# Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY       MIDWEST REAL ESTATE DATA LLC

RESIDENTIAL ACTIVITY ONLY | Data current as of April 13, 2019

# 8024 - CHI - West Town

| + 6.2% | - 14.3% | + 34.2% |
|---|---|---|
| Change in New Listings All Properties | Change in Closed Sales All Properties | Change in Inventory of Homes All Properties |

## Detached Single-Family

| | March | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
| | 3-2018 | 3-2019 | + / – | 3-2018 | 3-2019 | + / – |
| New Listings | 47 | 52 | + 10.6% | 568 | 541 | - 4.8% |
| Under Contract   (includes Contingent and Pending) | 28 | 31 | + 10.7% | 216 | 195 | - 9.7% |
| Closed Sales | 17 | 19 | + 11.8% | 222 | 187 | - 15.8% |
| Median Sales Price* | $780,200 | $1,050,000 | + 34.6% | $917,500 | $982,500 | + 7.1% |
| Average Sales Price* | $995,518 | $1,178,553 | + 18.4% | $1,005,033 | $1,039,070 | + 3.4% |
| Percent of Original List Price Received* | 94.7% | 95.5% | + 0.8% | 96.2% | 95.7% | - 0.5% |
| Average Market Time | 155 | 132 | - 14.8% | 90 | 107 | + 18.9% |
| Inventory of Homes for Sale at Month End | 81 | 86 | + 6.2% | -- | -- | -- |

## Attached Single-Family

| | March | | | Trailing 12 Months | | |
|---|---|---|---|---|---|---|
| | 3-2018 | 3-2019 | + / – | 3-2018 | 3-2019 | + / – |
| New Listings | 293 | 309 | + 5.5% | 2,927 | 3,163 | + 8.1% |
| Under Contract   (includes Contingent and Pending) | 195 | 181 | - 7.2% | 1,571 | 1,410 | - 10.2% |
| Closed Sales | 151 | 125 | - 17.2% | 1,593 | 1,418 | - 11.0% |
| Median Sales Price* | $470,000 | $455,000 | - 3.2% | $450,000 | $466,250 | + 3.6% |
| Average Sales Price* | $497,441 | $492,113 | - 1.1% | $477,817 | $486,519 | + 1.8% |
| Percent of Original List Price Received* | 99.0% | 98.0% | - 1.0% | 98.5% | 97.9% | - 0.6% |
| Average Market Time | 88 | 70 | - 20.5% | 49 | 56 | + 14.3% |
| Inventory of Homes for Sale at Month End | 270 | 385 | + 42.6% | -- | -- | -- |

* Does not account for seller concessions. | Activity for on        e month can sometimes look extr   eme due to small sample size.

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

### Detached Single-Family

All MLS
8024 - CHI - West Town



### Attached Single-Family

All MLS
8024 - CHI - West Town
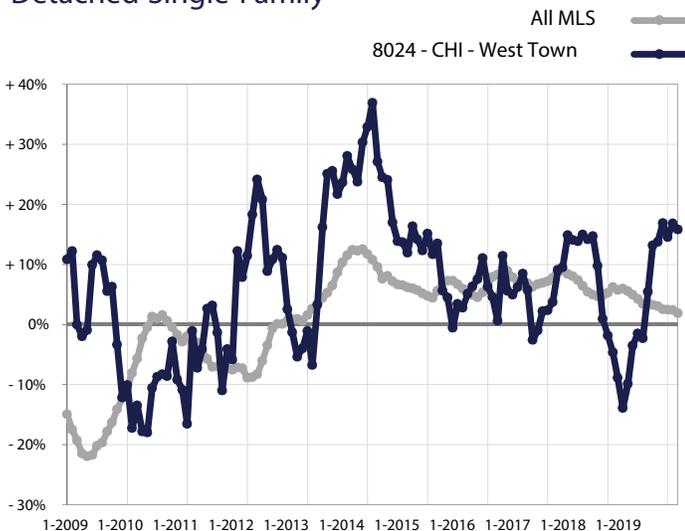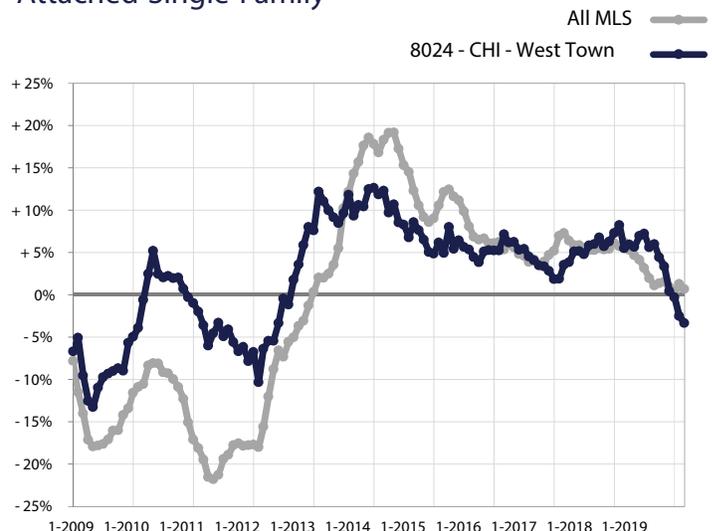


** Each dot represents the change in median sales pri       ce from the prior year using     a 6-month weighted average.
This means that each of the 6 months used       in a dot are proportioned according to th     eir share of sales during that period.