

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

8008 - CHI - Near North Side

- 2.1%

- 14.6%

+ 11.3%

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	13	13	0.0%	117	130	+ 11.1%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	24	23	- 4.2%
Closed Sales	0	2	--	28	23	- 17.9%
Median Sales Price*	\$0	\$3,362,500	--	\$1,975,000	\$1,881,750	- 4.7%
Average Sales Price*	\$0	\$3,362,500	--	\$2,371,100	\$2,274,080	- 4.1%
Percent of Original List Price Received*	0.0%	80.9%	--	89.7%	91.2%	+ 1.7%
Average Market Time	0	331	--	314	208	- 33.8%
Inventory of Homes for Sale at Month End	39	40	+ 2.6%	--	--	--

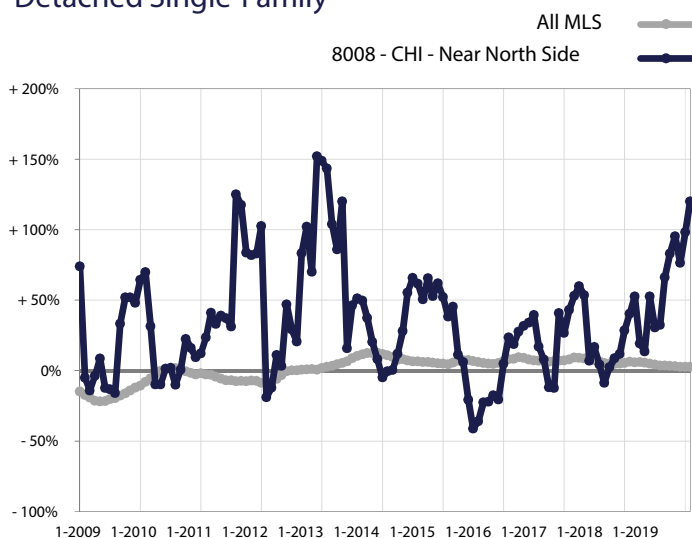
Attached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	554	542	- 2.2%	5,905	6,441	+ 9.1%
Under Contract (includes Contingent and Pending)	222	191	- 14.0%	2,785	2,546	- 8.6%
Closed Sales	144	121	- 16.0%	2,770	2,590	- 6.5%
Median Sales Price*	\$402,250	\$360,000	- 10.5%	\$403,750	\$410,000	+ 1.5%
Average Sales Price*	\$629,391	\$598,890	- 4.8%	\$578,020	\$652,883	+ 13.0%
Percent of Original List Price Received*	96.7%	95.3%	- 1.4%	97.0%	96.6%	- 0.4%
Average Market Time	136	150	+ 10.3%	81	98	+ 21.0%
Inventory of Homes for Sale at Month End	1,107	1,235	+ 11.6%	--	--	--

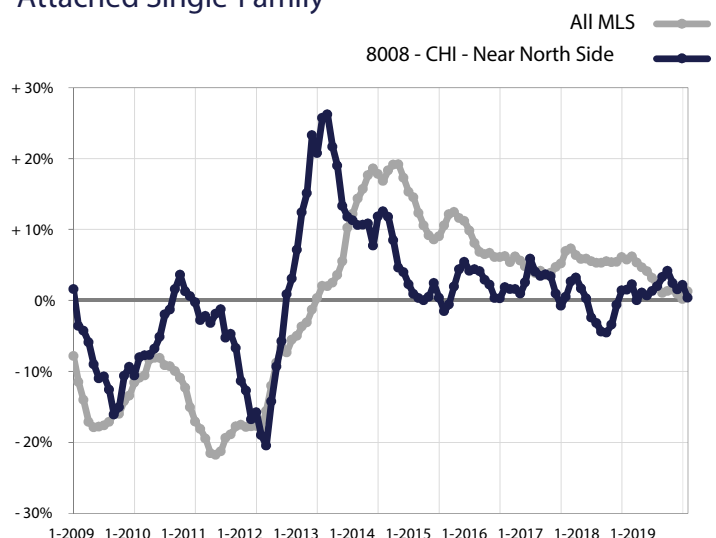
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.