

THIS WEEK

■ The median list price in CHICAGO, IL 60611 this week is \$550,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

SUPPLY AND DEMAND

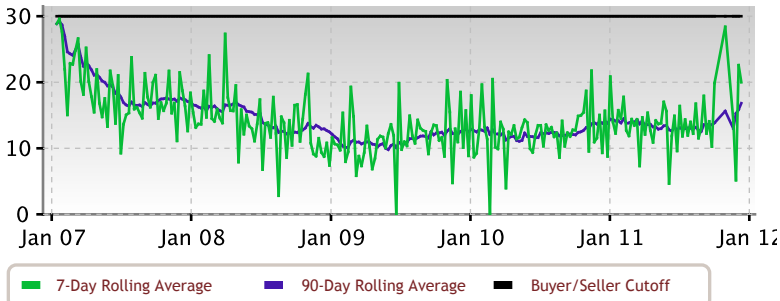
■ The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 550,000	↓↓
Asking Price Per Square Foot	\$ 467	↔
Average Days on Market (DOM)	258	↑↑
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	1485	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 16.8	↓↓

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Market Action Index

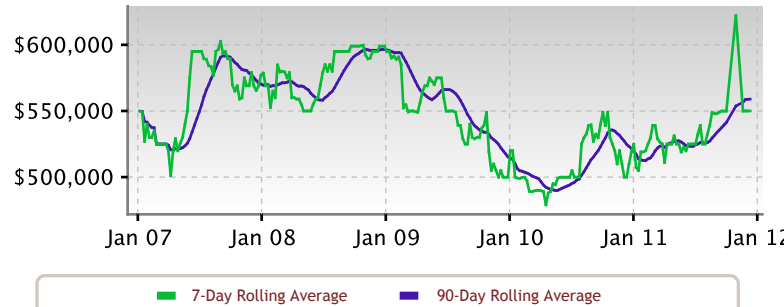


The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

PRICE

■ Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends



QUARTILES

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,687,500	2540	3.0	3.5	11	170	3	3	285	Most expensive 25% of properties
Upper/Second	\$ 709,500	1425	2.0	2.0	20	170	0	5	271	Upper-middle 25% of properties
Lower/Third	\$ 415,000	1150	2.0	2.0	38	170	3	6	286	Lower-middle 25% of properties
Bottom/Fourth	\$ 199,000	750	1.0	1.0	42	170	6	13	193	Least expensive 25% of properties

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