Local Market Update – July 2019

PEARSON
realty group

8024 - CHI - West Town

+ 31.5%	+ 10.4%	+ 14.4%
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	42	52	+ 23.8%	558	579	+ 3.8%
Under Contract (includes Contingent and Pending)	9	20	+ 122.2%	212	218	+ 2.8%
Closed Sales	20	30	+ 50.0%	217	208	- 4.1%
Median Sales Price*	$1,150,000	$857,500	- 25.4%	$923,000	$922,500	- 0.1%
Average Sales Price*	$1,330,454	$896,783	- 32.6%	$1,010,643	$980,668	- 3.0%
Percent of Original List Price Received*	95.1%	96.6%	+ 1.6%	95.7%	95.7%	0.0%
Average Market Time	95	112	+ 17.9%	101	106	+ 5.0%
Inventory of Homes for Sale at Month End	100	85	- 15.0%	--	--	--

Attached Single-Family

|	July			Trailing 12 Months		
	7-2018	7-2019	+ / –	7-2018	7-2019	+ / –
New Listings	269	357	+ 32.7%	3,014	3,329	+ 10.5%
Under Contract (includes Contingent and Pending)	97	120	+ 23.7%	1,457	1,464	+ 0.5%
Closed Sales	143	150	+ 4.9%	1,541	1,386	- 10.1%
Median Sales Price*	$485,000	$459,950	- 5.2%	$467,000	$464,750	- 0.5%
Average Sales Price*	$488,635	$482,516	- 1.3%	$488,675	$486,040	- 0.5%
Percent of Original List Price Received*	98.7%	98.2%	- 0.5%	98.2%	97.6%	- 0.6%
Average Market Time	41	54	+ 31.7%	53	61	+ 15.1%
Inventory of Homes for Sale at Month End	372	455	+ 22.3%	--	--	--

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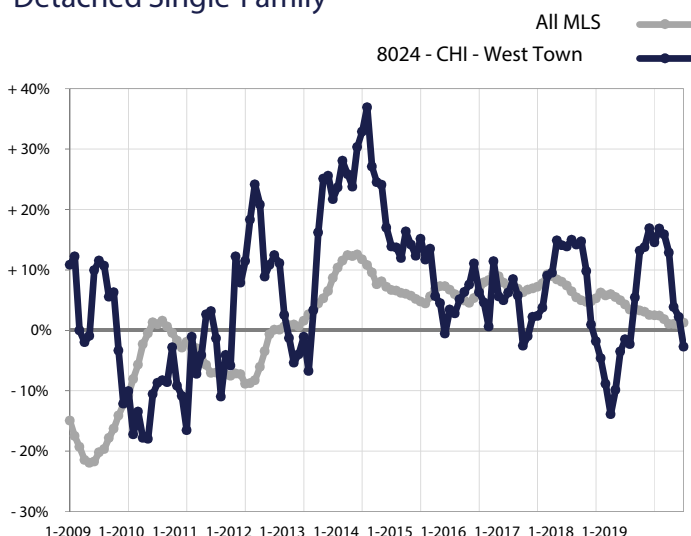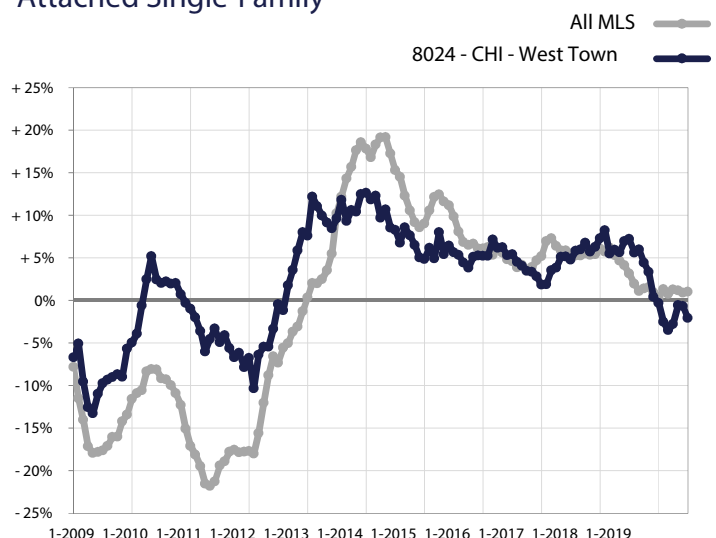
** Each dot represents the change in median sales pri   ce from the prior year using   a 6-month weighted average.
This means that each of the 6 months used   in a dot are proportioned according to th   eir share of sales during that period.