Local Market Update – May 2019

PEARSON realty group

8024 - CHI - West Town

+ 7.8%	+ 8.7%	+ 19.1%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2018	5-2019	+ / –	5-2018	5-2019	+ / –
New Listings	60	58	- 3.3%	572	557	- 2.6%
Under Contract (includes Contingent and Pending)	24	30	+ 25.0%	217	205	- 5.5%
Closed Sales	18	32	+ 77.8%	217	195	- 10.1%
Median Sales Price*	$1,028,750	$910,000	- 11.5%	$901,000	$977,500	+ 8.5%
Average Sales Price*	$1,056,411	$995,375	- 5.8%	$990,678	$1,040,670	+ 5.0%
Percent of Original List Price Received*	98.9%	96.3%	- 2.6%	96.3%	95.4%	- 0.9%
Average Market Time	93	65	- 30.1%	92	100	+ 8.7%
Inventory of Homes for Sale at Month End	104	96	- 7.7%	--	--	--

Attached Single-Family

|	May			Trailing 12 Months		
	5-2018	5-2019	+ / –	5-2018	5-2019	+ / –
New Listings	313	344	+ 9.9%	2,988	3,223	+ 7.9%
Under Contract (includes Contingent and Pending)	163	185	+ 13.5%	1,523	1,438	- 5.6%
Closed Sales	189	193	+ 2.1%	1,583	1,427	- 9.9%
Median Sales Price*	$470,000	$485,000	+ 3.2%	$458,000	$469,000	+ 2.4%
Average Sales Price*	$482,354	$511,487	+ 6.0%	$483,731	$488,362	+ 1.0%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.4%	97.7%	- 0.7%
Average Market Time	44	49	+ 11.4%	52	57	+ 9.6%
Inventory of Homes for Sale at Month End	340	433	+ 27.4%	--	--	--

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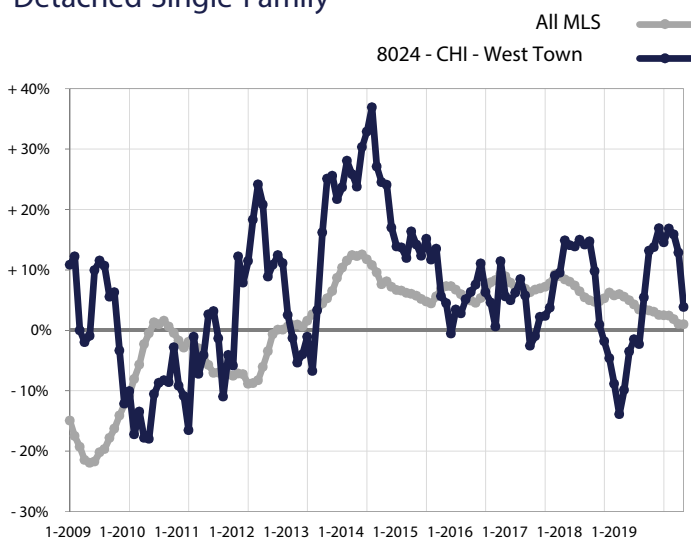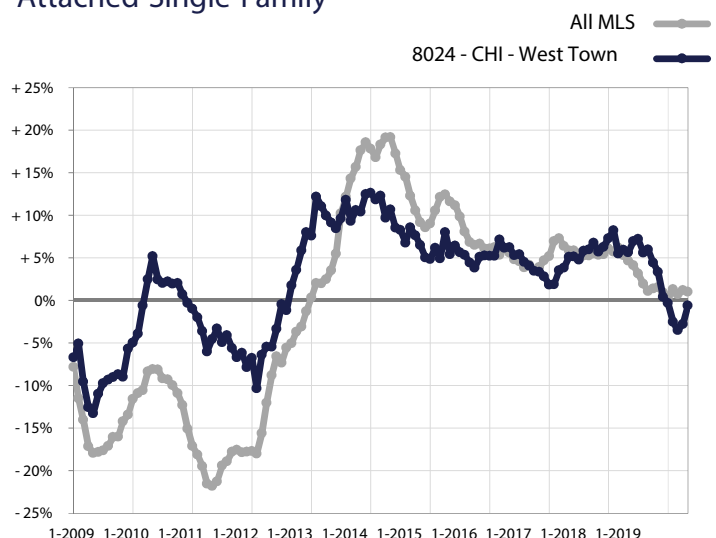
** Each dot represents the change in median sales pri   ce from the prior year using   a 6-month weighted average.
This means that each of the 6 months used   in a dot are proportioned according to th   eir share of sales during that period.