

Real-Time Market Profile		Trend
Median List Price	\$ 853,450	↓ ↓
Asking Price per Square Foot	\$ 220	← →
Average Days on Market	304	↑ ↑
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	19 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	3,127	
Median Lot Size	Less than 4,500 Sq. Feet	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.4	
Market Action Index*	<b>Cold! Buyer's Market</b> 15	← →

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in CHICAGO 60607 this week is \$853,450.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

**PRICE**

This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.

**SUPPLY AND DEMAND**

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 15. With several months of inventory available at the current sales rate, buyers should find ample choice.

**QUARTILES**

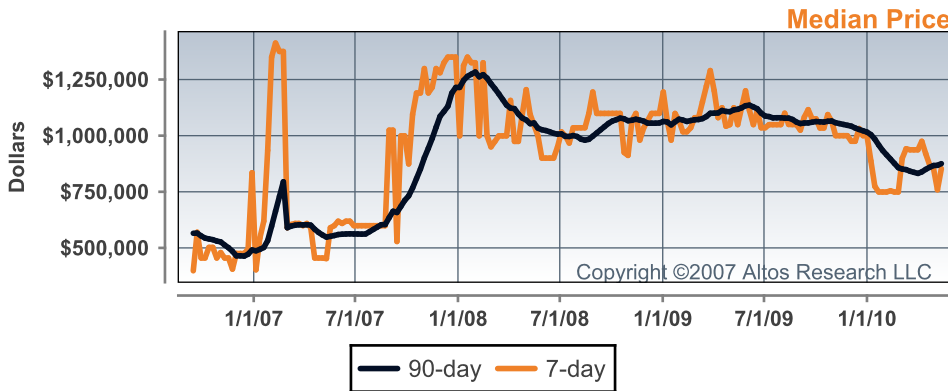
Investigate the market in quartiles—where each quartile is 25% of the homes listed.

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

**Characteristics per Quartile**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,425,000	4,507	Less than 4,500 sq ft	5.0	3.5	2	4	0	0	298
2	\$ 992,400	3,234	Less than 4,500 sq ft	5.5	3.8	3	4	0	0	522
3	\$ 497,000	2,556	Less than 4,500 sq ft	4.0	2.0	89	4	0	1	203
4	\$ 149,450	1,018	Less than 4,500 sq ft	2.5	1.5	83	4	0	1	194

## About Altos Research Corporation

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