

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



8023 - CHI - Humboldt Park

+ 33.3%

- 50.0%

- 23.4%

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	16	25	+ 56.3%	265	282	+ 6.4%
Under Contract (includes Contingent and Pending)	10	13	+ 30.0%	160	157	- 1.9%
Closed Sales	9	4	- 55.6%	159	155	- 2.5%
Median Sales Price*	\$232,500	\$227,500	- 2.2%	\$145,000	\$193,400	+ 33.4%
Average Sales Price*	\$294,944	\$247,450	- 16.1%	\$207,418	\$245,030	+ 18.1%
Percent of Original List Price Received*	97.8%	96.8%	- 1.0%	95.7%	98.2%	+ 2.6%
Average Market Time	178	66	- 62.9%	113	68	- 39.8%
Inventory of Homes for Sale at Month End	40	31	- 22.5%	--	--	--

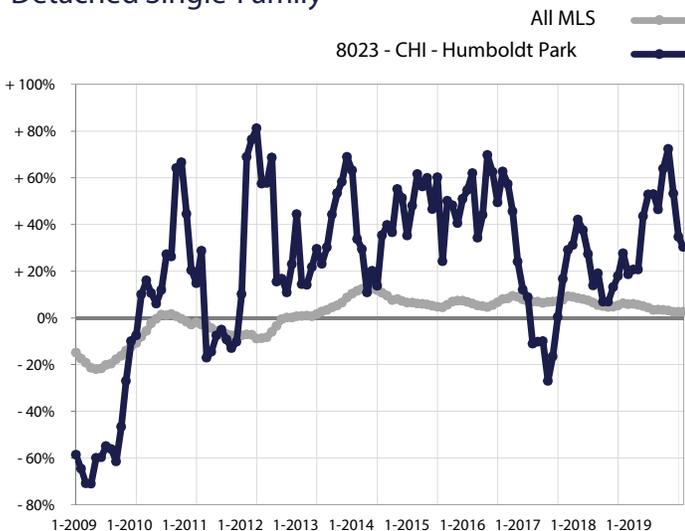
Attached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	5	3	- 40.0%	60	60	0.0%
Under Contract (includes Contingent and Pending)	6	3	- 50.0%	36	22	- 38.9%
Closed Sales	1	1	0.0%	31	27	- 12.9%
Median Sales Price*	\$38,500	\$305,000	+ 692.2%	\$277,500	\$340,000	+ 22.5%
Average Sales Price*	\$38,500	\$305,000	+ 692.2%	\$262,726	\$322,760	+ 22.9%
Percent of Original List Price Received*	85.7%	101.7%	+ 18.7%	94.9%	95.9%	+ 1.1%
Average Market Time	52	54	+ 3.8%	103	96	- 6.8%
Inventory of Homes for Sale at Month End	7	5	- 28.6%	--	--	--

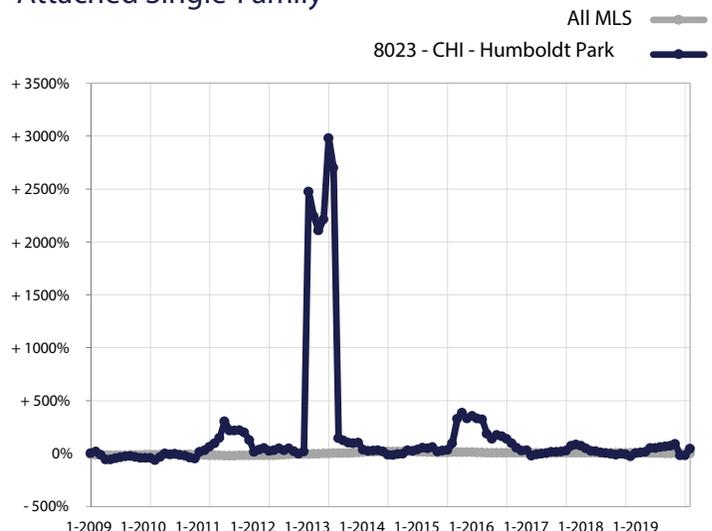
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.