

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

Ask Nagel Realty





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

Zip Code 60607 Analysis Prepared By Greg Nagel, Real Estate Broker & CPA						
West Loop.	-					
Broker Metrics analysis of 2 bed 2 bath units over last 4 years.						
					% Diff	
Q3 2011	Q3 2012		Q3 2013	Q3 2014	<u>14 to 13</u>	
298,450	312,000		357,000	395,000	10.64%	
60	73		90	85	-5.56%	
<u>45</u>	<u>69</u>		<u>80</u>	<u>68</u>	<u>-15.00%</u>	
105	142		170	153	-10.00%	
204	84		36	45	25.00%	
247	184		167	180	7.78%	
	2 West Loop. 2 bed 2 bath 2 98,450 60 45 105	2 West Loop. 2 bed 2 bath units over la Q3 2011 Q3 2012 298,450 312,000 60 73 45 69 105 142 204 84	2 West Loop. 2 bed 2 bath units over las Q3 2011 Q3 2012 298,450 312,000 60 73 45 69 105 142 204 84	Q3 2011 Q3 2012 Q3 2013 298,450 312,000 357,000 60 73 90 45 69 80 105 142 170 204 84 36	Q3 2011 Q3 2012 Q3 2013 Q3 2014 298,450 312,000 357,000 395,000 60 73 90 85 45 69 80 68 105 142 170 153 204 84 36 45	E West Loop. 2 bed 2 bath units over last 4 years. Q3 2011 Q3 2012 Q3 2013 Q3 2014 14 to 13 298,450 312,000 357,000 395,000 10.64% 60 73 90 85 -5.56% 45 69 80 68 -15.00% 105 142 170 153 -10.00% 204 84 36 45 25.00%

Median Price (Sold) Q3 2013 through Q3 2014 450 400 350 \$ in Thousands 300 250 200 150 100 50

Q3 2011 Q4 2011 Q1 2012 Q2 2012 Q3 2012 Q4 2012 Q1 2013 Q2 2013 Q3 2013 Q4 2013 Q1 2014 Q2 2014 Q3 2014

■ Sold KEY INFORMATION

Market Dynamics