

# This Week

The median list price in CHICAGO, IL 60611 this week is \$579,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

# Supply and Demand

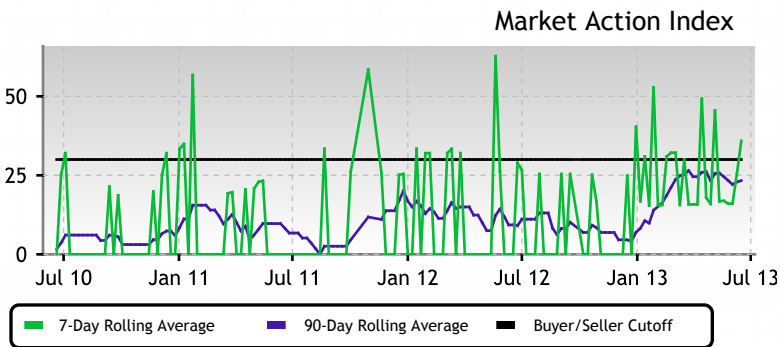
- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Real-Time Market Profile		Trend
Median List Price	\$ 579,000	↔
Asking Price Per Square Foot	\$ 386	↓↓
Average Days on Market (DOM)	25	↓↓
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	32 %	
Median House Size (sq ft)	1900	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.5	
Market Action Index	Buyer's Advantage 23.3	↔

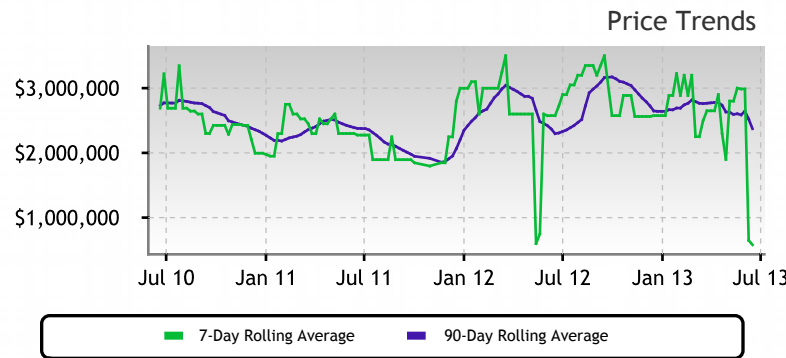
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

# Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.



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

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	Description
Top/First	\$ 2,875,000	4365	not available	4.0	4.5	92	32	0	0	84	Most expensive 25% of properties
Upper/Second	\$ 950,000	2350	8,001 - 10,000 sqft	3.0	2.5	6	33	1	1	6	Upper-middle 25% of properties
Lower/Third	\$ 419,000	1320	not available	1.0	1.5	5	33	4	2	6	Lower-middle 25% of properties
Bottom/Fourth	\$ 129,000	825	6,501 - 8,000 sqft	1.0	1.0	6	33	7	2	6	Least expensive 25% of properties