

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED SEPTEMBER 16, 2020



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+ 2.0% **+ 33.3%** **- 23.9%**

Albany Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	19	13	- 31.6%	262	242	- 7.6%
Under Contract (includes Contingent and Pending)	14	19	+ 35.7%	123	151	+ 22.8%
Closed Sales	12	21	+ 75.0%	131	137	+ 4.6%
Median Sales Price*	\$397,594	\$469,000	+ 18.0%	\$390,187	\$445,000	+ 14.0%
Average Sales Price*	\$422,453	\$474,948	+ 12.4%	\$430,347	\$479,836	+ 11.5%
Percent of Original List Price Received*	96.0%	99.2%	+ 3.3%	96.6%	97.4%	+ 0.8%
Average Market Time	42	42	0.0%	71	69	- 2.8%
Inventory of Homes for Sale at Month End	41	11	- 73.2%	--	--	--

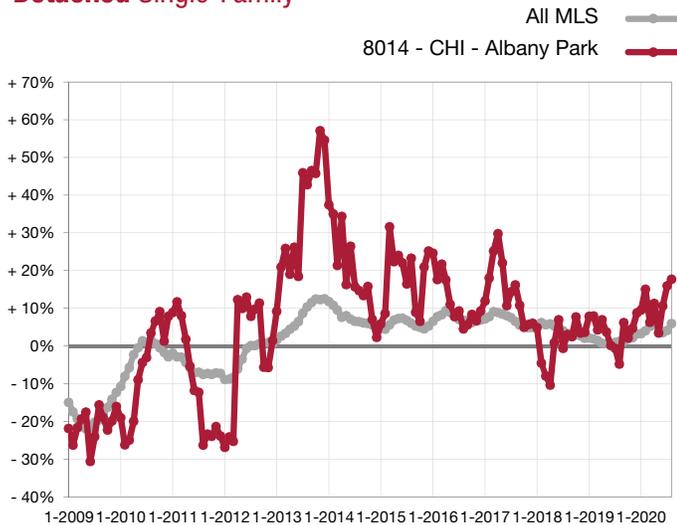
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	32	39	+ 21.9%	327	301	- 8.0%
Under Contract (includes Contingent and Pending)	20	19	- 5.0%	170	156	- 8.2%
Closed Sales	18	19	+ 5.6%	171	155	- 9.4%
Median Sales Price*	\$178,500	\$228,000	+ 27.7%	\$195,000	\$226,000	+ 15.9%
Average Sales Price*	\$208,689	\$236,408	+ 13.3%	\$208,262	\$246,470	+ 18.3%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	96.3%	96.9%	+ 0.6%
Average Market Time	66	42	- 36.4%	53	64	+ 20.8%
Inventory of Homes for Sale at Month End	47	56	+ 19.1%	--	--	--

* 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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Avondale

Local Market Update / August 2020

+ 7.1%

+ 19.2%

- 25.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	11	15	+ 36.4%	193	166	- 14.0%
Under Contract (includes Contingent and Pending)	11	9	- 18.2%	111	99	- 10.8%
Closed Sales	12	9	- 25.0%	99	93	- 6.1%
Median Sales Price*	\$595,000	\$685,000	+ 15.1%	\$520,000	\$515,000	- 1.0%
Average Sales Price*	\$538,450	\$634,947	+ 17.9%	\$527,156	\$518,659	- 1.6%
Percent of Original List Price Received*	98.2%	97.6%	- 0.6%	96.6%	98.2%	+ 1.7%
Average Market Time	39	58	+ 48.7%	64	54	- 15.6%
Inventory of Homes for Sale at Month End	16	18	+ 12.5%	--	--	--

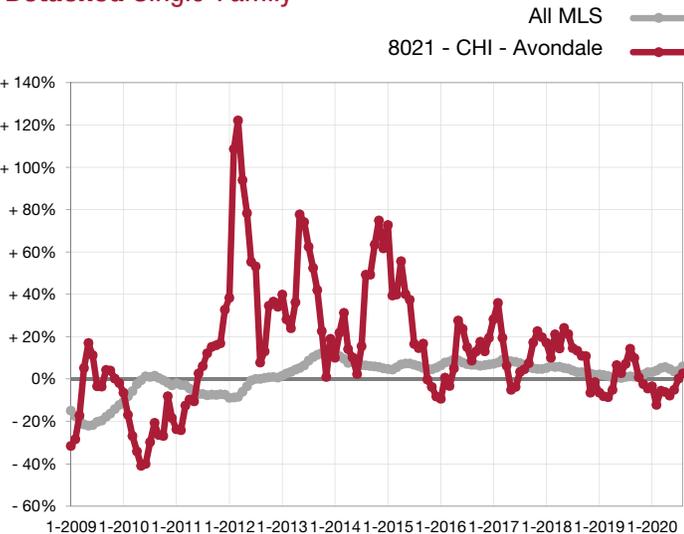
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	31	30	- 3.2%	379	305	- 19.5%
Under Contract (includes Contingent and Pending)	11	22	+ 100.0%	171	167	- 2.3%
Closed Sales	14	22	+ 57.1%	166	148	- 10.8%
Median Sales Price*	\$361,500	\$334,000	- 7.6%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$388,600	\$330,968	- 14.8%	\$366,387	\$367,986	+ 0.4%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	97.6%	98.6%	+ 1.0%
Average Market Time	47	45	- 4.3%	55	54	- 1.8%
Inventory of Homes for Sale at Month End	55	35	- 36.4%	--	--	--

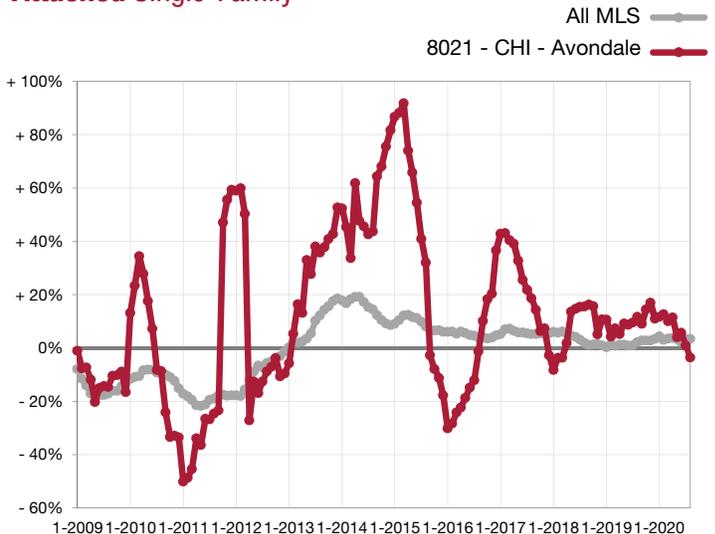
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / August 2020

- 14.9% **+ 28.6%** **- 41.6%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	45	38	- 15.6%	489	375	- 23.3%
Under Contract (includes Contingent and Pending)	20	29	+ 45.0%	227	218	- 4.0%
Closed Sales	21	26	+ 23.8%	228	195	- 14.5%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$310,000	\$334,500	+ 7.9%
Average Sales Price*	\$327,038	\$361,877	+ 10.7%	\$330,352	\$348,010	+ 5.3%
Percent of Original List Price Received*	95.6%	97.8%	+ 2.3%	96.1%	97.3%	+ 1.2%
Average Market Time	60	29	- 51.7%	85	76	- 10.6%
Inventory of Homes for Sale at Month End	80	46	- 42.5%	--	--	--

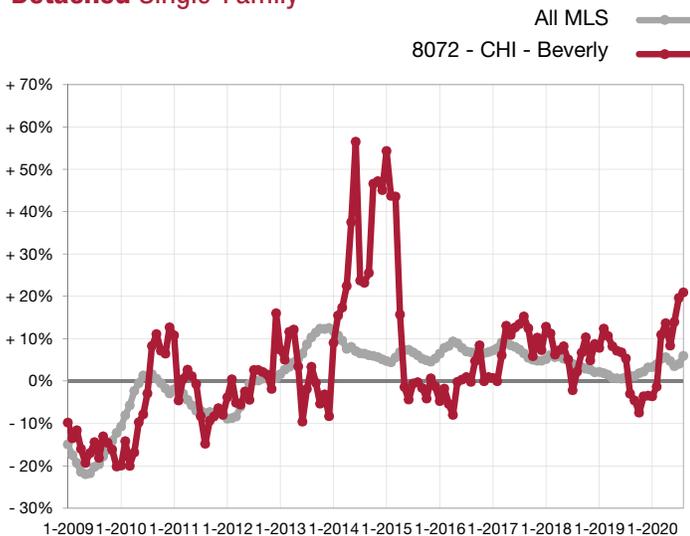
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	2	2	0.0%	20	23	+ 15.0%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	12	13	+ 8.3%
Closed Sales	0	1	--	12	11	- 8.3%
Median Sales Price*	\$0	\$329,900	--	\$118,250	\$119,900	+ 1.4%
Average Sales Price*	\$0	\$329,900	--	\$123,104	\$157,509	+ 27.9%
Percent of Original List Price Received*	0.0%	100.0%	--	97.2%	93.9%	- 3.4%
Average Market Time	0	46	--	105	190	+ 81.0%
Inventory of Homes for Sale at Month End	9	6	- 33.3%	--	--	--

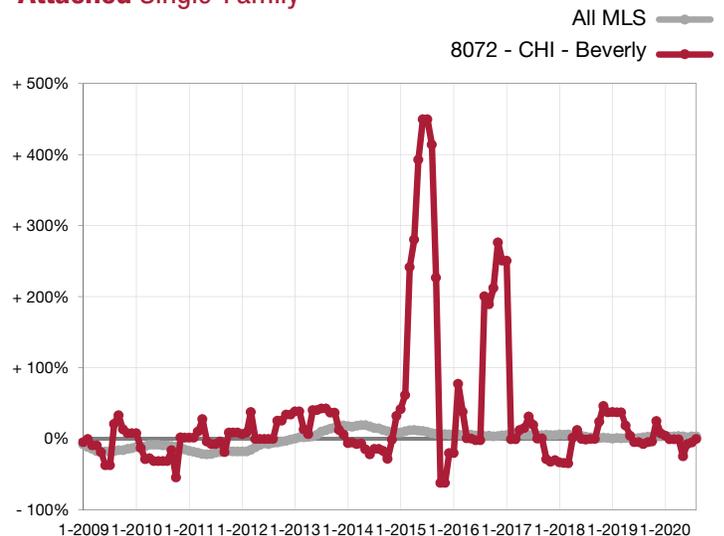
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 10.0% **- 17.6%** **- 24.6%**

Bridgeport

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	25	21	- 16.0%	214	185	- 13.6%
Under Contract (includes Contingent and Pending)	12	14	+ 16.7%	103	97	- 5.8%
Closed Sales	9	8	- 11.1%	102	91	- 10.8%
Median Sales Price*	\$684,500	\$466,290	- 31.9%	\$433,400	\$476,000	+ 9.8%
Average Sales Price*	\$568,644	\$528,323	- 7.1%	\$469,795	\$483,036	+ 2.8%
Percent of Original List Price Received*	94.7%	99.5%	+ 5.1%	95.7%	97.4%	+ 1.8%
Average Market Time	38	57	+ 50.0%	75	56	- 25.3%
Inventory of Homes for Sale at Month End	34	28	- 17.6%	--	--	--

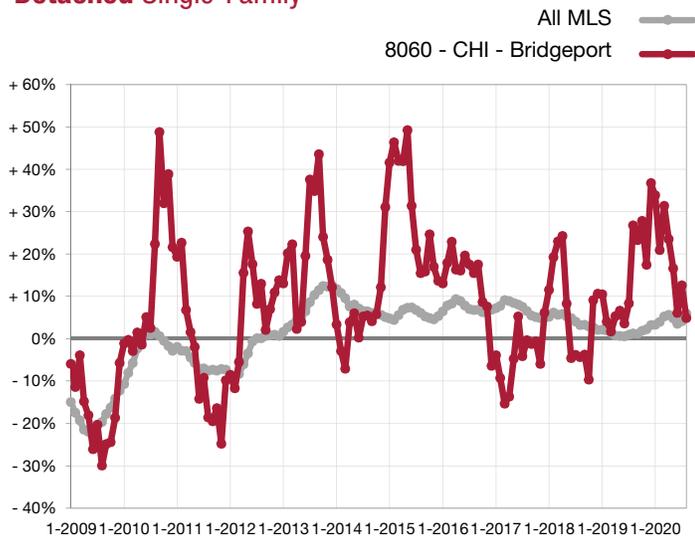
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	15	15	0.0%	138	92	- 33.3%
Under Contract (includes Contingent and Pending)	6	11	+ 83.3%	71	61	- 14.1%
Closed Sales	8	6	- 25.0%	67	46	- 31.3%
Median Sales Price*	\$425,000	\$242,000	- 43.1%	\$293,000	\$279,500	- 4.6%
Average Sales Price*	\$402,875	\$295,000	- 26.8%	\$312,204	\$299,333	- 4.1%
Percent of Original List Price Received*	97.5%	96.4%	- 1.1%	95.9%	96.3%	+ 0.4%
Average Market Time	55	85	+ 54.5%	68	87	+ 27.9%
Inventory of Homes for Sale at Month End	23	15	- 34.8%	--	--	--

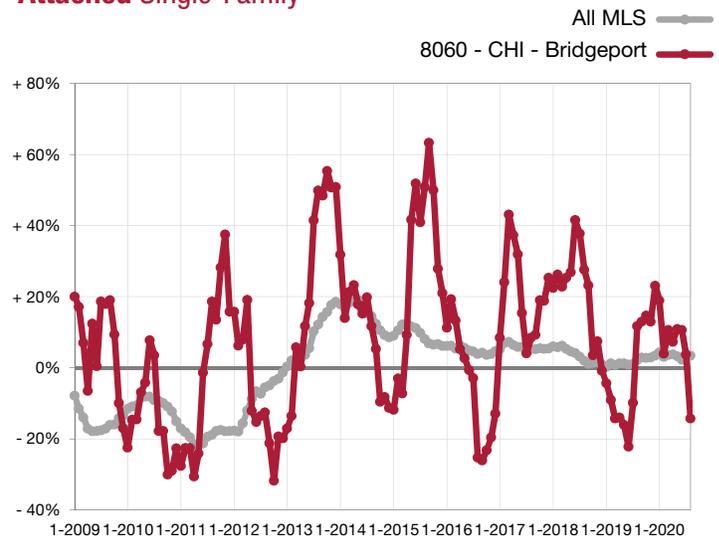
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 31.7% **- 27.3%** **- 33.7%**

Chatham

Local Market Update / August 2020

Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties
--	--	--

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	34	21	- 38.2%	362	324	- 10.5%
Under Contract (includes Contingent and Pending)	15	26	+ 73.3%	185	196	+ 5.9%
Closed Sales	20	14	- 30.0%	178	175	- 1.7%
Median Sales Price*	\$147,450	\$193,500	+ 31.2%	\$137,000	\$154,000	+ 12.4%
Average Sales Price*	\$145,258	\$174,179	+ 19.9%	\$132,965	\$147,423	+ 10.9%
Percent of Original List Price Received*	99.6%	93.0%	- 6.6%	95.0%	94.0%	- 1.1%
Average Market Time	84	66	- 21.4%	92	79	- 14.1%
Inventory of Homes for Sale at Month End	71	41	- 42.3%	--	--	--

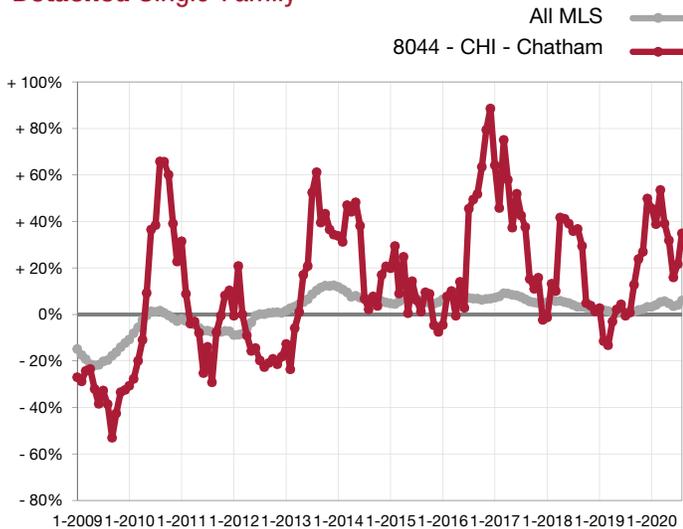
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	7	7	0.0%	44	42	- 4.5%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	17	22	+ 29.4%
Closed Sales	2	2	0.0%	20	19	- 5.0%
Median Sales Price*	\$26,500	\$161,000	+ 507.5%	\$34,000	\$43,100	+ 26.8%
Average Sales Price*	\$26,500	\$161,000	+ 507.5%	\$47,570	\$68,716	+ 44.5%
Percent of Original List Price Received*	113.3%	101.9%	- 10.1%	95.0%	87.2%	- 8.2%
Average Market Time	48	254	+ 429.2%	113	133	+ 17.7%
Inventory of Homes for Sale at Month End	15	16	+ 6.7%	--	--	--

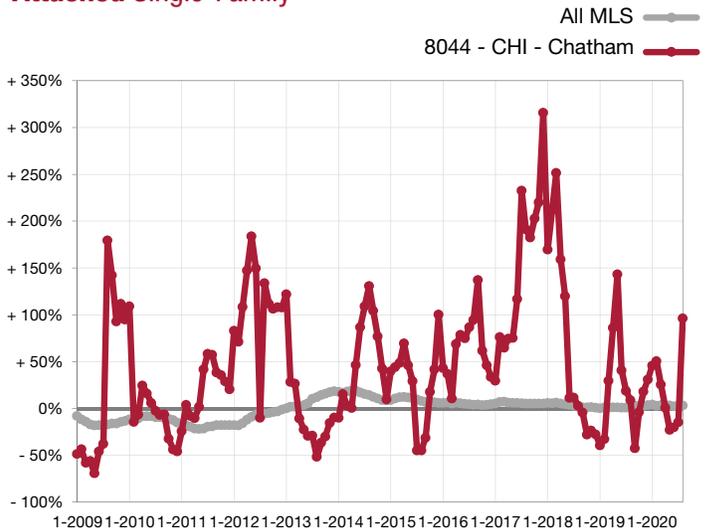
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / August 2020

+ 20.3%

- 9.2%

+ 5.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	19	13	- 31.6%	165	176	+ 6.7%
Under Contract (includes Contingent and Pending)	8	11	+ 37.5%	68	74	+ 8.8%
Closed Sales	11	9	- 18.2%	64	68	+ 6.3%
Median Sales Price*	\$725,000	\$755,000	+ 4.1%	\$690,000	\$737,500	+ 6.9%
Average Sales Price*	\$776,909	\$749,833	- 3.5%	\$761,639	\$773,413	+ 1.5%
Percent of Original List Price Received*	97.1%	97.7%	+ 0.6%	94.9%	95.9%	+ 1.1%
Average Market Time	134	88	- 34.3%	121	113	- 6.6%
Inventory of Homes for Sale at Month End	30	15	- 50.0%	--	--	--

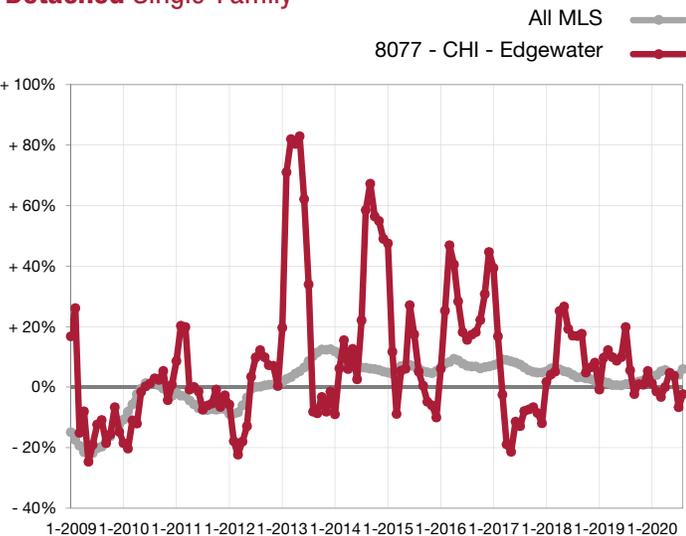
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	114	147	+ 28.9%	1,317	1,323	+ 0.5%
Under Contract (includes Contingent and Pending)	58	91	+ 56.9%	753	687	- 8.8%
Closed Sales	87	80	- 8.0%	781	640	- 18.1%
Median Sales Price*	\$255,000	\$268,450	+ 5.3%	\$206,000	\$230,500	+ 11.9%
Average Sales Price*	\$278,919	\$295,679	+ 6.0%	\$234,715	\$263,324	+ 12.2%
Percent of Original List Price Received*	95.4%	96.9%	+ 1.6%	95.7%	95.9%	+ 0.2%
Average Market Time	65	62	- 4.6%	70	75	+ 7.1%
Inventory of Homes for Sale at Month End	212	239	+ 12.7%	--	--	--

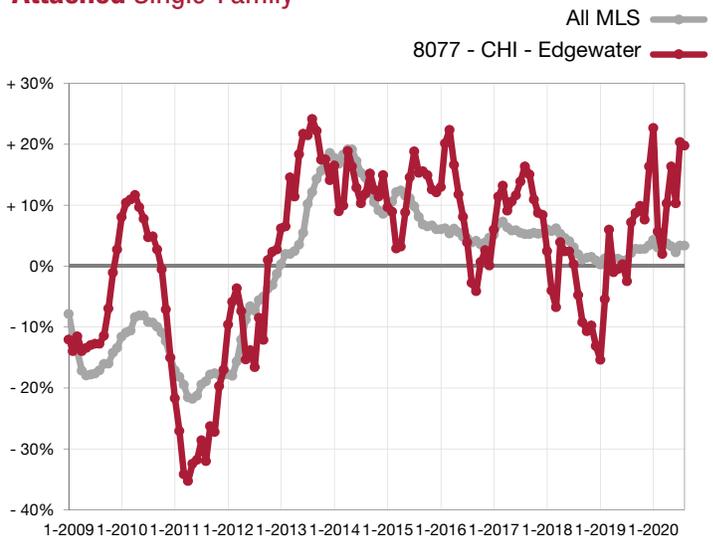
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 23.3% **+ 83.3%** **- 27.1%**

Edison Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	34	27	- 20.6%	306	254	- 17.0%
Under Contract (includes Contingent and Pending)	11	16	+ 45.5%	124	139	+ 12.1%
Closed Sales	14	25	+ 78.6%	113	133	+ 17.7%
Median Sales Price*	\$393,245	\$392,000	- 0.3%	\$392,000	\$389,000	- 0.8%
Average Sales Price*	\$443,885	\$431,105	- 2.9%	\$453,978	\$433,663	- 4.5%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	95.3%	96.3%	+ 1.0%
Average Market Time	77	26	- 66.2%	74	63	- 14.9%
Inventory of Homes for Sale at Month End	48	33	- 31.3%	--	--	--

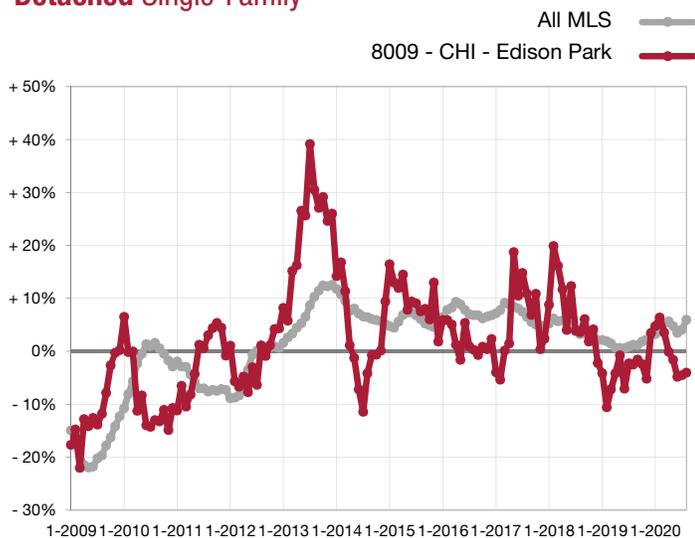
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	9	6	- 33.3%	99	96	- 3.0%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	59	63	+ 6.8%
Closed Sales	4	8	+ 100.0%	56	60	+ 7.1%
Median Sales Price*	\$163,144	\$176,000	+ 7.9%	\$169,006	\$169,500	+ 0.3%
Average Sales Price*	\$157,697	\$164,650	+ 4.4%	\$171,313	\$168,457	- 1.7%
Percent of Original List Price Received*	100.4%	97.4%	- 3.0%	96.0%	95.1%	- 0.9%
Average Market Time	70	168	+ 140.0%	83	80	- 3.6%
Inventory of Homes for Sale at Month End	11	10	- 9.1%	--	--	--

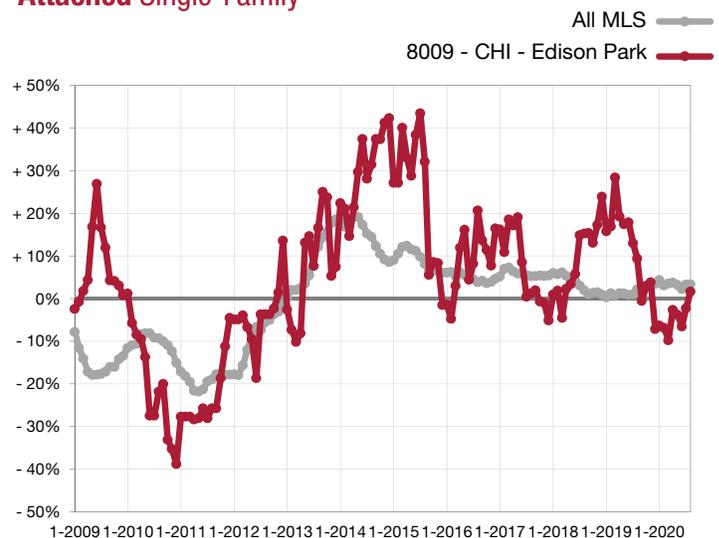
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 26.8% **+ 23.1%** **- 38.3%**

Forest Glen

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	36	50	+ 38.9%	492	408	- 17.1%
Under Contract (includes Contingent and Pending)	11	27	+ 145.5%	216	231	+ 6.9%
Closed Sales	24	31	+ 29.2%	220	209	- 5.0%
Median Sales Price*	\$496,500	\$447,000	- 10.0%	\$489,000	\$425,000	- 13.1%
Average Sales Price*	\$536,079	\$492,355	- 8.2%	\$530,398	\$473,465	- 10.7%
Percent of Original List Price Received*	95.2%	97.4%	+ 2.3%	95.8%	95.4%	- 0.4%
Average Market Time	77	78	+ 1.3%	92	83	- 9.8%
Inventory of Homes for Sale at Month End	88	55	- 37.5%	--	--	--

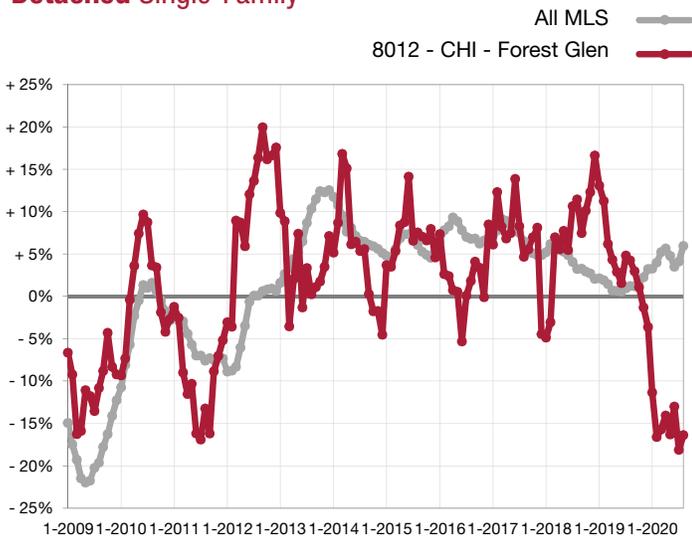
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	5	2	- 60.0%	40	30	- 25.0%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	27	14	- 48.1%
Closed Sales	2	1	- 50.0%	26	12	- 53.8%
Median Sales Price*	\$394,500	\$307,500	- 22.1%	\$305,000	\$256,000	- 16.1%
Average Sales Price*	\$394,500	\$307,500	- 22.1%	\$304,231	\$287,458	- 5.5%
Percent of Original List Price Received*	99.4%	94.6%	- 4.8%	95.3%	95.0%	- 0.3%
Average Market Time	36	408	+ 1,033.3%	80	67	- 16.3%
Inventory of Homes for Sale at Month End	6	3	- 50.0%	--	--	--

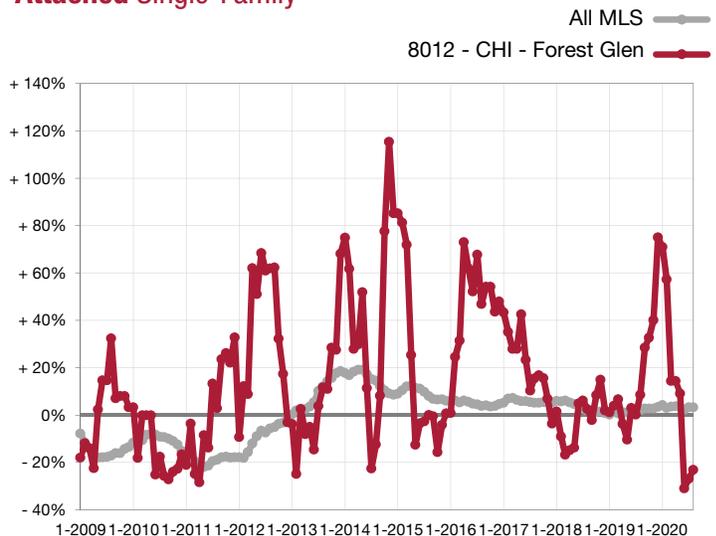
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / August 2020

+ 23.6%

0.0%

- 28.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	23	22	- 4.3%	216	203	- 6.0%
Under Contract (includes Contingent and Pending)	12	13	+ 8.3%	87	102	+ 17.2%
Closed Sales	11	11	0.0%	80	92	+ 15.0%
Median Sales Price*	\$560,000	\$620,000	+ 10.7%	\$480,000	\$534,000	+ 11.3%
Average Sales Price*	\$554,674	\$620,477	+ 11.9%	\$473,250	\$525,480	+ 11.0%
Percent of Original List Price Received*	95.2%	100.0%	+ 5.0%	96.5%	97.9%	+ 1.5%
Average Market Time	112	99	- 11.6%	124	101	- 18.5%
Inventory of Homes for Sale at Month End	47	27	- 42.6%	--	--	--

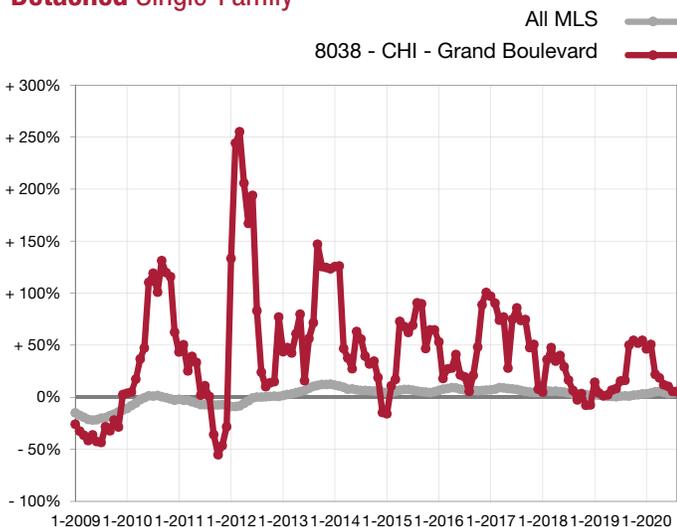
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	32	46	+ 43.8%	386	343	- 11.1%
Under Contract (includes Contingent and Pending)	23	15	- 34.8%	182	134	- 26.4%
Closed Sales	15	15	0.0%	176	134	- 23.9%
Median Sales Price*	\$226,000	\$275,000	+ 21.7%	\$208,000	\$235,000	+ 13.0%
Average Sales Price*	\$209,613	\$303,747	+ 44.9%	\$213,090	\$248,661	+ 16.7%
Percent of Original List Price Received*	93.5%	97.2%	+ 4.0%	96.5%	94.8%	- 1.8%
Average Market Time	53	40	- 24.5%	90	96	+ 6.7%
Inventory of Homes for Sale at Month End	71	58	- 18.3%	--	--	--

* 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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Greater Grand Crossing

Local Market Update / August 2020

- 10.7%

+ 80.0%

- 21.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	28	25	- 10.7%	310	324	+ 4.5%
Under Contract (includes Contingent and Pending)	17	19	+ 11.8%	137	172	+ 25.5%
Closed Sales	10	17	+ 70.0%	139	155	+ 11.5%
Median Sales Price*	\$108,500	\$167,500	+ 54.4%	\$82,000	\$84,000	+ 2.4%
Average Sales Price*	\$107,839	\$159,937	+ 48.3%	\$110,291	\$116,214	+ 5.4%
Percent of Original List Price Received*	108.1%	95.9%	- 11.3%	92.2%	91.2%	- 1.1%
Average Market Time	49	61	+ 24.5%	115	99	- 13.9%
Inventory of Homes for Sale at Month End	78	60	- 23.1%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	0	0	--	3	16	+ 433.3%
Under Contract (includes Contingent and Pending)	0	0	--	1	8	+ 700.0%
Closed Sales	0	1	--	4	8	+ 100.0%
Median Sales Price*	\$0	\$36,000	--	\$52,500	\$46,000	- 12.4%
Average Sales Price*	\$0	\$36,000	--	\$46,250	\$55,500	+ 20.0%
Percent of Original List Price Received*	0.0%	65.5%	--	87.4%	76.2%	- 12.8%
Average Market Time	0	13	--	62	52	- 16.1%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

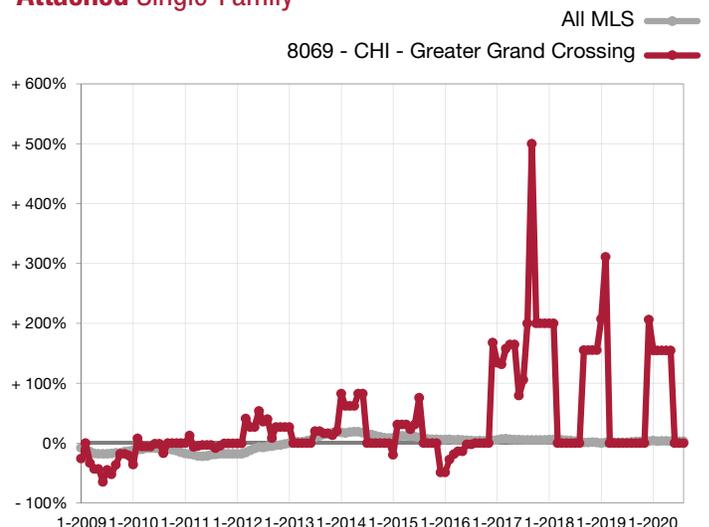
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / August 2020

- 18.2%

- 45.5%

- 34.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	11	9	- 18.2%	133	105	- 21.1%
Under Contract (includes Contingent and Pending)	7	10	+ 42.9%	93	66	- 29.0%
Closed Sales	11	6	- 45.5%	91	63	- 30.8%
Median Sales Price*	\$143,000	\$141,500	- 1.0%	\$143,000	\$136,000	- 4.9%
Average Sales Price*	\$142,518	\$141,133	- 1.0%	\$135,623	\$139,321	+ 2.7%
Percent of Original List Price Received*	89.8%	98.9%	+ 10.1%	90.9%	93.6%	+ 3.0%
Average Market Time	46	84	+ 82.6%	107	77	- 28.0%
Inventory of Homes for Sale at Month End	23	15	- 34.8%	--	--	--

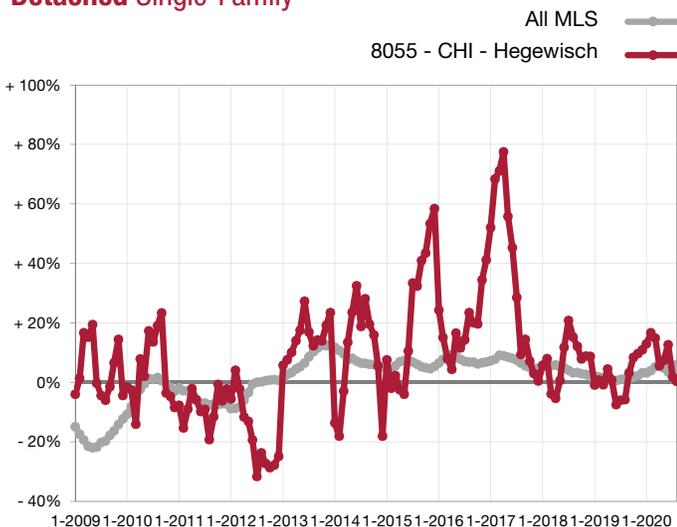
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	0	0	--	0	1	--
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	--	--	--	--

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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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- 15.5% **+ 360.0%** **- 16.9%**

Humboldt Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	50	37	- 26.0%	310	305	- 1.6%
Under Contract (includes Contingent and Pending)	15	21	+ 40.0%	134	154	+ 14.9%
Closed Sales	4	18	+ 350.0%	138	144	+ 4.3%
Median Sales Price*	\$188,950	\$290,000	+ 53.5%	\$231,250	\$256,250	+ 10.8%
Average Sales Price*	\$303,475	\$333,022	+ 9.7%	\$270,672	\$314,450	+ 16.2%
Percent of Original List Price Received*	96.9%	96.3%	- 0.6%	96.5%	96.5%	0.0%
Average Market Time	74	85	+ 14.9%	49	74	+ 51.0%
Inventory of Homes for Sale at Month End	70	50	- 28.6%	--	--	--

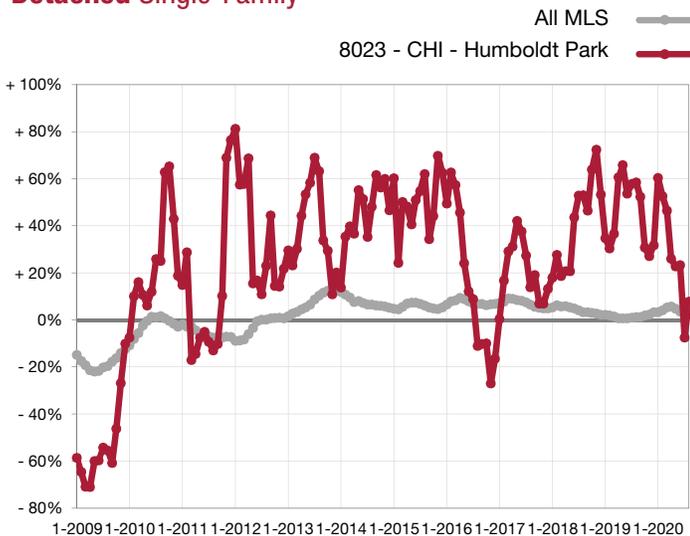
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	8	12	+ 50.0%	71	103	+ 45.1%
Under Contract (includes Contingent and Pending)	1	6	+ 500.0%	23	44	+ 91.3%
Closed Sales	1	5	+ 400.0%	25	34	+ 36.0%
Median Sales Price*	\$282,500	\$332,000	+ 17.5%	\$235,000	\$267,000	+ 13.6%
Average Sales Price*	\$282,500	\$380,600	+ 34.7%	\$248,181	\$278,235	+ 12.1%
Percent of Original List Price Received*	98.3%	97.8%	- 0.5%	93.8%	93.2%	- 0.6%
Average Market Time	29	18	- 37.9%	75	76	+ 1.3%
Inventory of Homes for Sale at Month End	13	19	+ 46.2%	--	--	--

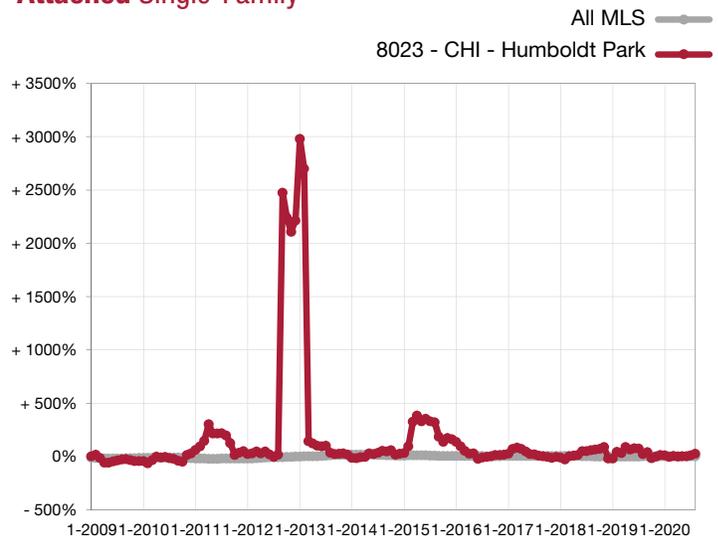
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 35.9% **- 25.0%** **- 15.5%**

Hyde Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	4	2	- 50.0%	61	47	- 23.0%
Under Contract (includes Contingent and Pending)	2	2	0.0%	25	25	0.0%
Closed Sales	8	4	- 50.0%	27	24	- 11.1%
Median Sales Price*	\$773,000	\$885,000	+ 14.5%	\$780,000	\$765,000	- 1.9%
Average Sales Price*	\$827,688	\$813,750	- 1.7%	\$899,333	\$786,000	- 12.6%
Percent of Original List Price Received*	95.7%	89.2%	- 6.8%	92.6%	90.9%	- 1.8%
Average Market Time	104	53	- 49.0%	139	153	+ 10.1%
Inventory of Homes for Sale at Month End	17	11	- 35.3%	--	--	--

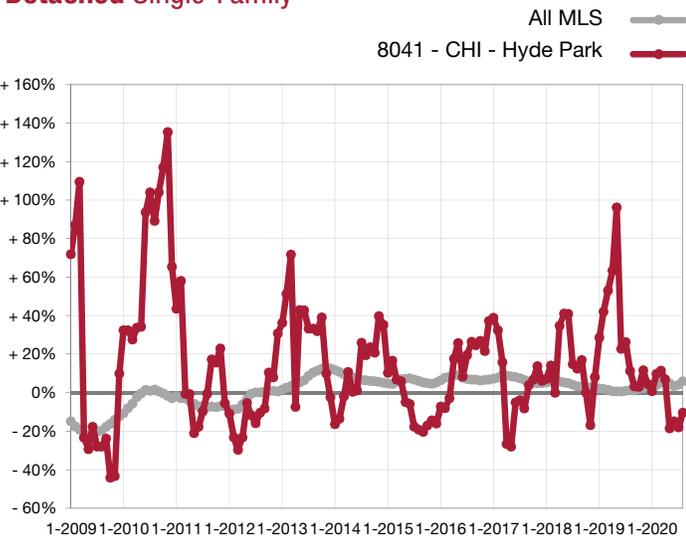
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	35	51	+ 45.7%	469	413	- 11.9%
Under Contract (includes Contingent and Pending)	21	30	+ 42.9%	253	256	+ 1.2%
Closed Sales	32	26	- 18.8%	255	246	- 3.5%
Median Sales Price*	\$199,750	\$211,000	+ 5.6%	\$185,000	\$192,250	+ 3.9%
Average Sales Price*	\$252,225	\$239,934	- 4.9%	\$229,529	\$245,337	+ 6.9%
Percent of Original List Price Received*	95.9%	96.0%	+ 0.1%	93.5%	93.7%	+ 0.2%
Average Market Time	61	52	- 14.8%	72	87	+ 20.8%
Inventory of Homes for Sale at Month End	112	98	- 12.5%	--	--	--

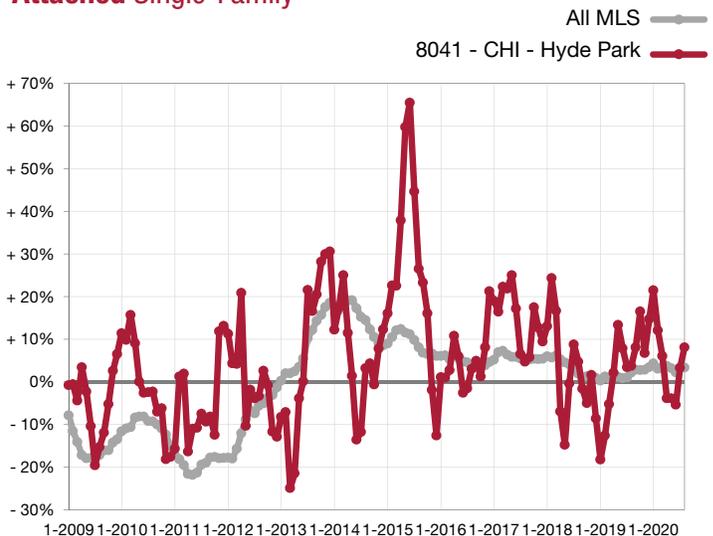
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 31.1% **+ 19.6%** **- 9.6%**

Irving Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	53	52	- 1.9%	602	451	- 25.1%
Under Contract (includes Contingent and Pending)	27	31	+ 14.8%	292	268	- 8.2%
Closed Sales	25	30	+ 20.0%	295	261	- 11.5%
Median Sales Price*	\$485,000	\$533,500	+ 10.0%	\$505,000	\$537,500	+ 6.4%
Average Sales Price*	\$512,816	\$564,050	+ 10.0%	\$539,657	\$556,949	+ 3.2%
Percent of Original List Price Received*	96.0%	97.1%	+ 1.1%	95.9%	96.1%	+ 0.2%
Average Market Time	83	44	- 47.0%	90	80	- 11.1%
Inventory of Homes for Sale at Month End	92	60	- 34.8%	--	--	--

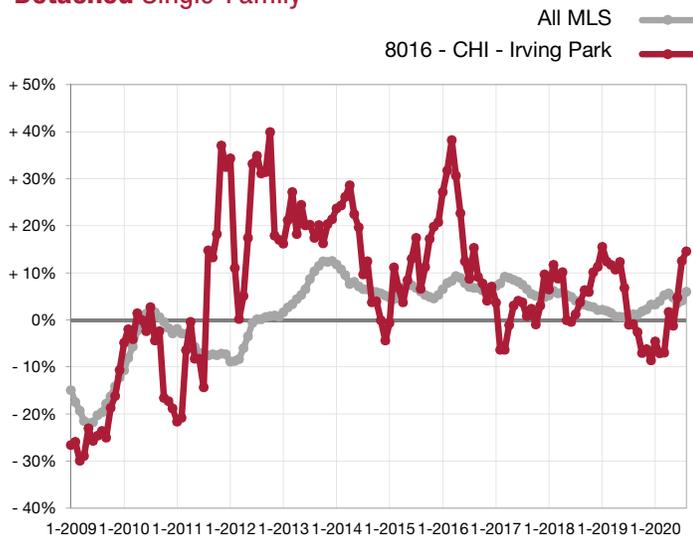
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	37	66	+ 78.4%	471	552	+ 17.2%
Under Contract (includes Contingent and Pending)	19	29	+ 52.6%	252	274	+ 8.7%
Closed Sales	31	37	+ 19.4%	250	260	+ 4.0%
Median Sales Price*	\$183,000	\$230,000	+ 25.7%	\$200,000	\$218,875	+ 9.4%
Average Sales Price*	\$217,879	\$264,554	+ 21.4%	\$225,005	\$247,746	+ 10.1%
Percent of Original List Price Received*	96.2%	97.4%	+ 1.2%	96.6%	97.1%	+ 0.5%
Average Market Time	46	37	- 19.6%	58	56	- 3.4%
Inventory of Homes for Sale at Month End	74	90	+ 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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+ 25.6% **+ 21.9%** **- 37.5%**

Jefferson Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	31	32	+ 3.2%	421	356	- 15.4%
Under Contract (includes Contingent and Pending)	19	25	+ 31.6%	213	222	+ 4.2%
Closed Sales	26	33	+ 26.9%	217	211	- 2.8%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$335,000	\$329,000	- 1.8%
Average Sales Price*	\$340,842	\$376,683	+ 10.5%	\$354,762	\$347,270	- 2.1%
Percent of Original List Price Received*	96.5%	99.1%	+ 2.7%	96.3%	96.4%	+ 0.1%
Average Market Time	50	52	+ 4.0%	67	76	+ 13.4%
Inventory of Homes for Sale at Month End	54	27	- 50.0%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	8	17	+ 112.5%	104	126	+ 21.2%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	57	67	+ 17.5%
Closed Sales	6	6	0.0%	57	59	+ 3.5%
Median Sales Price*	\$162,450	\$168,375	+ 3.6%	\$175,000	\$163,750	- 6.4%
Average Sales Price*	\$169,275	\$169,625	+ 0.2%	\$191,096	\$173,394	- 9.3%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	95.6%	98.7%	+ 3.2%
Average Market Time	11	72	+ 554.5%	58	102	+ 75.9%
Inventory of Homes for Sale at Month End	18	18	0.0%	--	--	--

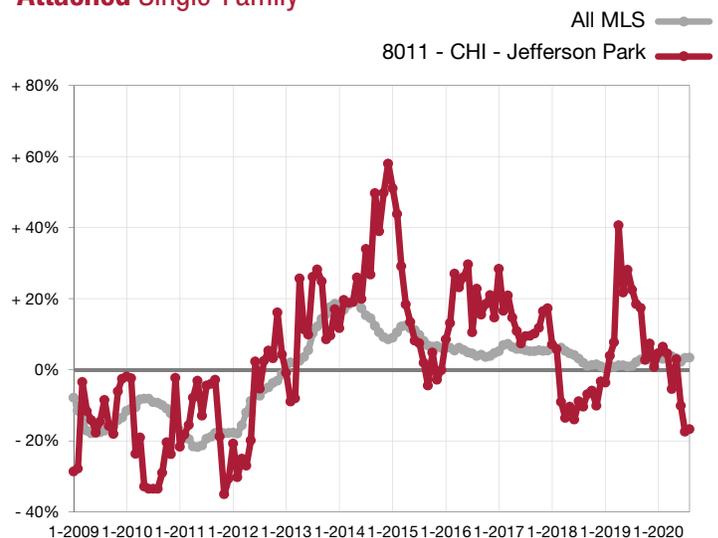
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 27.3% **+ 19.0%** **- 26.4%**

Kenwood

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	11	6	- 45.5%	95	79	- 16.8%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	44	33	- 25.0%
Closed Sales	4	3	- 25.0%	48	29	- 39.6%
Median Sales Price*	\$1,000,000	\$1,300,000	+ 30.0%	\$544,500	\$525,000	- 3.6%
Average Sales Price*	\$996,250	\$1,181,667	+ 18.6%	\$688,531	\$708,357	+ 2.9%
Percent of Original List Price Received*	90.1%	87.6%	- 2.8%	92.9%	95.7%	+ 3.0%
Average Market Time	287	183	- 36.2%	151	154	+ 2.0%
Inventory of Homes for Sale at Month End	30	15	- 50.0%	--	--	--

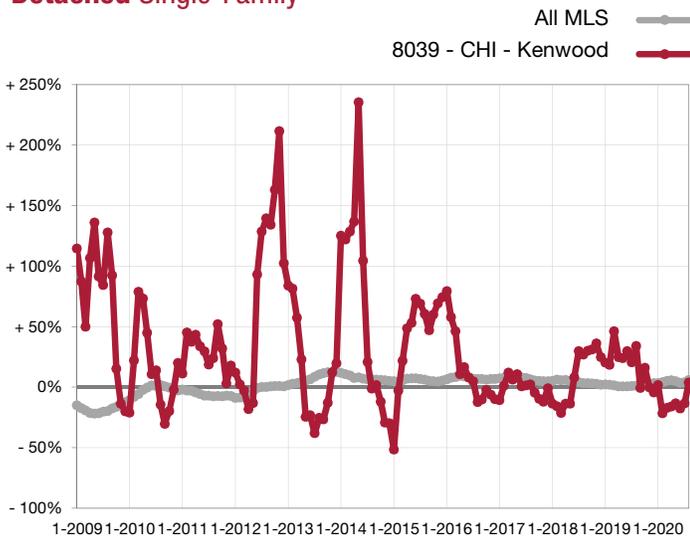
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	33	26	- 21.2%	289	324	+ 12.1%
Under Contract (includes Contingent and Pending)	11	23	+ 109.1%	140	185	+ 32.1%
Closed Sales	17	22	+ 29.4%	159	154	- 3.1%
Median Sales Price*	\$245,000	\$265,000	+ 8.2%	\$190,000	\$246,000	+ 29.5%
Average Sales Price*	\$247,559	\$231,568	- 6.5%	\$210,903	\$242,183	+ 14.8%
Percent of Original List Price Received*	94.1%	99.2%	+ 5.4%	92.1%	95.5%	+ 3.7%
Average Market Time	81	87	+ 7.4%	110	91	- 17.3%
Inventory of Homes for Sale at Month End	76	63	- 17.1%	--	--	--

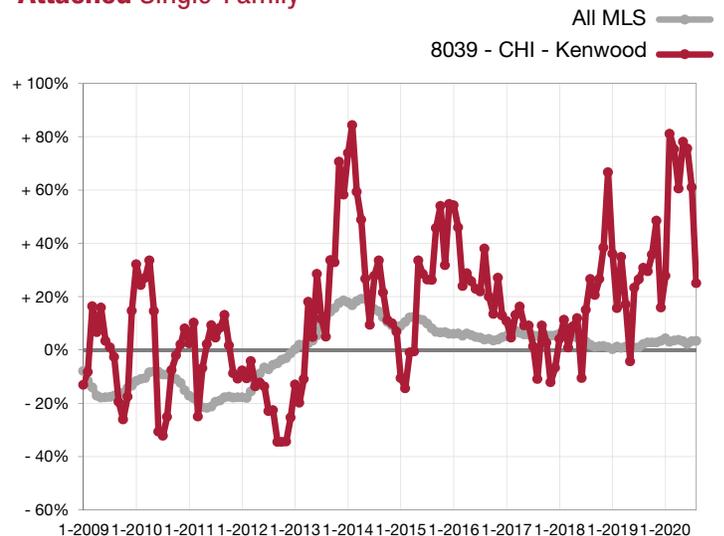
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / August 2020

+ 99.1%

+ 21.3%

+ 20.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	24	44	+ 83.3%	440	373	- 15.2%
Under Contract (includes Contingent and Pending)	13	13	0.0%	152	130	- 14.5%
Closed Sales	14	23	+ 64.3%	152	128	- 15.8%
Median Sales Price*	\$1,195,000	\$1,350,000	+ 13.0%	\$1,325,000	\$1,314,500	- 0.8%
Average Sales Price*	\$1,263,251	\$1,440,087	+ 14.0%	\$1,432,524	\$1,408,488	- 1.7%
Percent of Original List Price Received*	94.0%	95.4%	+ 1.5%	95.9%	95.5%	- 0.4%
Average Market Time	126	254	+ 101.6%	133	142	+ 6.8%
Inventory of Homes for Sale at Month End	71	71	0.0%	--	--	--

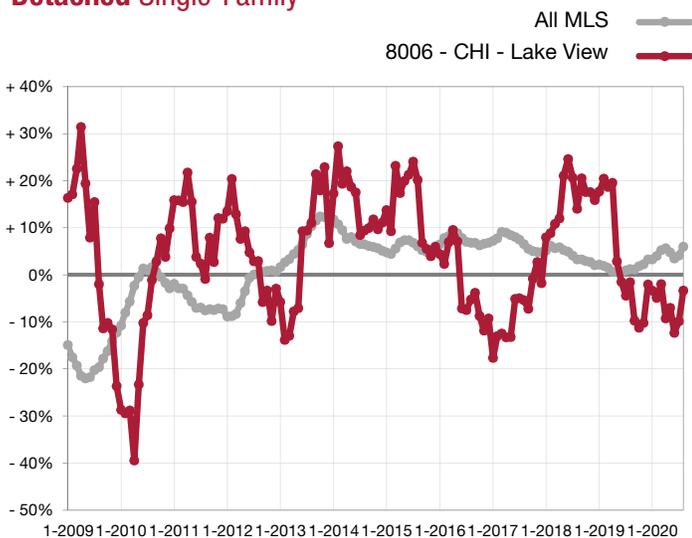
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	305	611	+ 100.3%	3,848	4,139	+ 7.6%
Under Contract (includes Contingent and Pending)	129	188	+ 45.7%	1,713	1,802	+ 5.2%
Closed Sales	164	193	+ 17.7%	1,720	1,707	- 0.8%
Median Sales Price*	\$325,500	\$419,000	+ 28.7%	\$357,250	\$396,500	+ 11.0%
Average Sales Price*	\$397,127	\$441,114	+ 11.1%	\$401,009	\$420,823	+ 4.9%
Percent of Original List Price Received*	97.0%	97.6%	+ 0.6%	96.8%	96.6%	- 0.2%
Average Market Time	60	56	- 6.7%	71	78	+ 9.9%
Inventory of Homes for Sale at Month End	638	783	+ 22.7%	--	--	--

* 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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+ 54.8% **+ 18.7%** **+ 12.7%**

Lincoln Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	31	54	+ 74.2%	612	557	- 9.0%
Under Contract (includes Contingent and Pending)	16	22	+ 37.5%	196	188	- 4.1%
Closed Sales	15	27	+ 80.0%	193	179	- 7.3%
Median Sales Price*	\$1,775,000	\$1,350,000	- 23.9%	\$1,587,500	\$1,400,000	- 11.8%
Average Sales Price*	\$1,708,667	\$1,675,281	- 2.0%	\$1,849,779	\$1,716,492	- 7.2%
Percent of Original List Price Received*	92.0%	96.5%	+ 4.9%	93.7%	93.9%	+ 0.2%
Average Market Time	135	115	- 14.8%	136	157	+ 15.4%
Inventory of Homes for Sale at Month End	111	123	+ 10.8%	--	--	--

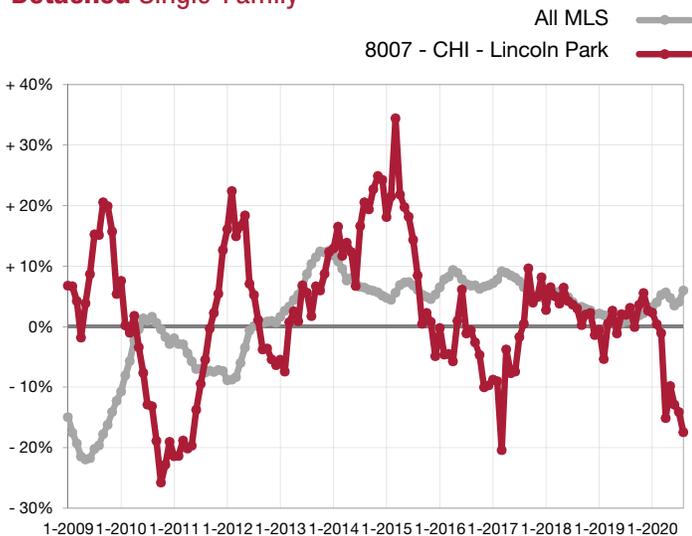
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	239	364	+ 52.3%	2,969	2,956	- 0.4%
Under Contract (includes Contingent and Pending)	95	123	+ 29.5%	1,226	1,157	- 5.6%
Closed Sales	135	151	+ 11.9%	1,203	1,147	- 4.7%
Median Sales Price*	\$430,000	\$549,900	+ 27.9%	\$499,000	\$520,000	+ 4.2%
Average Sales Price*	\$515,970	\$610,580	+ 18.3%	\$586,476	\$595,812	+ 1.6%
Percent of Original List Price Received*	96.4%	97.4%	+ 1.0%	96.5%	96.6%	+ 0.1%
Average Market Time	64	80	+ 25.0%	73	90	+ 23.3%
Inventory of Homes for Sale at Month End	502	568	+ 13.1%	--	--	--

* 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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Lincoln Square

Local Market Update / August 2020

+ 43.5%

+ 26.3%

- 9.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	18	25	+ 38.9%	221	223	+ 0.9%
Under Contract (includes Contingent and Pending)	7	14	+ 100.0%	110	107	- 2.7%
Closed Sales	7	12	+ 71.4%	111	95	- 14.4%
Median Sales Price*	\$585,000	\$837,500	+ 43.2%	\$700,000	\$730,000	+ 4.3%
Average Sales Price*	\$742,500	\$776,375	+ 4.6%	\$838,171	\$742,363	- 11.4%
Percent of Original List Price Received*	94.0%	97.2%	+ 3.4%	96.4%	95.1%	- 1.3%
Average Market Time	61	35	- 42.6%	87	104	+ 19.5%
Inventory of Homes for Sale at Month End	34	30	- 11.8%	--	--	--

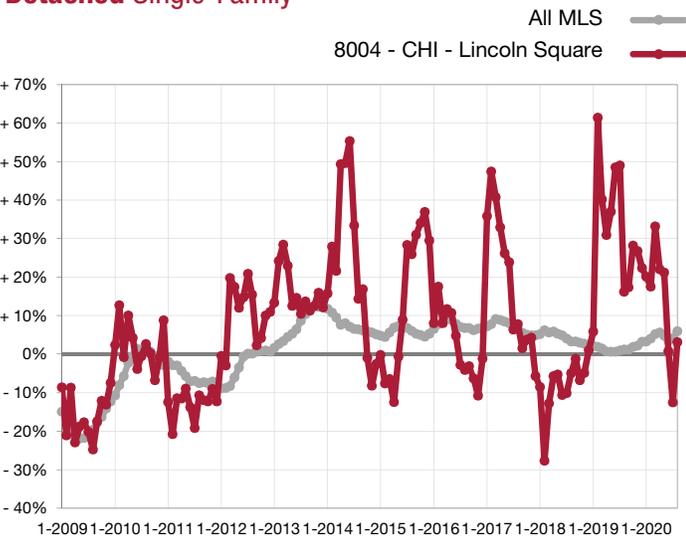
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	67	97	+ 44.8%	687	672	- 2.2%
Under Contract (includes Contingent and Pending)	30	32	+ 6.7%	367	330	- 10.1%
Closed Sales	31	36	+ 16.1%	362	319	- 11.9%
Median Sales Price*	\$340,000	\$342,000	+ 0.6%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$366,440	\$367,188	+ 0.2%	\$346,508	\$353,909	+ 2.1%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	97.3%	97.3%	0.0%
Average Market Time	43	64	+ 48.8%	54	65	+ 20.4%
Inventory of Homes for Sale at Month End	114	104	- 8.8%	--	--	--

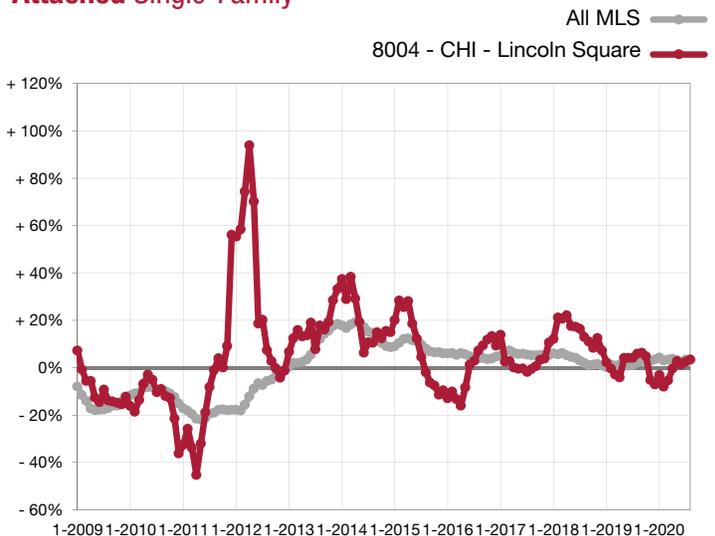
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 87.1% **+ 75.0%** **+ 11.1%**

Logan Square

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	36	55	+ 52.8%	517	475	- 8.1%
Under Contract (includes Contingent and Pending)	17	26	+ 52.9%	228	257	+ 12.7%
Closed Sales	24	36	+ 50.0%	230	235	+ 2.2%
Median Sales Price*	\$677,500	\$828,500	+ 22.3%	\$767,500	\$805,000	+ 4.9%
Average Sales Price*	\$741,413	\$846,515	+ 14.2%	\$802,890	\$876,098	+ 9.1%
Percent of Original List Price Received*	96.1%	98.0%	+ 2.0%	96.6%	96.5%	- 0.1%
Average Market Time	52	41	- 21.2%	72	71	- 1.4%
Inventory of Homes for Sale at Month End	79	59	- 25.3%	--	--	--

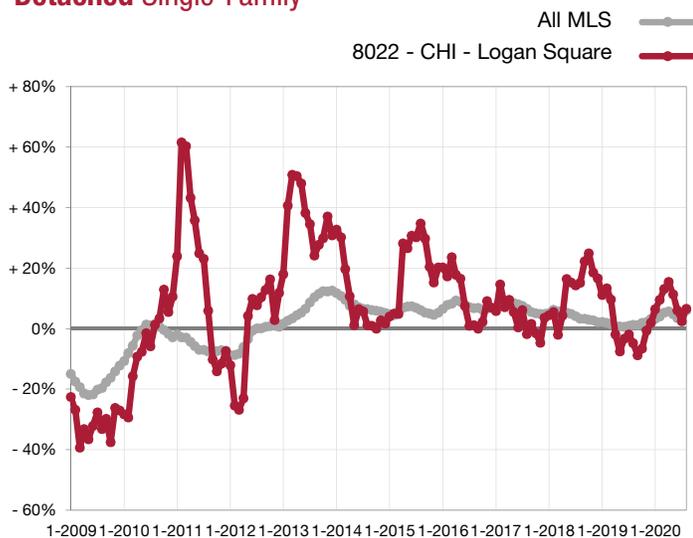
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	88	177	+ 101.1%	1,195	1,264	+ 5.8%
Under Contract (includes Contingent and Pending)	48	67	+ 39.6%	641	622	- 3.0%
Closed Sales	40	76	+ 90.0%	639	563	- 11.9%
Median Sales Price*	\$408,950	\$435,000	+ 6.4%	\$420,000	\$415,000	- 1.2%
Average Sales Price*	\$413,235	\$464,000	+ 12.3%	\$434,803	\$436,086	+ 0.3%
Percent of Original List Price Received*	98.2%	98.6%	+ 0.4%	98.2%	98.3%	+ 0.1%
Average Market Time	96	47	- 51.0%	59	54	- 8.5%
Inventory of Homes for Sale at Month End	129	172	+ 33.3%	--	--	--

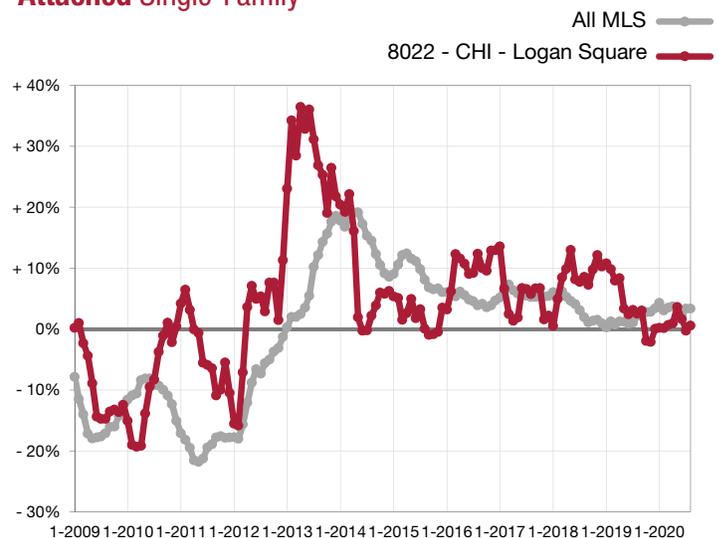
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / August 2020

+ 96.1%

- 20.5%

+ 53.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	1	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	--	--	--	--

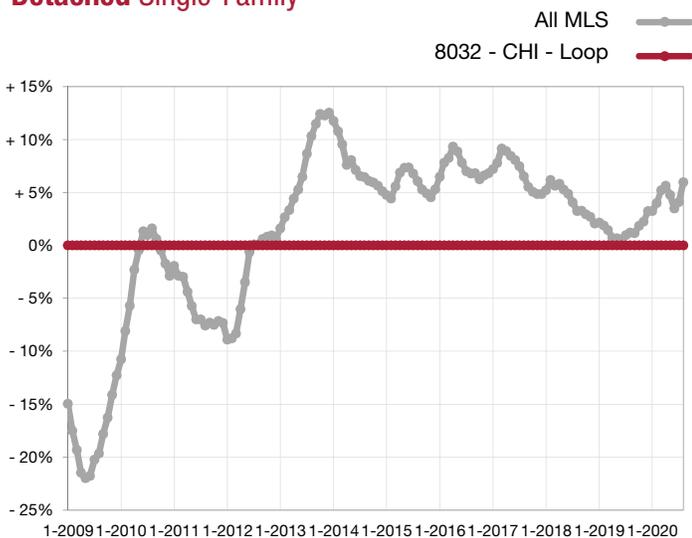
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	151	298	+ 97.4%	1,815	1,921	+ 5.8%
Under Contract (includes Contingent and Pending)	80	53	- 33.8%	812	569	- 29.9%
Closed Sales	78	62	- 20.5%	713	565	- 20.8%
Median Sales Price*	\$358,250	\$307,500	- 14.2%	\$339,700	\$325,000	- 4.3%
Average Sales Price*	\$480,810	\$421,200	- 12.4%	\$425,645	\$398,469	- 6.4%
Percent of Original List Price Received*	97.0%	94.4%	- 2.7%	96.6%	95.9%	- 0.7%
Average Market Time	73	106	+ 45.2%	100	108	+ 8.0%
Inventory of Homes for Sale at Month End	433	663	+ 53.1%	--	--	--

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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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+ 92.0% **- 19.8%** **+ 37.8%**

Near North Side

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	15	18	+ 20.0%	150	183	+ 22.0%
Under Contract (includes Contingent and Pending)	1	8	+ 700.0%	16	43	+ 168.8%
Closed Sales	2	7	+ 250.0%	15	32	+ 113.3%
Median Sales Price*	\$1,300,000	\$2,150,000	+ 65.4%	\$1,512,500	\$1,345,000	- 11.1%
Average Sales Price*	\$1,300,000	\$2,534,286	+ 94.9%	\$1,978,709	\$1,898,985	- 4.0%
Percent of Original List Price Received*	94.6%	90.0%	- 4.9%	90.9%	88.6%	- 2.5%
Average Market Time	14	214	+ 1,428.6%	163	190	+ 16.6%
Inventory of Homes for Sale at Month End	55	58	+ 5.5%	--	--	--

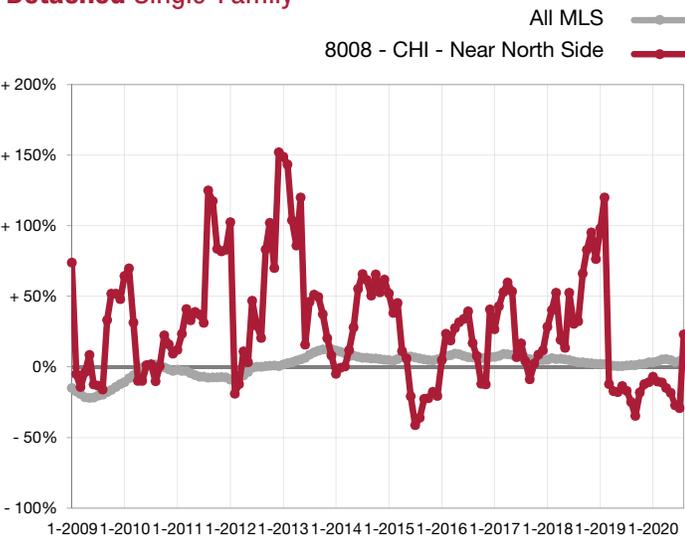
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	471	915	+ 94.3%	6,339	6,686	+ 5.5%
Under Contract (includes Contingent and Pending)	176	170	- 3.4%	2,312	1,960	- 15.2%
Closed Sales	261	204	- 21.8%	2,370	1,985	- 16.2%
Median Sales Price*	\$385,000	\$425,000	+ 10.4%	\$395,000	\$410,000	+ 3.8%
Average Sales Price*	\$683,535	\$539,379	- 21.1%	\$651,538	\$574,997	- 11.7%
Percent of Original List Price Received*	97.1%	96.3%	- 0.8%	96.1%	95.9%	- 0.2%
Average Market Time	89	113	+ 27.0%	110	129	+ 17.3%
Inventory of Homes for Sale at Month End	1,499	2,083	+ 39.0%	--	--	--

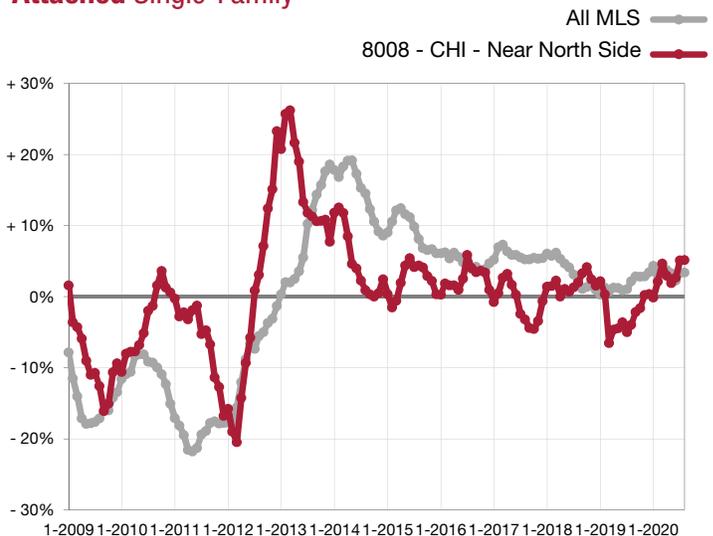
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 64.2% **+ 13.7%** **+ 38.1%**

Near South Side

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	0	1	--	26	14	- 46.2%
Under Contract (includes Contingent and Pending)	0	1	--	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$1,150,000	\$0	- 100.0%	\$1,175,000	\$1,070,000	- 8.9%
Average Sales Price*	\$1,150,000	\$0	- 100.0%	\$1,243,214	\$1,070,000	- 13.9%
Percent of Original List Price Received*	93.1%	0.0%	- 100.0%	94.7%	93.6%	- 1.2%
Average Market Time	104	0	- 100.0%	114	64	- 43.9%
Inventory of Homes for Sale at Month End	4	3	- 25.0%	--	--	--

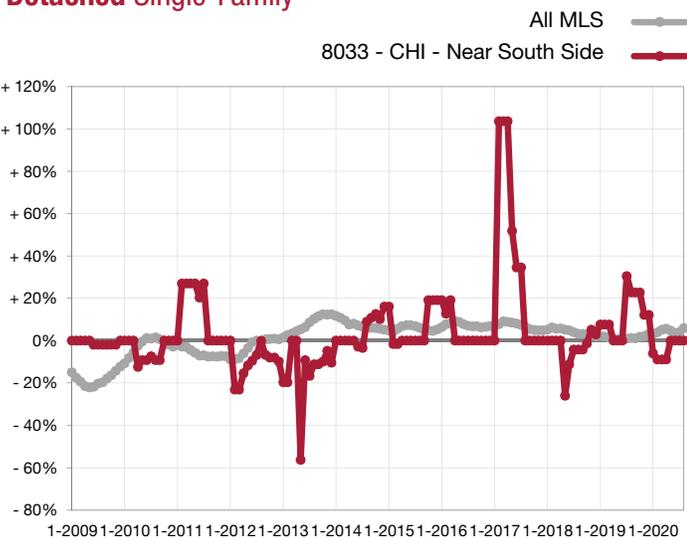
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	123	201	+ 63.4%	1,477	1,466	- 0.7%
Under Contract (includes Contingent and Pending)	58	65	+ 12.1%	698	646	- 7.4%
Closed Sales	72	83	+ 15.3%	717	610	- 14.9%
Median Sales Price*	\$349,000	\$409,000	+ 17.2%	\$372,500	\$375,000	+ 0.7%
Average Sales Price*	\$440,240	\$452,327	+ 2.7%	\$459,717	\$427,299	- 7.1%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.0%	99.8%	98.9%	- 0.9%
Average Market Time	80	81	+ 1.3%	75	90	+ 20.0%
Inventory of Homes for Sale at Month End	256	356	+ 39.1%	--	--	--

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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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+ 74.9%

0.0%

+ 41.0%

Near West Side

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	6	15	+ 150.0%	83	84	+ 1.2%
Under Contract (includes Contingent and Pending)	2	7	+ 250.0%	41	35	- 14.6%
Closed Sales	3	6	+ 100.0%	36	33	- 8.3%
Median Sales Price*	\$419,000	\$430,500	+ 2.7%	\$446,500	\$500,000	+ 12.0%
Average Sales Price*	\$636,333	\$556,333	- 12.6%	\$572,858	\$494,420	- 13.7%
Percent of Original List Price Received*	102.2%	89.9%	- 12.0%	95.8%	94.3%	- 1.6%
Average Market Time	22	52	+ 136.4%	57	74	+ 29.8%
Inventory of Homes for Sale at Month End	12	15	+ 25.0%	--	--	--

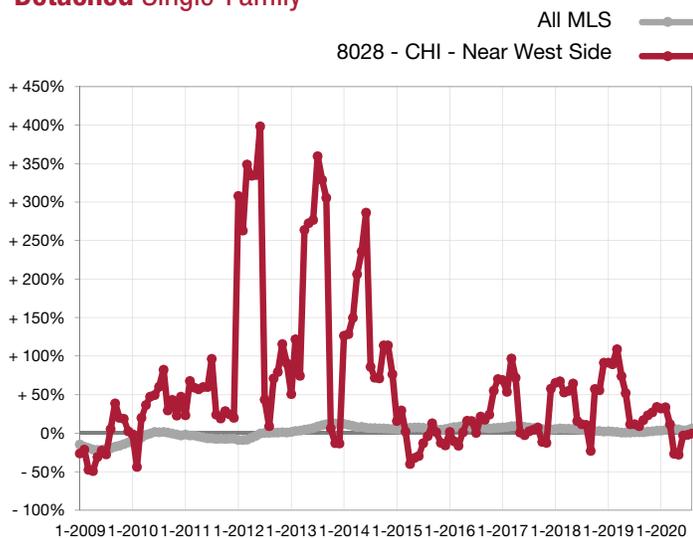
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	205	354	+ 72.7%	2,483	2,534	+ 2.1%
Under Contract (includes Contingent and Pending)	98	92	- 6.1%	1,111	1,043	- 6.1%
Closed Sales	122	119	- 2.5%	1,149	972	- 15.4%
Median Sales Price*	\$359,000	\$365,000	+ 1.7%	\$375,000	\$360,000	- 4.0%
Average Sales Price*	\$537,231	\$430,450	- 19.9%	\$517,792	\$465,561	- 10.1%
Percent of Original List Price Received*	98.4%	98.7%	+ 0.3%	98.3%	98.4%	+ 0.1%
Average Market Time	61	69	+ 13.1%	75	74	- 1.3%
Inventory of Homes for Sale at Month End	383	542	+ 41.5%	--	--	--

* 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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+ 32.7% **+ 26.5%** **- 6.3%**

North Center

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	43	37	- 14.0%	528	414	- 21.6%
Under Contract (includes Contingent and Pending)	17	23	+ 35.3%	212	198	- 6.6%
Closed Sales	20	16	- 20.0%	214	190	- 11.2%
Median Sales Price*	\$1,147,500	\$1,205,000	+ 5.0%	\$1,100,000	\$1,090,000	- 0.9%
Average Sales Price*	\$1,161,850	\$1,180,938	+ 1.6%	\$1,119,294	\$1,112,592	- 0.6%
Percent of Original List Price Received*	96.8%	96.1%	- 0.7%	95.6%	96.0%	+ 0.4%
Average Market Time	38	102	+ 168.4%	99	107	+ 8.1%
Inventory of Homes for Sale at Month End	88	56	- 36.4%	--	--	--

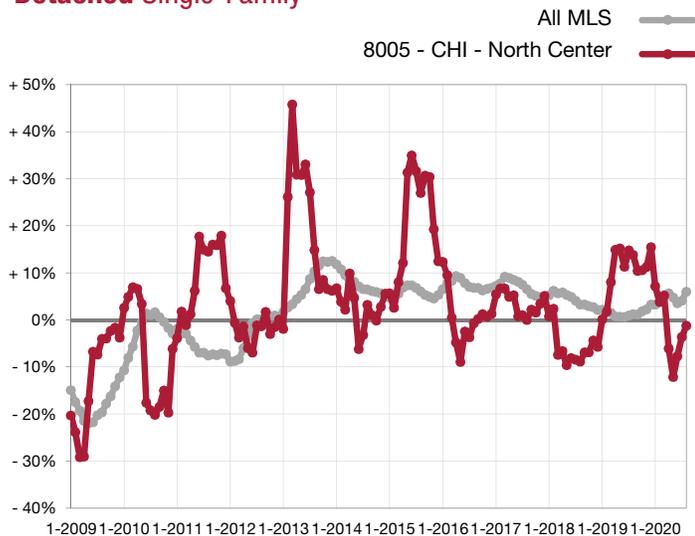
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	64	105	+ 64.1%	857	819	- 4.4%
Under Contract (includes Contingent and Pending)	23	41	+ 78.3%	385	424	+ 10.1%
Closed Sales	29	46	+ 58.6%	381	392	+ 2.9%
Median Sales Price*	\$390,000	\$450,250	+ 15.4%	\$435,000	\$445,000	+ 2.3%
Average Sales Price*	\$425,529	\$462,208	+ 8.6%	\$443,747	\$459,567	+ 3.6%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	97.7%	98.1%	+ 0.4%
Average Market Time	62	26	- 58.1%	69	62	- 10.1%
Inventory of Homes for Sale at Month End	103	123	+ 19.4%	--	--	--

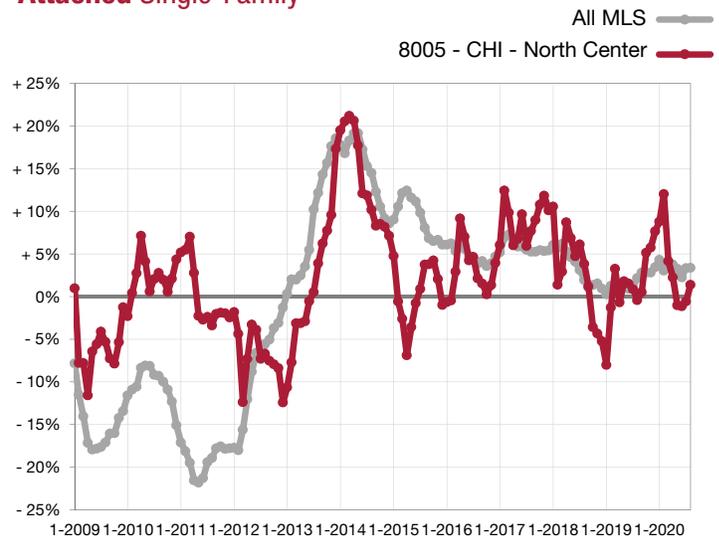
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 53.8% **+ 54.5%** **- 29.4%**

North Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	9	13	+ 44.4%	128	104	- 18.8%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	66	70	+ 6.1%
Closed Sales	7	12	+ 71.4%	64	61	- 4.7%
Median Sales Price*	\$515,000	\$390,000	- 24.3%	\$399,950	\$385,000	- 3.7%
Average Sales Price*	\$538,857	\$454,000	- 15.7%	\$422,310	\$430,005	+ 1.8%
Percent of Original List Price Received*	96.3%	95.7%	- 0.6%	95.0%	95.0%	0.0%
Average Market Time	165	82	- 50.3%	80	111	+ 38.8%
Inventory of Homes for Sale at Month End	19	10	- 47.4%	--	--	--

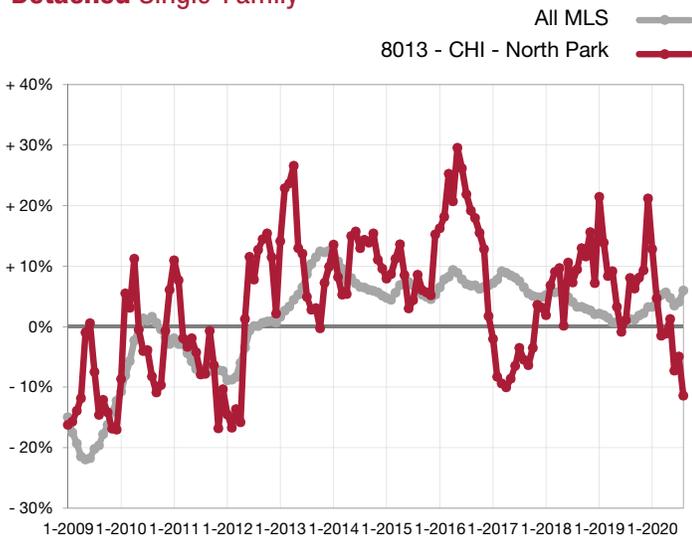
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	4	7	+ 75.0%	80	80	0.0%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	41	45	+ 9.8%
Closed Sales	4	5	+ 25.0%	41	44	+ 7.3%
Median Sales Price*	\$227,500	\$278,000	+ 22.2%	\$227,000	\$220,751	- 2.8%
Average Sales Price*	\$239,000	\$256,400	+ 7.3%	\$211,801	\$225,843	+ 6.6%
Percent of Original List Price Received*	97.3%	96.7%	- 0.6%	96.3%	95.1%	- 1.2%
Average Market Time	25	79	+ 216.0%	50	63	+ 26.0%
Inventory of Homes for Sale at Month End	15	14	- 6.7%	--	--	--

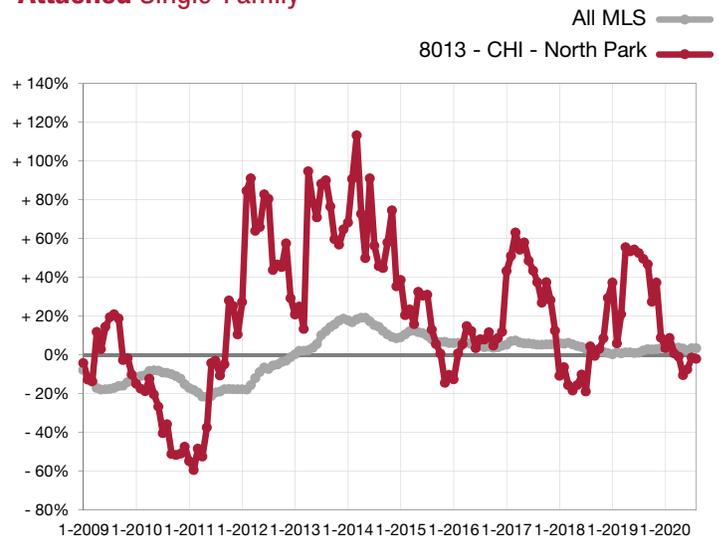
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 3.3% **+ 71.4%** **- 36.5%**

Norwood Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	77	78	+ 1.3%	837	792	- 5.4%
Under Contract (includes Contingent and Pending)	33	48	+ 45.5%	399	453	+ 13.5%
Closed Sales	39	76	+ 94.9%	405	421	+ 4.0%
Median Sales Price*	\$325,000	\$355,250	+ 9.3%	\$332,500	\$350,000	+ 5.3%
Average Sales Price*	\$350,770	\$414,674	+ 18.2%	\$355,548	\$383,240	+ 7.8%
Percent of Original List Price Received*	95.6%	96.9%	+ 1.4%	95.9%	96.6%	+ 0.7%
Average Market Time	56	55	- 1.8%	66	69	+ 4.5%
Inventory of Homes for Sale at Month End	131	78	- 40.5%	--	--	--

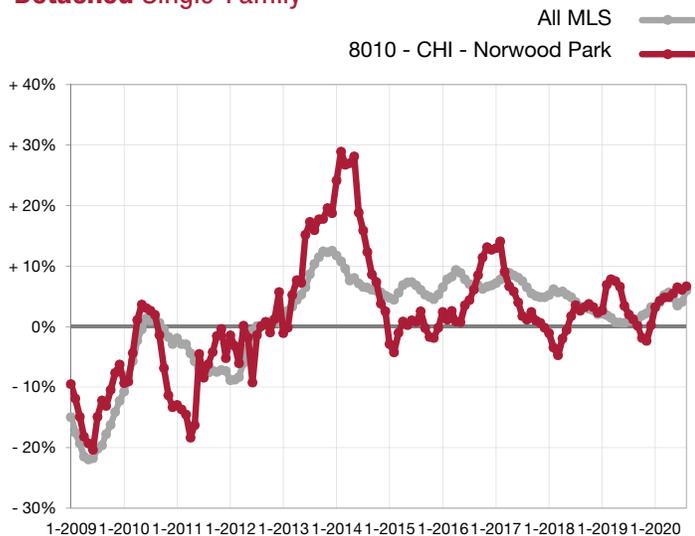
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	14	16	+ 14.3%	166	126	- 24.1%
Under Contract (includes Contingent and Pending)	5	12	+ 140.0%	81	78	- 3.7%
Closed Sales	10	8	- 20.0%	87	68	- 21.8%
Median Sales Price*	\$226,500	\$200,500	- 11.5%	\$185,000	\$164,500	- 11.1%
Average Sales Price*	\$250,950	\$205,203	- 18.2%	\$193,489	\$178,733	- 7.6%
Percent of Original List Price Received*	98.2%	95.1%	- 3.2%	95.6%	94.2%	- 1.5%
Average Market Time	91	33	- 63.7%	73	77	+ 5.5%
Inventory of Homes for Sale at Month End	28	23	- 17.9%	--	--	--

* 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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+ 35.3% **+ 37.8%** **- 37.9%**

Portage Park

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	76	88	+ 15.8%	797	676	- 15.2%
Under Contract (includes Contingent and Pending)	26	55	+ 111.5%	399	392	- 1.8%
Closed Sales	36	46	+ 27.8%	404	363	- 10.1%
Median Sales Price*	\$334,500	\$330,000	- 1.3%	\$326,450	\$340,000	+ 4.2%
Average Sales Price*	\$363,199	\$363,112	- 0.0%	\$348,977	\$363,143	+ 4.1%
Percent of Original List Price Received*	97.4%	96.3%	- 1.1%	97.0%	97.0%	0.0%
Average Market Time	70	63	- 10.0%	67	63	- 6.0%
Inventory of Homes for Sale at Month End	134	61	- 54.5%	--	--	--

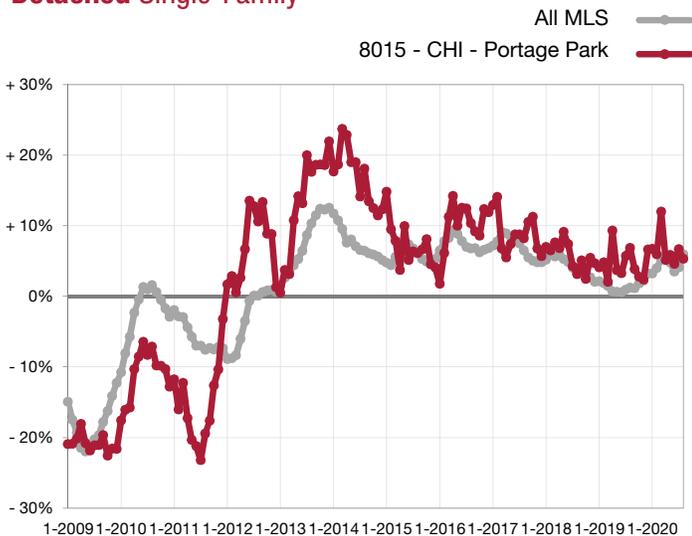
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	9	27	+ 200.0%	160	203	+ 26.9%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	88	102	+ 15.9%
Closed Sales	9	16	+ 77.8%	89	94	+ 5.6%
Median Sales Price*	\$167,000	\$167,250	+ 0.1%	\$159,000	\$168,500	+ 6.0%
Average Sales Price*	\$200,800	\$192,150	- 4.3%	\$176,876	\$204,814	+ 15.8%
Percent of Original List Price Received*	95.3%	97.3%	+ 2.1%	95.0%	95.4%	+ 0.4%
Average Market Time	46	21	- 54.3%	71	61	- 14.1%
Inventory of Homes for Sale at Month End	27	39	+ 44.4%	--	--	--

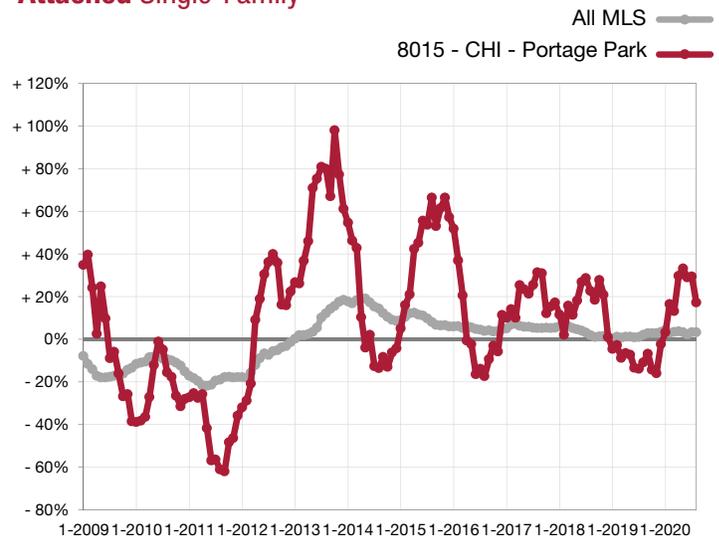
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / August 2020

+ 35.0%

+ 4.0%

- 0.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	3	6	+ 100.0%	68	50	- 26.5%
Under Contract (includes Contingent and Pending)	3	3	0.0%	41	33	- 19.5%
Closed Sales	3	4	+ 33.3%	38	33	- 13.2%
Median Sales Price*	\$617,500	\$602,500	- 2.4%	\$448,500	\$515,000	+ 14.8%
Average Sales Price*	\$627,500	\$677,591	+ 8.0%	\$463,866	\$538,940	+ 16.2%
Percent of Original List Price Received*	99.3%	97.7%	- 1.6%	97.0%	95.6%	- 1.4%
Average Market Time	10	58	+ 480.0%	95	72	- 24.2%
Inventory of Homes for Sale at Month End	5	9	+ 80.0%	--	--	--

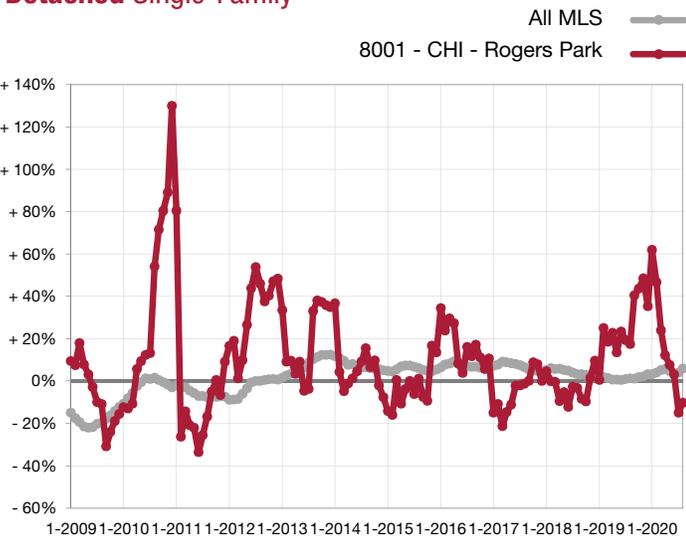
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	77	102	+ 32.5%	819	802	- 2.1%
Under Contract (includes Contingent and Pending)	39	53	+ 35.9%	463	432	- 6.7%
Closed Sales	47	48	+ 2.1%	459	405	- 11.8%
Median Sales Price*	\$187,000	\$160,250	- 14.3%	\$175,000	\$175,000	0.0%
Average Sales Price*	\$187,652	\$188,429	+ 0.4%	\$189,565	\$190,126	+ 0.3%
Percent of Original List Price Received*	95.8%	96.9%	+ 1.1%	95.3%	96.0%	+ 0.7%
Average Market Time	80	43	- 46.3%	65	71	+ 9.2%
Inventory of Homes for Sale at Month End	139	134	- 3.6%	--	--	--

* 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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- 16.2% **- 13.6%** **- 45.6%**

South Shore

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	18	20	+ 11.1%	234	206	- 12.0%
Under Contract (includes Contingent and Pending)	4	16	+ 300.0%	94	132	+ 40.4%
Closed Sales	7	12	+ 71.4%	102	111	+ 8.8%
Median Sales Price*	\$174,500	\$215,000	+ 23.2%	\$144,000	\$173,000	+ 20.1%
Average Sales Price*	\$191,200	\$211,292	+ 10.5%	\$156,110	\$198,603	+ 27.2%
Percent of Original List Price Received*	93.8%	106.1%	+ 13.1%	92.7%	93.6%	+ 1.0%
Average Market Time	196	67	- 65.8%	119	103	- 13.4%
Inventory of Homes for Sale at Month End	56	24	- 57.1%	--	--	--

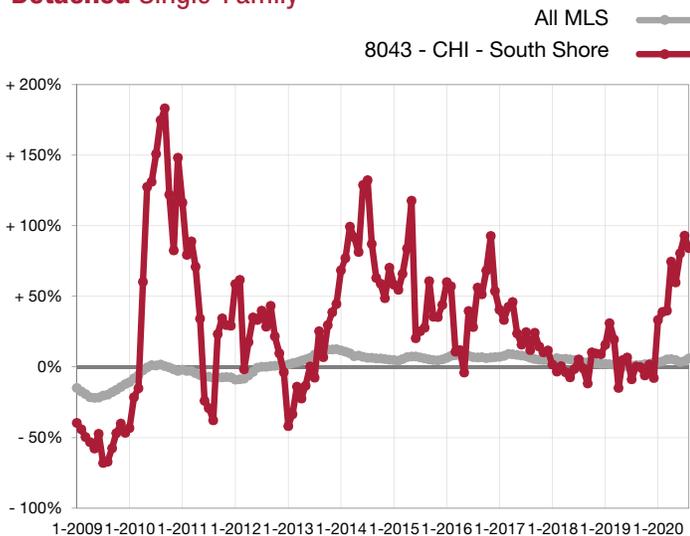
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	19	11	- 42.1%	246	223	- 9.3%
Under Contract (includes Contingent and Pending)	7	11	+ 57.1%	108	120	+ 11.1%
Closed Sales	15	7	- 53.3%	116	113	- 2.6%
Median Sales Price*	\$105,000	\$45,000	- 57.1%	\$66,000	\$70,000	+ 6.1%
Average Sales Price*	\$119,034	\$76,929	- 35.4%	\$86,091	\$79,085	- 8.1%
Percent of Original List Price Received*	91.8%	90.2%	- 1.7%	93.3%	90.0%	- 3.5%
Average Market Time	116	180	+ 55.2%	92	133	+ 44.6%
Inventory of Homes for Sale at Month End	80	50	- 37.5%	--	--	--

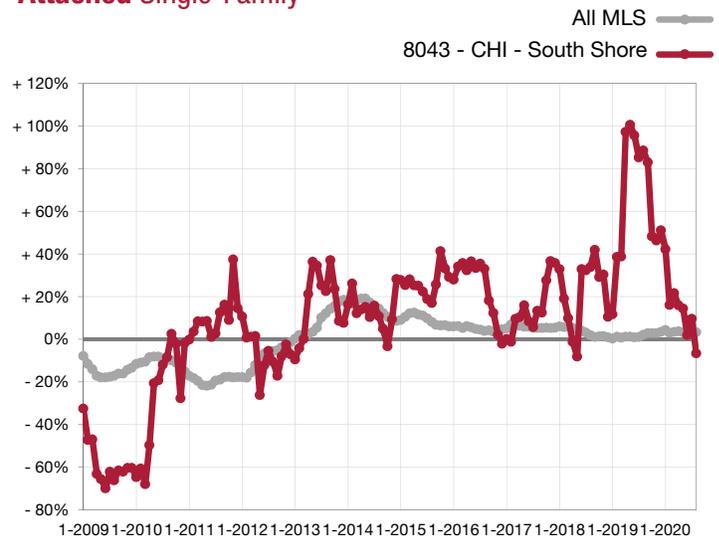
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / August 2020

+ 57.8%

+ 4.0%

+ 10.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	4	11	+ 175.0%	62	83	+ 33.9%
Under Contract (includes Contingent and Pending)	1	5	+ 400.0%	27	38	+ 40.7%
Closed Sales	3	3	0.0%	27	28	+ 3.7%
Median Sales Price*	\$1,050,000	\$977,500	- 6.9%	\$865,000	\$917,500	+ 6.1%
Average Sales Price*	\$1,066,667	\$1,017,833	- 4.6%	\$1,009,132	\$922,750	- 8.6%
Percent of Original List Price Received*	93.4%	97.0%	+ 3.9%	92.9%	95.0%	+ 2.3%
Average Market Time	61	53	- 13.1%	144	137	- 4.9%
Inventory of Homes for Sale at Month End	16	18	+ 12.5%	--	--	--

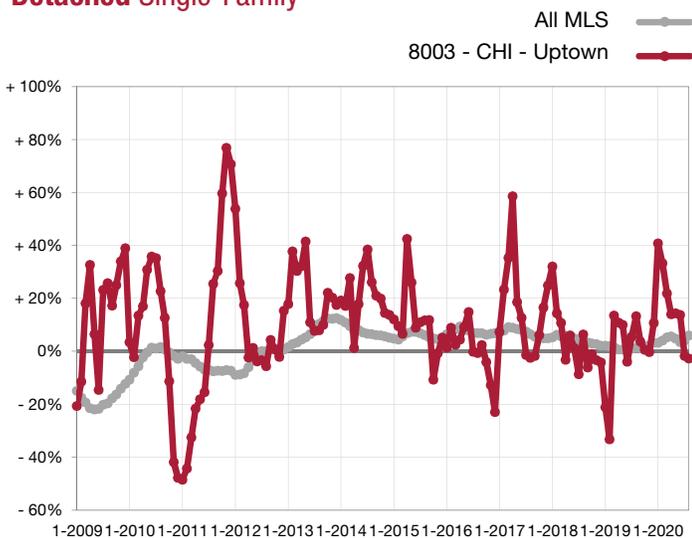
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	112	172	+ 53.6%	1,418	1,348	- 4.9%
Under Contract (includes Contingent and Pending)	53	84	+ 58.5%	816	768	- 5.9%
Closed Sales	72	75	+ 4.2%	811	714	- 12.0%
Median Sales Price*	\$265,000	\$310,000	+ 17.0%	\$270,000	\$298,950	+ 10.7%
Average Sales Price*	\$282,266	\$311,731	+ 10.4%	\$280,944	\$300,594	+ 7.0%
Percent of Original List Price Received*	97.4%	98.5%	+ 1.1%	97.1%	97.3%	+ 0.2%
Average Market Time	47	44	- 6.4%	55	61	+ 10.9%
Inventory of Homes for Sale at Month End	196	216	+ 10.2%	--	--	--

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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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-- - 20.0% - 30.8%

Washington Park

Local Market Update / August 2020

Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties
--	--	--

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	0	0	--	12	8	- 33.3%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Median Sales Price*	\$6,000	\$0	- 100.0%	\$59,500	\$36,500	- 38.7%
Average Sales Price*	\$6,000	\$0	- 100.0%	\$157,464	\$67,000	- 57.5%
Percent of Original List Price Received*	17.1%	0.0%	- 100.0%	85.7%	87.4%	+ 2.0%
Average Market Time	12	0	- 100.0%	61	204	+ 234.4%
Inventory of Homes for Sale at Month End	2	0	- 100.0%	--	--	--

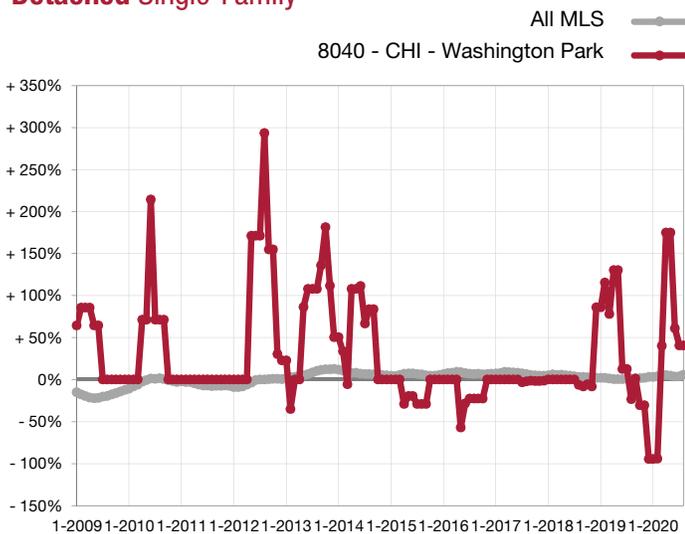
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	0	5	--	65	64	- 1.5%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	36	34	- 5.6%
Closed Sales	4	4	0.0%	31	31	0.0%
Median Sales Price*	\$87,000	\$369,900	+ 325.2%	\$92,000	\$128,500	+ 39.7%
Average Sales Price*	\$92,250	\$301,700	+ 227.0%	\$93,460	\$147,910	+ 58.3%
Percent of Original List Price Received*	87.5%	99.0%	+ 13.1%	90.0%	91.1%	+ 1.2%
Average Market Time	97	29	- 70.1%	104	112	+ 7.7%
Inventory of Homes for Sale at Month End	11	9	- 18.2%	--	--	--

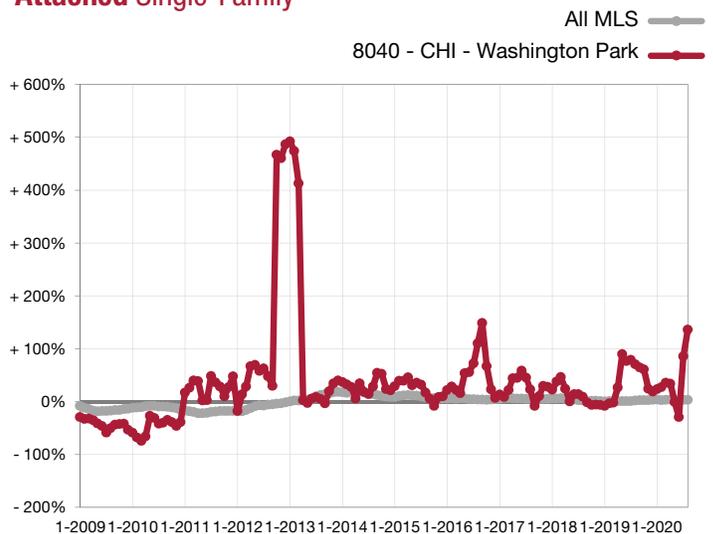
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 37.5% **- 50.0%** **- 56.0%**

West Elsdon

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	11	7	- 36.4%	146	140	- 4.1%
Under Contract (includes Contingent and Pending)	8	7	- 12.5%	108	94	- 13.0%
Closed Sales	14	5	- 64.3%	111	93	- 16.2%
Median Sales Price*	\$198,000	\$209,900	+ 6.0%	\$200,000	\$224,000	+ 12.0%
Average Sales Price*	\$211,975	\$222,460	+ 4.9%	\$197,829	\$223,164	+ 12.8%
Percent of Original List Price Received*	101.8%	100.0%	- 1.8%	97.6%	96.4%	- 1.2%
Average Market Time	27	48	+ 77.8%	64	56	- 12.5%
Inventory of Homes for Sale at Month End	18	10	- 44.4%	--	--	--

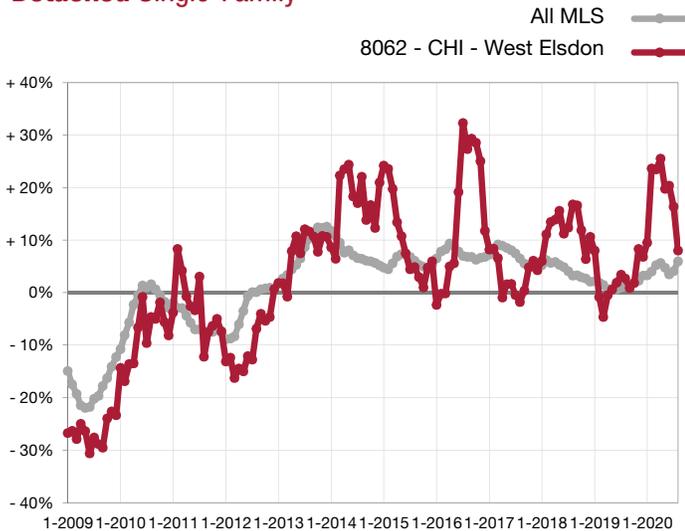
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	5	3	- 40.0%	26	15	- 42.3%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	9	16	+ 77.8%
Closed Sales	0	2	--	8	12	+ 50.0%
Median Sales Price*	\$0	\$107,500	--	\$86,000	\$136,250	+ 58.4%
Average Sales Price*	\$0	\$107,500	--	\$95,250	\$136,878	+ 43.7%
Percent of Original List Price Received*	0.0%	93.1%	--	92.3%	94.7%	+ 2.6%
Average Market Time	0	30	--	79	86	+ 8.9%
Inventory of Homes for Sale at Month End	7	1	- 85.7%	--	--	--

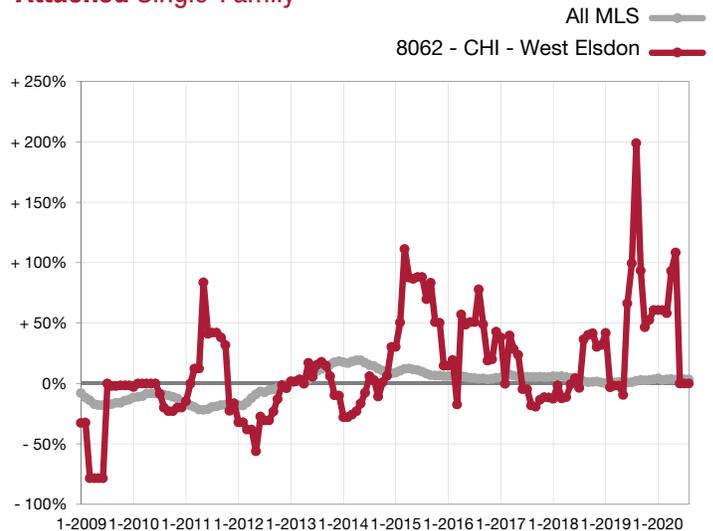
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 3.7%

- 15.5%

- 26.2%

West Ridge

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	11	19	+ 72.7%	281	205	- 27.0%
Under Contract (includes Contingent and Pending)	7	18	+ 157.1%	151	128	- 15.2%
Closed Sales	11	18	+ 63.6%	154	120	- 22.1%
Median Sales Price*	\$350,000	\$422,000	+ 20.6%	\$360,000	\$382,500	+ 6.3%
Average Sales Price*	\$378,864	\$411,008	+ 8.5%	\$381,283	\$401,262	+ 5.2%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	95.0%	95.7%	+ 0.7%
Average Market Time	77	65	- 15.6%	93	87	- 6.5%
Inventory of Homes for Sale at Month End	44	23	- 47.7%	--	--	--

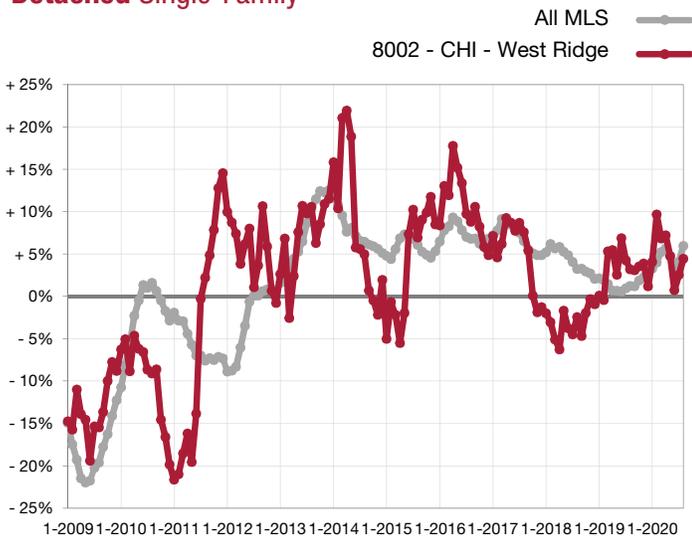
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	71	66	- 7.0%	701	558	- 20.4%
Under Contract (includes Contingent and Pending)	16	36	+ 125.0%	347	291	- 16.1%
Closed Sales	47	31	- 34.0%	362	268	- 26.0%
Median Sales Price*	\$143,000	\$139,200	- 2.7%	\$146,000	\$142,055	- 2.7%
Average Sales Price*	\$165,472	\$165,219	- 0.2%	\$158,093	\$159,887	+ 1.1%
Percent of Original List Price Received*	94.4%	94.3%	- 0.1%	93.9%	93.7%	- 0.2%
Average Market Time	71	52	- 26.8%	82	85	+ 3.7%
Inventory of Homes for Sale at Month End	147	118	- 19.7%	--	--	--

* 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



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Midwest Real Estate Data LLC. Powered by 10K Research and Marketing. A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC. RESIDENTIAL ACTIVITY ONLY

+ 58.4% **+ 37.3%** **+ 7.2%**

West Town

Local Market Update / August 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	38	66	+ 73.7%	571	492	- 13.8%
Under Contract (includes Contingent and Pending)	15	21	+ 40.0%	216	201	- 6.9%
Closed Sales	26	34	+ 30.8%	211	183	- 13.3%
Median Sales Price*	\$1,005,000	\$922,500	- 8.2%	\$925,000	\$940,000	+ 1.6%
Average Sales Price*	\$954,678	\$1,010,062	+ 5.8%	\$980,700	\$1,000,710	+ 2.0%
Percent of Original List Price Received*	95.9%	97.4%	+ 1.6%	95.7%	96.0%	+ 0.3%
Average Market Time	99	81	- 18.2%	108	104	- 3.7%
Inventory of Homes for Sale at Month End	86	84	- 2.3%	--	--	--

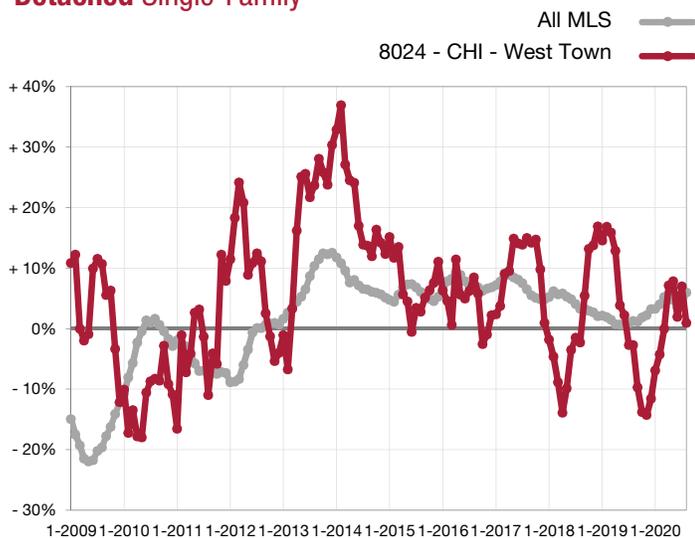
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	265	414	+ 56.2%	3,352	3,325	- 0.8%
Under Contract (includes Contingent and Pending)	101	131	+ 29.7%	1,454	1,566	+ 7.7%
Closed Sales	132	183	+ 38.6%	1,392	1,521	+ 9.3%
Median Sales Price*	\$497,425	\$500,000	+ 0.5%	\$465,000	\$500,000	+ 7.5%
Average Sales Price*	\$511,428	\$523,319	+ 2.3%	\$488,221	\$520,899	+ 6.7%
Percent of Original List Price Received*	97.5%	98.9%	+ 1.4%	97.6%	98.0%	+ 0.4%
Average Market Time	51	41	- 19.6%	62	68	+ 9.7%
Inventory of Homes for Sale at Month End	457	498	+ 9.0%	--	--	--

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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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Woodlawn

Local Market Update / August 2020

- 20.0%

+ 31.3%

+ 6.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	9	9	0.0%	77	68	- 11.7%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	34	30	- 11.8%
Closed Sales	2	5	+ 150.0%	39	32	- 17.9%
Median Sales Price*	\$242,500	\$120,000	- 50.5%	\$175,000	\$160,000	- 8.6%
Average Sales Price*	\$242,500	\$229,600	- 5.3%	\$282,406	\$272,404	- 3.5%
Percent of Original List Price Received*	75.1%	98.0%	+ 30.5%	88.9%	92.4%	+ 3.9%
Average Market Time	89	100	+ 12.4%	65	105	+ 61.5%
Inventory of Homes for Sale at Month End	19	18	- 5.3%	--	--	--

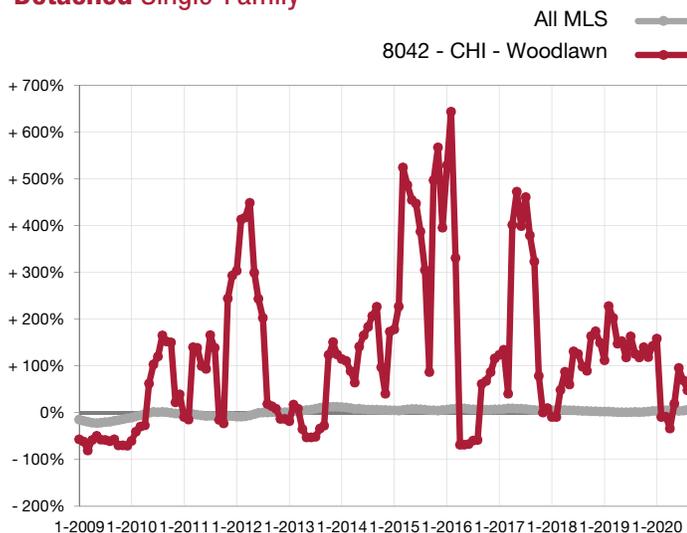
Attached Single-Family

	August			Trailing 12 Months		
	8-2019	8-2020	+ / -	8-2019	8-2020	+ / -
New Listings	16	11	- 31.3%	166	165	- 0.6%
Under Contract (includes Contingent and Pending)	4	8	+ 100.0%	74	95	+ 28.4%
Closed Sales	14	16	+ 14.3%	84	85	+ 1.2%
Median Sales Price*	\$167,500	\$195,150	+ 16.5%	\$176,000	\$182,000	+ 3.4%
Average Sales Price*	\$223,050	\$215,569	- 3.4%	\$202,052	\$196,060	- 3.0%
Percent of Original List Price Received*	94.3%	97.8%	+ 3.7%	94.1%	95.5%	+ 1.5%
Average Market Time	141	179	+ 27.0%	103	113	+ 9.7%
Inventory of Homes for Sale at Month End	39	44	+ 12.8%	--	--	--

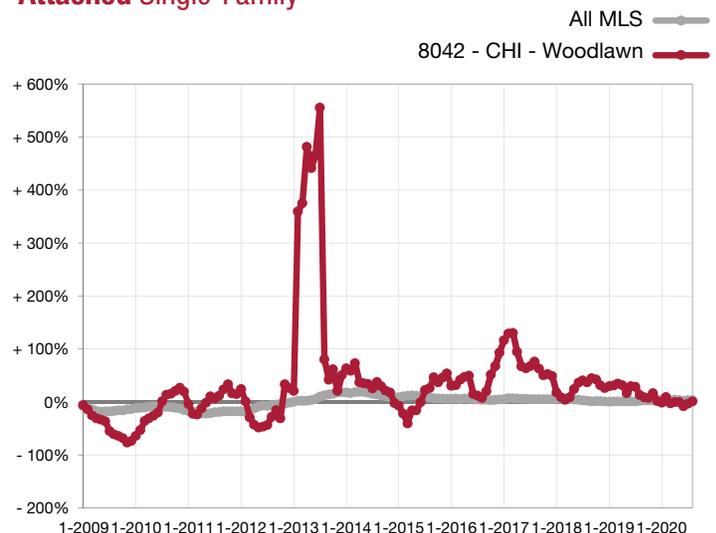
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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