

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



8024 - CHI - West Town

+ 27.4%

- 18.3%

+ 26.1%

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	48	45	- 6.3%	579	536	- 7.4%
Under Contract (includes Contingent and Pending)	16	19	+ 18.8%	214	193	- 9.8%
Closed Sales	13	7	- 46.2%	223	185	- 17.0%
Median Sales Price*	\$970,000	\$885,000	- 8.8%	\$945,000	\$975,000	+ 3.2%
Average Sales Price*	\$1,048,692	\$1,090,071	+ 3.9%	\$1,006,172	\$1,020,743	+ 1.4%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	96.5%	95.6%	- 0.9%
Average Market Time	174	237	+ 36.2%	84	109	+ 29.8%
Inventory of Homes for Sale at Month End	82	86	+ 4.9%	--	--	--

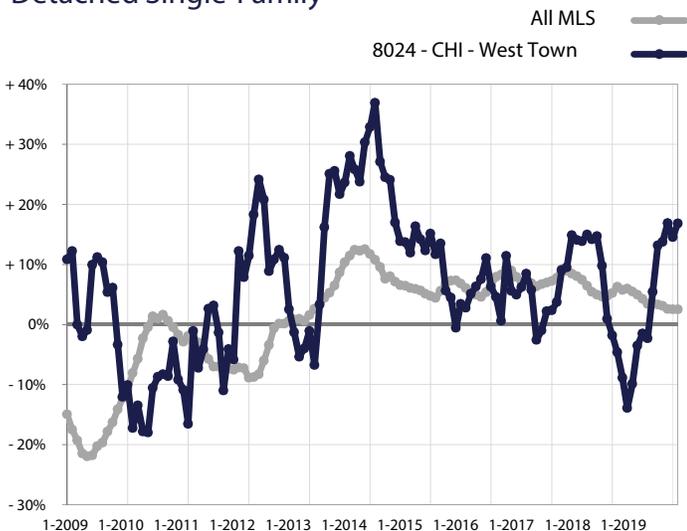
Attached Single-Family

	February			Trailing 12 Months		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
New Listings	248	332	+ 33.9%	2,932	3,145	+ 7.3%
Under Contract (includes Contingent and Pending)	166	158	- 4.8%	1,576	1,430	- 9.3%
Closed Sales	91	78	- 14.3%	1,602	1,443	- 9.9%
Median Sales Price*	\$479,000	\$423,500	- 11.6%	\$450,000	\$467,500	+ 3.9%
Average Sales Price*	\$495,377	\$430,780	- 13.0%	\$475,417	\$487,141	+ 2.5%
Percent of Original List Price Received*	97.5%	96.7%	- 0.8%	98.4%	98.0%	- 0.4%
Average Market Time	103	104	+ 1.0%	47	58	+ 23.4%
Inventory of Homes for Sale at Month End	274	363	+ 32.5%	--	--	--

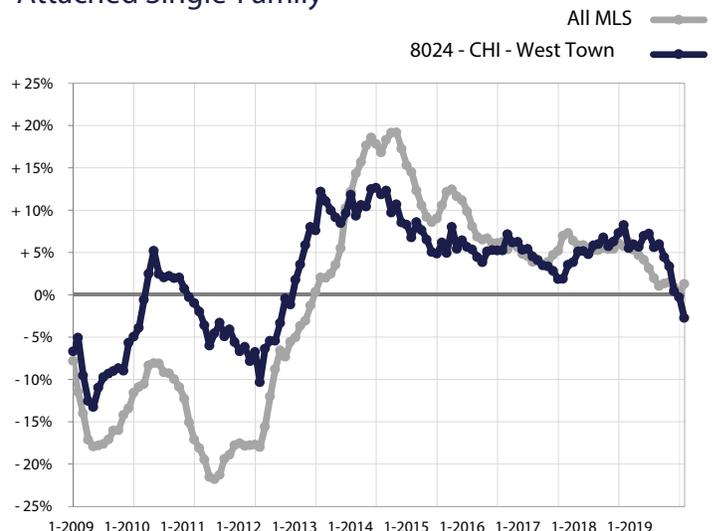
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.