

Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of March 14, 2019

PEARSON
realty group

8003 - CHI - Uptown

- 16.1%

- 8.3%

- 11.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	7	5	- 28.6%	108	70	- 35.2%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	41	27	- 34.1%
Closed Sales	3	0	- 100.0%	43	24	- 44.2%
Median Sales Price*	\$570,000	\$0	- 100.0%	\$848,000	\$776,000	- 8.5%
Average Sales Price*	\$626,667	\$0	- 100.0%	\$959,055	\$831,612	- 13.3%
Percent of Original List Price Received*	92.5%	0.0%	- 100.0%	95.5%	92.3%	- 3.4%
Average Market Time	214	0	- 100.0%	170	160	- 5.9%
Inventory of Homes for Sale at Month End	19	10	- 47.4%	--	--	--

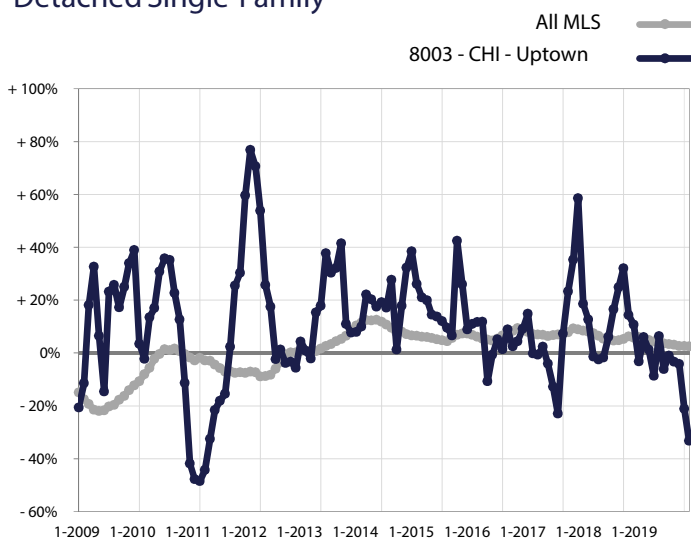
Attached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	130	110	- 15.4%	1,397	1,411	+ 1.0%
Under Contract (includes Contingent and Pending)	86	71	- 17.4%	920	835	- 9.2%
Closed Sales	45	44	- 2.2%	952	846	- 11.1%
Median Sales Price*	\$219,000	\$258,050	+ 17.8%	\$248,000	\$270,000	+ 8.9%
Average Sales Price*	\$252,572	\$267,199	+ 5.8%	\$262,602	\$275,221	+ 4.8%
Percent of Original List Price Received*	95.1%	97.3%	+ 2.3%	97.1%	97.1%	0.0%
Average Market Time	90	87	- 3.3%	54	57	+ 5.6%
Inventory of Homes for Sale at Month End	135	126	- 6.7%	--	--	--

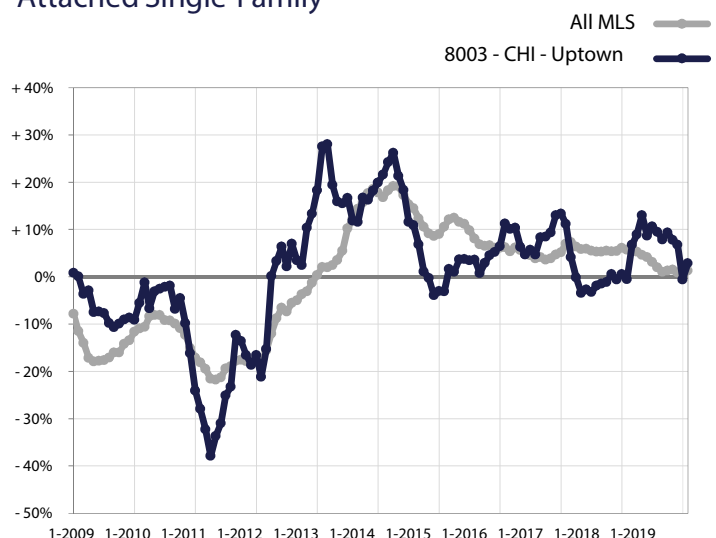
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.