

Monthly Local Market Update for February 2016

A Research Tool Provided by the Illinois Association of REALTORS®



Entire State of Illinois

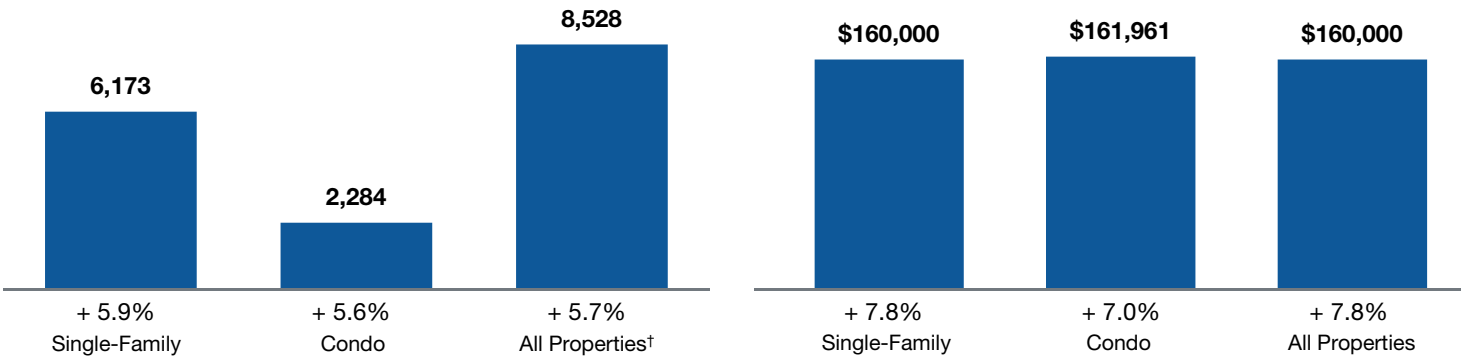
Key Metrics for All Properties	February			Year to Date		
	2015	2016	Percent Change	Thru Feb 2015	Thru Feb 2016	Percent Change
Closed Sales	8,066	8,528	+ 5.7%	16,071	16,885	+ 5.1%
Previous Month's Closed Sales	8,005 in January 2015	8,357 in January 2016	+ 4.4%	8,005 in January 2015	8,357 in January 2016	+ 4.4%
Median Sales Price*	\$148,375	\$160,000	+ 7.8%	\$149,537	\$160,000	+ 7.0%
Inventory of Homes for Sale	63,791	56,563	- 11.3%	--	--	--
Days on Market Until Sale	90	81	- 10.0%	86	80	- 7.0%

* 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 2016

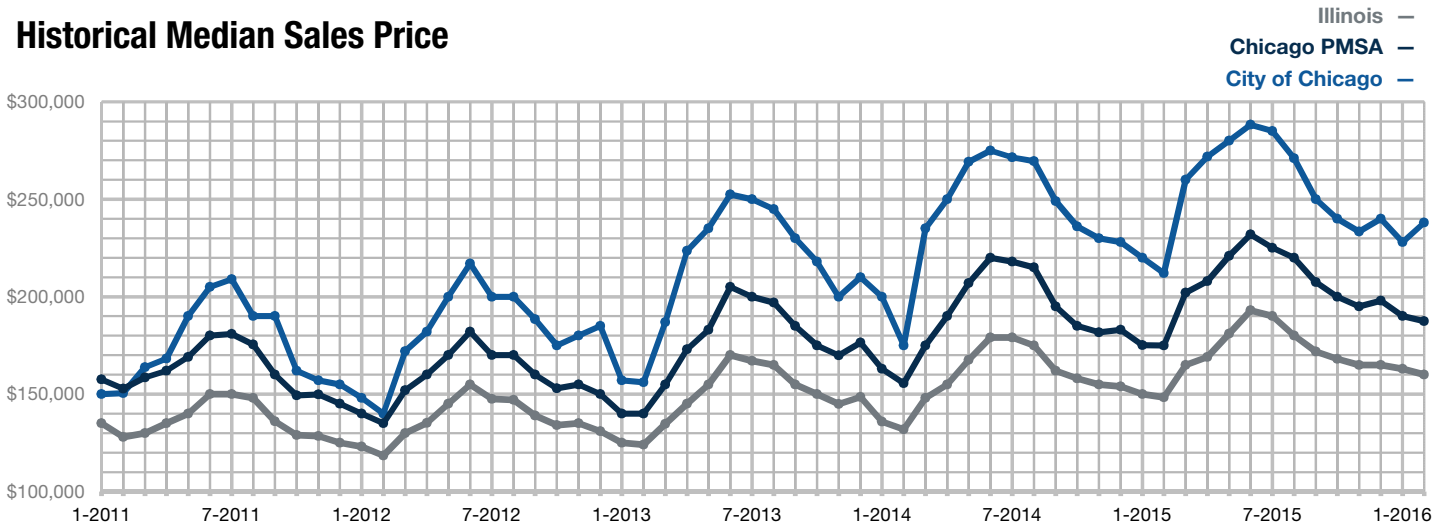
Closed Sales

Median Sales Price



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

Historical Median Sales Price



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Chicago PMSA

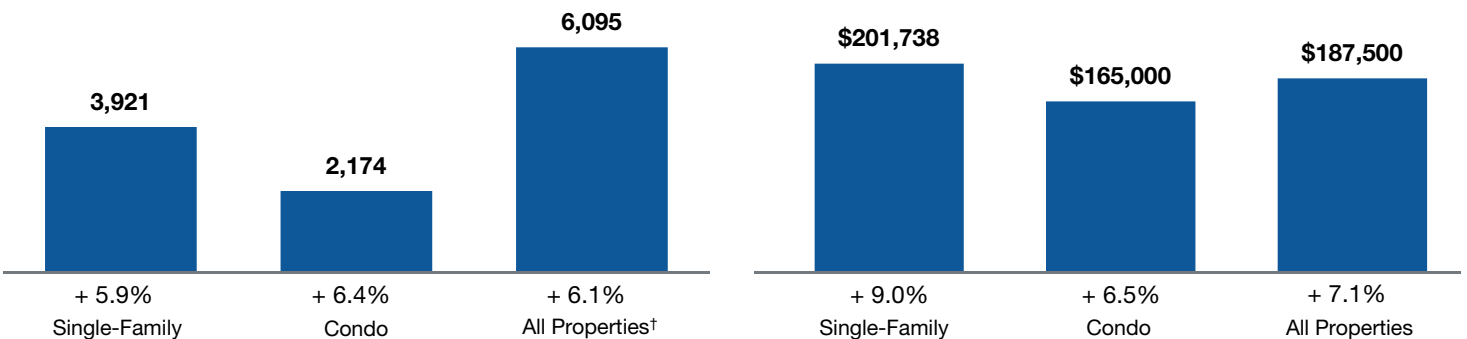
Key Metrics for All Properties	February			Year to Date		
	2015	2016	Percent Change	Thru Feb 2015	Thru Feb 2016	Percent Change
Closed Sales	5,744	6,095	+ 6.1%	11,487	12,201	+ 6.2%
Previous Month's Closed Sales	5,743 in January 2015	6,106 in January 2016	+ 6.3%	5,743 in January 2015	6,106 in January 2016	+ 6.3%
Median Sales Price*	\$175,000	\$187,500	+ 7.1%	\$175,000	\$190,000	+ 8.6%
Inventory of Homes for Sale	40,517	34,810	- 14.1%	--	--	--
Days on Market Until Sale	77	71	- 7.8%	75	70	- 6.7%

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Activity by Property Type for February 2016

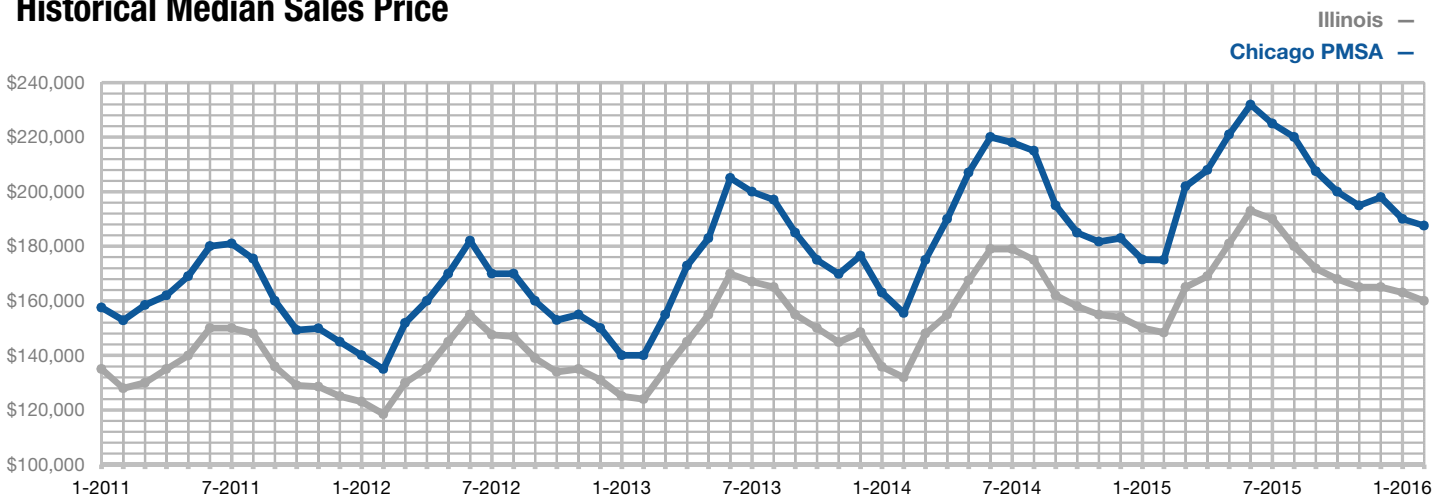
Closed Sales

Median Sales Price



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Historical Median Sales Price



Current as of March 7, 2016. All data from the multiple listing services located in the state of Illinois. Report © 2016 by ShowingTime 10K. Percent changes are calculated using rounded figures.

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City of Chicago

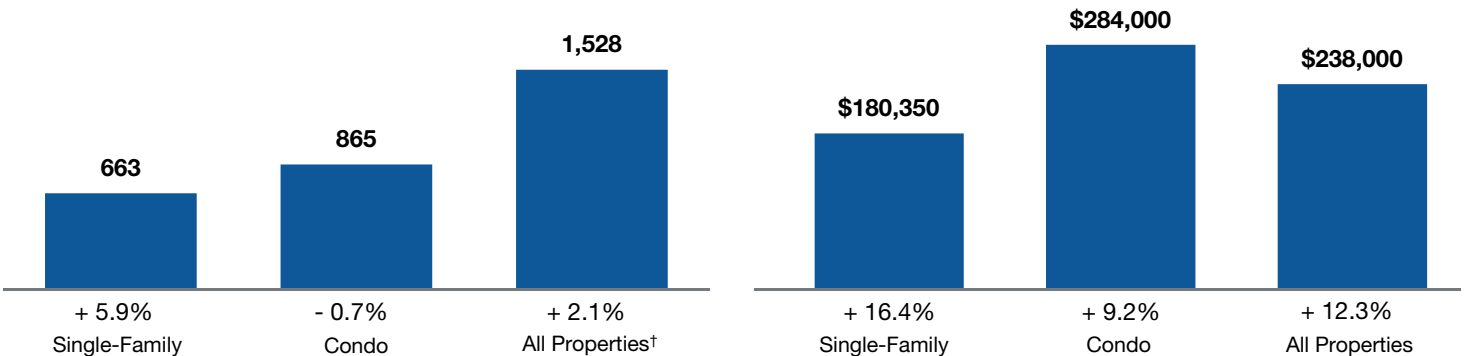
Key Metrics for All Properties	February			Year to Date		
	2015	2016	Percent Change	Thru Feb 2015	Thru Feb 2016	Percent Change
Closed Sales	1,497	1,528	+ 2.1%	2,845	2,921	+ 2.7%
Previous Month's Closed Sales	1,348 <small>in January 2015</small>	1,393 <small>in January 2016</small>	+ 3.3%	1,348 <small>in January 2015</small>	1,393 <small>in January 2016</small>	+ 3.3%
Median Sales Price*	\$212,000	\$238,000	+ 12.3%	\$215,000	\$231,475	+ 7.7%
Inventory of Homes for Sale	8,989	7,574	- 15.7%	--	--	--
Days on Market Until Sale	68	60	- 11.8%	64	61	- 4.7%

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Activity by Property Type for February 2016

Closed Sales

Median Sales Price



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Historical Median Sales Price

