

Local Market Update – February 2017

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of March 14, 2017



Cook County

- 0.8%

Change in
New Listings
All Properties

- 3.1%

Change in
Closed Sales
All Properties

- 16.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2016	2-2017	+ / -	2-2016	2-2017	+ / -
New Listings	5,191	5,155	- 0.7%	62,822	63,454	+ 1.0%
Under Contract (includes Contingent and Pending)	2,867	3,257	+ 13.6%	34,070	35,382	+ 3.9%
Closed Sales	1,945	1,841	- 5.3%	33,552	34,553	+ 3.0%
Median Sales Price*	\$189,900	\$204,900	+ 7.9%	\$214,500	\$230,000	+ 7.2%
Average Sales Price*	\$256,878	\$273,517	+ 6.5%	\$302,347	\$315,046	+ 4.2%
Percent of Original List Price Received*	92.2%	93.2%	+ 1.1%	93.2%	94.3%	+ 1.2%
Average Market Time	113	115	+ 1.8%	98	94	- 4.1%
Inventory of Homes for Sale at Month End	12,938	10,834	- 16.3%	--	--	--

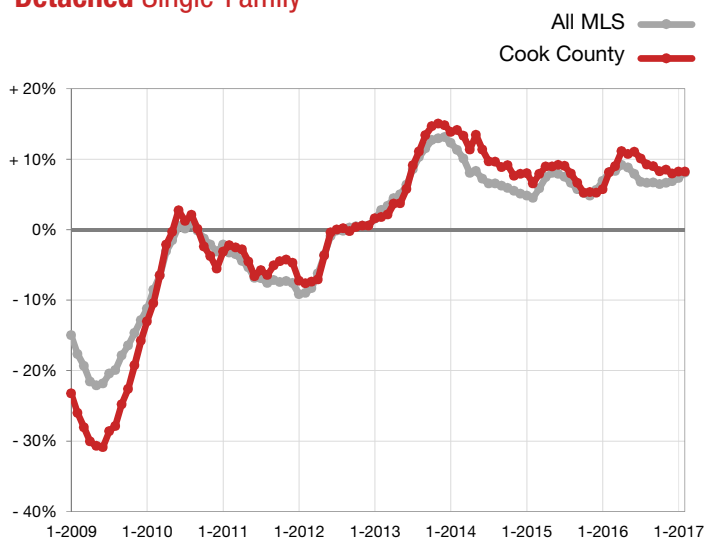
Attached Single-Family

	February			Trailing 12 Months		
	2-2016	2-2017	+ / -	2-2016	2-2017	+ / -
New Listings	4,030	3,992	- 0.9%	45,839	45,903	+ 0.1%
Under Contract (includes Contingent and Pending)	2,574	2,669	+ 3.7%	28,480	29,351	+ 3.1%
Closed Sales	1,509	1,506	- 0.2%	27,978	28,810	+ 3.0%
Median Sales Price*	\$195,500	\$215,000	+ 10.0%	\$222,000	\$230,000	+ 3.6%
Average Sales Price*	\$273,210	\$298,640	+ 9.3%	\$288,225	\$298,417	+ 3.5%
Percent of Original List Price Received*	93.7%	95.0%	+ 1.4%	94.9%	95.6%	+ 0.7%
Average Market Time	102	90	- 11.8%	79	73	- 7.6%
Inventory of Homes for Sale at Month End	7,475	6,271	- 16.1%	--	--	--

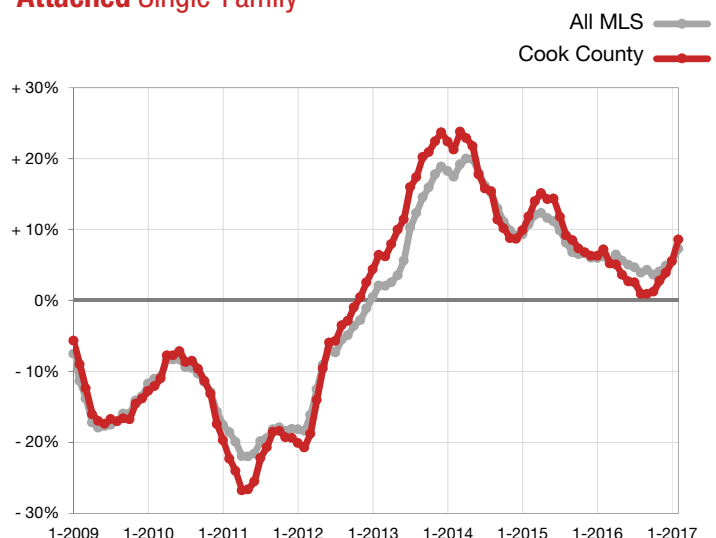
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.