

# Local Market Update – January 2014

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



## Cook County

**- 16.1%**

Change in  
**New Listings**  
All Properties

**- 8.8%**

Change in  
**Closed Sales**  
All Properties

**- 29.1%**

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	January			Trailing 12 Mos.		
	1-2013	1-2014	+ / -	1-2013	1-2014	+ / -
New Listings	4,150	<b>3,394</b>	- 18.2%	52,145	<b>53,101</b>	+ 1.8%
Under Contract (includes Contingent and Pending)	2,363	<b>2,380</b>	+ 0.7%	29,451	<b>34,419</b>	+ 16.9%
Closed Sales	2,045	<b>1,858</b>	- 9.1%	28,341	<b>33,850</b>	+ 19.4%
Median Sales Price*	\$139,450	<b>\$162,500</b>	+ 16.5%	\$160,000	<b>\$179,900</b>	+ 12.4%
Average Sales Price*	\$196,965	<b>\$249,876</b>	+ 26.9%	\$244,331	<b>\$267,881</b>	+ 9.6%
Percent of Original List Price Received*	89.6%	<b>92.8%</b>	+ 3.5%	89.4%	<b>93.6%</b>	+ 4.7%
Average Market Time	136	<b>105</b>	- 22.9%	139	<b>106</b>	- 23.6%
Inventory of Homes for Sale at Month End	14,309	<b>10,537</b>	- 26.4%	--	--	--

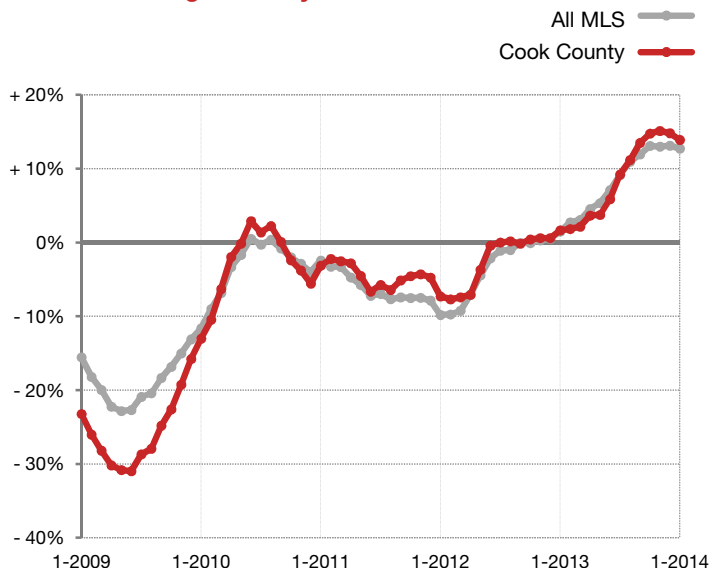
### Attached Single-Family

	January			Trailing 12 Mos.		
	1-2013	1-2014	+ / -	1-2013	1-2014	+ / -
New Listings	3,199	<b>2,771</b>	- 13.4%	39,255	<b>40,422</b>	+ 3.0%
Under Contract (includes Contingent and Pending)	1,946	<b>1,999</b>	+ 2.7%	24,385	<b>28,312</b>	+ 16.1%
Closed Sales	1,567	<b>1,437</b>	- 8.3%	23,464	<b>27,951</b>	+ 19.1%
Median Sales Price*	\$126,000	<b>\$153,435</b>	+ 21.8%	\$149,000	<b>\$178,188</b>	+ 19.6%
Average Sales Price*	\$192,509	<b>\$241,224</b>	+ 25.3%	\$221,516	<b>\$249,786</b>	+ 12.8%
Percent of Original List Price Received*	90.1%	<b>93.9%</b>	+ 4.2%	89.2%	<b>94.4%</b>	+ 5.8%
Average Market Time	152	<b>100</b>	- 34.0%	153	<b>102</b>	- 33.6%
Inventory of Homes for Sale at Month End	10,109	<b>6,786</b>	- 32.9%	--	--	--

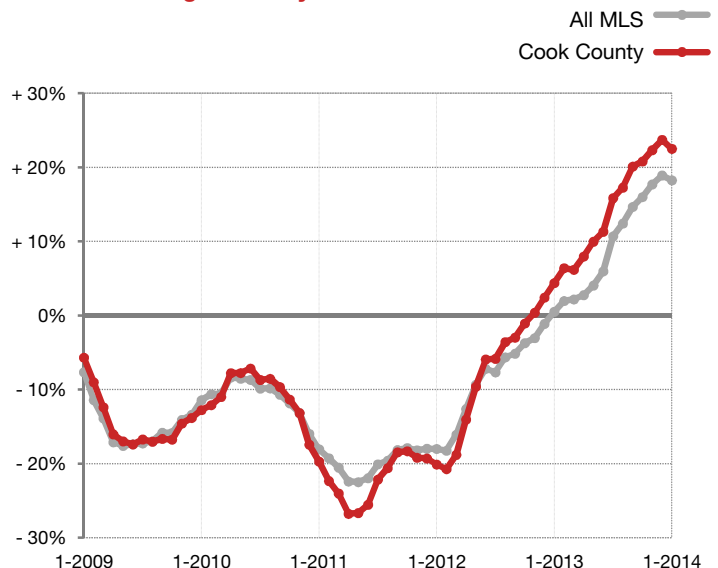
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.