

This Week

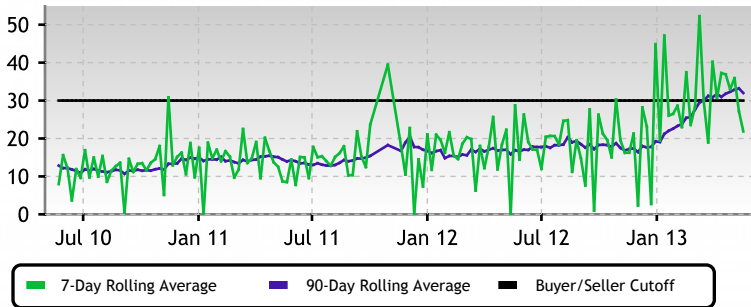
The median list price in CHICAGO, IL 60647 this week is \$499,450.

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

- 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

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	\$ 899,950	2563	Less than 4,500 sqft	4.0	3.5	9	19	2	1	135	Most expensive 25% of properties
Upper/Second	\$ 589,000	1965	Less than 4,500 sqft	4.0	3.5	12	19	2	0	84	Upper-middle 25% of properties
Lower/Third	\$ 439,450	1557	Less than 4,500 sqft	4.0	3.0	55	20	2	1	51	Lower-middle 25% of properties
Bottom/Fourth	\$ 187,200	1273	Less than 4,500 sqft	3.0	2.0	115	20	1	0	212	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 499,450	↔
Asking Price Per Square Foot	\$ 261	↑↑
Average Days on Market (DOM)	121	↑↑
Percent of Properties with Price Decrease	10 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1760	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Seller's Advantage 32.0	↔

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

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

Price Trends

