

Local Market Update – July 2013

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of August 14, 2013



Cook County

+ 10.1%

Change in
New Listings
All Properties

+ 32.9%

Change in
Closed Sales
All Properties

- 36.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Mos.		
	7-2012	7-2013	+ / -	7-2012	7-2013	+ / -
New Listings	4,642	5,074	+ 9.3%	52,269	52,626	+ 0.7%
Under Contract (includes Contingent and Pending)	2,584	3,693	+ 42.9%	26,465	34,599	+ 30.7%
Closed Sales	2,699	3,479	+ 28.9%	24,920	31,810	+ 27.6%
Median Sales Price*	\$175,000	\$210,000	+ 20.0%	\$160,000	\$167,500	+ 4.7%
Average Sales Price*	\$276,143	\$299,485	+ 8.5%	\$246,386	\$254,496	+ 3.3%
Percent of Original List Price Received*	90.7%	95.1%	+ 4.9%	88.1%	91.7%	+ 4.1%
Average Market Time	131	93	- 29.1%	149	123	- 17.5%
Inventory of Homes for Sale at Month End	18,427	12,452	- 32.4%	--	--	--

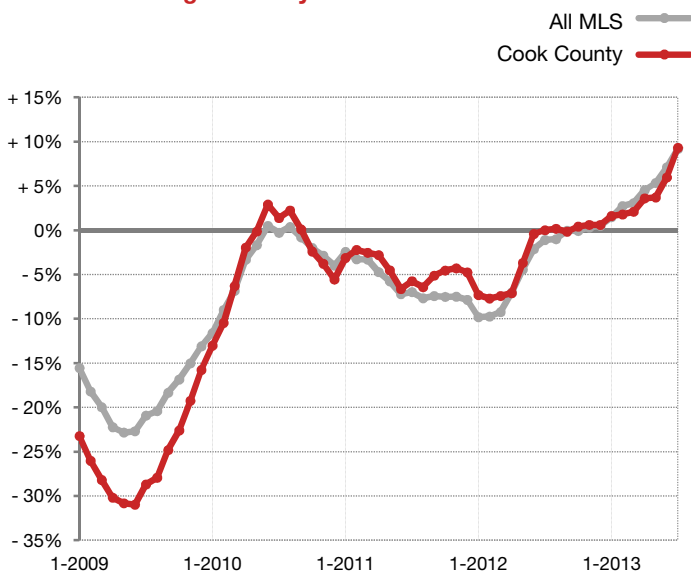
Attached Single-Family

	July			Trailing 12 Mos.		
	7-2012	7-2013	+ / -	7-2012	7-2013	+ / -
New Listings	3,522	3,911	+ 11.0%	41,061	39,843	- 3.0%
Under Contract (includes Contingent and Pending)	2,119	2,962	+ 39.8%	21,536	28,768	+ 33.6%
Closed Sales	2,158	2,976	+ 37.9%	20,118	26,737	+ 32.9%
Median Sales Price*	\$160,000	\$203,500	+ 27.2%	\$146,000	\$161,100	+ 10.3%
Average Sales Price*	\$242,623	\$263,082	+ 8.4%	\$218,987	\$233,597	+ 6.7%
Percent of Original List Price Received*	89.9%	95.7%	+ 6.4%	87.4%	92.1%	+ 5.4%
Average Market Time	142	86	- 39.2%	173	125	- 27.9%
Inventory of Homes for Sale at Month End	14,049	8,177	- 41.8%	--	--	--

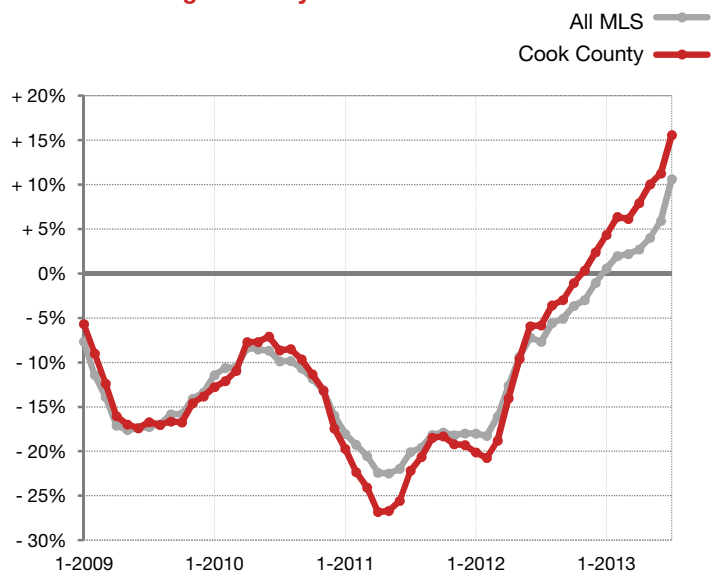
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.