Local Market Update – July 2019

PEARSON
realty group

8008 - CHI - Near North Side

- 3.2%	- 10.9%	+ 7.2%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2018	7-2019	+ / −	7-2018	7-2019	+ / −
New Listings	9	20	+ 122.2%	122	147	+ 20.5%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	30	16	- 46.7%
Closed Sales	2	1	- 50.0%	29	18	- 37.9%
Median Sales Price*	$2,249,500	$1,180,000	- 47.5%	$1,881,750	$1,618,750	- 14.0%
Average Sales Price*	$2,249,500	$1,180,000	- 47.5%	$2,336,686	$2,151,980	- 7.9%
Percent of Original List Price Received*	88.2%	82.8%	- 6.1%	90.1%	90.6%	+ 0.6%
Average Market Time	317	51	- 83.9%	260	181	- 30.4%
Inventory of Homes for Sale at Month End	40	57	+ 42.5%	--	--	--

Attached Single-Family

|	July			Trailing 12 Months		
	7-2018	7-2019	+ / −	7-2018	7-2019	+ / −
New Listings	593	563	- 5.1%	6,359	6,316	- 0.7%
Under Contract (includes Contingent and Pending)	217	227	+ 4.6%	2,763	2,350	- 14.9%
Closed Sales	263	235	- 10.6%	2,793	2,343	- 16.1%
Median Sales Price*	$411,500	$395,000	- 4.0%	$409,900	$395,000	- 3.6%
Average Sales Price*	$658,365	$635,233	- 3.5%	$616,787	$651,879	+ 5.7%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	96.9%	96.1%	- 0.8%
Average Market Time	81	101	+ 24.7%	90	109	+ 21.1%
Inventory of Homes for Sale at Month End	1,409	1,496	+ 6.2%	--	--	--

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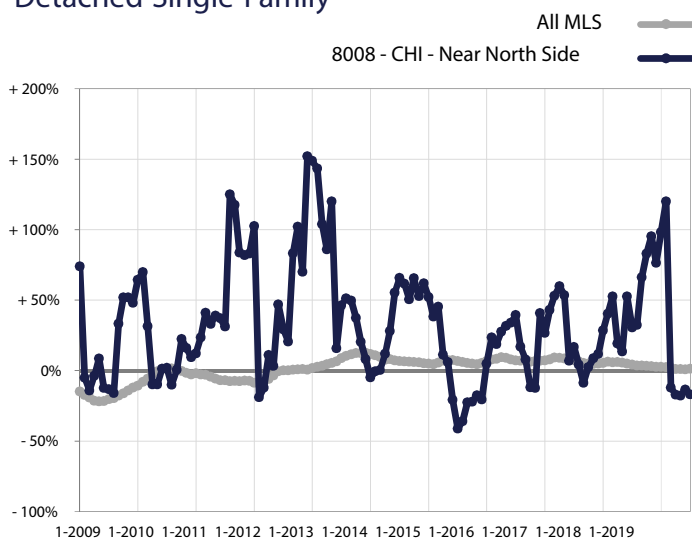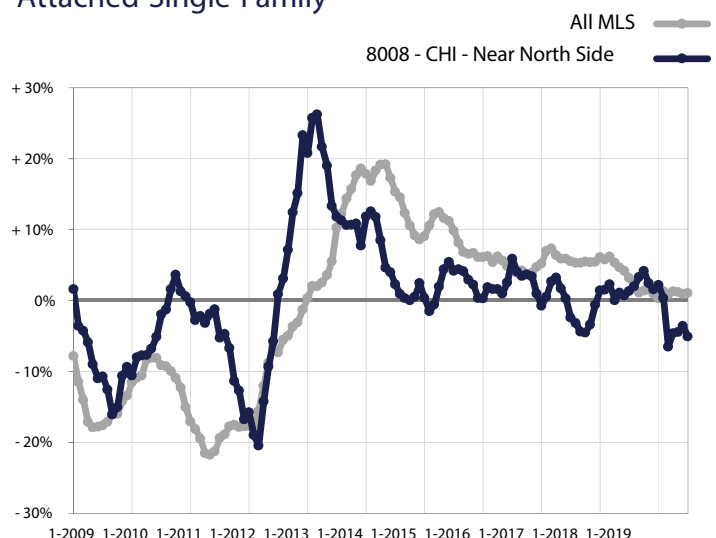
** Each dot represents the change in median sales pri   ce from the prior year using   a 6-month weighted average.
This means that each of the 6 months used   in a dot are proportioned according to th   eir share of sales during that period.