

# Monthly Local Market Update for February 2015

A Research Tool Provided by the Illinois Association of REALTORS®



## Entire State of Illinois

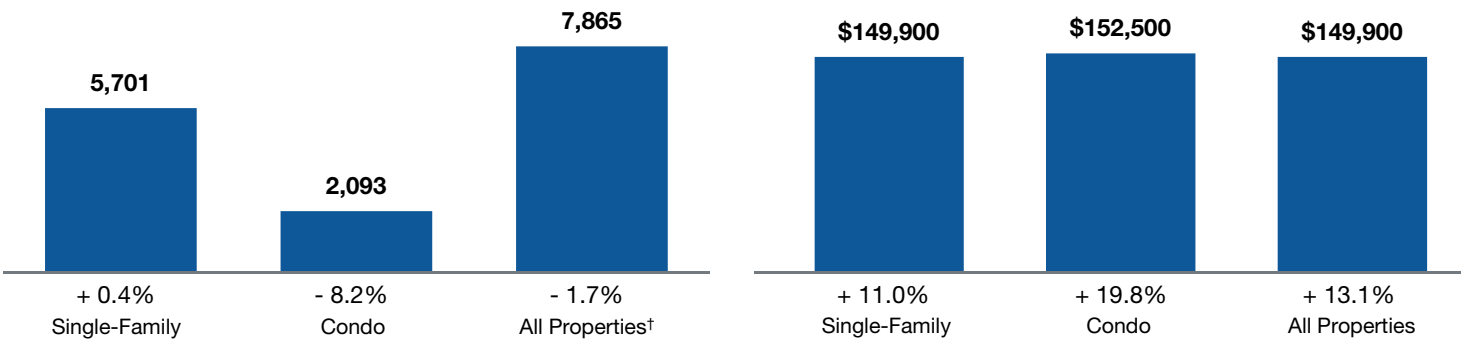
Key Metrics for All Properties	February			Year to Date		
	2014	2015	Percent Change	Thru Feb 2014	Thru Feb 2015	Percent Change
<b>Closed Sales</b>	<b>8,004</b>	<b>7,865</b>	<b>- 1.7%</b>	<b>16,178</b>	<b>15,822</b>	<b>- 2.2%</b>
Previous Month's Closed Sales	8,174 <small>in January 2014</small>	7,957 <small>in January 2015</small>	- 2.7%	8,174 <small>in January 2014</small>	7,957 <small>in January 2015</small>	- 2.7%
<b>Median Sales Price*</b>	<b>\$132,500</b>	<b>\$149,900</b>	<b>+ 13.1%</b>	<b>\$135,000</b>	<b>\$150,000</b>	<b>+ 11.1%</b>
<b>Inventory of Homes for Sale</b>	<b>61,992</b>	<b>59,042</b>	<b>- 4.8%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>88</b>	<b>91</b>	<b>+ 3.4%</b>	<b>86</b>	<b>87</b>	<b>+ 1.2%</b>

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

## Activity by Property Type for February 2015

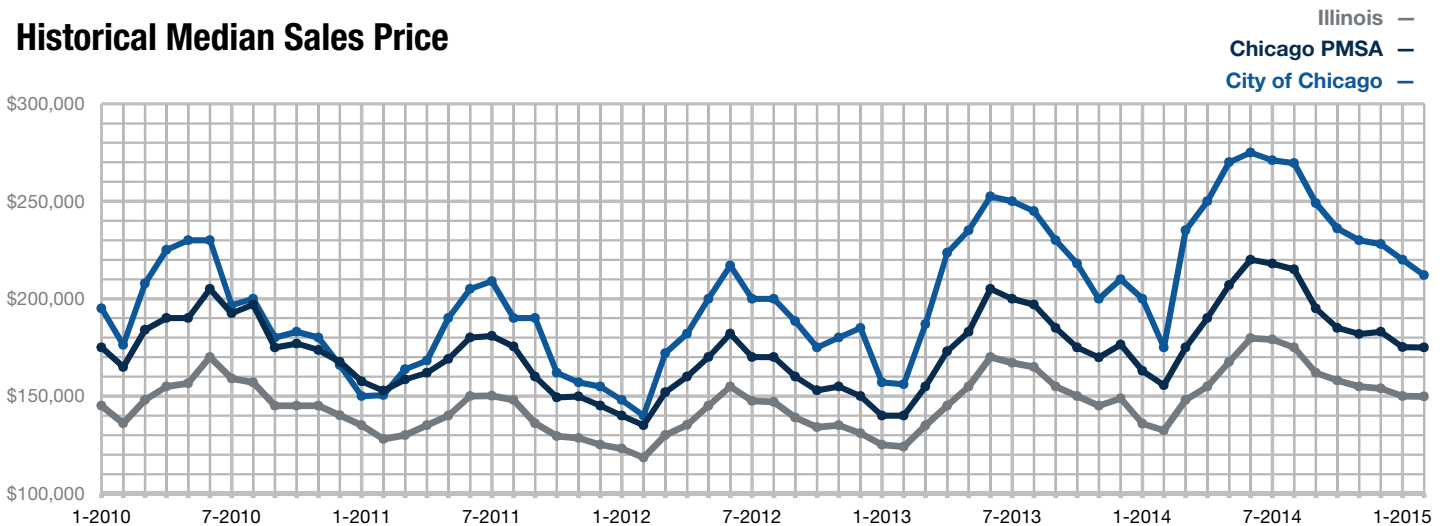
Closed Sales

Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

## Historical Median Sales Price



Current as of March 8, 2015. All data from the multiple listing services located in the state of Illinois. Powered by 10K Research and Marketing. Percent changes are calculated using rounded figures.

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## Chicago PMSA

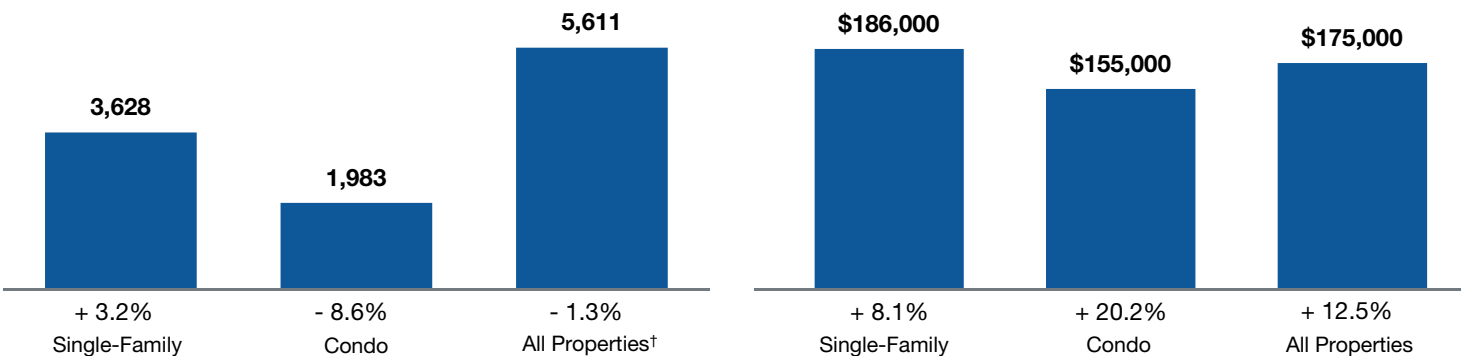
Key Metrics for All Properties	February			Year to Date		
	2014	2015	Percent Change	Thru Feb 2014	Thru Feb 2015	Percent Change
<b>Closed Sales</b>	<b>5,683</b>	<b>5,611</b>	<b>- 1.3%</b>	<b>11,608</b>	<b>11,331</b>	<b>- 2.4%</b>
Previous Month's Closed Sales	5,925 in January 2014	5,720 in January 2015	- 3.5%	5,925 in January 2014	5,720 in January 2015	- 3.5%
<b>Median Sales Price*</b>	<b>\$155,600</b>	<b>\$175,000</b>	<b>+ 12.5%</b>	<b>\$160,000</b>	<b>\$175,000</b>	<b>+ 9.4%</b>
<b>Inventory of Homes for Sale</b>	<b>37,769</b>	<b>36,575</b>	<b>- 3.2%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>73</b>	<b>77</b>	<b>+ 5.5%</b>	<b>72</b>	<b>75</b>	<b>+ 4.2%</b>

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### Activity by Property Type for February 2015

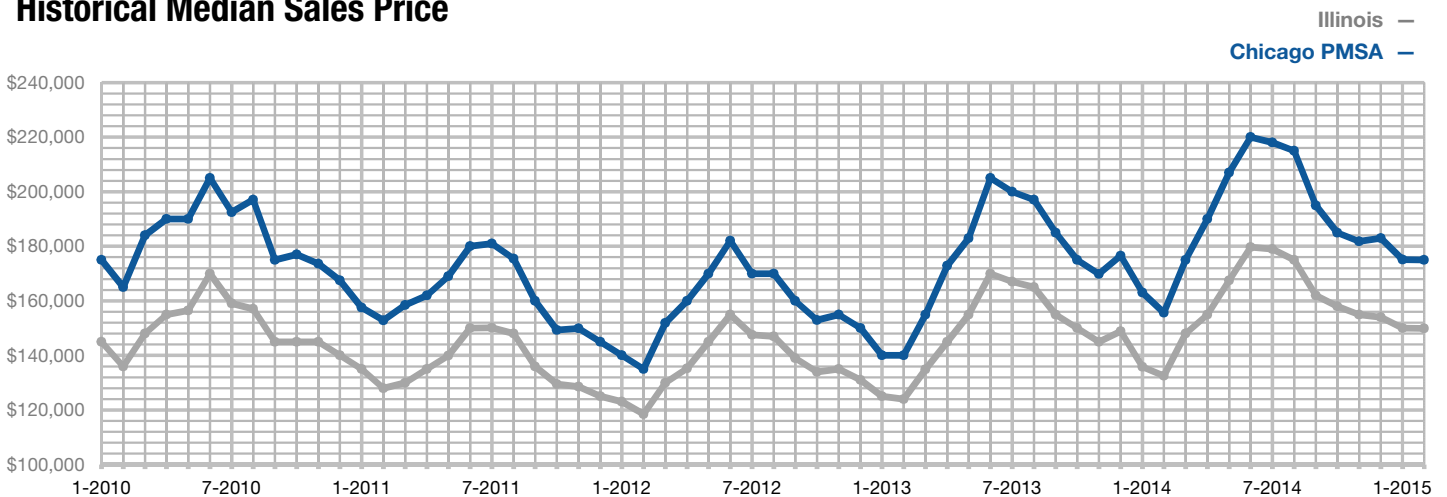
Closed Sales

Median Sales Price



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## City of Chicago

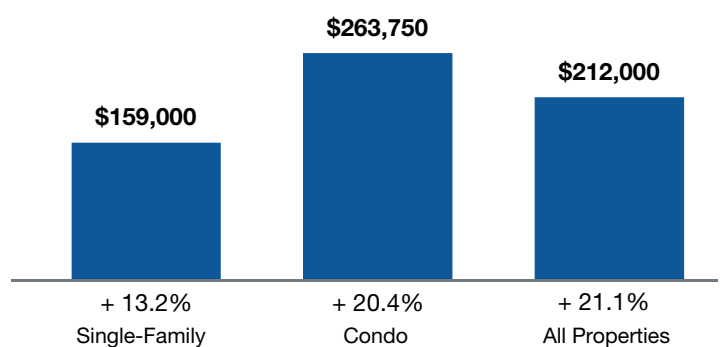
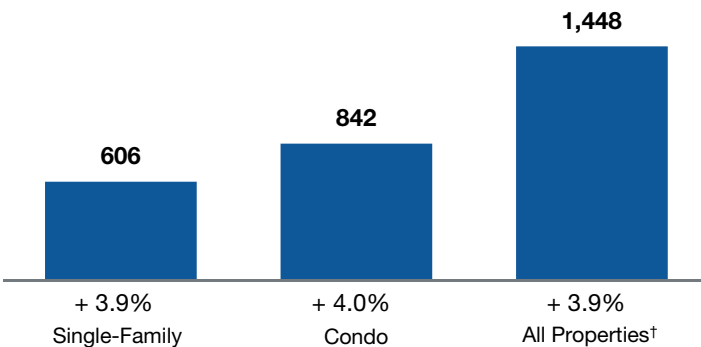
Key Metrics for All Properties	February			Year to Date		
	2014	2015	Percent Change	Thru Feb 2014	Thru Feb 2015	Percent Change
<b>Closed Sales</b>	<b>1,393</b>	<b>1,448</b>	<b>+ 3.9%</b>	<b>2,805</b>	<b>2,786</b>	<b>- 0.7%</b>
Previous Month's Closed Sales	1,412 in January 2014	1,338 in January 2015	- 5.2%	1,412 in January 2014	1,338 in January 2015	- 5.2%
<b>Median Sales Price*</b>	<b>\$174,990</b>	<b>\$212,000</b>	<b>+ 21.1%</b>	<b>\$186,250</b>	<b>\$216,000</b>	<b>+ 16.0%</b>
<b>Inventory of Homes for Sale</b>	<b>8,574</b>	<b>8,028</b>	<b>- 6.4%</b>	--	--	--
<b>Days on Market Until Sale</b>	<b>67</b>	<b>68</b>	<b>+ 1.5%</b>	<b>67</b>	<b>64</b>	<b>- 4.5%</b>

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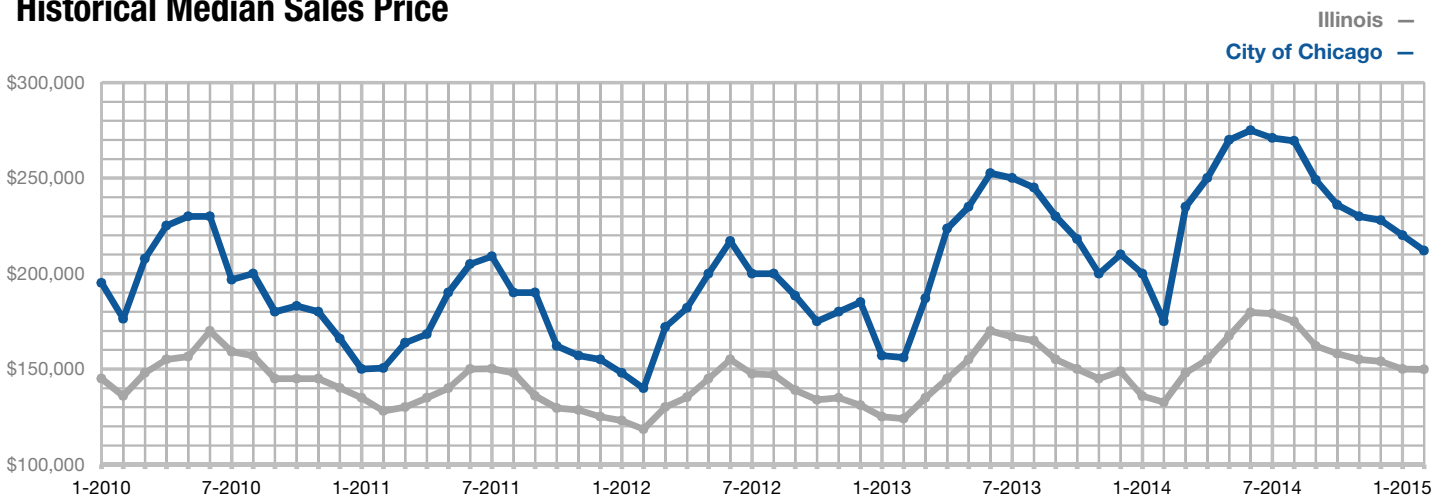
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