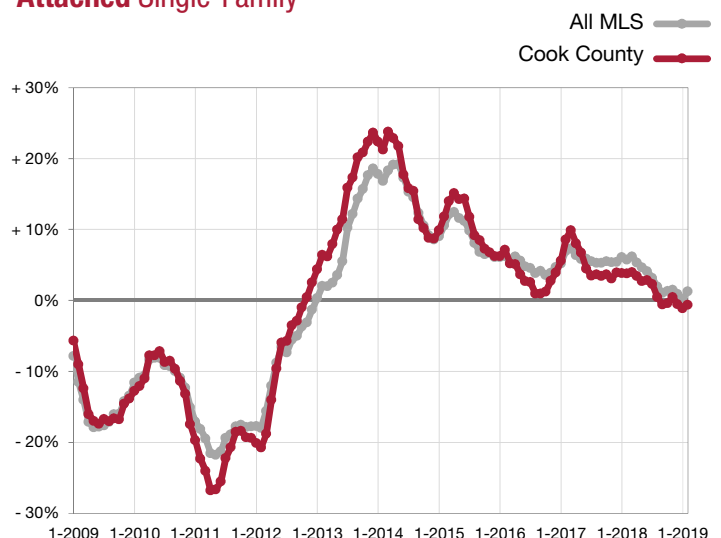
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.