



Recognized as "Top 1% Producer" In Sales by Chicago Association of Brokers

Chicago "Traditional Markets" Analysis Prepared By Greg Nagel, Real Estate Broker & CPA

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

Zip Codes Include: 60601-60607, 60611-60614, 60618, 60622, 60625, 60647, 60654, 60657, & 60661.

	<u>Q2 2011</u>	<u>Q2 2012</u>	<u>Q2 2013</u>	<u>Q2 2014</u>	<u>% Diff</u> <u>14 to 13</u>
Avg Median Sales Price	330,000	331,500	366,500	387,000	5.59%
Unit Closed	711	891	1,226	1179	-3.83%
Units Under Contract	<u>740</u>	<u>955</u>	<u>1247</u>	<u>1,260</u>	<u>1.04%</u>
Sub total Volume	1,451	1,846	2,473	2,439	-1.37%
Avg Days on Market	164	116	57	59	3.51%
# Units for Sale	3,901	2,860	2,598	2,894	11.39%

Analysis: Demand has cooled as we are back to 2007 highs. Supply is increasing.

