



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

**Chicago "North Side Market" Analysis Prepared By Ask Nagel Realty**

**Broker Metrics analysis of Single Family Homes (3 Bed 2 Bath) over last 4 years**

Zip Codes Include: 60614, 60618, 60657

Lincoln Park, Lakeview, Roscoe Village

					% Diff			
	<u>Q3 2011</u>	<u>Q3 2012</u>	<u>Q3 2013</u>	<u>Q3 2014</u>	<u>14 to 13</u>			
Avg Median Sales Price	439,000	412,500	551,750	725,000	31.40%			
Unit Closed	23	23	40	27	-32.50%			
Units Under Contract	20	23	24	28	16.67%			
Sub total Volume	43	46	64	55	-14.06%			
Avg Days on Market	102	47	42	55	30.95%			
# Units for Sale	85	82	71	67	-5.63%			

**Analysis: Single Family Homes have seen a sharp appreciation with lower inventory.**



**Market Dynamics**  
Median Price (Sold)  
Q3 2013 through Q3 2014

Ask Nagel

