

Local Market Update – April 2014

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of May 13, 2014



Cook County

+ 9.9%

Change in
New Listings
All Properties

- 9.3%

Change in
Closed Sales
All Properties

- 14.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Mos.		
	4-2013	4-2014	+ / -	4-2013	4-2014	+ / -
New Listings	5,329	5,800	+ 8.8%	51,810	53,207	+ 2.7%
Under Contract (includes Contingent and Pending)	3,357	3,660	+ 9.0%	31,099	33,175	+ 6.7%
Closed Sales	2,870	2,423	- 15.6%	29,891	32,798	+ 9.7%
Median Sales Price*	\$170,000	\$181,576	+ 6.8%	\$160,000	\$184,000	+ 15.0%
Average Sales Price*	\$253,712	\$270,206	+ 6.5%	\$244,915	\$273,330	+ 11.6%
Percent of Original List Price Received*	93.1%	93.3%	+ 0.2%	90.3%	93.8%	+ 3.8%
Average Market Time	128	107	- 16.3%	135	101	- 25.2%
Inventory of Homes for Sale at Month End	13,884	11,953	- 13.9%	--	--	--

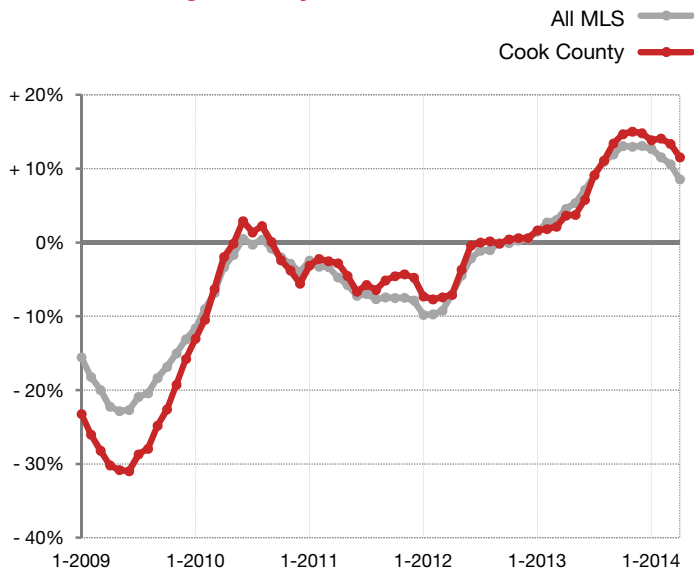
Attached Single-Family

	April			Trailing 12 Mos.		
	4-2013	4-2014	+ / -	4-2013	4-2014	+ / -
New Listings	4,209	4,679	+ 11.2%	38,857	41,383	+ 6.5%
Under Contract (includes Contingent and Pending)	3,041	3,138	+ 3.2%	26,005	27,883	+ 7.2%
Closed Sales	2,421	2,374	- 1.9%	24,665	27,819	+ 12.8%
Median Sales Price*	\$175,000	\$208,000	+ 18.9%	\$150,000	\$185,000	+ 23.3%
Average Sales Price*	\$246,152	\$271,349	+ 10.2%	\$226,074	\$255,950	+ 13.2%
Percent of Original List Price Received*	93.5%	95.3%	+ 2.0%	90.4%	94.9%	+ 4.9%
Average Market Time	123	88	- 28.2%	142	95	- 33.2%
Inventory of Homes for Sale at Month End	9,721	8,130	- 16.4%	--	--	--

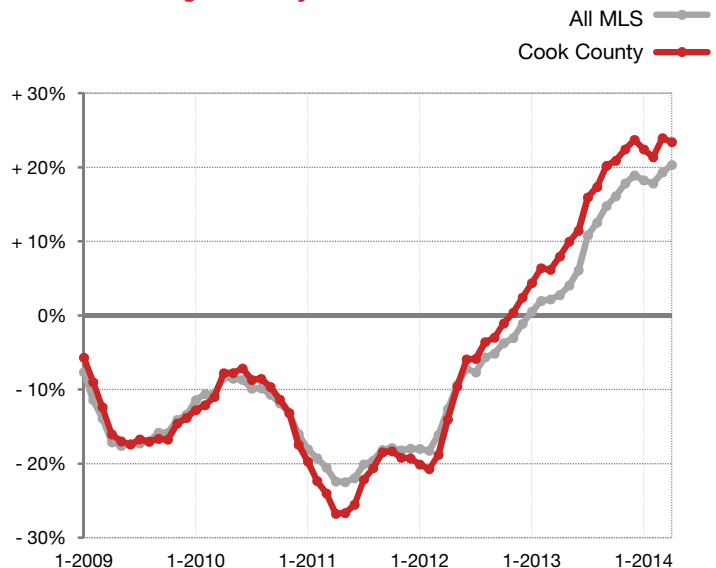
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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. | All data from Midwest Real Estate Data LLC. Powered by 10K Research and Marketing.