



Getting Better Results by Working Harder & Smarter Than the Competition!

Zip Code 60607 Analysis Prepared By Greg Nagel, Real Estate Broker & CPA

Zip code 60607 includes the West Loop.

Broker Metrics analysis of 2 bed 2 bath units over last 4 years.

Quarter	<u>Q1 2011</u>	<u>Q1 2012</u>	<u>Q1 2013</u>	<u>Q1 2014</u>	% Diff <u>13 to 12</u>
Avg Median Sales Price	287,500	301,250	325,638	350,900	7.76%
Unit Closed	25	28	50	57	14.00%
Units Under Contract	<u>34</u>	<u>39</u>	<u>77</u>	<u>83</u>	<u>7.79%</u>
Sub total Volume	59	67	127	140	10.24%
Avg Days on Market	169	149	65	64	-1.54%
# Units for Sale	254	164	152	137	-9.87%

Analysis: Incredibly tight inventory, buyers have to compete to win!



Market Dynamics
Supply & Demand - # Units (FS)
Q1 2013 through Q1 2014

Ask Nagel



	Q1 2013	Q1 2014	# Units Change
For Sale	152.0	137.0	-9.9



MLS: MRED Period: 3 Years (Quarterly) Price: All Construction Type: All Bedrooms: 2 Bathrooms: 2 Lot Size: All
 Property Types: Residential: (Attached Single) Sq Ft: All
 ZIP Codes: 60607