

This Week

The median list price in CHICAGO, IL 60640 this week is \$799,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

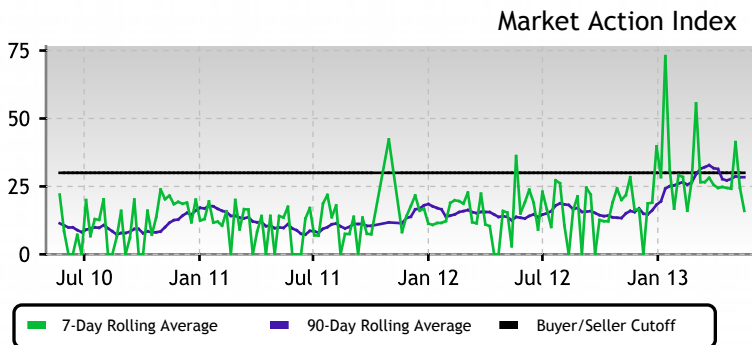
- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Real-Time Market Profile		Trend
Median List Price	\$ 799,000	↔
Asking Price Per Square Foot	\$ 358	↔
Average Days on Market (DOM)	125	↑↑
Percent of Properties with Price Decrease	9 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2218	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Buyer's Advantage 28.4	↔

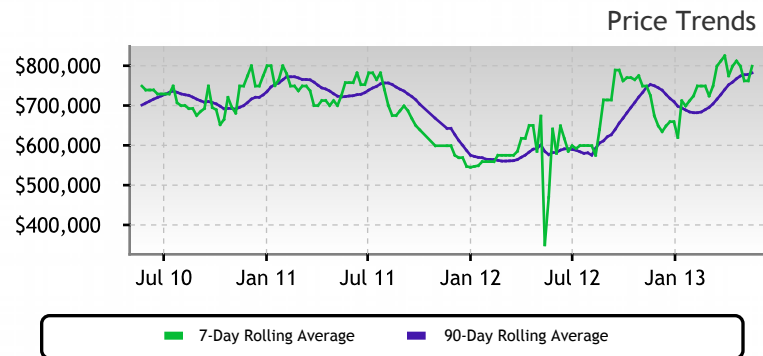
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.



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	
Top/First	\$ 1,150,000	2465	4,501 - 6,500 sqft	5.0	4.2	56	5	1	0	127	Most expensive 25% of properties
Upper/Second	\$ 885,000	2568	4,501 - 6,500 sqft	5.0	3.5	110	6	0	0	46	Upper-middle 25% of properties
Lower/Third	\$ 699,000	1961	Less than 4,500 sqft	4.0	3.0	108	6	0	0	199	Lower-middle 25% of properties
Bottom/Fourth	\$ 523,500	1760	Less than 4,500 sqft	3.5	2.2	116	6	0	0	128	Least expensive 25% of properties