



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

Chicago "West Town Market" Analysis Prepared By Greg Nagel, Real Estate Broker & CPA (312-933-1432)

Broker Metrics analysis of attached single (condos), 2 bed 2 bath units over last 4 years.

Zip Codes Include: 60622

East Village, Wicker Park, Pulaski Park, Noble Square, Uk Village, Humboldt Park.

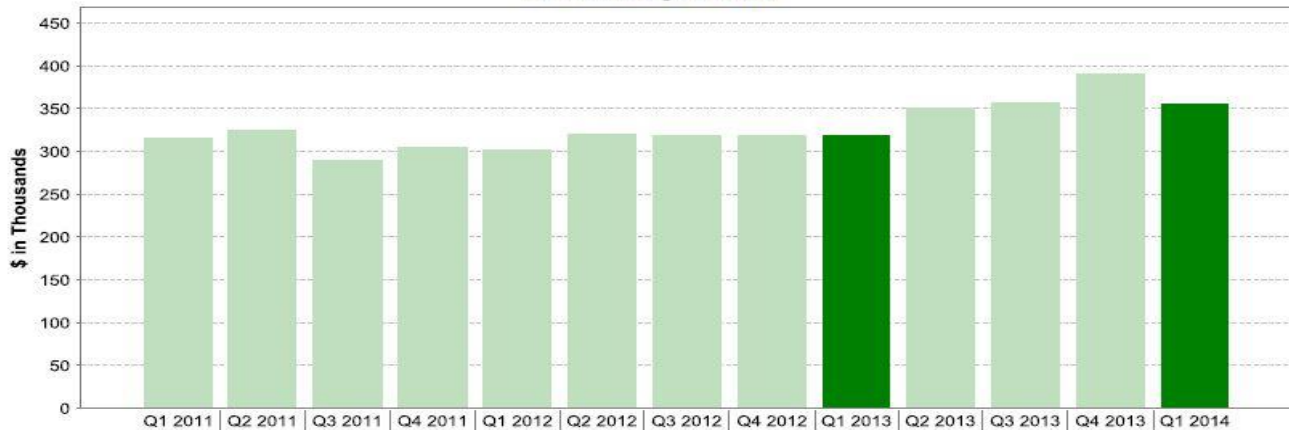
	<u>Q1 2011</u>	<u>Q1 2012</u>	<u>Q1 2013</u>	<u>Q1 2014</u>	<u>% Diff</u> <u>13 to 12</u>
Avg Median Sales Price	315,000	301,800	318,000	355,250	11.71%
Unit Closed	43	49	49	60	22.45%
Units Under Contract	63	77	87	108	24.14%
Sub total Volume	106	126	136	168	23.53%
Avg Days on Market	194	169	69	64	-7.25%
# Units for Sale	389	256	188	209	11.17%

Analysis: The 60622 is HOT with phenomenal appreciation due to the low supply and high demand!



Market Dynamics
Median Price (Sold)
Q1 2013 through Q1 2014

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KEY INFORMATION

	Q1 2013	Q1 2014	Median Price Change	
Sold	318,000	355,250	37,250	11.7



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: 60622