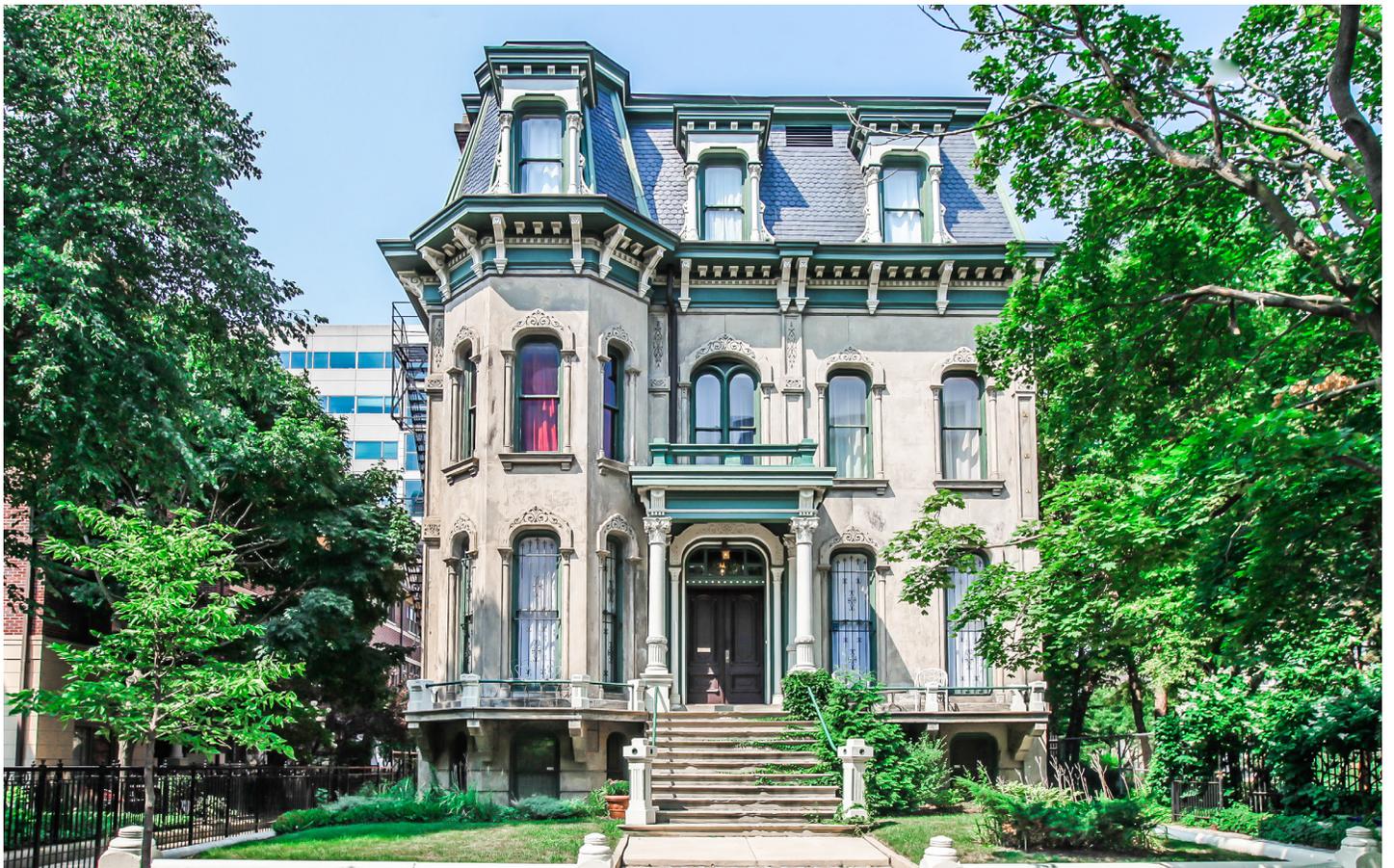


CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JUNE 16, 2020



Area Name	Page	Sub-Neighborhoods	Area Name	Page	Sub-Neighborhoods
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Edison Park	8	Edison Park	Near West Side	22	Columbus Circle Greektown Little Italy Medical Center Near West Side Fulton River District University Village Tri-Taylor
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		Park West			
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Wrightwood Neighbors					
Lincoln Square	17	Lincoln Square	West Ridge	30	West Ridge
		Bowmanville	West Town	31	Ukrainian Village Wicker Park River West Logan Square Noble Square
		Ravenswood			
		Ravenswood Gardens			
Logan Square	18	Logan Square			
		Bucktown			
		Palmer Square			
Loop	19	The Loop			
		New Eastside			
		Printer's Row			
		South Loop			

Albany Park

Local Market Update / May 2020

- 47.7%

- 24.1%

- 23.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	26	17	- 34.6%	271	255	- 5.9%
Under Contract (includes Contingent and Pending)	14	13	- 7.1%	128	129	+ 0.8%
Closed Sales	10	10	0.0%	125	134	+ 7.2%
Median Sales Price*	\$516,500	\$386,000	- 25.3%	\$405,000	\$401,000	- 1.0%
Average Sales Price*	\$540,490	\$435,200	- 19.5%	\$448,824	\$443,903	- 1.1%
Percent of Original List Price Received*	96.0%	95.6%	- 0.4%	95.9%	97.3%	+ 1.5%
Average Market Time	74	69	- 6.8%	75	72	- 4.0%
Inventory of Homes for Sale at Month End	42	33	- 21.4%	--	--	--

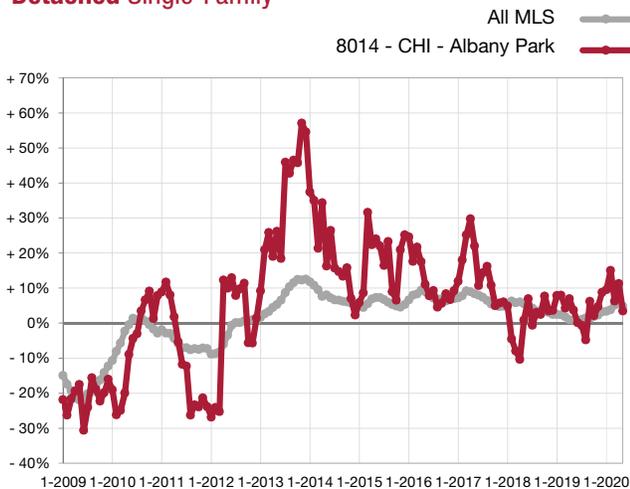
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	39	17	- 56.4%	329	292	- 11.2%
Under Contract (includes Contingent and Pending)	16	11	- 31.3%	182	154	- 15.4%
Closed Sales	19	12	- 36.8%	192	161	- 16.1%
Median Sales Price*	\$205,000	\$179,500	- 12.4%	\$197,500	\$200,000	+ 1.3%
Average Sales Price*	\$218,789	\$242,908	+ 11.0%	\$209,687	\$236,634	+ 12.9%
Percent of Original List Price Received*	97.9%	97.3%	- 0.6%	96.7%	96.9%	+ 0.2%
Average Market Time	39	74	+ 89.7%	46	65	+ 41.3%
Inventory of Homes for Sale at Month End	45	34	- 24.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / May 2020

- 34.2%

- 37.5%

- 33.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	27	17	- 37.0%	188	158	- 16.0%
Under Contract (includes Contingent and Pending)	12	8	- 33.3%	101	91	- 9.9%
Closed Sales	12	5	- 58.3%	102	96	- 5.9%
Median Sales Price*	\$693,450	\$587,000	- 15.4%	\$494,500	\$475,500	- 3.8%
Average Sales Price*	\$626,672	\$602,000	- 3.9%	\$520,524	\$493,214	- 5.2%
Percent of Original List Price Received*	98.6%	101.1%	+ 2.5%	97.1%	97.4%	+ 0.3%
Average Market Time	79	40	- 49.4%	60	57	- 5.0%
Inventory of Homes for Sale at Month End	25	25	0.0%	--	--	--

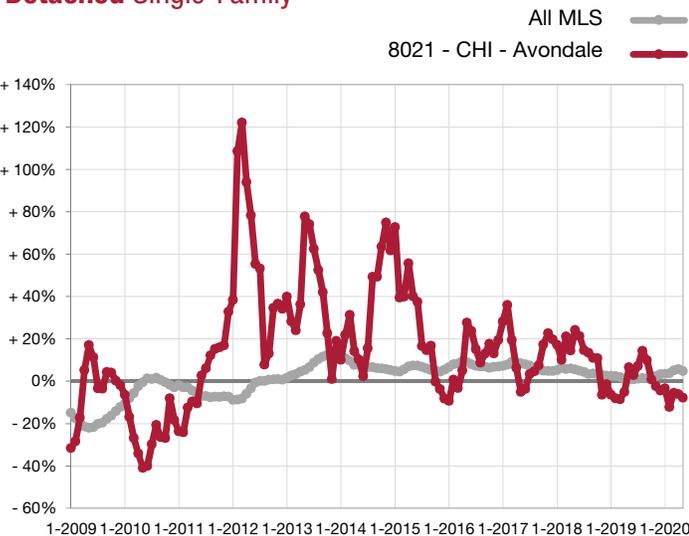
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	49	33	- 32.7%	381	289	- 24.1%
Under Contract (includes Contingent and Pending)	15	11	- 26.7%	169	143	- 15.4%
Closed Sales	20	15	- 25.0%	172	152	- 11.6%
Median Sales Price*	\$430,500	\$428,000	- 0.6%	\$344,000	\$377,000	+ 9.6%
Average Sales Price*	\$404,260	\$443,742	+ 9.8%	\$346,366	\$384,227	+ 10.9%
Percent of Original List Price Received*	99.9%	102.0%	+ 2.1%	97.7%	98.3%	+ 0.6%
Average Market Time	35	50	+ 42.9%	52	56	+ 7.7%
Inventory of Homes for Sale at Month End	59	31	- 47.5%	--	--	--

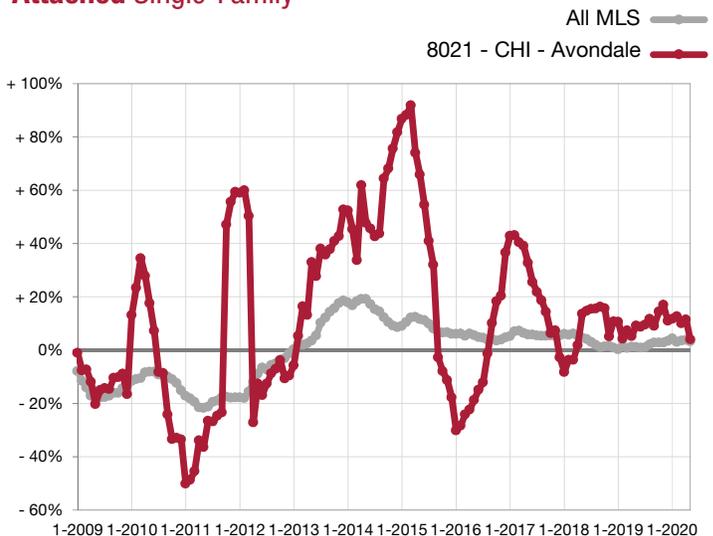
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / May 2020

- 34.0%

- 56.0%

- 26.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	50	31	- 38.0%	525	382	- 27.2%
Under Contract (includes Contingent and Pending)	31	22	- 29.0%	215	191	- 11.2%
Closed Sales	24	11	- 54.2%	206	201	- 2.4%
Median Sales Price*	\$317,000	\$300,000	- 5.4%	\$319,950	\$310,000	- 3.1%
Average Sales Price*	\$318,459	\$335,355	+ 5.3%	\$332,777	\$330,160	- 0.8%
Percent of Original List Price Received*	100.6%	93.5%	- 7.1%	96.7%	96.9%	+ 0.2%
Average Market Time	136	134	- 1.5%	87	74	- 14.9%
Inventory of Homes for Sale at Month End	71	54	- 23.9%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	0	2	--	24	23	- 4.2%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	14	11	- 21.4%
Closed Sales	1	0	- 100.0%	14	8	- 42.9%
Median Sales Price*	\$95,000	\$0	- 100.0%	\$117,950	\$122,450	+ 3.8%
Average Sales Price*	\$95,000	\$0	- 100.0%	\$123,761	\$146,463	+ 18.3%
Percent of Original List Price Received*	118.8%	0.0%	- 100.0%	97.1%	94.3%	- 2.9%
Average Market Time	13	0	- 100.0%	83	112	+ 34.9%
Inventory of Homes for Sale at Month End	6	3	- 50.0%	--	--	--

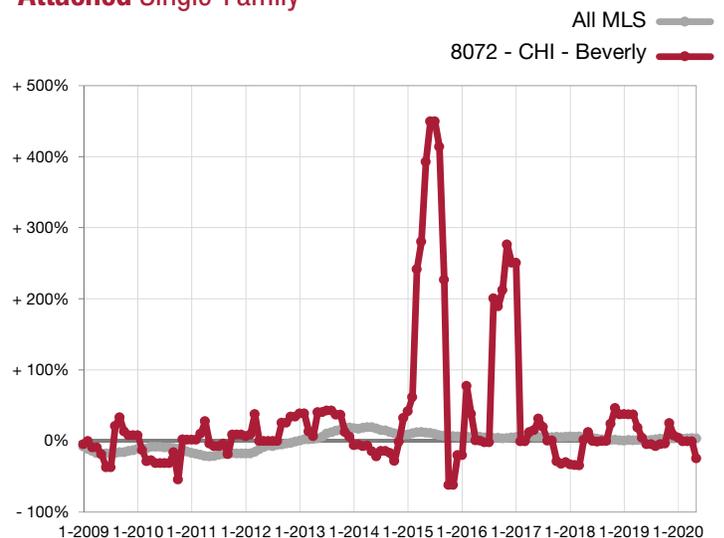
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / May 2020

- 37.1%

- 46.7%

- 22.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	17	17	0.0%	196	197	+ 0.5%
Under Contract (includes Contingent and Pending)	9	8	- 11.1%	105	92	- 12.4%
Closed Sales	10	7	- 30.0%	108	94	- 13.0%
Median Sales Price*	\$619,700	\$375,000	- 39.5%	\$420,000	\$452,500	+ 7.7%
Average Sales Price*	\$624,490	\$418,071	- 33.1%	\$451,992	\$467,592	+ 3.5%
Percent of Original List Price Received*	96.8%	95.2%	- 1.7%	96.4%	96.3%	- 0.1%
Average Market Time	76	85	+ 11.8%	62	66	+ 6.5%
Inventory of Homes for Sale at Month End	30	30	0.0%	--	--	--

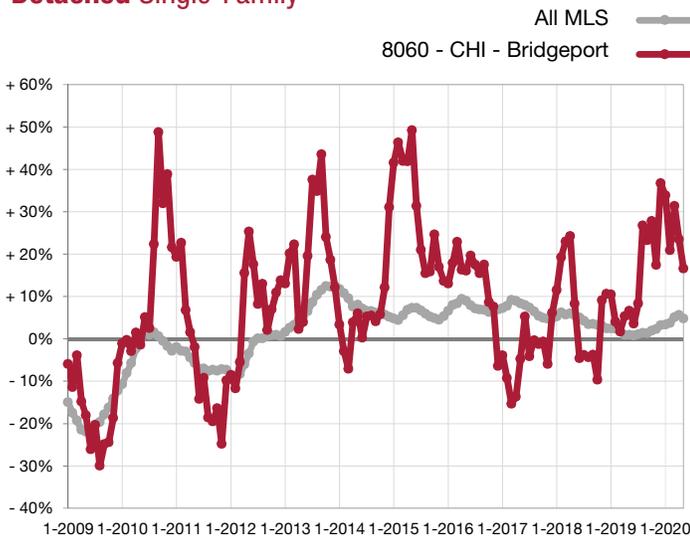
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	18	5	- 72.2%	128	87	- 32.0%
Under Contract (includes Contingent and Pending)	10	5	- 50.0%	65	54	- 16.9%
Closed Sales	5	1	- 80.0%	51	60	+ 17.6%
Median Sales Price*	\$315,000	\$363,500	+ 15.4%	\$275,000	\$310,000	+ 12.7%
Average Sales Price*	\$332,180	\$363,500	+ 9.4%	\$290,404	\$321,697	+ 10.8%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	95.2%	97.0%	+ 1.9%
Average Market Time	28	57	+ 103.6%	66	76	+ 15.2%
Inventory of Homes for Sale at Month End	24	12	- 50.0%	--	--	--

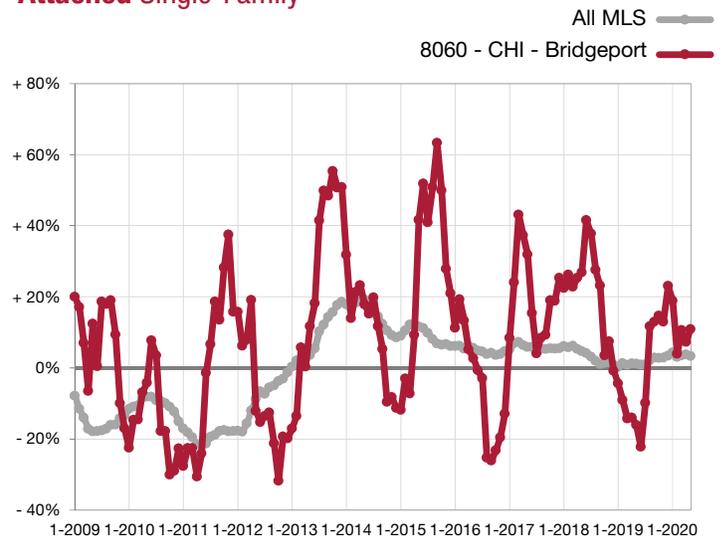
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / May 2020

- 39.9%

- 41.1%

- 24.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	22	8	- 63.6%	158	190	+ 20.3%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	67	67	0.0%
Closed Sales	3	2	- 33.3%	74	64	- 13.5%
Median Sales Price*	\$575,000	\$850,000	+ 47.8%	\$679,500	\$725,000	+ 6.7%
Average Sales Price*	\$552,667	\$850,000	+ 53.8%	\$736,333	\$785,471	+ 6.7%
Percent of Original List Price Received*	96.2%	93.2%	- 3.1%	95.3%	95.8%	+ 0.5%
Average Market Time	30	270	+ 800.0%	102	113	+ 10.8%
Inventory of Homes for Sale at Month End	32	17	- 46.9%	--	--	--

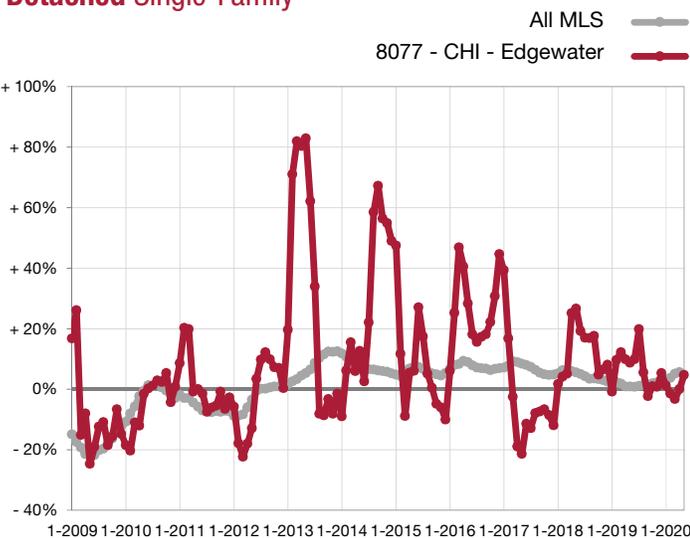
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	161	102	- 36.6%	1,344	1,230	- 8.5%
Under Contract (includes Contingent and Pending)	60	47	- 21.7%	741	652	- 12.0%
Closed Sales	70	41	- 41.4%	815	657	- 19.4%
Median Sales Price*	\$218,750	\$261,000	+ 19.3%	\$205,000	\$220,180	+ 7.4%
Average Sales Price*	\$239,953	\$304,395	+ 26.9%	\$228,010	\$249,081	+ 9.2%
Percent of Original List Price Received*	95.8%	96.7%	+ 0.9%	96.2%	95.6%	- 0.6%
Average Market Time	54	67	+ 24.1%	67	69	+ 3.0%
Inventory of Homes for Sale at Month End	241	189	- 21.6%	--	--	--

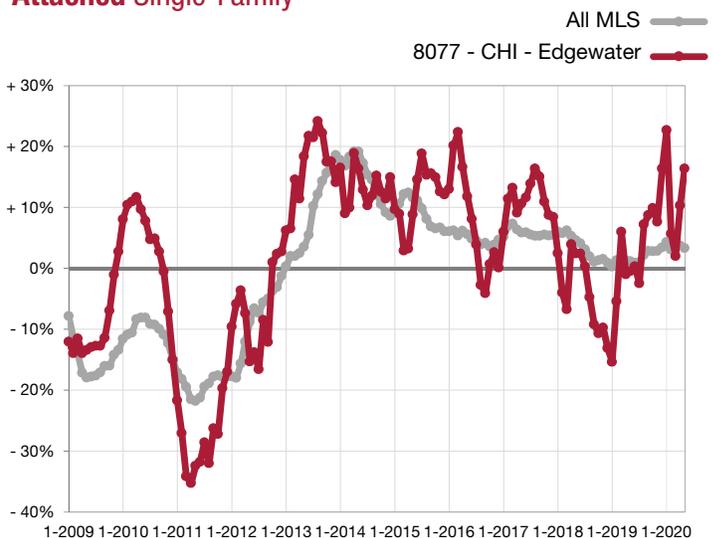
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / May 2020

- 42.0%

- 37.5%

- 31.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	40	21	- 47.5%	259	282	+ 8.9%
Under Contract (includes Contingent and Pending)	11	11	0.0%	116	123	+ 6.0%
Closed Sales	14	6	- 57.1%	121	123	+ 1.7%
Median Sales Price*	\$443,750	\$299,950	- 32.4%	\$415,000	\$375,000	- 9.6%
Average Sales Price*	\$486,064	\$318,800	- 34.4%	\$467,011	\$430,668	- 7.8%
Percent of Original List Price Received*	95.2%	105.3%	+ 10.6%	95.8%	95.5%	- 0.3%
Average Market Time	40	21	- 47.5%	69	76	+ 10.1%
Inventory of Homes for Sale at Month End	49	30	- 38.8%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	10	8	- 20.0%	99	91	- 8.1%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	53	60	+ 13.2%
Closed Sales	2	4	+ 100.0%	52	60	+ 15.4%
Median Sales Price*	\$159,000	\$142,100	- 10.6%	\$169,500	\$166,500	- 1.8%
Average Sales Price*	\$159,000	\$168,925	+ 6.2%	\$173,187	\$169,268	- 2.3%
Percent of Original List Price Received*	98.2%	96.6%	- 1.6%	94.8%	95.8%	+ 1.1%
Average Market Time	36	127	+ 252.8%	87	77	- 11.5%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 21.3% **- 41.7%** **- 39.5%**

Forest Glen

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	42	33	- 21.4%	496	405	- 18.3%
Under Contract (includes Contingent and Pending)	26	24	- 7.7%	210	197	- 6.2%
Closed Sales	34	21	- 38.2%	215	201	- 6.5%
Median Sales Price*	\$502,450	\$430,000	- 14.4%	\$483,500	\$448,000	- 7.3%
Average Sales Price*	\$532,026	\$449,495	- 15.5%	\$527,395	\$481,916	- 8.6%
Percent of Original List Price Received*	98.0%	95.0%	- 3.1%	95.8%	94.8%	- 1.0%
Average Market Time	106	47	- 55.7%	90	83	- 7.8%
Inventory of Homes for Sale at Month End	81	49	- 39.5%	--	--	--

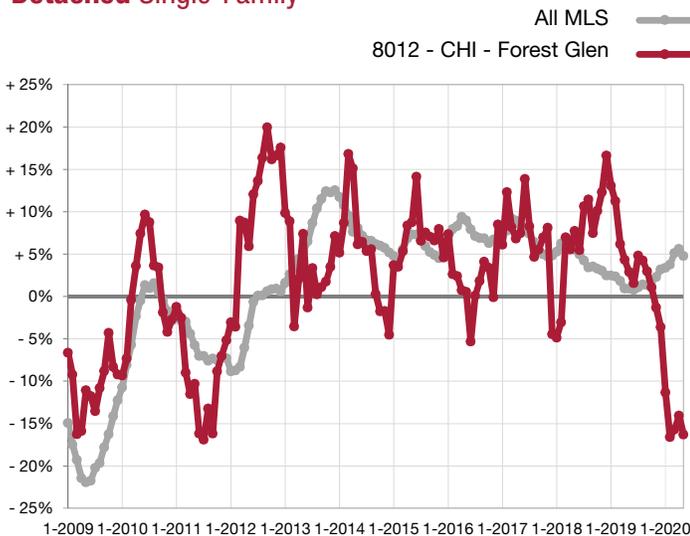
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	5	4	- 20.0%	39	34	- 12.8%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	26	12	- 53.8%
Closed Sales	2	0	- 100.0%	23	17	- 26.1%
Median Sales Price*	\$264,000	\$0	- 100.0%	\$285,000	\$319,000	+ 11.9%
Average Sales Price*	\$264,000	\$0	- 100.0%	\$298,413	\$333,029	+ 11.6%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	95.5%	96.1%	+ 0.6%
Average Market Time	62	0	- 100.0%	70	57	- 18.6%
Inventory of Homes for Sale at Month End	5	3	- 40.0%	--	--	--

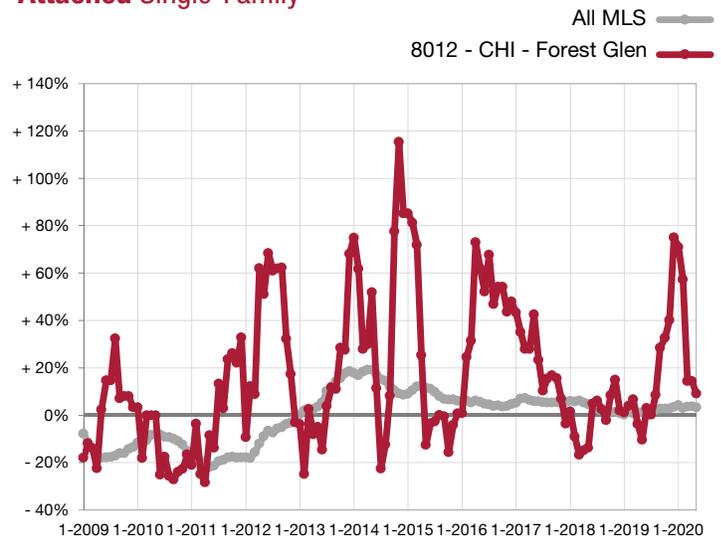
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / May 2020

- 34.4%

- 13.6%

- 29.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	20	17	- 15.0%	215	202	- 6.0%
Under Contract (includes Contingent and Pending)	7	12	+ 71.4%	75	95	+ 26.7%
Closed Sales	5	11	+ 120.0%	72	89	+ 23.6%
Median Sales Price*	\$569,000	\$558,000	- 1.9%	\$459,950	\$525,000	+ 14.1%
Average Sales Price*	\$548,980	\$578,238	+ 5.3%	\$450,152	\$517,285	+ 14.9%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	97.6%	97.6%	0.0%
Average Market Time	188	101	- 46.3%	113	99	- 12.4%
Inventory of Homes for Sale at Month End	46	32	- 30.4%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	41	23	- 43.9%	358	331	- 7.5%
Under Contract (includes Contingent and Pending)	23	14	- 39.1%	169	144	- 14.8%
Closed Sales	17	8	- 52.9%	154	164	+ 6.5%
Median Sales Price*	\$244,900	\$243,000	- 0.8%	\$204,950	\$225,500	+ 10.0%
Average Sales Price*	\$254,324	\$243,738	- 4.2%	\$209,305	\$233,487	+ 11.6%
Percent of Original List Price Received*	97.4%	99.4%	+ 2.1%	96.8%	95.6%	- 1.2%
Average Market Time	99	146	+ 47.5%	97	90	- 7.2%
Inventory of Homes for Sale at Month End	74	53	- 28.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 17.1% **- 44.4%** **+ 5.5%**

Humboldt Park

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	33	22	- 33.3%	277	315	+ 13.7%
Under Contract (includes Contingent and Pending)	15	9	- 40.0%	142	126	- 11.3%
Closed Sales	15	7	- 53.3%	153	132	- 13.7%
Median Sales Price*	\$250,000	\$315,000	+ 26.0%	\$220,000	\$255,000	+ 15.9%
Average Sales Price*	\$306,360	\$329,286	+ 7.5%	\$280,066	\$297,646	+ 6.3%
Percent of Original List Price Received*	93.9%	101.3%	+ 7.9%	96.0%	96.8%	+ 0.8%
Average Market Time	49	30	- 38.8%	66	62	- 6.1%
Inventory of Homes for Sale at Month End	42	44	+ 4.8%	--	--	--

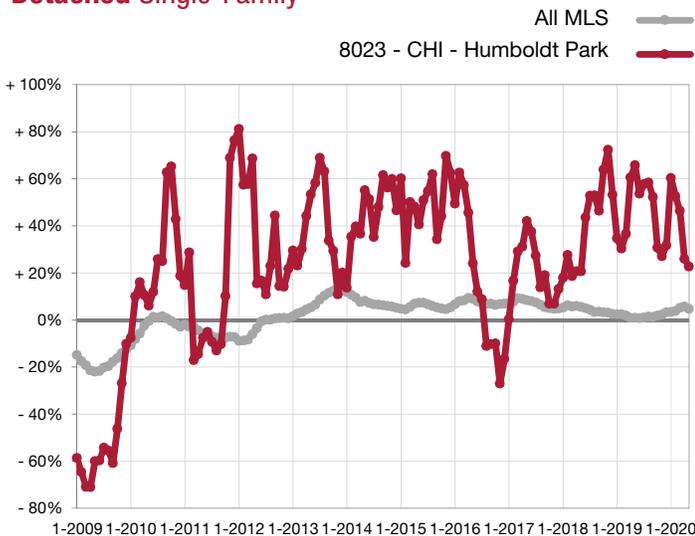
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	8	12	+ 50.0%	69	86	+ 24.6%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	23	33	+ 43.5%
Closed Sales	3	3	0.0%	22	30	+ 36.4%
Median Sales Price*	\$270,000	\$362,500	+ 34.3%	\$235,000	\$258,500	+ 10.0%
Average Sales Price*	\$230,333	\$314,750	+ 36.6%	\$254,858	\$254,452	- 0.2%
Percent of Original List Price Received*	92.8%	97.1%	+ 4.6%	94.1%	94.3%	+ 0.2%
Average Market Time	26	161	+ 519.2%	86	79	- 8.1%
Inventory of Homes for Sale at Month End	13	14	+ 7.7%	--	--	--

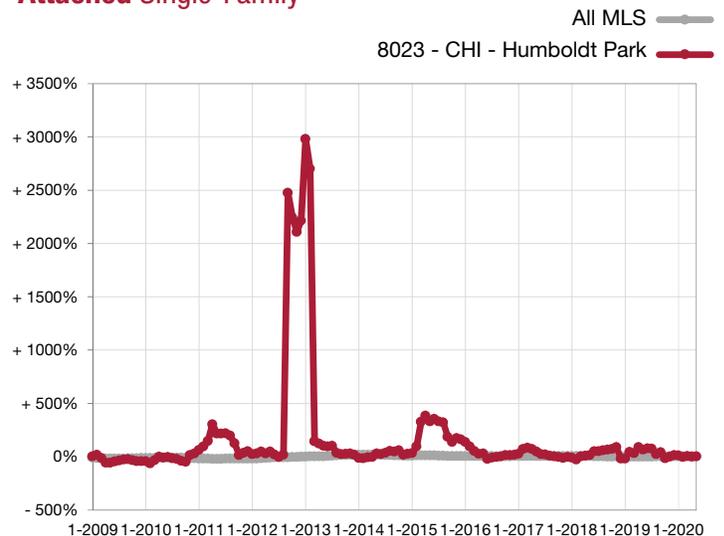
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 20.6% **- 51.4%** **- 16.8%**

Hyde Park

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	10	9	- 10.0%	74	49	- 33.8%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	26	27	+ 3.8%
Closed Sales	1	2	+ 100.0%	27	29	+ 7.4%
Median Sales Price*	\$1,200,000	\$905,000	- 24.6%	\$752,000	\$770,000	+ 2.4%
Average Sales Price*	\$1,200,000	\$905,000	- 24.6%	\$881,167	\$788,569	- 10.5%
Percent of Original List Price Received*	86.0%	83.2%	- 3.3%	93.7%	93.6%	- 0.1%
Average Market Time	45	376	+ 735.6%	131	150	+ 14.5%
Inventory of Homes for Sale at Month End	19	10	- 47.4%	--	--	--

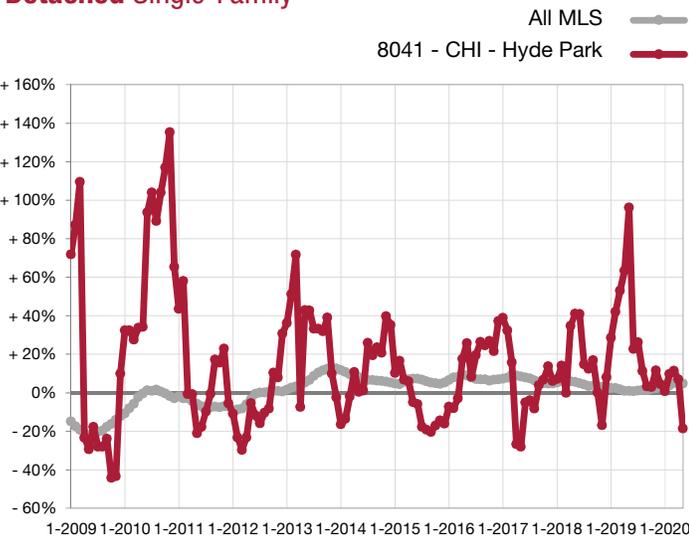
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	53	41	- 22.6%	462	415	- 10.2%
Under Contract (includes Contingent and Pending)	33	24	- 27.3%	258	244	- 5.4%
Closed Sales	36	16	- 55.6%	259	258	- 0.4%
Median Sales Price*	\$230,500	\$167,250	- 27.4%	\$195,000	\$184,500	- 5.4%
Average Sales Price*	\$239,121	\$193,369	- 19.1%	\$233,365	\$242,048	+ 3.7%
Percent of Original List Price Received*	92.9%	92.8%	- 0.1%	92.9%	93.6%	+ 0.8%
Average Market Time	96	104	+ 8.3%	74	78	+ 5.4%
Inventory of Homes for Sale at Month End	100	89	- 11.0%	--	--	--

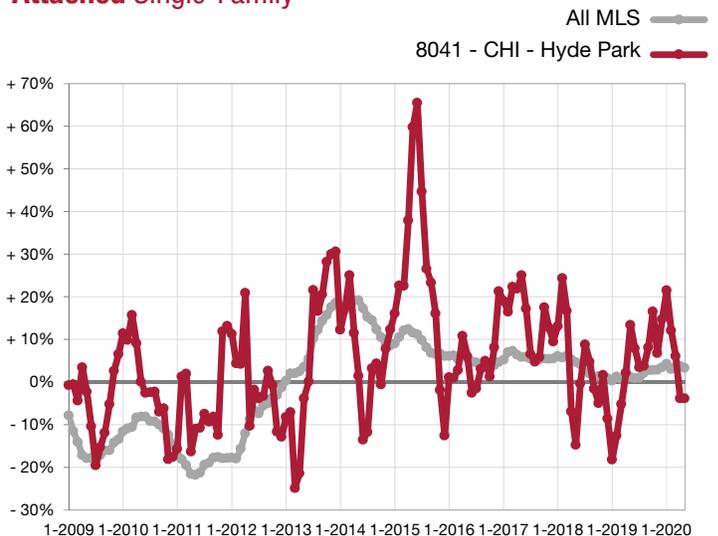
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / May 2020

- 35.3%

- 56.7%

- 20.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	64	40	- 37.5%	643	474	- 26.3%
Under Contract (includes Contingent and Pending)	35	27	- 22.9%	286	247	- 13.6%
Closed Sales	31	17	- 45.2%	294	255	- 13.3%
Median Sales Price*	\$482,500	\$550,000	+ 14.0%	\$525,525	\$499,000	- 5.0%
Average Sales Price*	\$558,223	\$531,353	- 4.8%	\$548,306	\$529,807	- 3.4%
Percent of Original List Price Received*	96.1%	96.9%	+ 0.8%	95.9%	95.9%	0.0%
Average Market Time	78	49	- 37.2%	95	82	- 13.7%
Inventory of Homes for Sale at Month End	80	58	- 27.5%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	55	37	- 32.7%	455	479	+ 5.3%
Under Contract (includes Contingent and Pending)	32	28	- 12.5%	247	245	- 0.8%
Closed Sales	36	12	- 66.7%	254	257	+ 1.2%
Median Sales Price*	\$197,000	\$223,875	+ 13.6%	\$200,500	\$219,000	+ 9.2%
Average Sales Price*	\$242,343	\$240,463	- 0.8%	\$229,796	\$241,541	+ 5.1%
Percent of Original List Price Received*	97.8%	97.6%	- 0.2%	97.2%	96.9%	- 0.3%
Average Market Time	43	32	- 25.6%	57	56	- 1.8%
Inventory of Homes for Sale at Month End	68	59	- 13.2%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / May 2020

- 43.3%

- 22.6%

- 40.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	48	26	- 45.8%	418	363	- 13.2%
Under Contract (includes Contingent and Pending)	21	22	+ 4.8%	194	213	+ 9.8%
Closed Sales	23	20	- 13.0%	193	227	+ 17.6%
Median Sales Price*	\$347,000	\$383,750	+ 10.6%	\$339,000	\$330,000	- 2.7%
Average Sales Price*	\$342,687	\$366,843	+ 7.0%	\$358,345	\$349,927	- 2.3%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	96.4%	96.3%	- 0.1%
Average Market Time	30	81	+ 170.0%	66	71	+ 7.6%
Inventory of Homes for Sale at Month End	61	35	- 42.6%	--	--	--

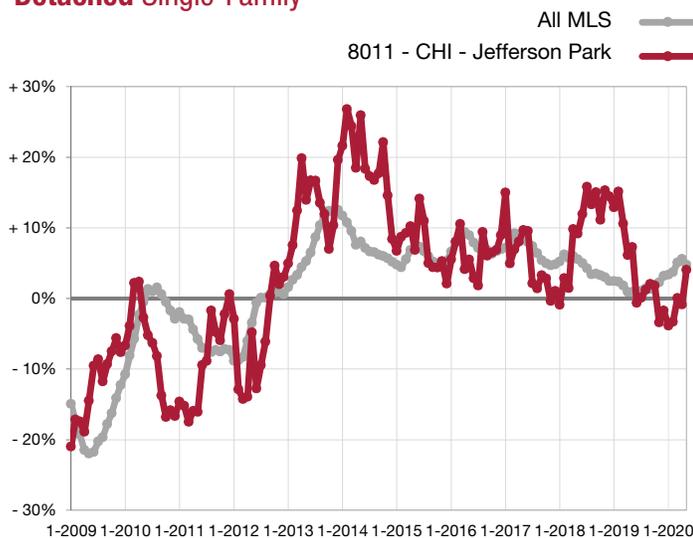
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	12	8	- 33.3%	109	110	+ 0.9%
Under Contract (includes Contingent and Pending)	7	5	- 28.6%	57	60	+ 5.3%
Closed Sales	8	4	- 50.0%	57	63	+ 10.5%
Median Sales Price*	\$157,500	\$232,250	+ 47.5%	\$164,500	\$168,000	+ 2.1%
Average Sales Price*	\$165,113	\$247,000	+ 49.6%	\$185,479	\$186,242	+ 0.4%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	96.0%	99.2%	+ 3.3%
Average Market Time	86	62	- 27.9%	63	90	+ 42.9%
Inventory of Homes for Sale at Month End	16	11	- 31.3%	--	--	--

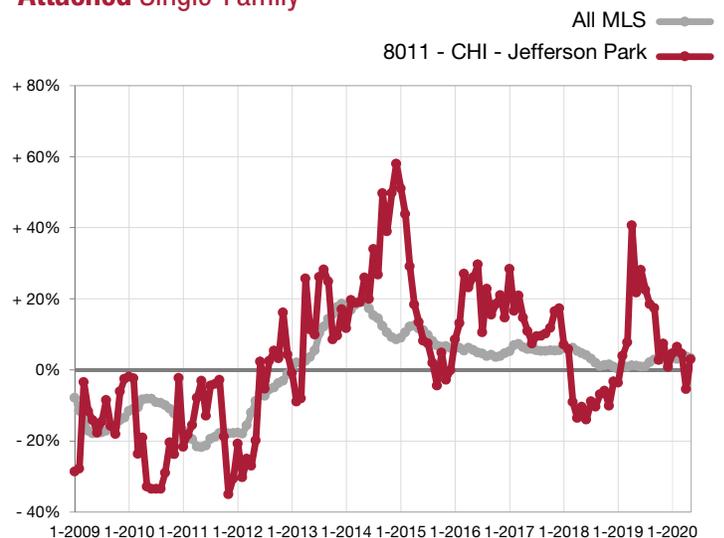
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / May 2020

- 6.8%

- 19.0%

- 11.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	9	9	0.0%	90	86	- 4.4%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	47	32	- 31.9%
Closed Sales	5	1	- 80.0%	50	32	- 36.0%
Median Sales Price*	\$760,000	\$380,000	- 50.0%	\$557,500	\$532,000	- 4.6%
Average Sales Price*	\$712,500	\$380,000	- 46.7%	\$674,725	\$685,123	+ 1.5%
Percent of Original List Price Received*	94.2%	95.0%	+ 0.8%	92.5%	96.0%	+ 3.8%
Average Market Time	81	68	- 16.0%	162	138	- 14.8%
Inventory of Homes for Sale at Month End	27	18	- 33.3%	--	--	--

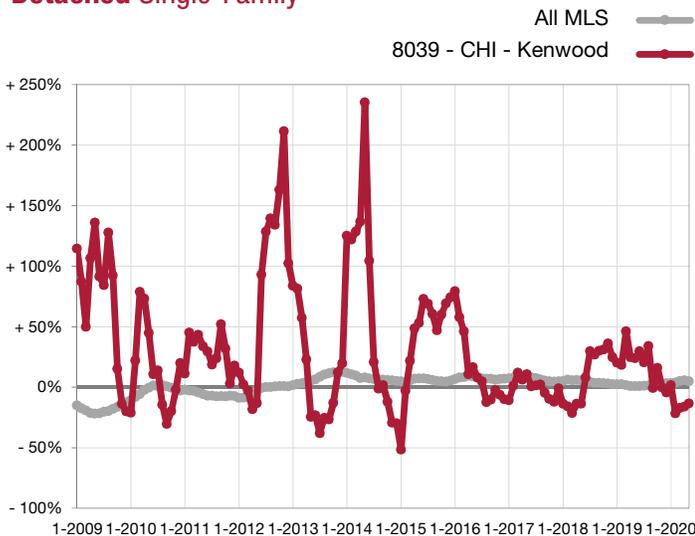
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	35	32	- 8.6%	292	304	+ 4.1%
Under Contract (includes Contingent and Pending)	19	23	+ 21.1%	165	148	- 10.3%
Closed Sales	16	16	0.0%	170	142	- 16.5%
Median Sales Price*	\$115,000	\$231,500	+ 101.3%	\$172,500	\$239,500	+ 38.8%
Average Sales Price*	\$173,319	\$225,167	+ 29.9%	\$194,963	\$236,317	+ 21.2%
Percent of Original List Price Received*	95.5%	94.3%	- 1.3%	91.0%	94.4%	+ 3.7%
Average Market Time	65	95	+ 46.2%	114	96	- 15.8%
Inventory of Homes for Sale at Month End	64	63	- 1.6%	--	--	--

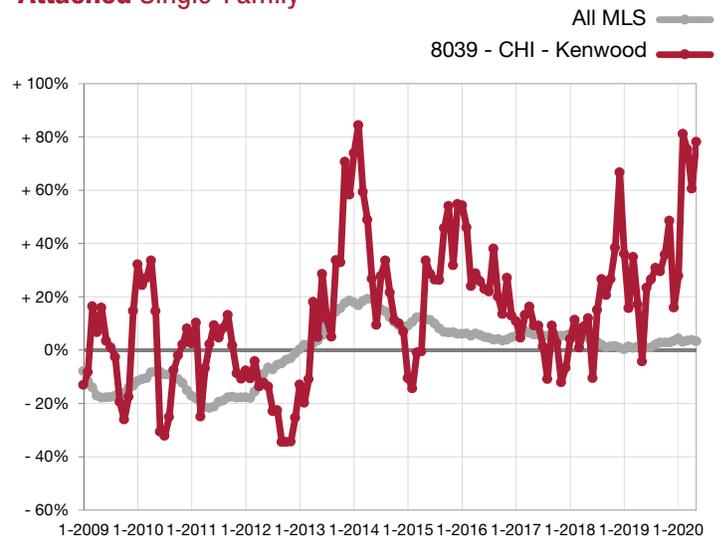
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / May 2020

- 34.4%

- 38.0%

- 28.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	55	31	- 43.6%	453	343	- 24.3%
Under Contract (includes Contingent and Pending)	16	6	- 62.5%	159	118	- 25.8%
Closed Sales	15	7	- 53.3%	158	142	- 10.1%
Median Sales Price*	\$1,187,500	\$1,078,000	- 9.2%	\$1,387,500	\$1,250,000	- 9.9%
Average Sales Price*	\$1,316,667	\$1,582,143	+ 20.2%	\$1,440,007	\$1,357,000	- 5.8%
Percent of Original List Price Received*	97.3%	93.7%	- 3.7%	95.4%	95.4%	0.0%
Average Market Time	118	55	- 53.4%	124	117	- 5.6%
Inventory of Homes for Sale at Month End	92	65	- 29.3%	--	--	--

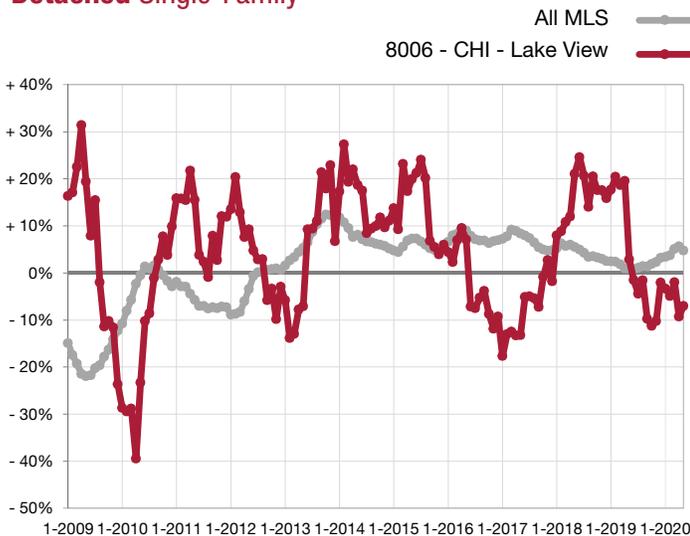
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	453	302	- 33.3%	3,873	3,617	- 6.6%
Under Contract (includes Contingent and Pending)	189	193	+ 2.1%	1,788	1,638	- 8.4%
Closed Sales	214	135	- 36.9%	1,810	1,679	- 7.2%
Median Sales Price*	\$372,500	\$438,000	+ 17.6%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$421,292	\$431,764	+ 2.5%	\$397,218	\$407,263	+ 2.5%
Percent of Original List Price Received*	97.3%	97.1%	- 0.2%	96.9%	96.5%	- 0.4%
Average Market Time	68	61	- 10.3%	65	76	+ 16.9%
Inventory of Homes for Sale at Month End	607	437	- 28.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / May 2020

- 26.0%

- 34.8%

- 14.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	45	39	- 13.3%	614	501	- 18.4%
Under Contract (includes Contingent and Pending)	21	15	- 28.6%	189	167	- 11.6%
Closed Sales	21	12	- 42.9%	181	187	+ 3.3%
Median Sales Price*	\$1,475,000	\$1,970,000	+ 33.6%	\$1,565,000	\$1,585,000	+ 1.3%
Average Sales Price*	\$1,618,524	\$2,875,000	+ 77.6%	\$1,917,887	\$1,834,700	- 4.3%
Percent of Original List Price Received*	96.4%	92.8%	- 3.7%	93.8%	93.6%	- 0.2%
Average Market Time	115	194	+ 68.7%	148	152	+ 2.7%
Inventory of Homes for Sale at Month End	127	113	- 11.0%	--	--	--

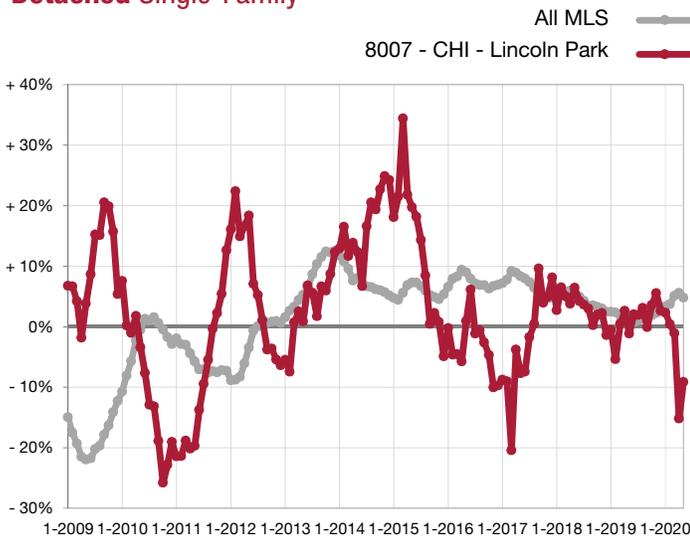
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	362	262	- 27.6%	2,790	2,706	- 3.0%
Under Contract (includes Contingent and Pending)	151	101	- 33.1%	1,181	1,046	- 11.4%
Closed Sales	134	89	- 33.6%	1,192	1,172	- 1.7%
Median Sales Price*	\$531,500	\$470,000	- 11.6%	\$507,750	\$490,000	- 3.5%
Average Sales Price*	\$631,080	\$533,326	- 15.5%	\$589,612	\$592,056	+ 0.4%
Percent of Original List Price Received*	97.3%	96.1%	- 1.2%	96.7%	96.5%	- 0.2%
Average Market Time	70	83	+ 18.6%	66	87	+ 31.8%
Inventory of Homes for Sale at Month End	493	419	- 15.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / May 2020

- 5.2%

- 75.0%

- 23.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	22	30	+ 36.4%	223	205	- 8.1%
Under Contract (includes Contingent and Pending)	11	15	+ 36.4%	117	85	- 27.4%
Closed Sales	13	6	- 53.8%	121	84	- 30.6%
Median Sales Price*	\$769,500	\$907,500	+ 17.9%	\$640,000	\$747,250	+ 16.8%
Average Sales Price*	\$950,423	\$868,250	- 8.6%	\$797,708	\$783,493	- 1.8%
Percent of Original List Price Received*	96.9%	96.8%	- 0.1%	96.0%	96.0%	0.0%
Average Market Time	118	65	- 44.9%	101	110	+ 8.9%
Inventory of Homes for Sale at Month End	39	39	0.0%	--	--	--

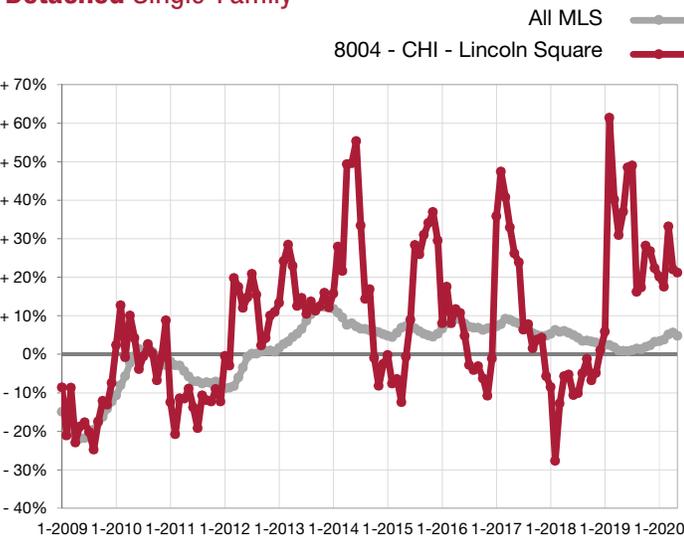
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	74	61	- 17.6%	661	601	- 9.1%
Under Contract (includes Contingent and Pending)	34	38	+ 11.8%	360	310	- 13.9%
Closed Sales	63	13	- 79.4%	364	316	- 13.2%
Median Sales Price*	\$338,000	\$342,500	+ 1.3%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$413,475	\$362,338	- 12.4%	\$343,246	\$351,829	+ 2.5%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	97.6%	96.9%	- 0.7%
Average Market Time	50	44	- 12.0%	53	63	+ 18.9%
Inventory of Homes for Sale at Month End	92	61	- 33.7%	--	--	--

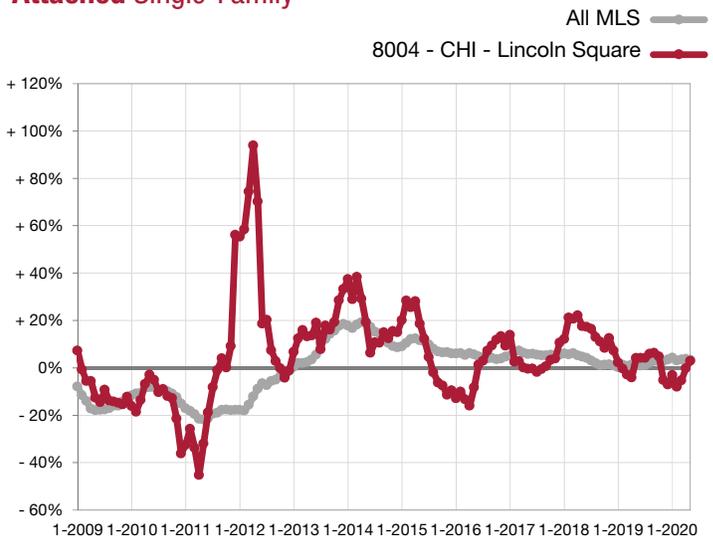
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / May 2020

- 23.6%

- 52.7%

- 18.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	61	37	- 39.3%	523	458	- 12.4%
Under Contract (includes Contingent and Pending)	21	22	+ 4.8%	229	227	- 0.9%
Closed Sales	22	17	- 22.7%	241	233	- 3.3%
Median Sales Price*	\$745,000	\$720,000	- 3.4%	\$785,000	\$790,000	+ 0.6%
Average Sales Price*	\$803,889	\$778,618	- 3.1%	\$819,864	\$855,239	+ 4.3%
Percent of Original List Price Received*	97.4%	94.2%	- 3.3%	96.9%	96.6%	- 0.3%
Average Market Time	63	101	+ 60.3%	83	69	- 16.9%
Inventory of Homes for Sale at Month End	82	61	- 25.6%	--	--	--

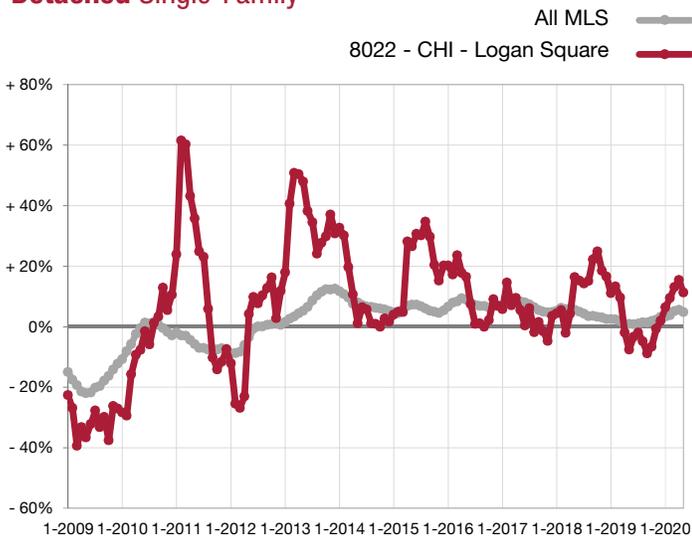
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	130	109	- 16.2%	1,217	1,067	- 12.3%
Under Contract (includes Contingent and Pending)	72	72	0.0%	638	531	- 16.8%
Closed Sales	88	35	- 60.2%	628	542	- 13.7%
Median Sales Price*	\$408,750	\$469,000	+ 14.7%	\$415,000	\$414,000	- 0.2%
Average Sales Price*	\$430,965	\$465,861	+ 8.1%	\$434,078	\$430,626	- 0.8%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	98.1%	98.2%	+ 0.1%
Average Market Time	50	53	+ 6.0%	55	58	+ 5.5%
Inventory of Homes for Sale at Month End	130	111	- 14.6%	--	--	--

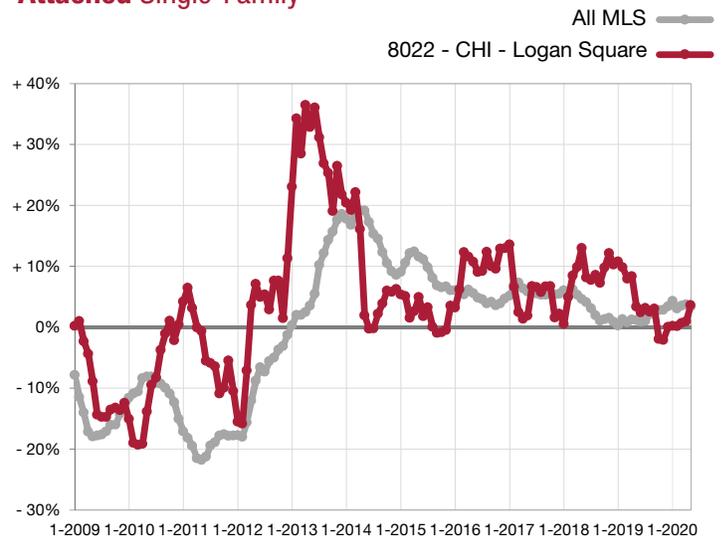
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / May 2020

- 33.5%

- 50.0%

+ 3.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	2	0	- 100.0%	5	3	- 40.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	222	149	- 32.9%	1,765	1,650	- 6.5%
Under Contract (includes Contingent and Pending)	74	45	- 39.2%	813	618	- 24.0%
Closed Sales	72	36	- 50.0%	717	641	- 10.6%
Median Sales Price*	\$347,000	\$325,750	- 6.1%	\$327,500	\$333,500	+ 1.8%
Average Sales Price*	\$421,401	\$367,958	- 12.7%	\$428,372	\$413,031	- 3.6%
Percent of Original List Price Received*	98.0%	96.5%	- 1.5%	96.7%	96.4%	- 0.3%
Average Market Time	100	88	- 12.0%	96	96	0.0%
Inventory of Homes for Sale at Month End	426	442	+ 3.8%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 22.7% **- 60.6%** **- 13.7%**

Near North Side

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	16	9	- 43.8%	134	171	+ 27.6%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	24	26	+ 8.3%
Closed Sales	1	1	0.0%	21	28	+ 33.3%
Median Sales Price*	\$1,165,000	\$1,100,000	- 5.6%	\$1,834,000	\$1,340,000	- 26.9%
Average Sales Price*	\$1,165,000	\$1,100,000	- 5.6%	\$2,213,165	\$1,729,573	- 21.9%
Percent of Original List Price Received*	89.6%	88.0%	- 1.8%	91.1%	89.2%	- 2.1%
Average Market Time	13	22	+ 69.2%	193	165	- 14.5%
Inventory of Homes for Sale at Month End	50	50	0.0%	--	--	--

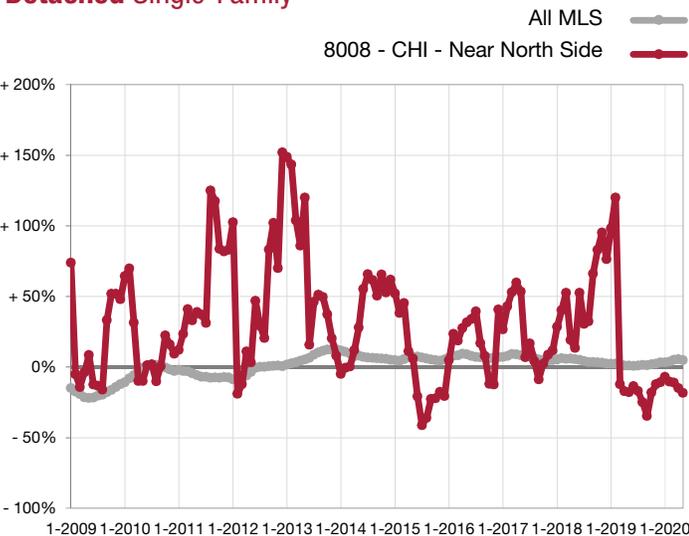
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	703	547	- 22.2%	6,358	5,772	- 9.2%
Under Contract (includes Contingent and Pending)	248	169	- 31.9%	2,375	1,995	- 16.0%
Closed Sales	278	109	- 60.8%	2,488	2,136	- 14.1%
Median Sales Price*	\$395,000	\$392,000	- 0.8%	\$395,000	\$403,944	+ 2.3%
Average Sales Price*	\$593,753	\$621,536	+ 4.7%	\$646,716	\$608,852	- 5.9%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	96.4%	96.0%	- 0.4%
Average Market Time	110	139	+ 26.4%	104	119	+ 14.4%
Inventory of Homes for Sale at Month End	1,559	1,339	- 14.1%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 16.7% **- 54.2%** **- 18.0%**

Near South Side

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	0	3	--	29	17	- 41.4%
Under Contract (includes Contingent and Pending)	0	0	--	8	5	- 37.5%
Closed Sales	0	0	--	9	6	- 33.3%
Median Sales Price*	\$0	\$0	--	\$1,150,000	\$1,250,000	+ 8.7%
Average Sales Price*	\$0	\$0	--	\$1,186,857	\$1,209,167	+ 1.9%
Percent of Original List Price Received*	0.0%	0.0%	--	98.5%	92.4%	- 6.2%
Average Market Time	0	0	--	5	152	+ 2,940.0%
Inventory of Homes for Sale at Month End	6	4	- 33.3%	--	--	--

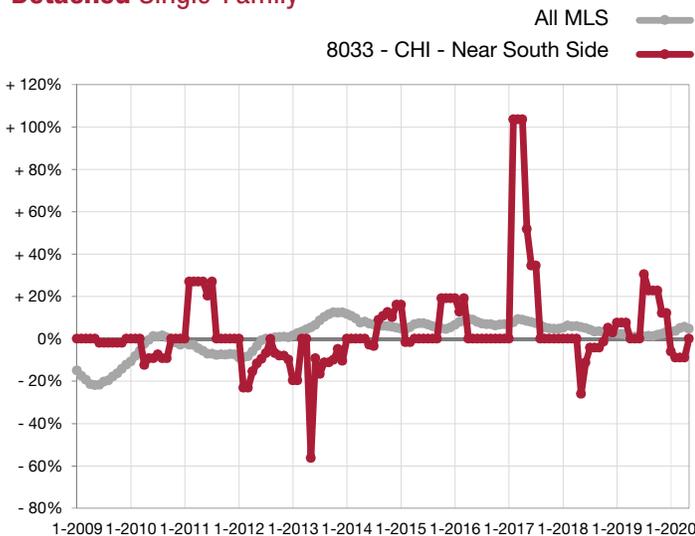
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	156	127	- 18.6%	1,447	1,285	- 11.2%
Under Contract (includes Contingent and Pending)	82	63	- 23.2%	712	607	- 14.7%
Closed Sales	83	38	- 54.2%	738	627	- 15.0%
Median Sales Price*	\$395,000	\$337,500	- 14.6%	\$375,250	\$365,000	- 2.7%
Average Sales Price*	\$450,584	\$441,600	- 2.0%	\$471,722	\$424,050	- 10.1%
Percent of Original List Price Received*	100.5%	96.8%	- 3.7%	99.6%	99.0%	- 0.6%
Average Market Time	70	126	+ 80.0%	73	85	+ 16.4%
Inventory of Homes for Sale at Month End	261	215	- 17.6%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 27.4% **- 52.9%** **- 17.8%**

Near West Side

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	6	6	0.0%	80	66	- 17.5%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	38	27	- 28.9%
Closed Sales	8	1	- 87.5%	30	29	- 3.3%
Median Sales Price*	\$529,000	\$520,000	- 1.7%	\$465,000	\$500,000	+ 7.5%
Average Sales Price*	\$634,171	\$520,000	- 18.0%	\$591,100	\$480,964	- 18.6%
Percent of Original List Price Received*	96.1%	94.7%	- 1.5%	95.2%	95.6%	+ 0.4%
Average Market Time	98	85	- 13.3%	64	50	- 21.9%
Inventory of Homes for Sale at Month End	9	11	+ 22.2%	--	--	--

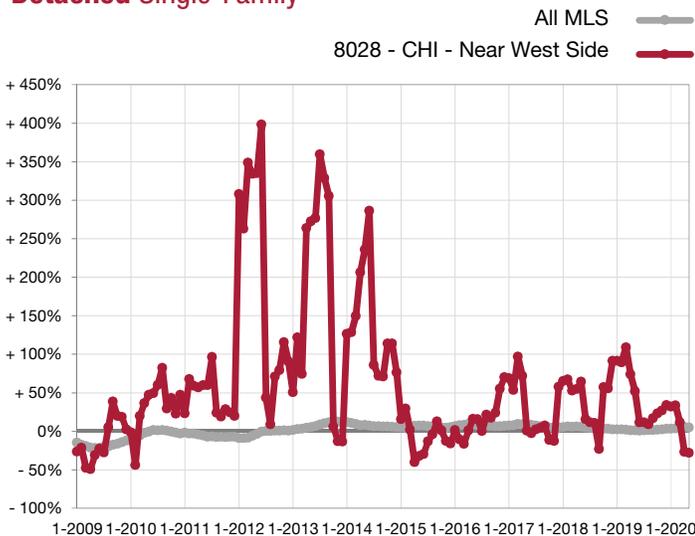
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	290	209	- 27.9%	2,496	2,166	- 13.2%
Under Contract (includes Contingent and Pending)	130	91	- 30.0%	1,104	981	- 11.1%
Closed Sales	128	63	- 50.8%	1,157	1,044	- 9.8%
Median Sales Price*	\$375,000	\$340,000	- 9.3%	\$378,000	\$357,500	- 5.4%
Average Sales Price*	\$426,709	\$444,758	+ 4.2%	\$490,020	\$505,511	+ 3.2%
Percent of Original List Price Received*	98.7%	97.9%	- 0.8%	98.7%	98.3%	- 0.4%
Average Market Time	83	71	- 14.5%	65	75	+ 15.4%
Inventory of Homes for Sale at Month End	424	345	- 18.6%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Center

Local Market Update / May 2020

- 40.5%

- 47.1%

- 41.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	62	36	- 41.9%	518	429	- 17.2%
Under Contract (includes Contingent and Pending)	23	15	- 34.8%	215	185	- 14.0%
Closed Sales	28	15	- 46.4%	206	204	- 1.0%
Median Sales Price*	\$1,153,500	\$1,010,000	- 12.4%	\$1,075,000	\$1,031,500	- 4.0%
Average Sales Price*	\$1,162,339	\$1,168,733	+ 0.6%	\$1,081,543	\$1,100,160	+ 1.7%
Percent of Original List Price Received*	97.0%	96.3%	- 0.7%	95.8%	96.0%	+ 0.2%
Average Market Time	136	94	- 30.9%	100	101	+ 1.0%
Inventory of Homes for Sale at Month End	92	61	- 33.7%	--	--	--

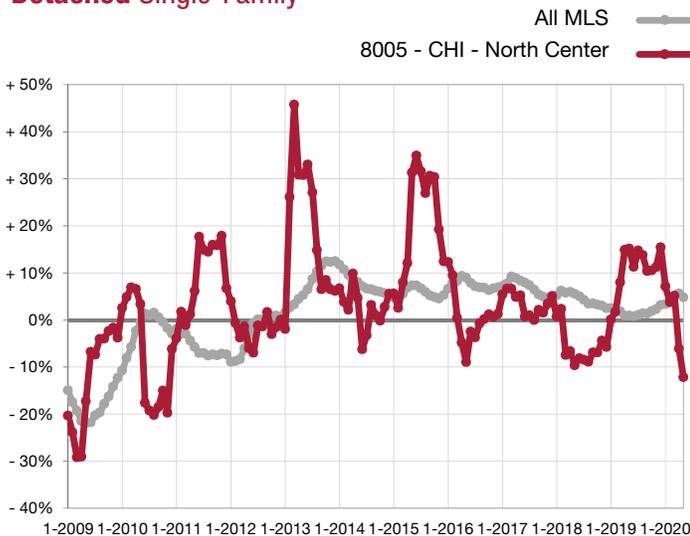
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	96	58	- 39.6%	843	709	- 15.9%
Under Contract (includes Contingent and Pending)	39	44	+ 12.8%	395	354	- 10.4%
Closed Sales	57	30	- 47.4%	401	368	- 8.2%
Median Sales Price*	\$480,000	\$443,500	- 7.6%	\$435,000	\$441,000	+ 1.4%
Average Sales Price*	\$480,938	\$441,197	- 8.3%	\$445,112	\$458,824	+ 3.1%
Percent of Original List Price Received*	98.1%	97.7%	- 0.4%	97.7%	97.9%	+ 0.2%
Average Market Time	56	33	- 41.1%	65	66	+ 1.5%
Inventory of Homes for Sale at Month End	109	57	- 47.7%	--	--	--

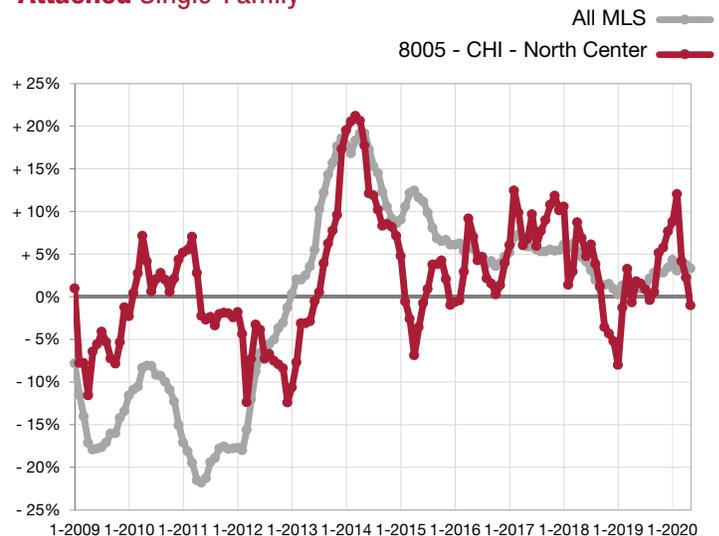
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / May 2020

- 48.1%

- 50.0%

- 38.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	14	8	- 42.9%	128	101	- 21.1%
Under Contract (includes Contingent and Pending)	13	8	- 38.5%	63	58	- 7.9%
Closed Sales	15	5	- 66.7%	67	59	- 11.9%
Median Sales Price*	\$375,000	\$360,000	- 4.0%	\$378,000	\$400,000	+ 5.8%
Average Sales Price*	\$376,860	\$444,000	+ 17.8%	\$413,115	\$436,795	+ 5.7%
Percent of Original List Price Received*	95.1%	95.4%	+ 0.3%	95.5%	95.0%	- 0.5%
Average Market Time	76	53	- 30.3%	66	105	+ 59.1%
Inventory of Homes for Sale at Month End	24	13	- 45.8%	--	--	--

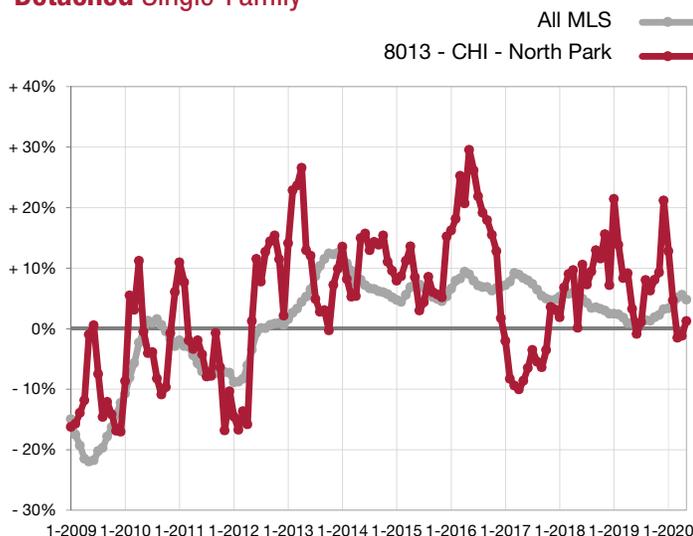
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	13	6	- 53.8%	78	76	- 2.6%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	39	46	+ 17.9%
Closed Sales	5	5	0.0%	37	47	+ 27.0%
Median Sales Price*	\$235,000	\$248,000	+ 5.5%	\$205,000	\$230,000	+ 12.2%
Average Sales Price*	\$216,300	\$244,800	+ 13.2%	\$197,822	\$226,671	+ 14.6%
Percent of Original List Price Received*	96.5%	96.9%	+ 0.4%	96.8%	96.0%	- 0.8%
Average Market Time	33	76	+ 130.3%	68	44	- 35.3%
Inventory of Homes for Sale at Month End	15	11	- 26.7%	--	--	--

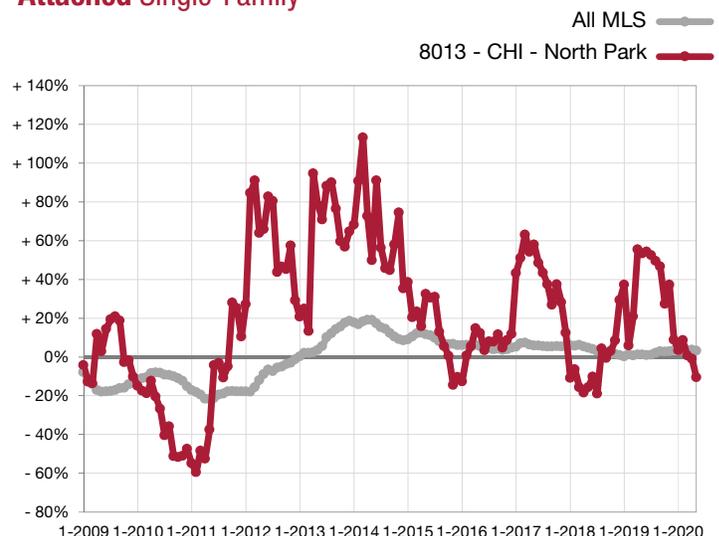
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 37.5% **- 39.7%** **- 37.9%**

Norwood Park

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	95	65	- 31.6%	838	786	- 6.2%
Under Contract (includes Contingent and Pending)	48	52	+ 8.3%	397	392	- 1.3%
Closed Sales	53	34	- 35.8%	402	391	- 2.7%
Median Sales Price*	\$339,000	\$356,000	+ 5.0%	\$335,000	\$336,500	+ 0.4%
Average Sales Price*	\$372,176	\$377,813	+ 1.5%	\$356,487	\$358,562	+ 0.6%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	96.1%	96.1%	0.0%
Average Market Time	56	50	- 10.7%	62	70	+ 12.9%
Inventory of Homes for Sale at Month End	126	80	- 36.5%	--	--	--

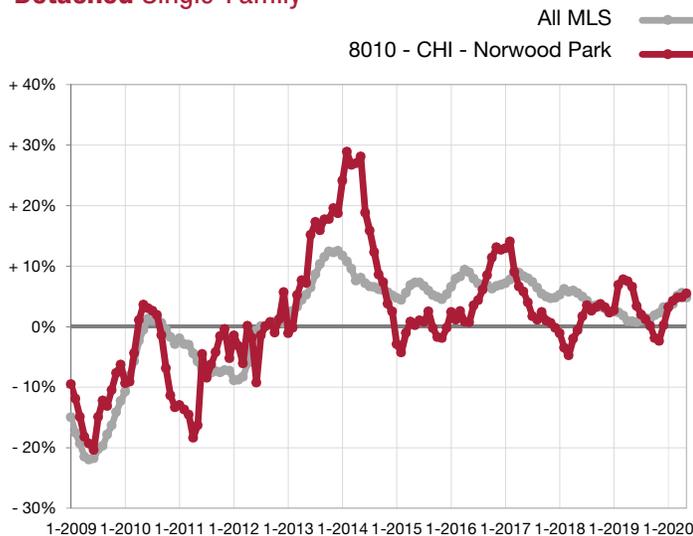
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	25	10	- 60.0%	177	125	- 29.4%
Under Contract (includes Contingent and Pending)	10	5	- 50.0%	88	71	- 19.3%
Closed Sales	10	4	- 60.0%	85	76	- 10.6%
Median Sales Price*	\$182,939	\$171,000	- 6.5%	\$160,000	\$173,500	+ 8.4%
Average Sales Price*	\$198,851	\$179,250	- 9.9%	\$174,358	\$188,558	+ 8.1%
Percent of Original List Price Received*	96.9%	93.5%	- 3.5%	95.7%	94.5%	- 1.3%
Average Market Time	81	38	- 53.1%	69	81	+ 17.4%
Inventory of Homes for Sale at Month End	27	15	- 44.4%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / May 2020

- 20.2%

- 11.1%

- 38.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	74	51	- 31.1%	803	679	- 15.4%
Under Contract (includes Contingent and Pending)	45	31	- 31.1%	415	346	- 16.6%
Closed Sales	40	35	- 12.5%	423	377	- 10.9%
Median Sales Price*	\$351,500	\$362,000	+ 3.0%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$358,503	\$378,783	+ 5.7%	\$346,829	\$357,354	+ 3.0%
Percent of Original List Price Received*	98.0%	99.4%	+ 1.4%	96.9%	97.0%	+ 0.1%
Average Market Time	60	46	- 23.3%	67	63	- 6.0%
Inventory of Homes for Sale at Month End	104	58	- 44.2%	--	--	--

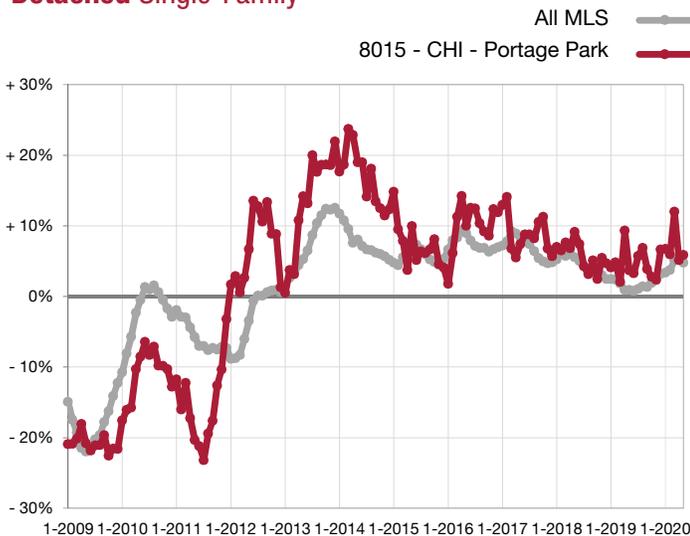
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	15	20	+ 33.3%	167	165	- 1.2%
Under Contract (includes Contingent and Pending)	10	11	+ 10.0%	80	88	+ 10.0%
Closed Sales	5	5	0.0%	79	86	+ 8.9%
Median Sales Price*	\$182,000	\$250,000	+ 37.4%	\$164,900	\$162,500	- 1.5%
Average Sales Price*	\$167,580	\$278,180	+ 66.0%	\$180,837	\$201,280	+ 11.3%
Percent of Original List Price Received*	96.3%	95.1%	- 1.2%	95.5%	94.6%	- 0.9%
Average Market Time	103	83	- 19.4%	73	61	- 16.4%
Inventory of Homes for Sale at Month End	30	24	- 20.0%	--	--	--

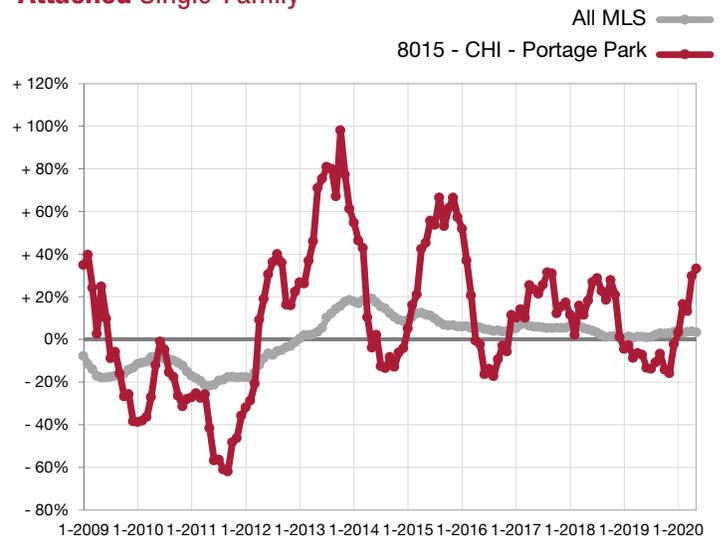
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / May 2020

- 30.7%

- 64.1%

- 20.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	6	5	- 16.7%	72	51	- 29.2%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	37	35	- 5.4%
Closed Sales	5	3	- 40.0%	39	36	- 7.7%
Median Sales Price*	\$490,000	\$420,000	- 14.3%	\$413,500	\$526,500	+ 27.3%
Average Sales Price*	\$445,600	\$457,333	+ 2.6%	\$415,487	\$551,904	+ 32.8%
Percent of Original List Price Received*	94.6%	91.6%	- 3.2%	96.6%	95.7%	- 0.9%
Average Market Time	135	64	- 52.6%	93	66	- 29.0%
Inventory of Homes for Sale at Month End	9	7	- 22.2%	--	--	--

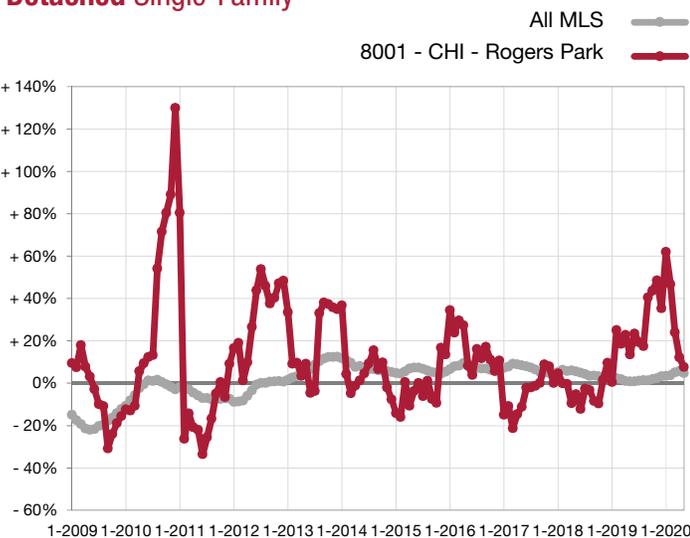
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	95	65	- 31.6%	835	741	- 11.3%
Under Contract (includes Contingent and Pending)	43	39	- 9.3%	449	405	- 9.8%
Closed Sales	59	20	- 66.1%	487	408	- 16.2%
Median Sales Price*	\$169,500	\$188,250	+ 11.1%	\$176,000	\$173,500	- 1.4%
Average Sales Price*	\$189,055	\$189,333	+ 0.1%	\$192,054	\$188,701	- 1.7%
Percent of Original List Price Received*	96.6%	95.9%	- 0.7%	95.9%	95.8%	- 0.1%
Average Market Time	52	79	+ 51.9%	63	66	+ 4.8%
Inventory of Homes for Sale at Month End	142	113	- 20.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / May 2020

- 20.0% **+ 41.7%** **- 29.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	16	21	+ 31.3%	248	212	- 14.5%
Under Contract (includes Contingent and Pending)	11	16	+ 45.5%	111	112	+ 0.9%
Closed Sales	7	6	- 14.3%	117	107	- 8.5%
Median Sales Price*	\$199,500	\$192,500	- 3.5%	\$148,000	\$154,000	+ 4.1%
Average Sales Price*	\$177,357	\$273,333	+ 54.1%	\$176,511	\$180,509	+ 2.3%
Percent of Original List Price Received*	108.0%	89.3%	- 17.3%	93.5%	91.3%	- 2.4%
Average Market Time	79	187	+ 136.7%	133	110	- 17.3%
Inventory of Homes for Sale at Month End	54	30	- 44.4%	--	--	--

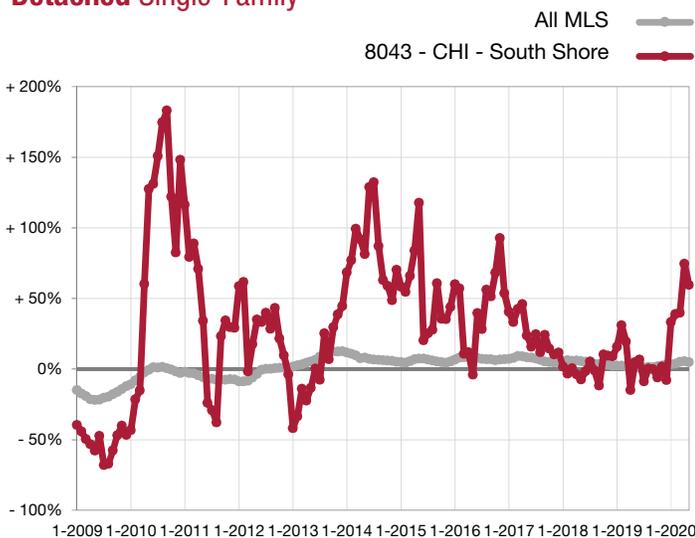
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	29	15	- 48.3%	241	234	- 2.9%
Under Contract (includes Contingent and Pending)	11	7	- 36.4%	112	121	+ 8.0%
Closed Sales	5	11	+ 120.0%	113	123	+ 8.8%
Median Sales Price*	\$75,000	\$75,000	0.0%	\$64,000	\$70,000	+ 9.4%
Average Sales Price*	\$86,620	\$80,286	- 7.3%	\$77,600	\$84,429	+ 8.8%
Percent of Original List Price Received*	91.2%	86.2%	- 5.5%	91.1%	90.9%	- 0.2%
Average Market Time	80	142	+ 77.5%	91	120	+ 31.9%
Inventory of Homes for Sale at Month End	87	69	- 20.7%	--	--	--

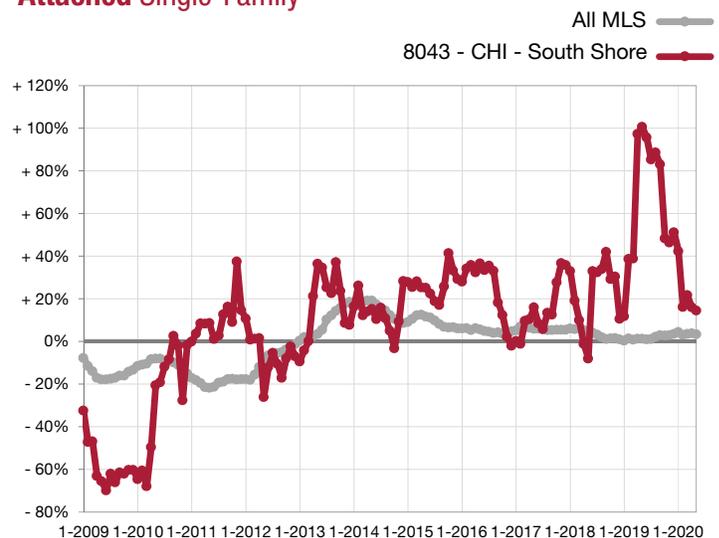
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / May 2020

- 33.1%

- 57.8%

- 20.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	11	9	- 18.2%	69	70	+ 1.4%
Under Contract (includes Contingent and Pending)	7	5	- 28.6%	32	26	- 18.8%
Closed Sales	2	1	- 50.0%	25	29	+ 16.0%
Median Sales Price*	\$990,000	\$900,000	- 9.1%	\$880,000	\$900,000	+ 2.3%
Average Sales Price*	\$990,000	\$900,000	- 9.1%	\$905,867	\$994,122	+ 9.7%
Percent of Original List Price Received*	90.3%	97.3%	+ 7.8%	91.6%	95.5%	+ 4.3%
Average Market Time	191	15	- 92.1%	195	131	- 32.8%
Inventory of Homes for Sale at Month End	14	16	+ 14.3%	--	--	--

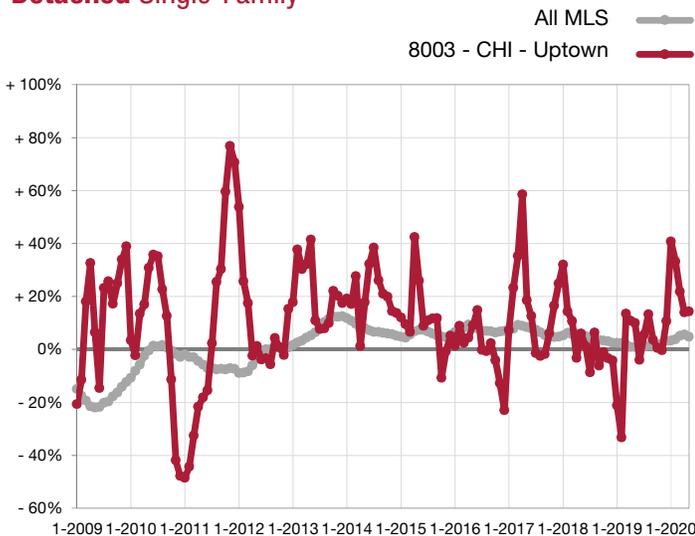
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	161	106	- 34.2%	1,424	1,209	- 15.1%
Under Contract (includes Contingent and Pending)	80	67	- 16.3%	826	704	- 14.8%
Closed Sales	114	48	- 57.9%	856	726	- 15.2%
Median Sales Price*	\$252,589	\$285,000	+ 12.8%	\$263,800	\$295,000	+ 11.8%
Average Sales Price*	\$280,704	\$290,514	+ 3.5%	\$275,779	\$296,913	+ 7.7%
Percent of Original List Price Received*	97.4%	96.2%	- 1.2%	97.2%	97.1%	- 0.1%
Average Market Time	42	59	+ 40.5%	53	61	+ 15.1%
Inventory of Homes for Sale at Month End	186	143	- 23.1%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 48.9% **- 72.6%** **- 28.8%**

West Ridge

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	19	8	- 57.9%	313	210	- 32.9%
Under Contract (includes Contingent and Pending)	15	9	- 40.0%	152	120	- 21.1%
Closed Sales	20	8	- 60.0%	154	125	- 18.8%
Median Sales Price*	\$402,500	\$366,500	- 8.9%	\$364,500	\$370,000	+ 1.5%
Average Sales Price*	\$424,007	\$429,322	+ 1.3%	\$385,391	\$390,857	+ 1.4%
Percent of Original List Price Received*	96.1%	93.1%	- 3.1%	94.4%	95.6%	+ 1.3%
Average Market Time	71	124	+ 74.6%	108	91	- 15.7%
Inventory of Homes for Sale at Month End	46	27	- 41.3%	--	--	--

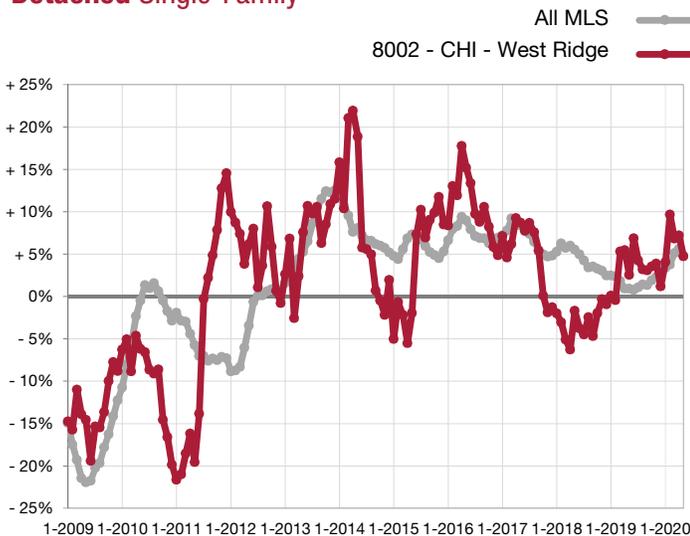
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	73	39	- 46.6%	680	585	- 14.0%
Under Contract (includes Contingent and Pending)	37	25	- 32.4%	364	295	- 19.0%
Closed Sales	42	9	- 78.6%	367	307	- 16.3%
Median Sales Price*	\$148,250	\$170,000	+ 14.7%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$157,178	\$182,178	+ 15.9%	\$156,379	\$161,917	+ 3.5%
Percent of Original List Price Received*	95.6%	97.1%	+ 1.6%	94.7%	93.6%	- 1.2%
Average Market Time	77	53	- 31.2%	79	81	+ 2.5%
Inventory of Homes for Sale at Month End	124	94	- 24.2%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 29.0% **- 39.0%** **- 27.1%**

West Town

Local Market Update / May 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	59	34	- 42.4%	560	448	- 20.0%
Under Contract (includes Contingent and Pending)	29	15	- 48.3%	202	179	- 11.4%
Closed Sales	32	21	- 34.4%	195	199	+ 2.1%
Median Sales Price*	\$910,000	\$865,000	- 4.9%	\$977,500	\$915,000	- 6.4%
Average Sales Price*	\$995,375	\$905,381	- 9.0%	\$1,040,670	\$969,484	- 6.8%
Percent of Original List Price Received*	96.3%	94.0%	- 2.4%	95.4%	95.8%	+ 0.4%
Average Market Time	65	103	+ 58.5%	100	109	+ 9.0%
Inventory of Homes for Sale at Month End	103	57	- 44.7%	--	--	--

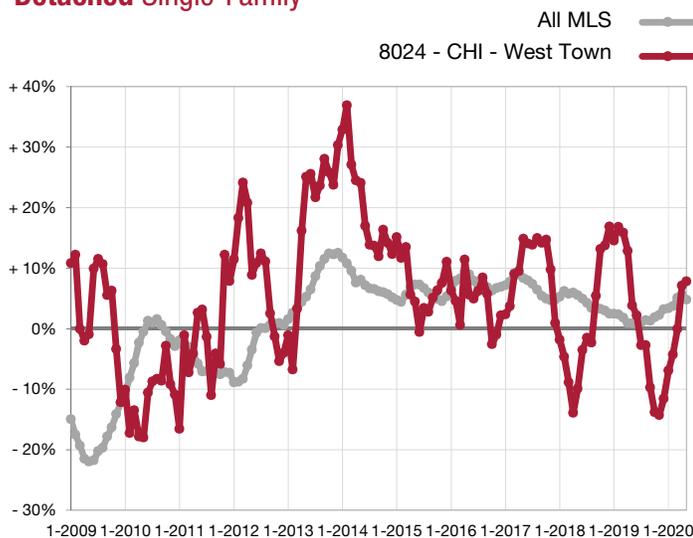
Attached Single-Family

	May			Trailing 12 Months		
	5-2019	5-2020	+ / -	5-2019	5-2020	+ / -
New Listings	345	253	- 26.7%	3,228	3,086	- 4.4%
Under Contract (includes Contingent and Pending)	178	139	- 21.9%	1,421	1,403	- 1.3%
Closed Sales	196	118	- 39.8%	1,430	1,447	+ 1.2%
Median Sales Price*	\$485,250	\$485,000	- 0.1%	\$469,000	\$490,000	+ 4.5%
Average Sales Price*	\$512,551	\$508,200	- 0.8%	\$488,550	\$513,120	+ 5.0%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	97.7%	97.8%	+ 0.1%
Average Market Time	49	66	+ 34.7%	57	70	+ 22.8%
Inventory of Homes for Sale at Month End	455	350	- 23.1%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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