

## This Week

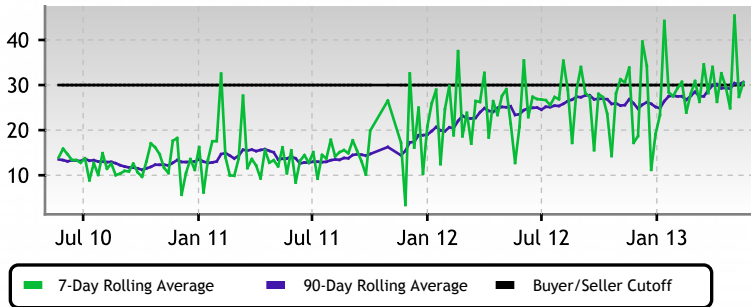
The median list price in CHICAGO, IL 60610 this week is \$419,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

## Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Market Action Index



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

## Quartiles

### Characteristics per Quartile

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,292,500	2477	3.0	3.0	43	88	4	4	227	Most expensive 25% of properties
Upper/Second	\$ 534,700	1383	2.0	2.0	18	88	7	8	121	Upper-middle 25% of properties
Lower/Third	\$ 349,000	1066	2.0	2.0	18	88	6	7	90	Lower-middle 25% of properties
Bottom/Fourth	\$ 211,200	727	1.0	1.0	39	88	5	8	98	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

### Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 419,000	↔
Asking Price Per Square Foot	\$ 358	↔
Average Days on Market (DOM)	134	↑↑
Percent of Properties with Price Decrease	20 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	1170	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	30.7	↔

- ↔ No change
- ↑↑ Strong upward trend
- ↓↓ Strong downward trend
- ↑ Slight upward trend
- ↓ Slight downward trend

## Price

- We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.

Price Trends

