

# Local Market Update – February 2014

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



## Cook County

**- 8.7%**

Change in  
**New Listings**  
All Properties

**- 6.0%**

Change in  
**Closed Sales**  
All Properties

**- 26.6%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	February			Trailing 12 Mos.		
	2-2013	2-2014	+ / -	2-2013	2-2014	+ / -
New Listings	4,164	<b>3,644</b>	- 12.5%	51,961	<b>52,598</b>	+ 1.2%
Under Contract (includes Contingent and Pending)	2,807	<b>2,588</b>	- 7.8%	30,054	<b>33,793</b>	+ 12.4%
Closed Sales	1,875	<b>1,699</b>	- 9.4%	28,689	<b>33,703</b>	+ 17.5%
Median Sales Price*	\$135,000	<b>\$157,000</b>	+ 16.3%	\$160,000	<b>\$180,000</b>	+ 12.5%
Average Sales Price*	\$195,607	<b>\$225,532</b>	+ 15.3%	\$243,520	<b>\$269,701</b>	+ 10.8%
Percent of Original List Price Received*	88.8%	<b>92.3%</b>	+ 3.9%	89.6%	<b>93.8%</b>	+ 4.7%
Average Market Time	149	<b>109</b>	- 26.8%	139	<b>104</b>	- 25.1%
Inventory of Homes for Sale at Month End	13,976	<b>10,599</b>	- 24.2%	--	--	--

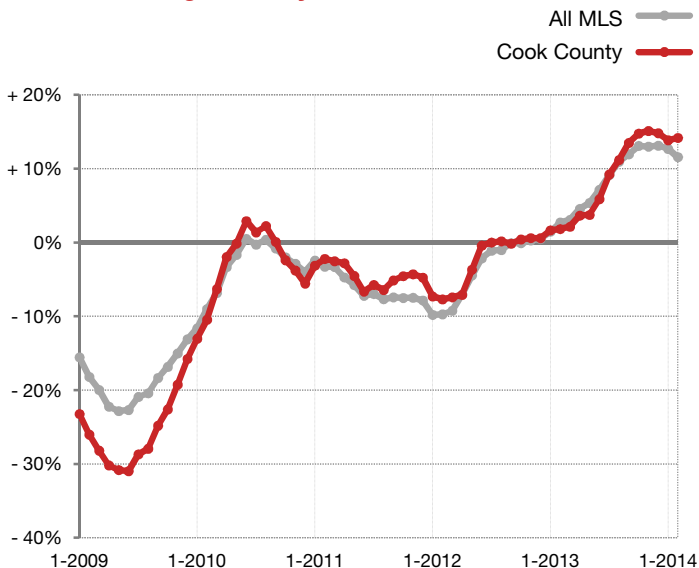
### Attached Single-Family

	February			Trailing 12 Mos.		
	2-2013	2-2014	+ / -	2-2013	2-2014	+ / -
New Listings	3,383	<b>3,249</b>	- 4.0%	38,983	<b>40,293</b>	+ 3.4%
Under Contract (includes Contingent and Pending)	2,317	<b>2,390</b>	+ 3.2%	24,833	<b>28,089</b>	+ 13.1%
Closed Sales	1,477	<b>1,452</b>	- 1.7%	23,676	<b>27,945</b>	+ 18.0%
Median Sales Price*	\$127,500	<b>\$143,500</b>	+ 12.5%	\$149,900	<b>\$180,000</b>	+ 20.1%
Average Sales Price*	\$198,210	<b>\$233,072</b>	+ 17.6%	\$222,257	<b>\$251,578</b>	+ 13.2%
Percent of Original List Price Received*	91.3%	<b>93.4%</b>	+ 2.3%	89.5%	<b>94.5%</b>	+ 5.5%
Average Market Time	134	<b>106</b>	- 20.9%	150	<b>100</b>	- 33.2%
Inventory of Homes for Sale at Month End	10,079	<b>7,053</b>	- 30.0%	--	--	--

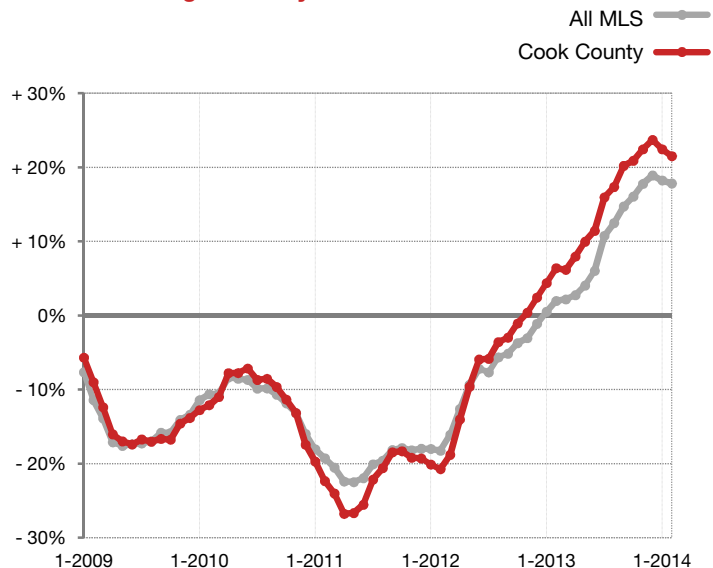
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.