

# Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of April 13, 2019



## Cook County

**+ 1.1%**

**- 11.8%**

**+ 2.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	6,322	<b>6,290</b>	- 0.5%	64,055	<b>66,759</b>	+ 4.2%
Under Contract (includes Contingent and Pending)	3,711	<b>3,625</b>	- 2.3%	34,072	<b>33,189</b>	- 2.6%
Closed Sales	2,599	<b>2,374</b>	- 8.7%	34,335	<b>33,146</b>	- 3.5%
Median Sales Price*	\$249,900	<b>\$250,000</b>	+ 0.0%	\$247,000	<b>\$253,000</b>	+ 2.4%
Average Sales Price*	\$322,422	<b>\$334,083</b>	+ 3.6%	\$332,867	<b>\$338,862</b>	+ 1.8%
Percent of Original List Price Received*	94.9%	<b>95.0%</b>	+ 0.1%	95.0%	<b>95.3%</b>	+ 0.3%
Average Market Time	109	<b>111</b>	+ 1.8%	90	<b>84</b>	- 6.7%
Inventory of Homes for Sale at Month End	10,844	<b>10,646</b>	- 1.8%	--	--	--

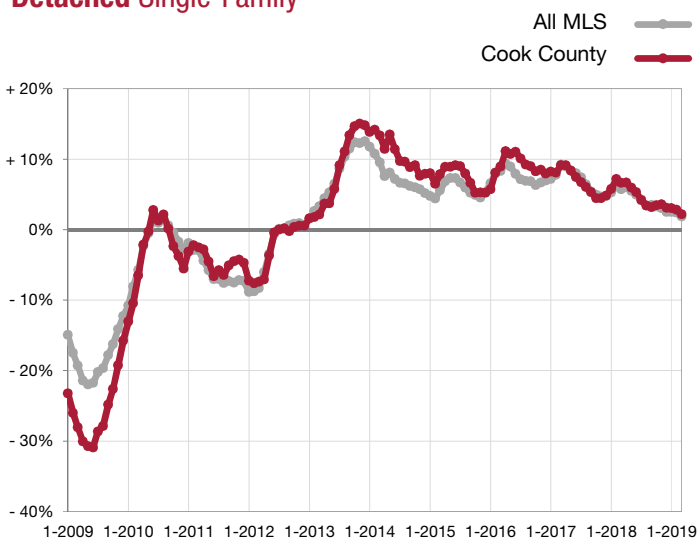
### Attached Single-Family

	March			Trailing 12 Months		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	5,049	<b>5,209</b>	+ 3.2%	48,523	<b>52,224</b>	+ 7.6%
Under Contract (includes Contingent and Pending)	3,211	<b>3,024</b>	- 5.8%	28,660	<b>27,345</b>	- 4.6%
Closed Sales	2,407	<b>2,041</b>	- 15.2%	29,007	<b>27,505</b>	- 5.2%
Median Sales Price*	\$255,000	<b>\$241,000</b>	- 5.5%	\$240,000	<b>\$238,000</b>	- 0.8%
Average Sales Price*	\$337,192	<b>\$314,742</b>	- 6.7%	\$315,868	<b>\$320,772</b>	+ 1.6%
Percent of Original List Price Received*	96.3%	<b>96.0%</b>	- 0.3%	96.4%	<b>96.2%</b>	- 0.2%
Average Market Time	84	<b>92</b>	+ 9.5%	65	<b>67</b>	+ 3.1%
Inventory of Homes for Sale at Month End	7,102	<b>7,787</b>	+ 9.6%	--	--	--

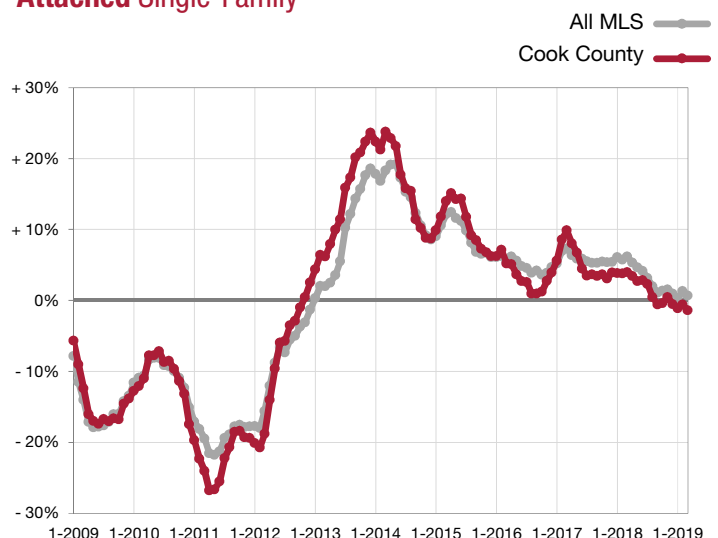
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.