

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JANUARY 16, 2023



Area Name	Page	Sub-Neighborhoods	Area Name	Page	Sub-Neighborhoods																		
Albany Park	3	Albany Park Mayfair North Mayfair Ravenswood Manor	Near North Side	24	Old Town Gold Coast Near North Side Magnificent Mile River North Streeterville																		
Avondale	4	Avondale	Near South Side	25	Dearborn Park Near South Side Museum Park Prarie Ave. Historic District																		
Beverly	5	Beverly																					
Bridgeport	6	Bridgeport																					
Chatham	7	Andersonville Edgewater Edgewater Glen Lakewood/Balmoral																					
Edgewater	8																						
Edison Park	9	Edison Park	Near West Side	26	Columbus Circle Greektown Little Italy Medical Center Near West Side Fulton River District University Village Tri-Taylor																		
Forest Glen	10	Forest Glen																					
Grand Boulevard	11	Grand Boulevard Bronzeville																					
Greater Grand Crossing	12																						
Hegewisch	13	Hegewisch																					
Humboldt Park	14	Humboldt Park	North Center	27	Northcenter Roscoe Village Saint Ben's																		
Hyde Park	15	Hyde Park																					
Irving Park	16	Irving Park Kilbourn Park Old Irving Park The Villa																					
Jefferson Park	17	Jefferson Park																					
Kenwood	18	Kenwood																					
Lakeview	19	Lake View East North Halsted West Lakeview Wrigleyville	North Park	28	North Park																		
Lincoln Park	20	DePaul Old Town Triangle Park West Lincoln Park Ranch Triangle Sheffield Neighbors Wrightwood Neighbors				Norwood Park	29	Norwood Park															
									Lincoln Square	21	Lincoln Square Bowmanville Ravenswood Ravenswood Gardens	Portage Park	30	Portage Park									
															Logan Square	22	Logan Square Bucktown Palmer Square	Rogers Park	31	Loyola Rogers Park			
																					Loop	23	The Loop New Eastside Printer's Row South Loop
			Uptown	33	Clarendon Park Buena Park Sheridan Park Uptown																		
Washington Park	34	Washington Park																					
						West Elsdon	35	West Elsdon															
									West Ridge	36	West Ridge Ukrainian Village Wicker Park River West Logan Square Noble Square												
												West Town	37	Woodlawn	38	Woodlawn							

Albany Park

Local Market Update / December 2022

- 47.1%

- 45.2%

- 42.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	6	3	- 50.0%	242	219	- 9.5%
Under Contract (includes Contingent and Pending)	4	2	- 50.0%	159	133	- 16.4%
Closed Sales	17	10	- 41.2%	160	136	- 15.0%
Median Sales Price*	\$470,000	\$420,500	- 10.5%	\$492,875	\$539,750	+ 9.5%
Average Sales Price*	\$539,582	\$432,429	- 19.9%	\$539,752	\$576,194	+ 6.8%
Percent of Original List Price Received*	100.6%	93.1%	- 7.5%	99.4%	99.0%	- 0.4%
Average Market Time	28	88	+ 214.3%	38	46	+ 21.1%
Inventory of Homes for Sale at Month End	23	13	- 43.5%	--	--	--

December

Trailing 12 Months

Attached Single-Family

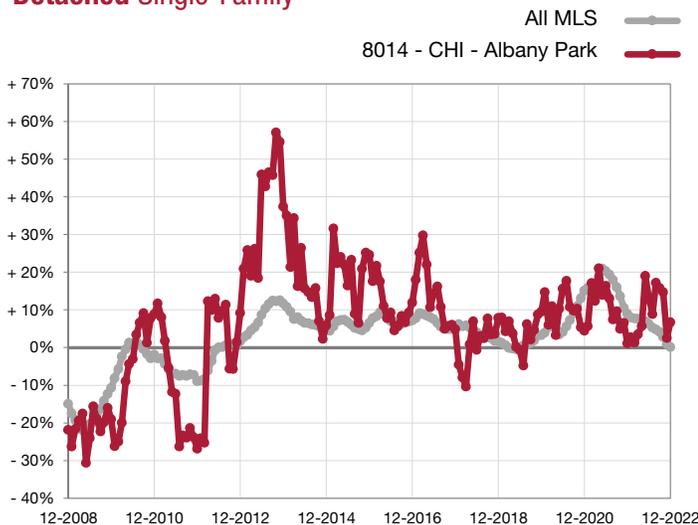
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	11	6	- 45.5%	434	284	- 34.6%
Under Contract (includes Contingent and Pending)	9	8	- 11.1%	251	186	- 25.9%
Closed Sales	14	7	- 50.0%	248	191	- 23.0%
Median Sales Price*	\$169,750	\$189,900	+ 11.9%	\$212,250	\$229,900	+ 8.3%
Average Sales Price*	\$186,379	\$241,486	+ 29.6%	\$227,110	\$249,887	+ 10.0%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	97.6%	98.4%	+ 0.8%
Average Market Time	80	74	- 7.5%	52	48	- 7.7%
Inventory of Homes for Sale at Month End	36	21	- 41.7%	--	--	--

* 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

Avondale

Local Market Update / December 2022

- 47.4%

- 37.0%

- 22.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	7	5	- 28.6%	173	200	+ 15.6%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	98	109	+ 11.2%
Closed Sales	13	9	- 30.8%	103	111	+ 7.8%
Median Sales Price*	\$545,000	\$549,900	+ 0.9%	\$505,000	\$665,000	+ 31.7%
Average Sales Price*	\$587,500	\$598,322	+ 1.8%	\$558,109	\$676,984	+ 21.3%
Percent of Original List Price Received*	96.7%	97.1%	+ 0.4%	98.6%	98.6%	0.0%
Average Market Time	54	54	0.0%	44	37	- 15.9%
Inventory of Homes for Sale at Month End	13	11	- 15.4%	--	--	--

December

Trailing 12 Months

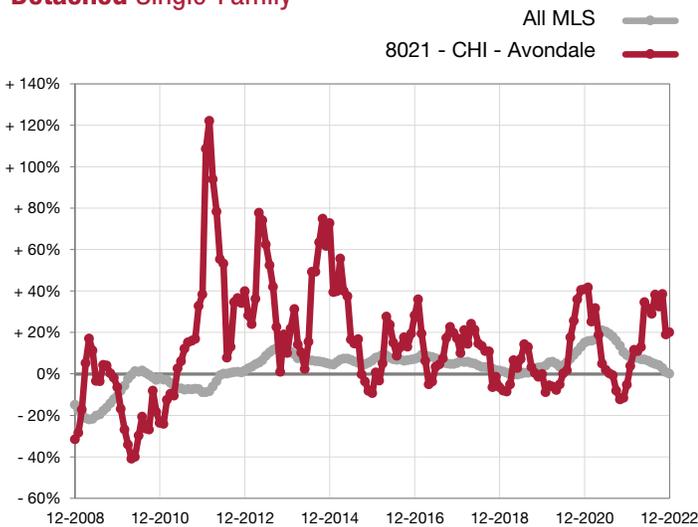
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	12	5	- 58.3%	368	270	- 26.6%
Under Contract (includes Contingent and Pending)	8	2	- 75.0%	229	162	- 29.3%
Closed Sales	14	8	- 42.9%	228	172	- 24.6%
Median Sales Price*	\$310,000	\$342,750	+ 10.6%	\$388,500	\$345,000	- 11.2%
Average Sales Price*	\$340,804	\$380,238	+ 11.6%	\$383,455	\$365,562	- 4.7%
Percent of Original List Price Received*	96.2%	98.1%	+ 2.0%	99.0%	99.0%	0.0%
Average Market Time	48	53	+ 10.4%	38	46	+ 21.1%
Inventory of Homes for Sale at Month End	31	23	- 25.8%	--	--	--

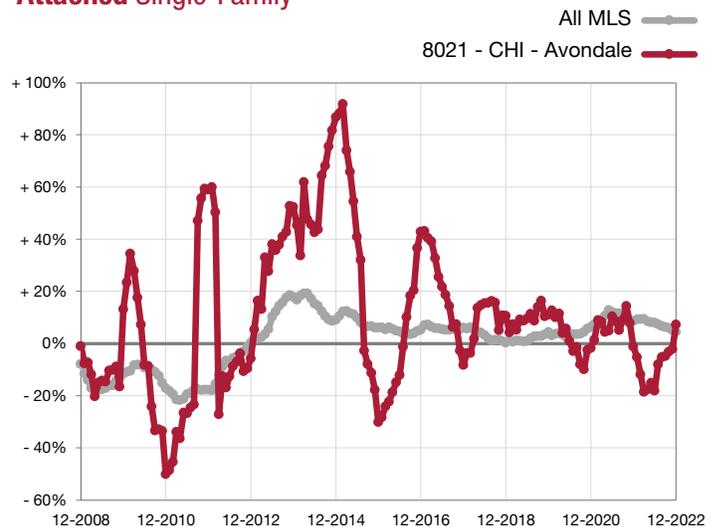
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Beverly

Local Market Update / December 2022

- 41.2%

- 50.0%

+ 27.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	12	9	- 25.0%	345	397	+ 15.1%
Under Contract (includes Contingent and Pending)	11	13	+ 18.2%	242	194	- 19.8%
Closed Sales	24	12	- 50.0%	253	193	- 23.7%
Median Sales Price*	\$317,000	\$347,000	+ 9.5%	\$375,000	\$393,000	+ 4.8%
Average Sales Price*	\$330,621	\$358,858	+ 8.5%	\$393,982	\$422,714	+ 7.3%
Percent of Original List Price Received*	98.1%	95.5%	- 2.7%	98.6%	97.4%	- 1.2%
Average Market Time	27	72	+ 166.7%	56	47	- 16.1%
Inventory of Homes for Sale at Month End	30	37	+ 23.3%	--	--	--

December

Trailing 12 Months

Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	5	1	- 80.0%	40	24	- 40.0%
Under Contract (includes Contingent and Pending)	4	0	- 100.0%	25	14	- 44.0%
Closed Sales	2	1	- 50.0%	21	20	- 4.8%
Median Sales Price*	\$187,500	\$225,000	+ 20.0%	\$130,000	\$125,500	- 3.5%
Average Sales Price*	\$187,500	\$225,000	+ 20.0%	\$157,904	\$139,189	- 11.9%
Percent of Original List Price Received*	90.3%	100.0%	+ 10.7%	96.2%	94.8%	- 1.5%
Average Market Time	102	65	- 36.3%	49	65	+ 32.7%
Inventory of Homes for Sale at Month End	3	5	+ 66.7%	--	--	--

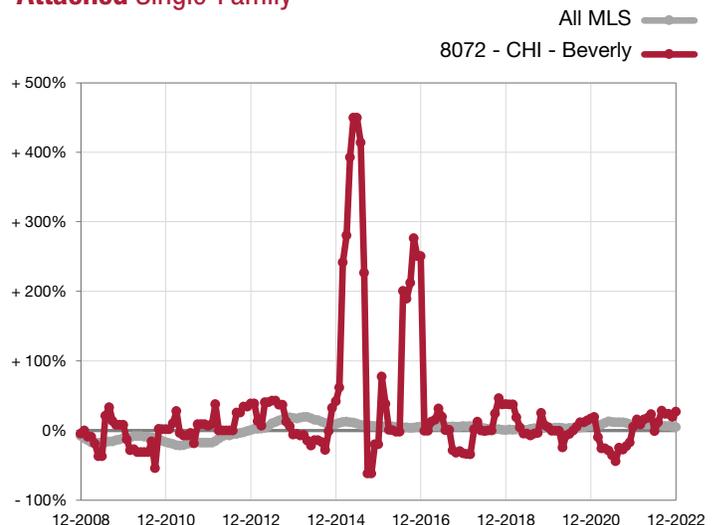
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Bridgeport

Local Market Update / December 2022

- 44.4%

- 55.6%

+ 32.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	6	4	- 33.3%	204	177	- 13.2%
Under Contract (includes Contingent and Pending)	3	3	0.0%	129	80	- 38.0%
Closed Sales	18	8	- 55.6%	130	89	- 31.5%
Median Sales Price*	\$398,000	\$561,750	+ 41.1%	\$450,000	\$500,000	+ 11.1%
Average Sales Price*	\$440,920	\$526,185	+ 19.3%	\$480,137	\$543,132	+ 13.1%
Percent of Original List Price Received*	95.1%	96.7%	+ 1.7%	97.1%	97.7%	+ 0.6%
Average Market Time	54	14	- 74.1%	48	37	- 22.9%
Inventory of Homes for Sale at Month End	17	21	+ 23.5%	--	--	--

December

Trailing 12 Months

Attached Single-Family

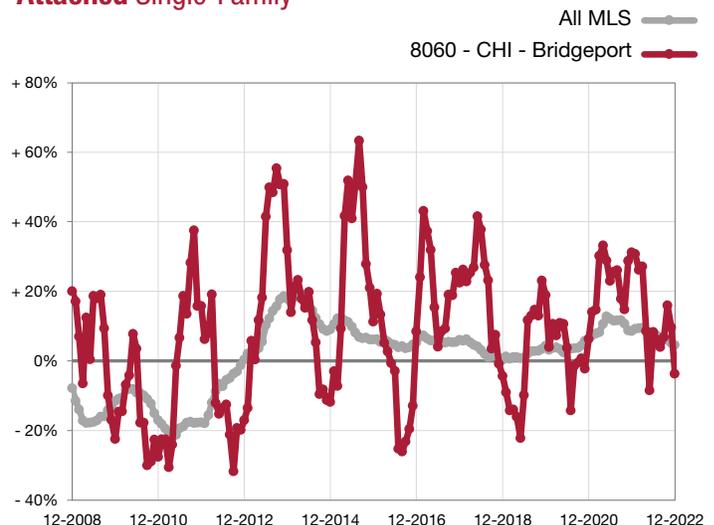
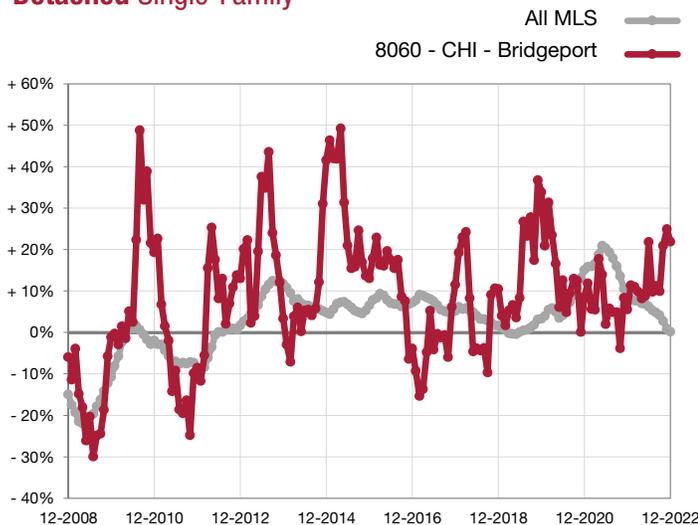
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	3	1	- 66.7%	134	111	- 17.2%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	75	57	- 24.0%
Closed Sales	9	4	- 55.6%	82	58	- 29.3%
Median Sales Price*	\$429,000	\$240,000	- 44.1%	\$335,000	\$356,900	+ 6.5%
Average Sales Price*	\$371,789	\$280,625	- 24.5%	\$354,909	\$390,676	+ 10.1%
Percent of Original List Price Received*	95.5%	95.5%	0.0%	97.4%	97.7%	+ 0.3%
Average Market Time	41	32	- 22.0%	57	37	- 35.1%
Inventory of Homes for Sale at Month End	11	16	+ 45.5%	--	--	--

* 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



**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

Chatham

Local Market Update / December 2022

- 14.3% **- 17.6%** **+ 37.3%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	26	24	- 7.7%	324	397	+ 22.5%
Under Contract (includes Contingent and Pending)	14	10	- 28.6%	201	154	- 23.4%
Closed Sales	15	9	- 40.0%	199	163	- 18.1%
Median Sales Price*	\$250,000	\$245,000	- 2.0%	\$216,000	\$205,000	- 5.1%
Average Sales Price*	\$224,027	\$232,767	+ 3.9%	\$202,332	\$207,279	+ 2.4%
Percent of Original List Price Received*	101.4%	99.7%	- 1.7%	101.4%	96.2%	- 5.1%
Average Market Time	42	51	+ 21.4%	57	76	+ 33.3%
Inventory of Homes for Sale at Month End	54	82	+ 51.9%	--	--	--

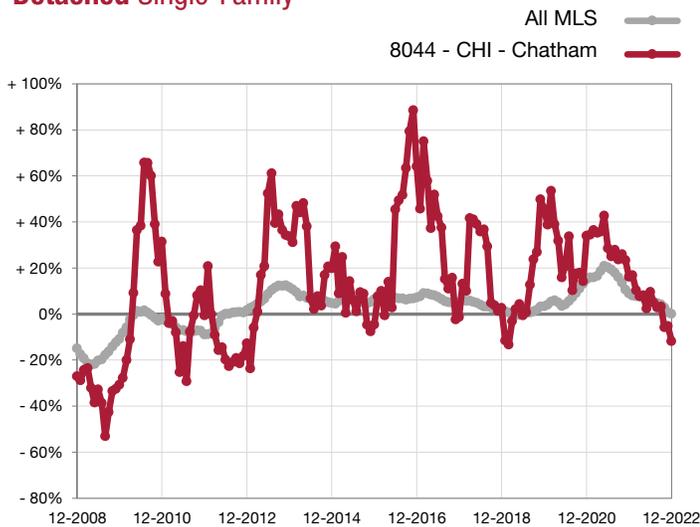
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2	0	- 100.0%	64	57	- 10.9%
Under Contract (includes Contingent and Pending)	4	1	- 75.0%	37	35	- 5.4%
Closed Sales	2	5	+ 150.0%	34	39	+ 14.7%
Median Sales Price*	\$56,000	\$153,000	+ 173.2%	\$50,000	\$65,000	+ 30.0%
Average Sales Price*	\$56,000	\$114,000	+ 103.6%	\$73,202	\$90,034	+ 23.0%
Percent of Original List Price Received*	70.4%	96.3%	+ 36.8%	90.4%	94.4%	+ 4.4%
Average Market Time	51	57	+ 11.8%	85	100	+ 17.6%
Inventory of Homes for Sale at Month End	13	10	- 23.1%	--	--	--

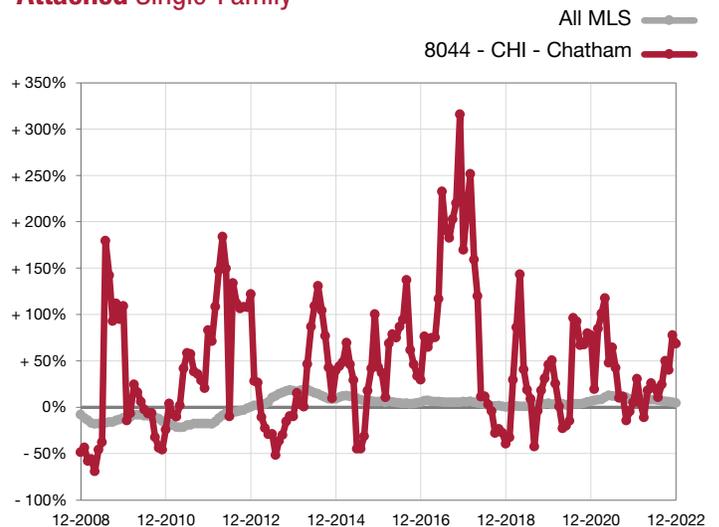
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Edgewater

Local Market Update / December 2022

- 35.1%

- 28.4%

- 21.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	5	2	- 60.0%	121	80	- 33.9%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	87	62	- 28.7%
Closed Sales	5	2	- 60.0%	81	68	- 16.0%
Median Sales Price*	\$811,000	\$625,000	- 22.9%	\$905,000	\$908,750	+ 0.4%
Average Sales Price*	\$920,400	\$625,000	- 32.1%	\$998,176	\$1,024,526	+ 2.6%
Percent of Original List Price Received*	99.7%	84.9%	- 14.8%	98.6%	99.4%	+ 0.8%
Average Market Time	14	10	- 28.6%	52	36	- 30.8%
Inventory of Homes for Sale at Month End	10	2	- 80.0%	--	--	--

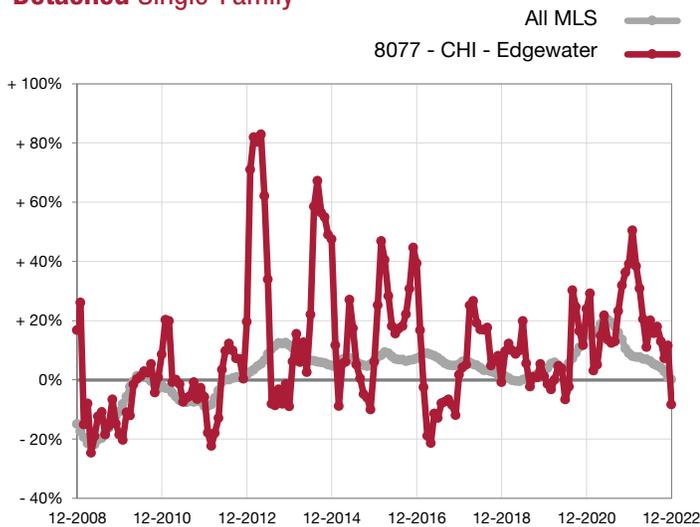
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	52	35	- 32.7%	1,575	1,280	- 18.7%
Under Contract (includes Contingent and Pending)	44	28	- 36.4%	995	826	- 17.0%
Closed Sales	69	51	- 26.1%	1,013	850	- 16.1%
Median Sales Price*	\$237,000	\$200,000	- 15.6%	\$239,000	\$235,750	- 1.4%
Average Sales Price*	\$256,723	\$241,210	- 6.0%	\$269,771	\$264,708	- 1.9%
Percent of Original List Price Received*	94.9%	95.2%	+ 0.3%	96.5%	97.4%	+ 0.9%
Average Market Time	68	52	- 23.5%	68	52	- 23.5%
Inventory of Homes for Sale at Month End	139	115	- 17.3%	--	--	--

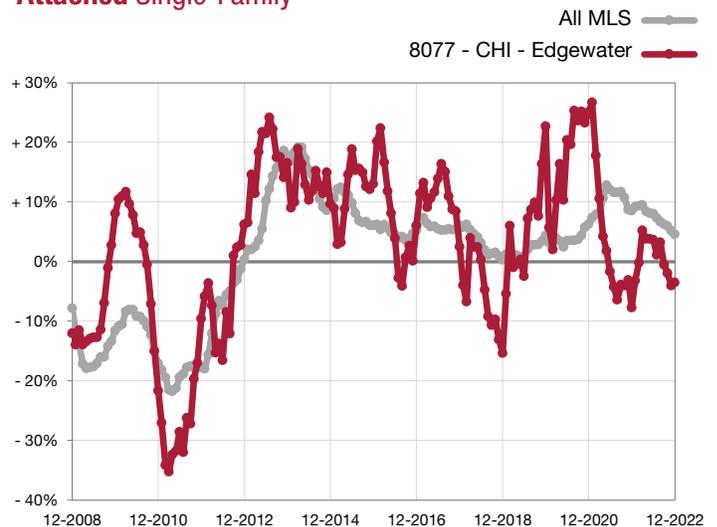
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Edison Park

Local Market Update / December 2022

- 69.2%

- 50.0%

- 55.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	11	3	- 72.7%	326	183	- 43.9%
Under Contract (includes Contingent and Pending)	15	2	- 86.7%	162	117	- 27.8%
Closed Sales	6	5	- 16.7%	161	131	- 18.6%
Median Sales Price*	\$520,000	\$540,000	+ 3.8%	\$435,000	\$440,000	+ 1.1%
Average Sales Price*	\$559,983	\$575,400	+ 2.8%	\$485,094	\$511,556	+ 5.5%
Percent of Original List Price Received*	94.0%	98.6%	+ 4.9%	96.7%	97.7%	+ 1.0%
Average Market Time	47	101	+ 114.9%	61	49	- 19.7%
Inventory of Homes for Sale at Month End	18	9	- 50.0%	--	--	--

December

Trailing 12 Months

Attached Single-Family

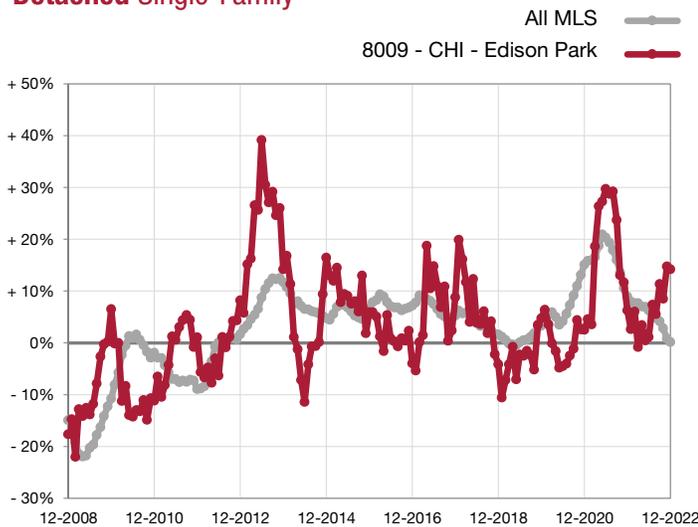
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2	1	- 50.0%	93	87	- 6.5%
Under Contract (includes Contingent and Pending)	4	1	- 75.0%	65	72	+ 10.8%
Closed Sales	4	0	- 100.0%	63	76	+ 20.6%
Median Sales Price*	\$166,250	\$0	- 100.0%	\$177,500	\$195,000	+ 9.9%
Average Sales Price*	\$167,250	\$0	- 100.0%	\$185,286	\$193,950	+ 4.7%
Percent of Original List Price Received*	87.9%	0.0%	- 100.0%	96.4%	98.1%	+ 1.8%
Average Market Time	96	0	- 100.0%	43	42	- 2.3%
Inventory of Homes for Sale at Month End	9	3	- 66.7%	--	--	--

* 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

Forest Glen

Local Market Update / December 2022

- 53.3%

- 44.8%

+ 42.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	14	6	- 57.1%	405	377	- 6.9%
Under Contract (includes Contingent and Pending)	14	11	- 21.4%	264	233	- 11.7%
Closed Sales	28	15	- 46.4%	263	233	- 11.4%
Median Sales Price*	\$500,000	\$442,500	- 11.5%	\$527,500	\$530,000	+ 0.5%
Average Sales Price*	\$536,821	\$533,317	- 0.7%	\$566,771	\$565,351	- 0.3%
Percent of Original List Price Received*	96.0%	97.0%	+ 1.0%	98.3%	99.0%	+ 0.7%
Average Market Time	38	26	- 31.6%	53	36	- 32.1%
Inventory of Homes for Sale at Month End	15	22	+ 46.7%	--	--	--

December

Trailing 12 Months

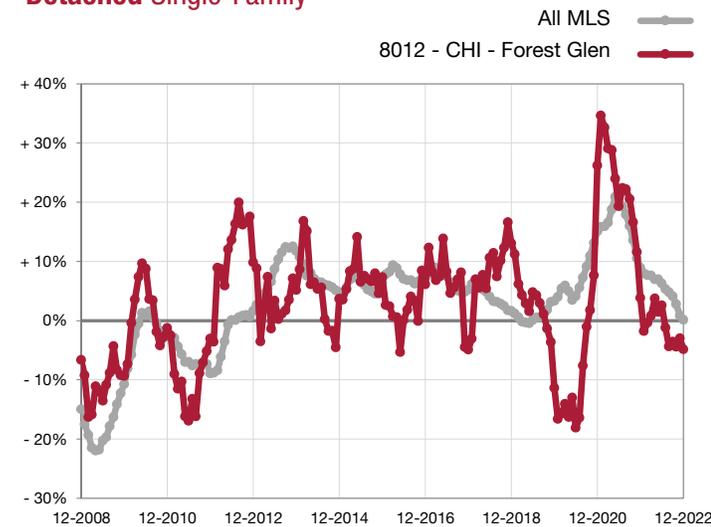
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	1	1	0.0%	33	49	+ 48.5%
Under Contract (includes Contingent and Pending)	0	2	--	20	25	+ 25.0%
Closed Sales	1	1	0.0%	22	23	+ 4.5%
Median Sales Price*	\$425,000	\$240,000	- 43.5%	\$344,250	\$329,900	- 4.2%
Average Sales Price*	\$425,000	\$240,000	- 43.5%	\$376,495	\$364,039	- 3.3%
Percent of Original List Price Received*	96.6%	96.0%	- 0.6%	99.2%	98.3%	- 0.9%
Average Market Time	40	1	- 97.5%	29	48	+ 65.5%
Inventory of Homes for Sale at Month End	4	5	+ 25.0%	--	--	--

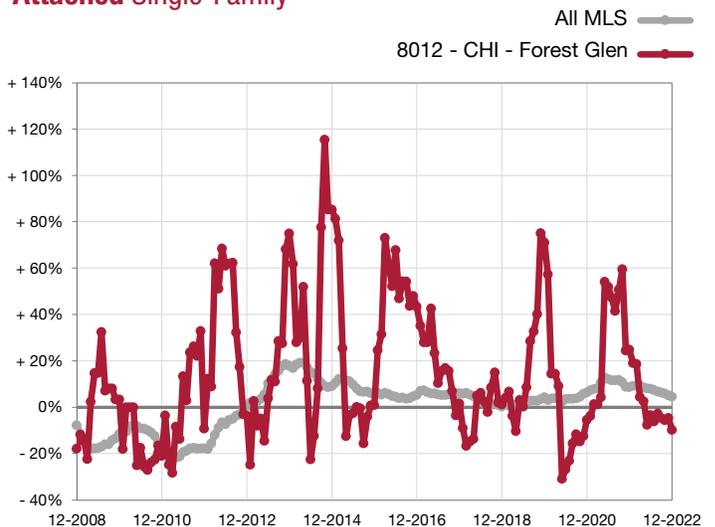
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Grand Boulevard

Local Market Update / December 2022

+ 50.0%

- 65.4%

+ 28.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	5	4	- 20.0%	121	153	+ 26.4%
Under Contract (includes Contingent and Pending)	4	2	- 50.0%	63	50	- 20.6%
Closed Sales	10	4	- 60.0%	59	53	- 10.2%
Median Sales Price*	\$599,500	\$564,000	- 5.9%	\$595,000	\$610,000	+ 2.5%
Average Sales Price*	\$568,690	\$571,180	+ 0.4%	\$563,955	\$578,338	+ 2.6%
Percent of Original List Price Received*	99.3%	96.2%	- 3.1%	99.0%	97.3%	- 1.7%
Average Market Time	38	79	+ 107.9%	90	106	+ 17.8%
Inventory of Homes for Sale at Month End	24	26	+ 8.3%	--	--	--

December

Trailing 12 Months

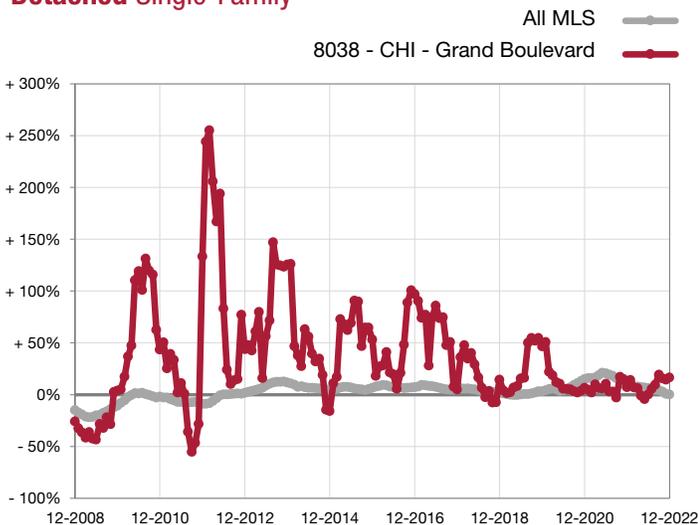
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	7	14	+ 100.0%	347	332	- 4.3%
Under Contract (includes Contingent and Pending)	6	5	- 16.7%	183	123	- 32.8%
Closed Sales	16	5	- 68.8%	190	125	- 34.2%
Median Sales Price*	\$266,000	\$322,000	+ 21.1%	\$245,750	\$255,000	+ 3.8%
Average Sales Price*	\$260,945	\$308,320	+ 18.2%	\$259,599	\$271,072	+ 4.4%
Percent of Original List Price Received*	96.4%	90.4%	- 6.2%	98.1%	96.5%	- 1.6%
Average Market Time	81	175	+ 116.0%	103	87	- 15.5%
Inventory of Homes for Sale at Month End	39	55	+ 41.0%	--	--	--

* 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



**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

Greater Grand Crossing

Local Market Update / December 2022

+ 4.0%

+ 41.7%

+ 20.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	25	26	+ 4.0%	341	458	+ 34.3%
Under Contract (includes Contingent and Pending)	19	12	- 36.8%	160	149	- 6.9%
Closed Sales	12	17	+ 41.7%	154	153	- 0.6%
Median Sales Price*	\$194,500	\$125,000	- 35.7%	\$170,000	\$180,000	+ 5.9%
Average Sales Price*	\$187,375	\$175,818	- 6.2%	\$173,269	\$180,663	+ 4.3%
Percent of Original List Price Received*	86.5%	92.4%	+ 6.8%	99.2%	93.5%	- 5.7%
Average Market Time	80	109	+ 36.3%	77	98	+ 27.3%
Inventory of Homes for Sale at Month End	69	81	+ 17.4%	--	--	--

Attached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	0	0	--	9	14	+ 55.6%
Under Contract (includes Contingent and Pending)	0	0	--	4	4	0.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$70,000	\$147,000	+ 110.0%
Average Sales Price*	\$0	\$0	--	\$65,667	\$119,600	+ 82.1%
Percent of Original List Price Received*	0.0%	0.0%	--	94.9%	92.8%	- 2.2%
Average Market Time	0	0	--	20	61	+ 205.0%
Inventory of Homes for Sale at Month End	1	3	+ 200.0%	--	--	--

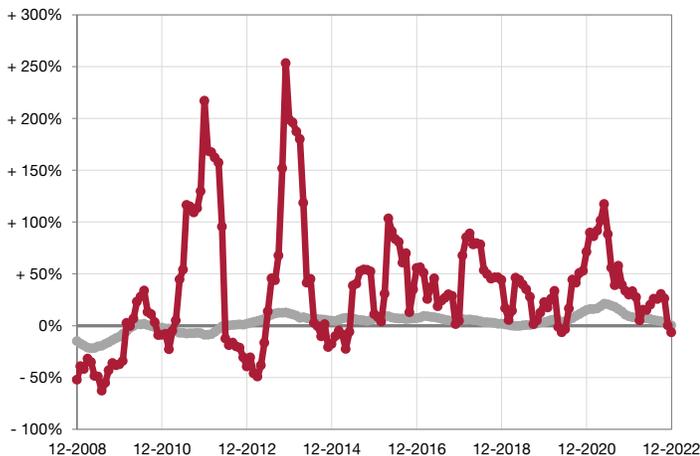
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family

All MLS

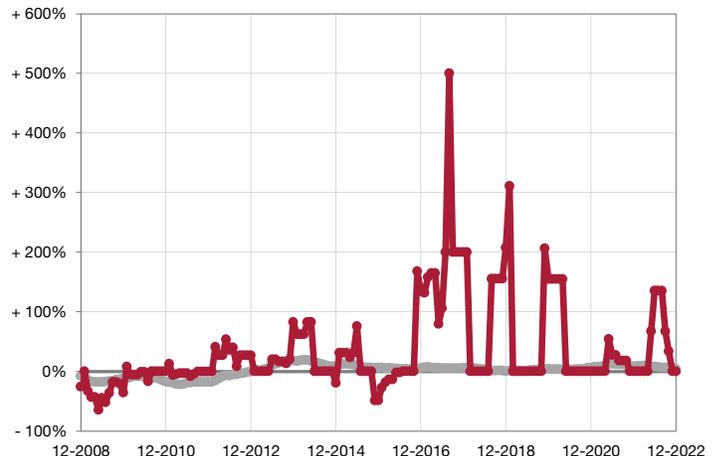
8069 - CHI - Greater Grand Crossing



Attached Single-Family

All MLS

8069 - CHI - Greater Grand Crossing



**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

Hegewisch

Local Market Update / December 2022

- 10.0%

- 60.0%

+ 28.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	10	9	- 10.0%	133	164	+ 23.3%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	90	87	- 3.3%
Closed Sales	15	6	- 60.0%	90	92	+ 2.2%
Median Sales Price*	\$182,000	\$183,500	+ 0.8%	\$200,000	\$206,000	+ 3.0%
Average Sales Price*	\$175,459	\$218,750	+ 24.7%	\$197,146	\$209,520	+ 6.3%
Percent of Original List Price Received*	93.7%	99.3%	+ 6.0%	97.6%	96.6%	- 1.0%
Average Market Time	85	18	- 78.8%	42	38	- 9.5%
Inventory of Homes for Sale at Month End	14	17	+ 21.4%	--	--	--

Attached Single-Family

December

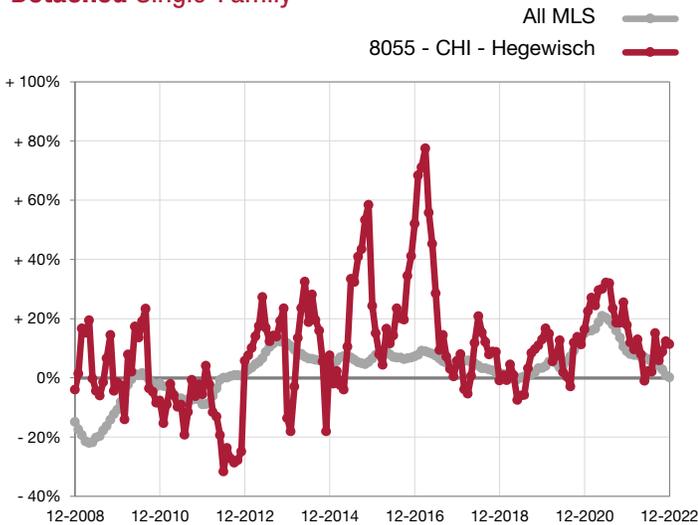
Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	0	0	--	2	1	- 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$85,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$85,000	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	85.9%	0.0%	- 100.0%
Average Market Time	0	0	--	5	0	- 100.0%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

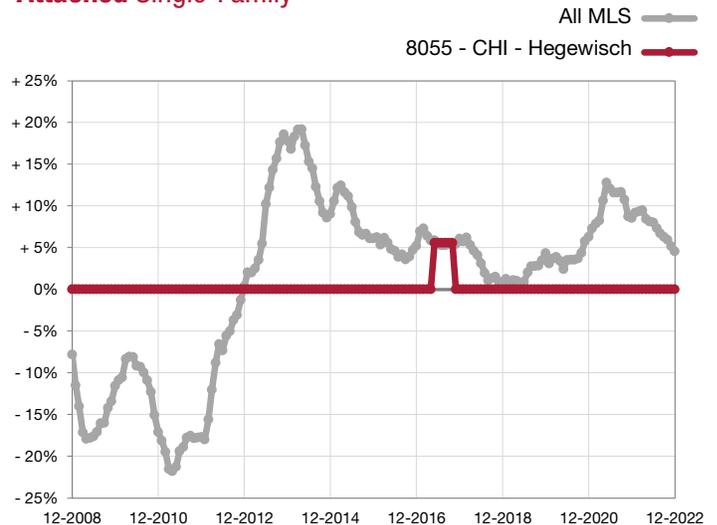
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Humboldt Park

Local Market Update / December 2022

- 16.7%

- 68.2%

- 23.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	13	14	+ 7.7%	283	301	+ 6.4%
Under Contract (includes Contingent and Pending)	9	7	- 22.2%	149	134	- 10.1%
Closed Sales	19	5	- 73.7%	159	130	- 18.2%
Median Sales Price*	\$288,000	\$280,000	- 2.8%	\$325,000	\$287,000	- 11.7%
Average Sales Price*	\$354,808	\$245,800	- 30.7%	\$388,789	\$343,862	- 11.6%
Percent of Original List Price Received*	93.5%	88.5%	- 5.3%	98.2%	95.6%	- 2.6%
Average Market Time	83	71	- 14.5%	61	69	+ 13.1%
Inventory of Homes for Sale at Month End	51	42	- 17.6%	--	--	--

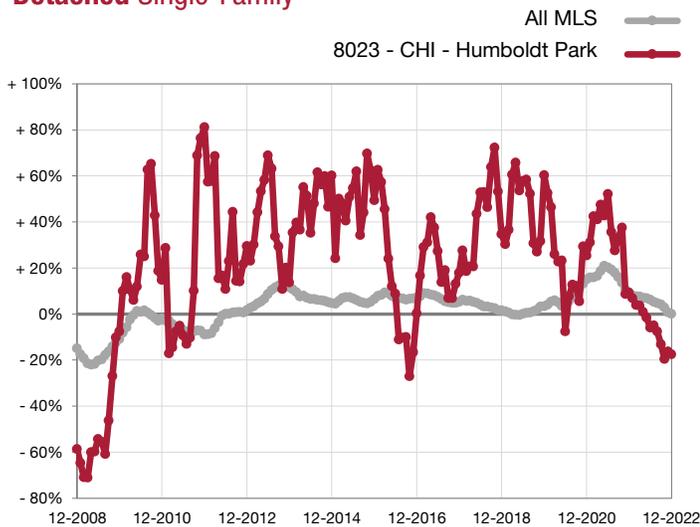
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	5	1	- 80.0%	84	50	- 40.5%
Under Contract (includes Contingent and Pending)	0	1	--	36	29	- 19.4%
Closed Sales	3	2	- 33.3%	50	30	- 40.0%
Median Sales Price*	\$425,000	\$221,250	- 47.9%	\$360,250	\$318,750	- 11.5%
Average Sales Price*	\$427,000	\$221,250	- 48.2%	\$329,219	\$328,340	- 0.3%
Percent of Original List Price Received*	99.6%	94.9%	- 4.7%	98.2%	96.5%	- 1.7%
Average Market Time	136	91	- 33.1%	97	79	- 18.6%
Inventory of Homes for Sale at Month End	10	5	- 50.0%	--	--	--

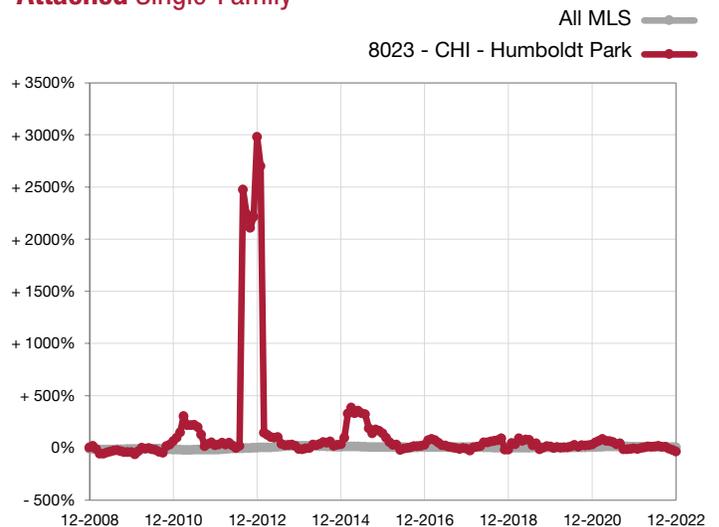
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Hyde Park

Local Market Update / December 2022

- 17.6%

- 50.0%

+ 16.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	0	1	--	33	53	+ 60.6%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	21	22	+ 4.8%
Closed Sales	3	0	- 100.0%	21	21	0.0%
Median Sales Price*	\$1,454,000	\$0	- 100.0%	\$785,000	\$998,000	+ 27.1%
Average Sales Price*	\$2,019,667	\$0	- 100.0%	\$1,133,995	\$1,265,686	+ 11.6%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	94.5%	95.6%	+ 1.2%
Average Market Time	204	0	- 100.0%	61	32	- 47.5%
Inventory of Homes for Sale at Month End	0	8	--	--	--	--

December

Trailing 12 Months

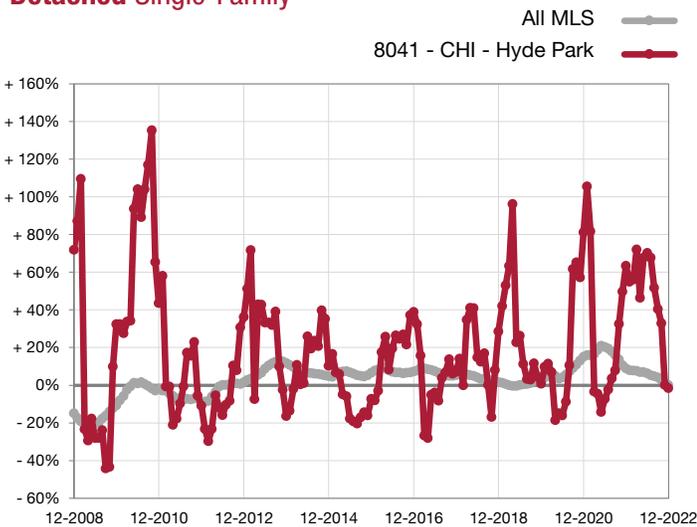
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	17	13	- 23.5%	456	458	+ 0.4%
Under Contract (includes Contingent and Pending)	17	12	- 29.4%	327	260	- 20.5%
Closed Sales	29	16	- 44.8%	323	268	- 17.0%
Median Sales Price*	\$235,000	\$158,125	- 32.7%	\$200,000	\$206,000	+ 3.0%
Average Sales Price*	\$311,324	\$166,159	- 46.6%	\$260,463	\$259,798	- 0.3%
Percent of Original List Price Received*	93.3%	97.1%	+ 4.1%	94.9%	95.7%	+ 0.8%
Average Market Time	84	82	- 2.4%	72	65	- 9.7%
Inventory of Homes for Sale at Month End	68	71	+ 4.4%	--	--	--

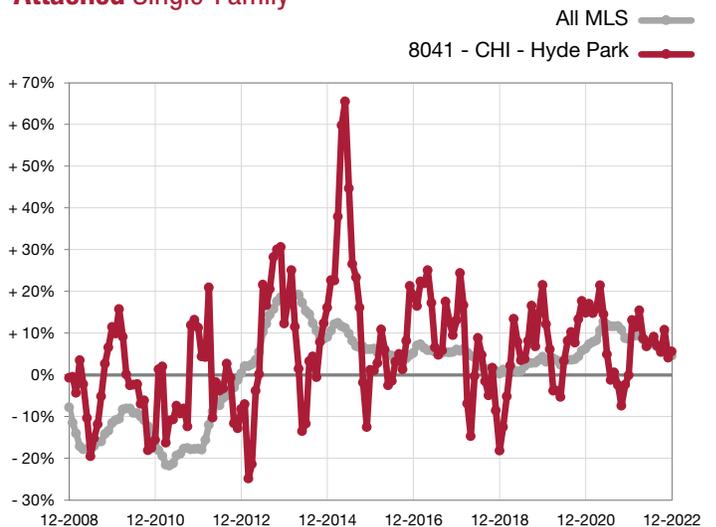
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Irving Park

Local Market Update / December 2022

- 43.8%

- 53.1%

- 33.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	10	11	+ 10.0%	475	505	+ 6.3%
Under Contract (includes Contingent and Pending)	13	10	- 23.1%	298	288	- 3.4%
Closed Sales	35	11	- 68.6%	301	291	- 3.3%
Median Sales Price*	\$587,500	\$585,000	- 0.4%	\$585,000	\$659,900	+ 12.8%
Average Sales Price*	\$661,357	\$638,636	- 3.4%	\$621,694	\$705,099	+ 13.4%
Percent of Original List Price Received*	98.1%	95.5%	- 2.7%	99.3%	99.7%	+ 0.4%
Average Market Time	44	64	+ 45.5%	39	38	- 2.6%
Inventory of Homes for Sale at Month End	35	35	0.0%	--	--	--

Attached Single-Family

December

Trailing 12 Months

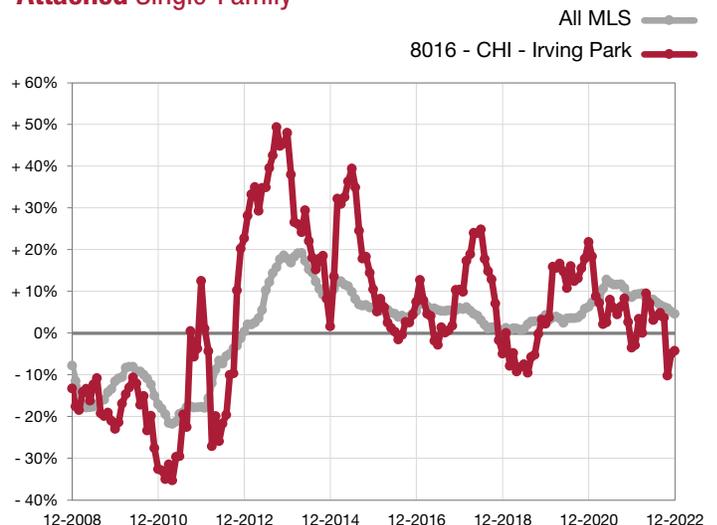
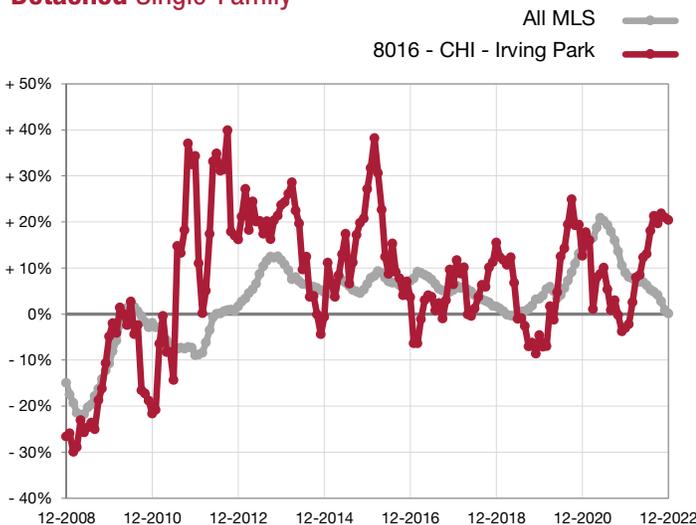
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	22	7	- 68.2%	588	410	- 30.3%
Under Contract (includes Contingent and Pending)	15	9	- 40.0%	336	264	- 21.4%
Closed Sales	14	12	- 14.3%	346	268	- 22.5%
Median Sales Price*	\$175,500	\$202,000	+ 15.1%	\$228,000	\$227,500	- 0.2%
Average Sales Price*	\$232,057	\$265,942	+ 14.6%	\$264,005	\$268,117	+ 1.6%
Percent of Original List Price Received*	92.1%	95.8%	+ 4.0%	97.2%	98.4%	+ 1.2%
Average Market Time	96	114	+ 18.8%	51	62	+ 21.6%
Inventory of Homes for Sale at Month End	62	30	- 51.6%	--	--	--

* 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



**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

Jefferson Park

Local Market Update / December 2022

- 4.2%

- 53.3%

- 54.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	18	18	0.0%	406	396	- 2.5%
Under Contract (includes Contingent and Pending)	13	10	- 23.1%	235	227	- 3.4%
Closed Sales	25	12	- 52.0%	241	233	- 3.3%
Median Sales Price*	\$370,000	\$413,840	+ 11.8%	\$379,000	\$405,000	+ 6.9%
Average Sales Price*	\$403,028	\$411,673	+ 2.1%	\$415,160	\$433,758	+ 4.5%
Percent of Original List Price Received*	98.2%	95.5%	- 2.7%	99.1%	99.0%	- 0.1%
Average Market Time	34	56	+ 64.7%	39	41	+ 5.1%
Inventory of Homes for Sale at Month End	38	22	- 42.1%	--	--	--

December

Trailing 12 Months

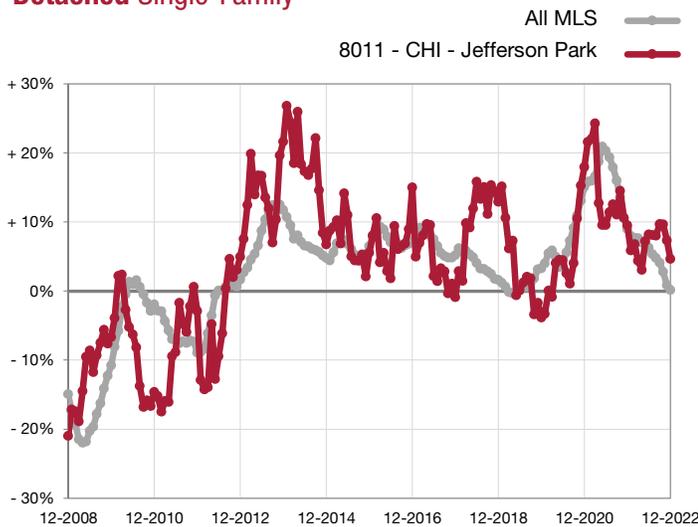
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	6	5	- 16.7%	137	91	- 33.6%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	69	67	- 2.9%
Closed Sales	5	2	- 60.0%	70	71	+ 1.4%
Median Sales Price*	\$184,000	\$267,500	+ 45.4%	\$175,000	\$177,000	+ 1.1%
Average Sales Price*	\$178,400	\$267,500	+ 49.9%	\$195,721	\$207,202	+ 5.9%
Percent of Original List Price Received*	96.8%	99.9%	+ 3.2%	96.0%	97.2%	+ 1.3%
Average Market Time	66	50	- 24.2%	45	69	+ 53.3%
Inventory of Homes for Sale at Month End	15	2	- 86.7%	--	--	--

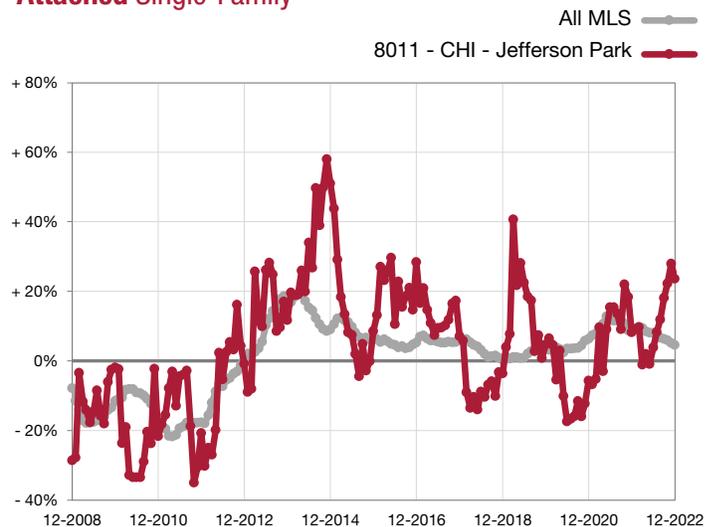
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Kenwood

Local Market Update / December 2022

- 26.1%

+ 55.6%

- 6.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	5	1	- 80.0%	82	64	- 22.0%
Under Contract (includes Contingent and Pending)	3	3	0.0%	46	28	- 39.1%
Closed Sales	2	1	- 50.0%	43	28	- 34.9%
Median Sales Price*	\$1,387,500	\$700,000	- 49.5%	\$769,000	\$792,500	+ 3.1%
Average Sales Price*	\$1,387,500	\$700,000	- 49.5%	\$1,121,158	\$1,214,539	+ 8.3%
Percent of Original List Price Received*	94.4%	83.8%	- 11.2%	96.2%	92.7%	- 3.6%
Average Market Time	46	95	+ 106.5%	125	105	- 16.0%
Inventory of Homes for Sale at Month End	10	8	- 20.0%	--	--	--

Attached Single-Family

December

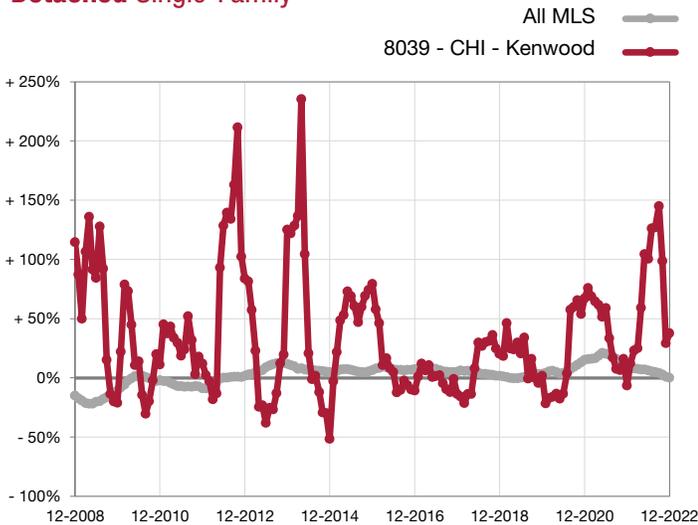
Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	18	16	- 11.1%	364	375	+ 3.0%
Under Contract (includes Contingent and Pending)	8	10	+ 25.0%	205	164	- 20.0%
Closed Sales	7	13	+ 85.7%	213	171	- 19.7%
Median Sales Price*	\$175,000	\$290,000	+ 65.7%	\$245,000	\$235,000	- 4.1%
Average Sales Price*	\$208,414	\$375,615	+ 80.2%	\$260,233	\$266,722	+ 2.5%
Percent of Original List Price Received*	95.0%	94.4%	- 0.6%	95.1%	95.3%	+ 0.2%
Average Market Time	117	91	- 22.2%	68	94	+ 38.2%
Inventory of Homes for Sale at Month End	62	59	- 4.8%	--	--	--

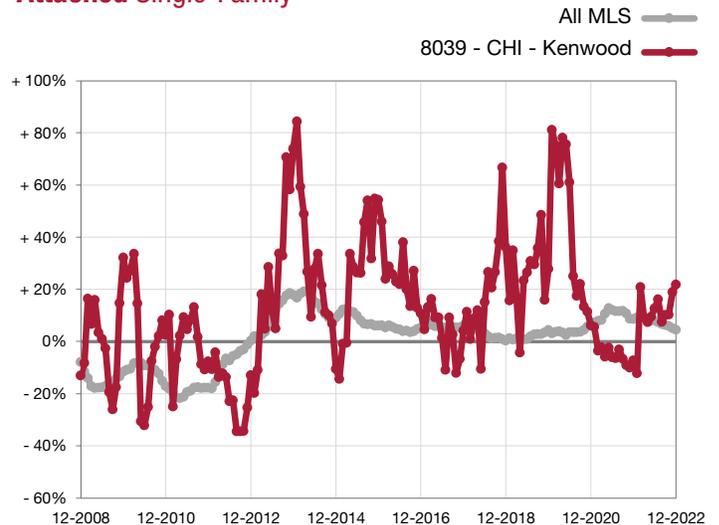
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Lakeview

Local Market Update / December 2022

- 37.3%

- 43.6%

- 40.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	4	6	+ 50.0%	375	273	- 27.2%
Under Contract (includes Contingent and Pending)	9	2	- 77.8%	205	155	- 24.4%
Closed Sales	9	7	- 22.2%	201	167	- 16.9%
Median Sales Price*	\$1,775,000	\$1,790,000	+ 0.8%	\$1,375,000	\$1,550,000	+ 12.7%
Average Sales Price*	\$1,989,444	\$1,682,143	- 15.4%	\$1,484,421	\$1,598,887	+ 7.7%
Percent of Original List Price Received*	98.2%	94.7%	- 3.6%	96.9%	98.7%	+ 1.9%
Average Market Time	45	29	- 35.6%	64	58	- 9.4%
Inventory of Homes for Sale at Month End	29	26	- 10.3%	--	--	--

December

Trailing 12 Months

Attached Single-Family

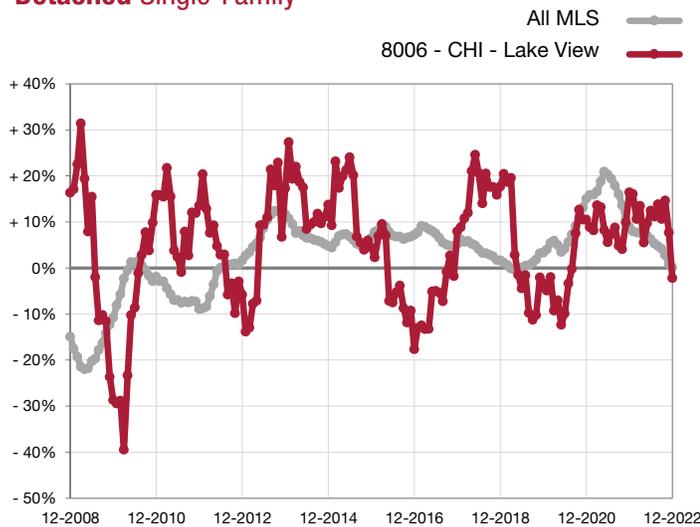
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	106	63	- 40.6%	4,661	3,304	- 29.1%
Under Contract (includes Contingent and Pending)	107	60	- 43.9%	2,574	2,073	- 19.5%
Closed Sales	140	77	- 45.0%	2,597	2,142	- 17.5%
Median Sales Price*	\$387,500	\$315,000	- 18.7%	\$395,000	\$388,700	- 1.6%
Average Sales Price*	\$420,257	\$391,045	- 7.0%	\$426,133	\$440,965	+ 3.5%
Percent of Original List Price Received*	96.8%	97.0%	+ 0.2%	97.6%	98.4%	+ 0.8%
Average Market Time	72	44	- 38.9%	67	49	- 26.9%
Inventory of Homes for Sale at Month End	341	196	- 42.5%	--	--	--

* 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



**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

Lincoln Park

Local Market Update / December 2022

- 54.4%

- 41.7%

- 33.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	8	3	- 62.5%	544	394	- 27.6%
Under Contract (includes Contingent and Pending)	14	8	- 42.9%	310	207	- 33.2%
Closed Sales	28	13	- 53.6%	305	230	- 24.6%
Median Sales Price*	\$1,627,500	\$1,721,000	+ 5.7%	\$1,710,000	\$1,727,500	+ 1.0%
Average Sales Price*	\$2,375,192	\$1,981,052	- 16.6%	\$2,072,997	\$2,129,625	+ 2.7%
Percent of Original List Price Received*	96.2%	93.9%	- 2.4%	96.0%	96.4%	+ 0.4%
Average Market Time	80	89	+ 11.3%	100	64	- 36.0%
Inventory of Homes for Sale at Month End	44	36	- 18.2%	--	--	--

December

Trailing 12 Months

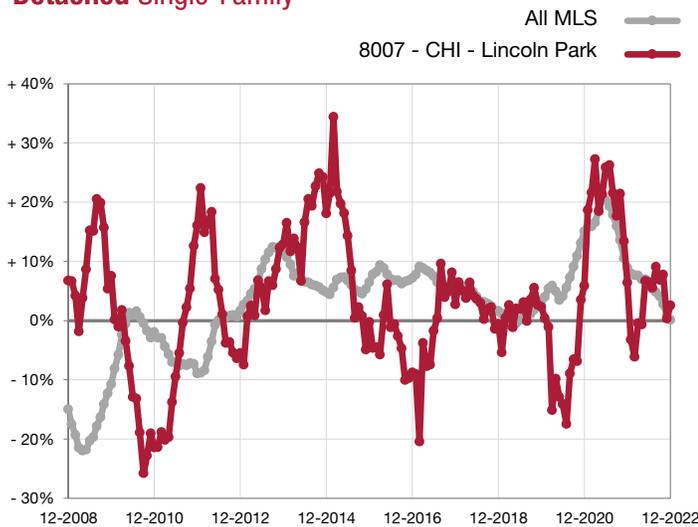
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	60	28	- 53.3%	3,152	2,216	- 29.7%
Under Contract (includes Contingent and Pending)	74	35	- 52.7%	1,799	1,416	- 21.3%
Closed Sales	104	64	- 38.5%	1,802	1,477	- 18.0%
Median Sales Price*	\$569,500	\$455,000	- 20.1%	\$519,000	\$540,000	+ 4.0%
Average Sales Price*	\$604,580	\$538,287	- 11.0%	\$614,765	\$641,430	+ 4.3%
Percent of Original List Price Received*	97.1%	95.8%	- 1.3%	97.3%	98.2%	+ 0.9%
Average Market Time	95	88	- 7.4%	75	59	- 21.3%
Inventory of Homes for Sale at Month End	241	155	- 35.7%	--	--	--

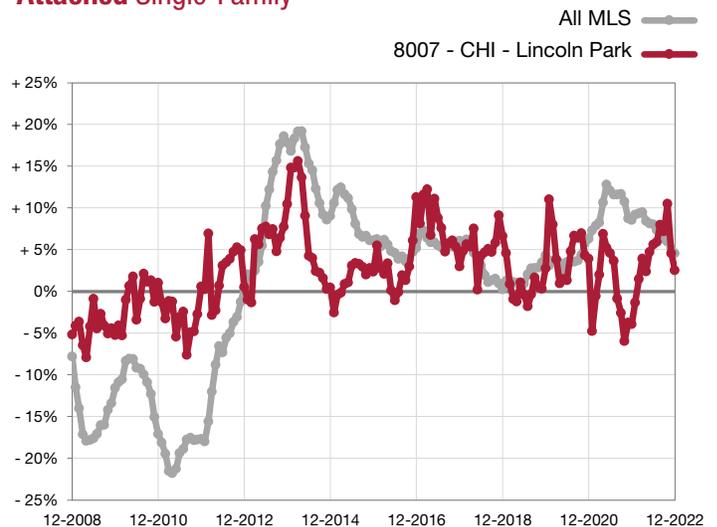
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

- 37.9%

- 42.4%

- 52.6%

Lincoln Square

Local Market Update / December 2022

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	8	8	0.0%	234	186	- 20.5%
Under Contract (includes Contingent and Pending)	10	2	- 80.0%	146	114	- 21.9%
Closed Sales	3	3	0.0%	139	131	- 5.8%
Median Sales Price*	\$1,125,000	\$760,000	- 32.4%	\$836,500	\$825,000	- 1.4%
Average Sales Price*	\$1,006,667	\$649,200	- 35.5%	\$921,009	\$964,662	+ 4.7%
Percent of Original List Price Received*	100.4%	97.1%	- 3.3%	98.7%	99.0%	+ 0.3%
Average Market Time	58	78	+ 34.5%	49	43	- 12.2%
Inventory of Homes for Sale at Month End	22	20	- 9.1%	--	--	--

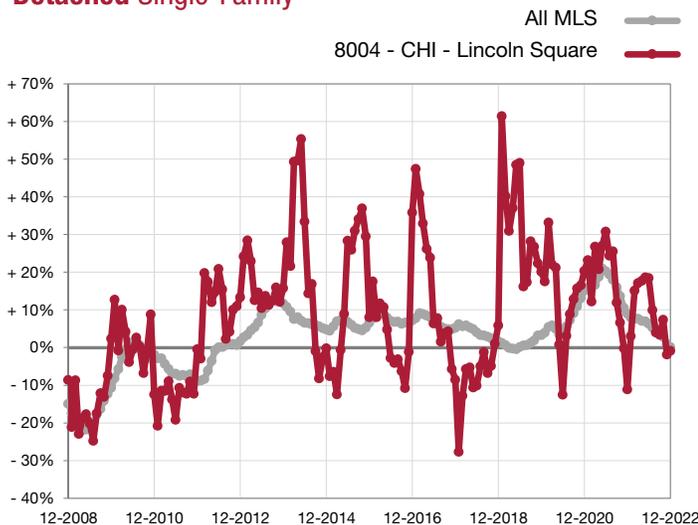
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	21	10	- 52.4%	734	554	- 24.5%
Under Contract (includes Contingent and Pending)	22	20	- 9.1%	461	368	- 20.2%
Closed Sales	30	16	- 46.7%	458	378	- 17.5%
Median Sales Price*	\$281,250	\$345,000	+ 22.7%	\$303,500	\$315,200	+ 3.9%
Average Sales Price*	\$313,667	\$369,644	+ 17.8%	\$335,608	\$355,983	+ 6.1%
Percent of Original List Price Received*	96.8%	96.8%	0.0%	98.1%	98.6%	+ 0.5%
Average Market Time	72	69	- 4.2%	52	54	+ 3.8%
Inventory of Homes for Sale at Month End	56	17	- 69.6%	--	--	--

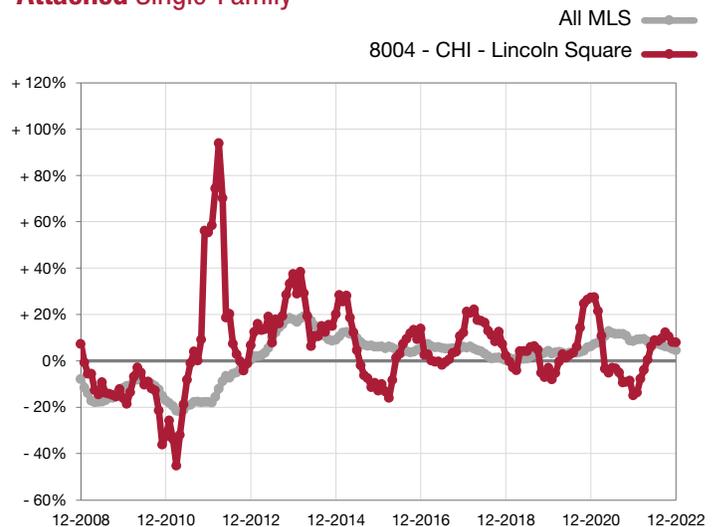
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

- 22.0%

- 53.5%

- 21.3%

Logan Square

Local Market Update / December 2022

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	13	10	- 23.1%	508	390	- 23.2%
Under Contract (includes Contingent and Pending)	9	9	0.0%	318	235	- 26.1%
Closed Sales	32	13	- 59.4%	335	237	- 29.3%
Median Sales Price*	\$880,000	\$880,000	0.0%	\$885,000	\$915,000	+ 3.4%
Average Sales Price*	\$1,004,747	\$1,150,096	+ 14.5%	\$965,102	\$1,047,114	+ 8.5%
Percent of Original List Price Received*	98.4%	98.9%	+ 0.5%	98.4%	99.2%	+ 0.8%
Average Market Time	59	58	- 1.7%	49	35	- 28.6%
Inventory of Homes for Sale at Month End	33	28	- 15.2%	--	--	--

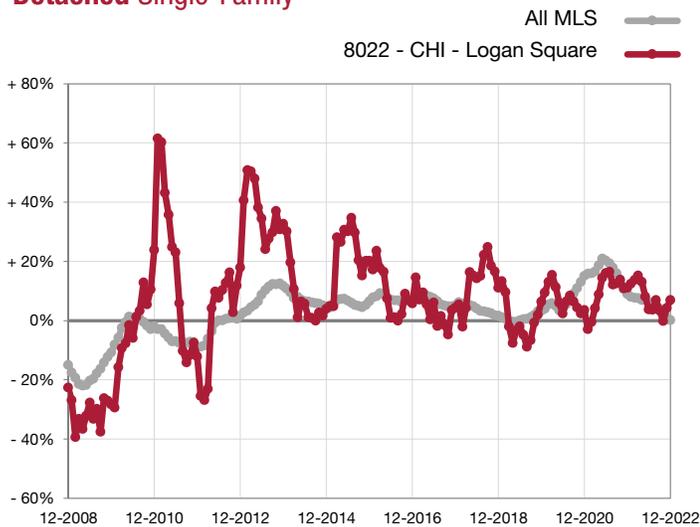
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	28	22	- 21.4%	1,383	1,033	- 25.3%
Under Contract (includes Contingent and Pending)	29	21	- 27.6%	813	615	- 24.4%
Closed Sales	54	27	- 50.0%	869	632	- 27.3%
Median Sales Price*	\$487,750	\$500,000	+ 2.5%	\$435,000	\$450,000	+ 3.4%
Average Sales Price*	\$502,054	\$513,067	+ 2.2%	\$461,679	\$489,215	+ 6.0%
Percent of Original List Price Received*	99.4%	97.1%	- 2.3%	100.1%	99.4%	- 0.7%
Average Market Time	41	50	+ 22.0%	48	47	- 2.1%
Inventory of Homes for Sale at Month End	75	57	- 24.0%	--	--	--

* 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



**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

Loop

Local Market Update / December 2022

- 5.1%

- 38.3%

- 19.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	0	0	--	1	3	+ 200.0%
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	1	--	--	--	--

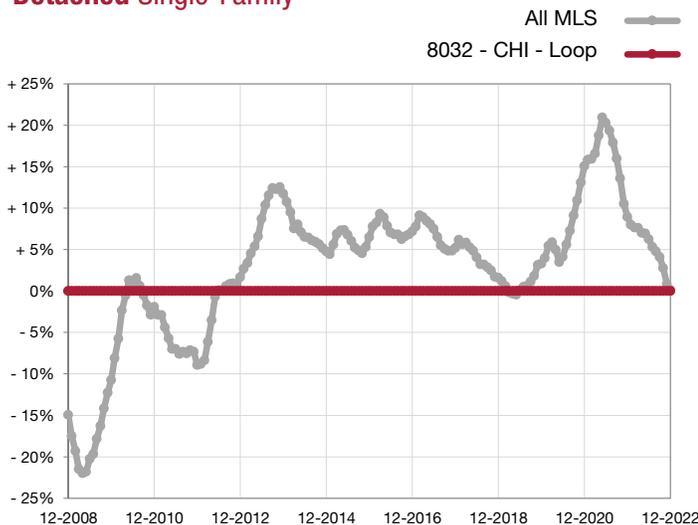
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	59	56	- 5.1%	2,155	1,871	- 13.2%
Under Contract (includes Contingent and Pending)	57	38	- 33.3%	1,004	881	- 12.3%
Closed Sales	60	37	- 38.3%	1,077	938	- 12.9%
Median Sales Price*	\$357,500	\$328,500	- 8.1%	\$384,500	\$370,000	- 3.8%
Average Sales Price*	\$669,458	\$483,473	- 27.8%	\$718,859	\$616,256	- 14.3%
Percent of Original List Price Received*	95.4%	95.7%	+ 0.3%	96.0%	97.1%	+ 1.1%
Average Market Time	176	103	- 41.5%	130	104	- 20.0%
Inventory of Homes for Sale at Month End	314	253	- 19.4%	--	--	--

* 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



**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

- 28.6%

- 41.9%

- 14.3%

Near North Side

Local Market Update / December 2022

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	6	1	- 83.3%	142	112	- 21.1%
Under Contract (includes Contingent and Pending)	6	5	- 16.7%	53	38	- 28.3%
Closed Sales	4	1	- 75.0%	49	39	- 20.4%
Median Sales Price*	\$1,812,500	\$1,300,000	- 28.3%	\$1,850,000	\$2,100,000	+ 13.5%
Average Sales Price*	\$2,045,075	\$1,300,000	- 36.4%	\$2,086,404	\$2,412,256	+ 15.6%
Percent of Original List Price Received*	91.8%	100.1%	+ 9.0%	90.5%	92.5%	+ 2.2%
Average Market Time	128	150	+ 17.2%	266	245	- 7.9%
Inventory of Homes for Sale at Month End	25	21	- 16.0%	--	--	--

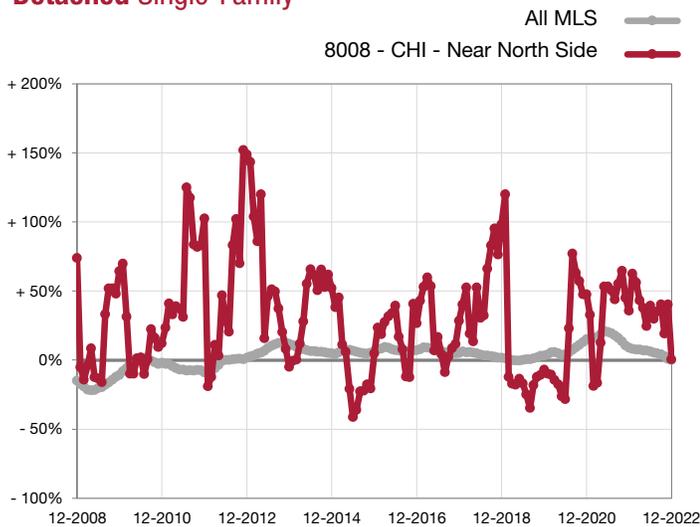
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	179	131	- 26.8%	7,423	6,564	- 11.6%
Under Contract (includes Contingent and Pending)	198	127	- 35.9%	3,120	2,705	- 13.3%
Closed Sales	223	131	- 41.3%	3,029	2,814	- 7.1%
Median Sales Price*	\$435,000	\$430,000	- 1.1%	\$410,000	\$420,000	+ 2.4%
Average Sales Price*	\$618,504	\$658,809	+ 6.5%	\$588,230	\$596,854	+ 1.5%
Percent of Original List Price Received*	95.5%	96.0%	+ 0.5%	95.9%	96.7%	+ 0.8%
Average Market Time	164	134	- 18.3%	139	112	- 19.4%
Inventory of Homes for Sale at Month End	1,091	935	- 14.3%	--	--	--

* 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



**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

- 22.0%

- 47.5%

- 32.7%

Near South Side

Local Market Update / December 2022

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	0	0	--	17	5	- 70.6%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	8	5	- 37.5%
Closed Sales	2	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$1,031,250	\$0	- 100.0%	\$1,083,500	\$1,280,000	+ 18.1%
Average Sales Price*	\$1,031,250	\$0	- 100.0%	\$1,352,125	\$1,267,429	- 6.3%
Percent of Original List Price Received*	95.0%	0.0%	- 100.0%	93.9%	94.1%	+ 0.2%
Average Market Time	120	0	- 100.0%	135	135	0.0%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

December

Trailing 12 Months

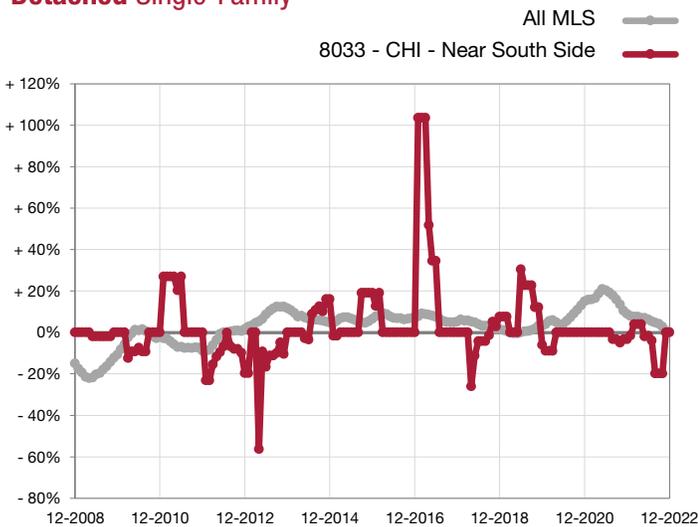
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	41	32	- 22.0%	1,936	1,536	- 20.7%
Under Contract (includes Contingent and Pending)	44	24	- 45.5%	935	692	- 26.0%
Closed Sales	57	31	- 45.6%	935	722	- 22.8%
Median Sales Price*	\$395,000	\$335,000	- 15.2%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$418,846	\$404,387	- 3.5%	\$445,100	\$444,625	- 0.1%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.1%	99.8%	100.1%	+ 0.3%
Average Market Time	98	99	+ 1.0%	95	89	- 6.3%
Inventory of Homes for Sale at Month End	199	135	- 32.2%	--	--	--

* 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

Near West Side

Local Market Update / December 2022

- 50.0% **- 58.7%** **- 27.1%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	1	1	0.0%	131	95	- 27.5%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	62	25	- 59.7%
Closed Sales	2	3	+ 50.0%	66	26	- 60.6%
Median Sales Price*	\$775,000	\$1,075,000	+ 38.7%	\$618,800	\$615,000	- 0.6%
Average Sales Price*	\$775,000	\$1,050,833	+ 35.6%	\$674,128	\$754,871	+ 12.0%
Percent of Original List Price Received*	92.8%	92.4%	- 0.4%	99.3%	94.5%	- 4.8%
Average Market Time	28	132	+ 371.4%	69	101	+ 46.4%
Inventory of Homes for Sale at Month End	11	9	- 18.2%	--	--	--

Attached Single-Family

December

Trailing 12 Months

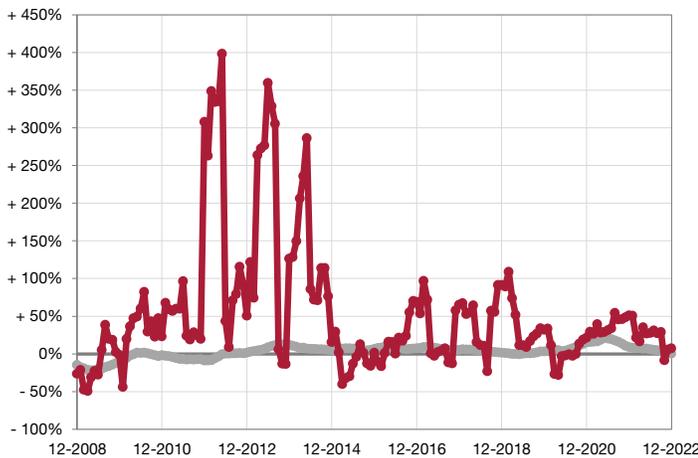
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	83	41	- 50.6%	3,251	2,487	- 23.5%
Under Contract (includes Contingent and Pending)	73	33	- 54.8%	1,554	1,217	- 21.7%
Closed Sales	90	35	- 61.1%	1,534	1,279	- 16.6%
Median Sales Price*	\$355,000	\$395,000	+ 11.3%	\$378,000	\$392,000	+ 3.7%
Average Sales Price*	\$447,461	\$525,887	+ 17.5%	\$502,029	\$503,498	+ 0.3%
Percent of Original List Price Received*	97.5%	98.2%	+ 0.7%	98.8%	99.7%	+ 0.9%
Average Market Time	110	99	- 10.0%	84	67	- 20.2%
Inventory of Homes for Sale at Month End	266	193	- 27.4%	--	--	--

* 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

All MLS —
8028 - CHI - Near West Side —



Attached Single-Family

All MLS —
8028 - CHI - Near West Side —



**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

North Center

Local Market Update / December 2022

- 52.2%

- 45.1%

+ 65.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	12	2	- 83.3%	348	318	- 8.6%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	263	206	- 21.7%
Closed Sales	21	12	- 42.9%	276	209	- 24.3%
Median Sales Price*	\$1,325,000	\$1,135,000	- 14.3%	\$1,167,500	\$1,250,000	+ 7.1%
Average Sales Price*	\$1,409,619	\$1,247,458	- 11.5%	\$1,176,989	\$1,279,023	+ 8.7%
Percent of Original List Price Received*	97.3%	96.8%	- 0.5%	97.9%	99.6%	+ 1.7%
Average Market Time	44	57	+ 29.5%	59	28	- 52.5%
Inventory of Homes for Sale at Month End	13	21	+ 61.5%	--	--	--

December

Trailing 12 Months

Attached Single-Family

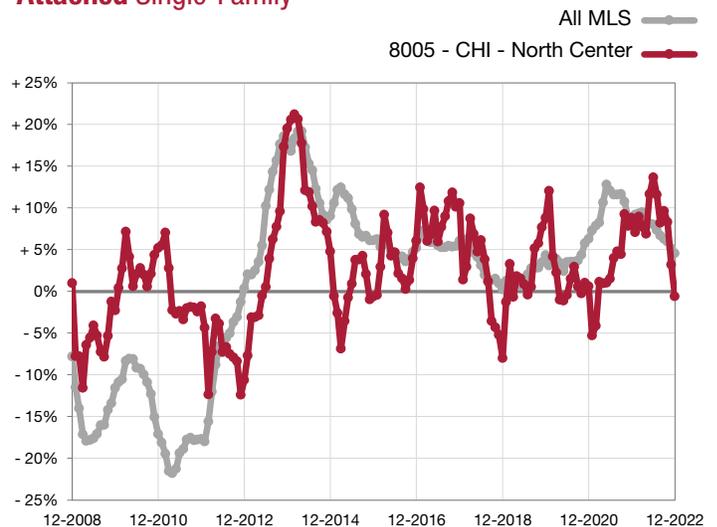
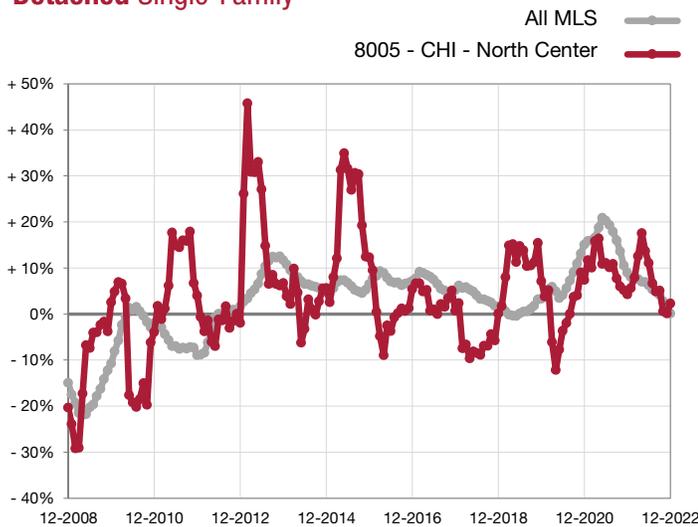
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	11	9	- 18.2%	770	651	- 15.5%
Under Contract (includes Contingent and Pending)	17	11	- 35.3%	511	379	- 25.8%
Closed Sales	30	16	- 46.7%	511	392	- 23.3%
Median Sales Price*	\$452,500	\$488,750	+ 8.0%	\$460,069	\$483,750	+ 5.1%
Average Sales Price*	\$492,075	\$500,325	+ 1.7%	\$481,511	\$501,960	+ 4.2%
Percent of Original List Price Received*	98.0%	97.5%	- 0.5%	98.9%	99.9%	+ 1.0%
Average Market Time	60	75	+ 25.0%	51	37	- 27.5%
Inventory of Homes for Sale at Month End	28	47	+ 67.9%	--	--	--

* 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



**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

North Park

Local Market Update / December 2022

0.0%

- 37.5%

- 27.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	3	2	- 33.3%	99	103	+ 4.0%
Under Contract (includes Contingent and Pending)	3	3	0.0%	70	60	- 14.3%
Closed Sales	2	3	+ 50.0%	68	62	- 8.8%
Median Sales Price*	\$722,500	\$401,000	- 44.5%	\$450,000	\$452,500	+ 0.6%
Average Sales Price*	\$722,500	\$503,333	- 30.3%	\$484,155	\$500,371	+ 3.3%
Percent of Original List Price Received*	98.1%	89.6%	- 8.7%	100.9%	98.3%	- 2.6%
Average Market Time	98	93	- 5.1%	33	52	+ 57.6%
Inventory of Homes for Sale at Month End	7	7	0.0%	--	--	--

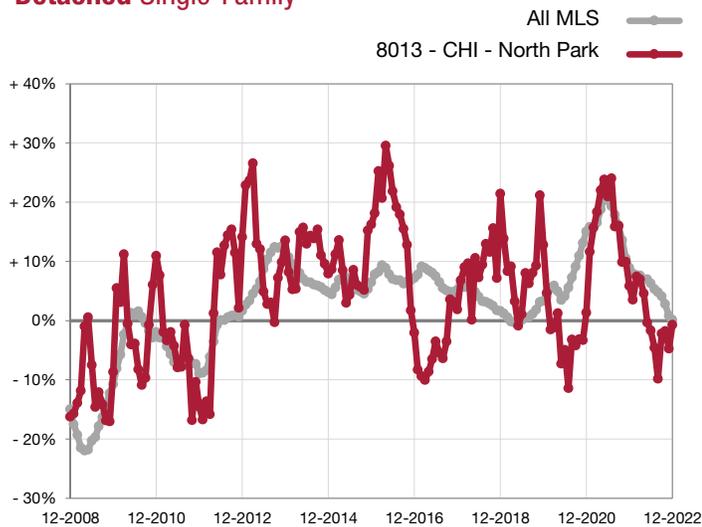
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2	3	+ 50.0%	98	70	- 28.6%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	55	41	- 25.5%
Closed Sales	6	2	- 66.7%	57	39	- 31.6%
Median Sales Price*	\$235,000	\$178,750	- 23.9%	\$229,900	\$210,000	- 8.7%
Average Sales Price*	\$233,333	\$178,750	- 23.4%	\$219,400	\$221,705	+ 1.1%
Percent of Original List Price Received*	94.9%	97.8%	+ 3.1%	96.4%	96.8%	+ 0.4%
Average Market Time	80	9	- 88.8%	75	47	- 37.3%
Inventory of Homes for Sale at Month End	15	9	- 40.0%	--	--	--

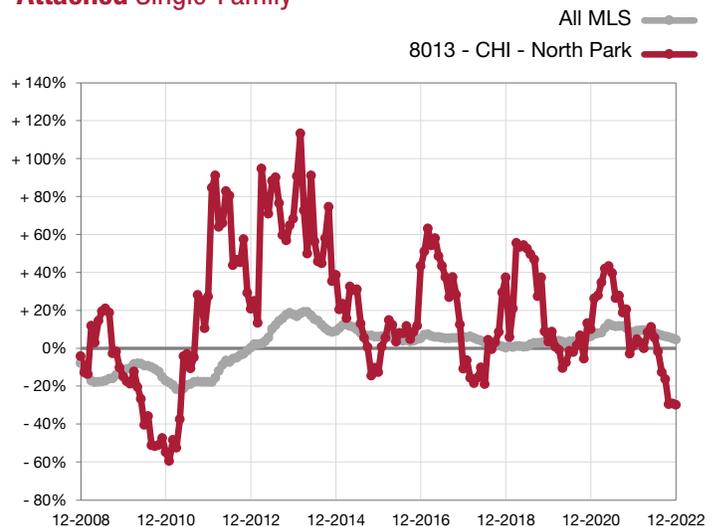
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Norwood Park

Local Market Update / December 2022

- 17.9% **- 51.0%** **+ 22.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	25	21	- 16.0%	832	700	- 15.9%
Under Contract (includes Contingent and Pending)	31	14	- 54.8%	497	415	- 16.5%
Closed Sales	43	21	- 51.2%	495	432	- 12.7%
Median Sales Price*	\$365,000	\$365,000	0.0%	\$380,000	\$397,750	+ 4.7%
Average Sales Price*	\$388,977	\$400,438	+ 2.9%	\$408,617	\$431,438	+ 5.6%
Percent of Original List Price Received*	96.3%	94.1%	- 2.3%	98.2%	98.4%	+ 0.2%
Average Market Time	85	68	- 20.0%	41	37	- 9.8%
Inventory of Homes for Sale at Month End	46	54	+ 17.4%	--	--	--

Attached Single-Family

December

Trailing 12 Months

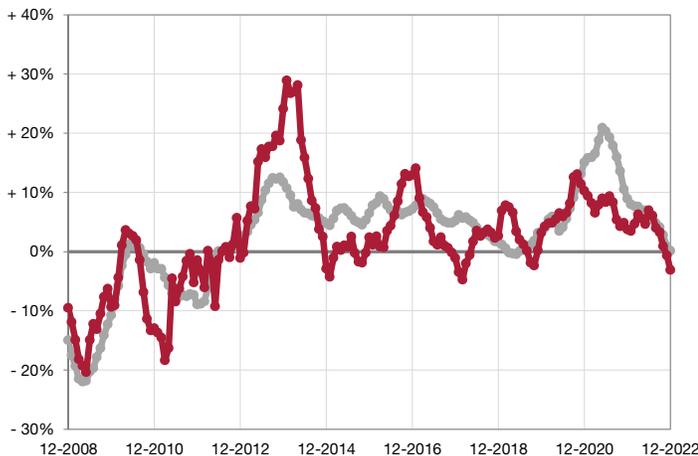
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	3	2	- 33.3%	156	104	- 33.3%
Under Contract (includes Contingent and Pending)	9	3	- 66.7%	106	73	- 31.1%
Closed Sales	8	4	- 50.0%	104	81	- 22.1%
Median Sales Price*	\$166,000	\$183,750	+ 10.7%	\$175,000	\$170,000	- 2.9%
Average Sales Price*	\$182,125	\$210,625	+ 15.6%	\$183,733	\$180,051	- 2.0%
Percent of Original List Price Received*	94.9%	92.6%	- 2.4%	95.7%	95.0%	- 0.7%
Average Market Time	38	30	- 21.1%	60	60	0.0%
Inventory of Homes for Sale at Month End	8	12	+ 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)**

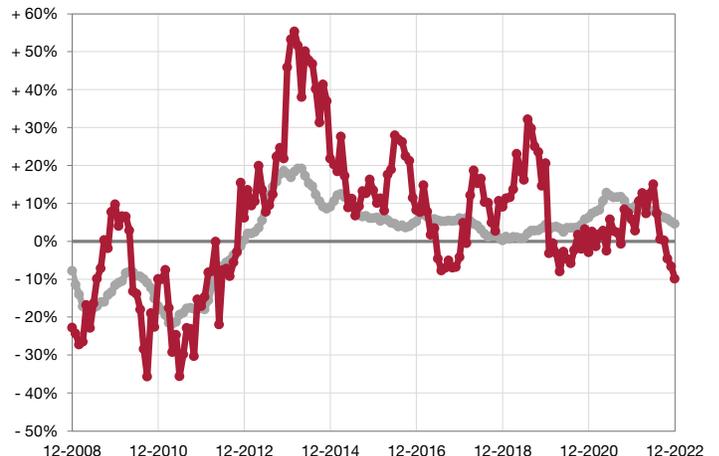
Detached Single-Family

All MLS —
8010 - CHI - Norwood Park —



Attached Single-Family

All MLS —
8010 - CHI - Norwood Park —



**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

Portage Park

Local Market Update / December 2022

- 35.5%

- 11.4%

- 2.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	25	18	- 28.0%	791	675	- 14.7%
Under Contract (includes Contingent and Pending)	23	11	- 52.2%	494	394	- 20.2%
Closed Sales	27	28	+ 3.7%	496	418	- 15.7%
Median Sales Price*	\$350,000	\$346,500	- 1.0%	\$370,000	\$400,000	+ 8.1%
Average Sales Price*	\$383,793	\$384,689	+ 0.2%	\$397,214	\$429,603	+ 8.2%
Percent of Original List Price Received*	97.6%	94.7%	- 3.0%	99.2%	98.1%	- 1.1%
Average Market Time	37	55	+ 48.6%	36	49	+ 36.1%
Inventory of Homes for Sale at Month End	51	60	+ 17.6%	--	--	--

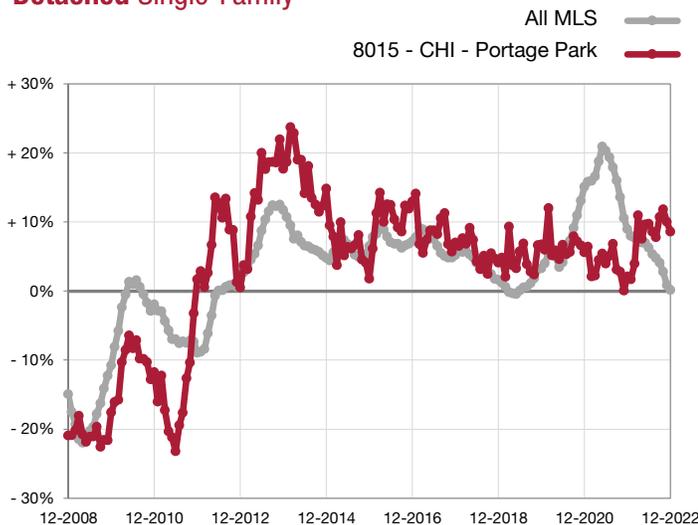
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	6	2	- 66.7%	226	133	- 41.2%
Under Contract (includes Contingent and Pending)	6	0	- 100.0%	121	86	- 28.9%
Closed Sales	8	3	- 62.5%	120	90	- 25.0%
Median Sales Price*	\$170,000	\$172,000	+ 1.2%	\$176,750	\$159,000	- 10.0%
Average Sales Price*	\$185,875	\$223,500	+ 20.2%	\$204,313	\$197,358	- 3.4%
Percent of Original List Price Received*	96.0%	92.9%	- 3.2%	96.6%	96.4%	- 0.2%
Average Market Time	58	51	- 12.1%	74	61	- 17.6%
Inventory of Homes for Sale at Month End	25	14	- 44.0%	--	--	--

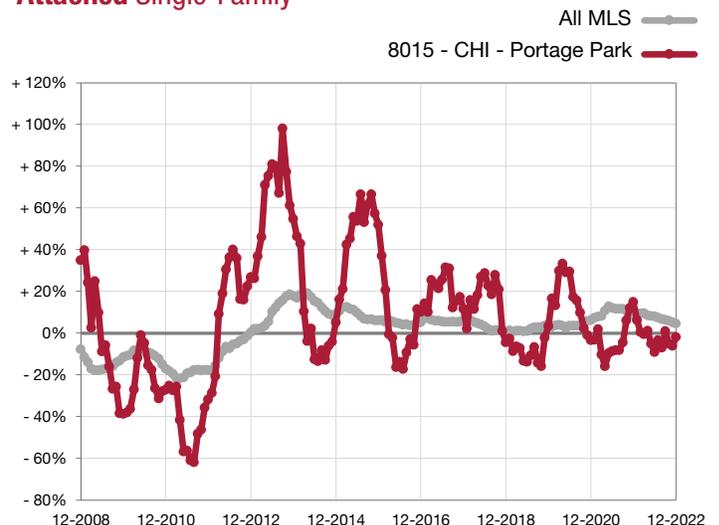
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Rogers Park

Local Market Update / December 2022

- 27.8%

- 32.7%

- 44.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	4	0	- 100.0%	91	63	- 30.8%
Under Contract (includes Contingent and Pending)	4	0	- 100.0%	49	33	- 32.7%
Closed Sales	3	3	0.0%	49	34	- 30.6%
Median Sales Price*	\$368,500	\$680,000	+ 84.5%	\$570,000	\$617,500	+ 8.3%
Average Sales Price*	\$455,833	\$668,333	+ 46.6%	\$554,842	\$640,065	+ 15.4%
Percent of Original List Price Received*	93.3%	96.9%	+ 3.9%	98.3%	99.3%	+ 1.0%
Average Market Time	46	50	+ 8.7%	40	47	+ 17.5%
Inventory of Homes for Sale at Month End	5	4	- 20.0%	--	--	--

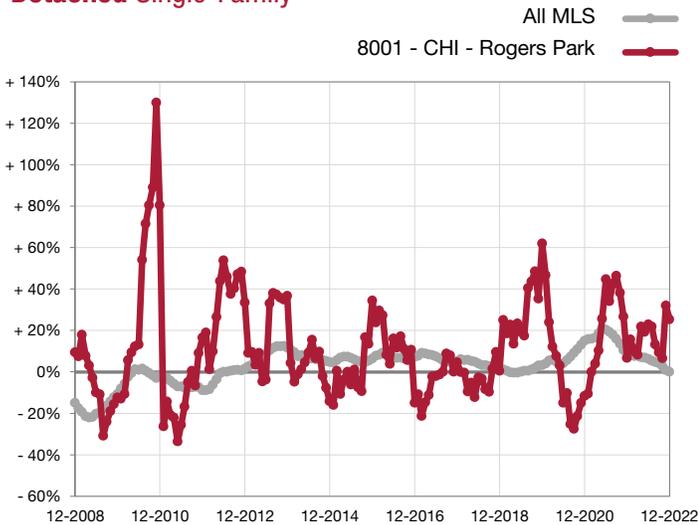
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	32	26	- 18.8%	1,070	740	- 30.8%
Under Contract (includes Contingent and Pending)	34	21	- 38.2%	614	483	- 21.3%
Closed Sales	46	30	- 34.8%	618	504	- 18.4%
Median Sales Price*	\$205,950	\$195,000	- 5.3%	\$200,000	\$190,500	- 4.8%
Average Sales Price*	\$222,780	\$211,153	- 5.2%	\$218,174	\$212,922	- 2.4%
Percent of Original List Price Received*	95.8%	94.9%	- 0.9%	97.6%	97.8%	+ 0.2%
Average Market Time	52	52	0.0%	56	61	+ 8.9%
Inventory of Homes for Sale at Month End	104	57	- 45.2%	--	--	--

* 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

South Shore

Local Market Update / December 2022

+ 58.1%

- 16.7%

+ 6.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	12	20	+ 66.7%	255	294	+ 15.3%
Under Contract (includes Contingent and Pending)	10	8	- 20.0%	124	108	- 12.9%
Closed Sales	13	7	- 46.2%	112	118	+ 5.4%
Median Sales Price*	\$195,000	\$200,000	+ 2.6%	\$212,875	\$222,500	+ 4.5%
Average Sales Price*	\$203,692	\$197,700	- 2.9%	\$235,427	\$261,837	+ 11.2%
Percent of Original List Price Received*	95.0%	94.5%	- 0.5%	97.0%	96.2%	- 0.8%
Average Market Time	41	82	+ 100.0%	51	84	+ 64.7%
Inventory of Homes for Sale at Month End	44	51	+ 15.9%	--	--	--

December

Trailing 12 Months

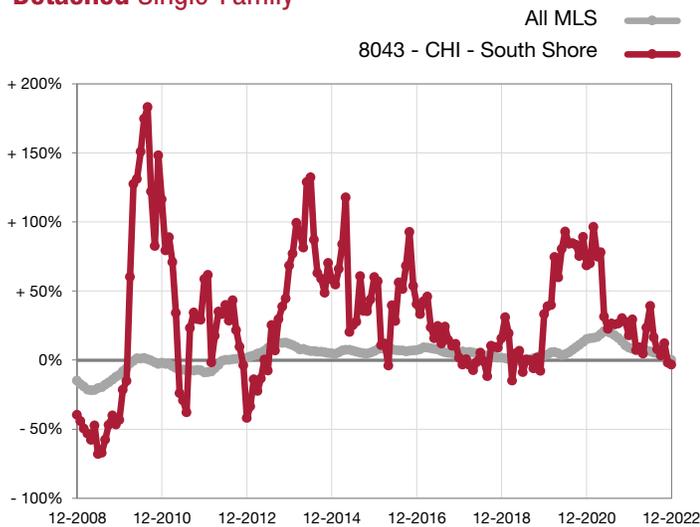
Attached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	19	29	+ 52.6%	263	325	+ 23.6%
Under Contract (includes Contingent and Pending)	7	14	+ 100.0%	112	159	+ 42.0%
Closed Sales	11	13	+ 18.2%	113	150	+ 32.7%
Median Sales Price*	\$82,000	\$62,000	- 24.4%	\$78,500	\$93,585	+ 19.2%
Average Sales Price*	\$97,295	\$88,554	- 9.0%	\$99,279	\$106,672	+ 7.4%
Percent of Original List Price Received*	93.0%	93.4%	+ 0.4%	95.1%	92.9%	- 2.3%
Average Market Time	83	127	+ 53.0%	92	92	0.0%
Inventory of Homes for Sale at Month End	69	69	0.0%	--	--	--

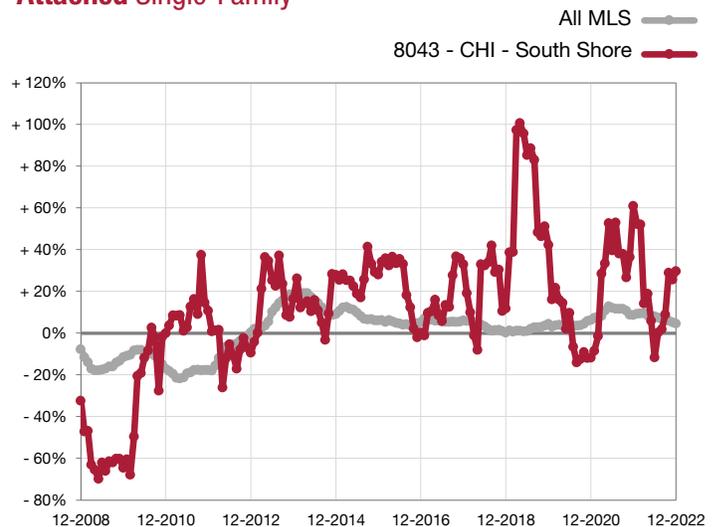
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Uptown

Local Market Update / December 2022

- 60.0%

- 47.8%

- 41.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2	1	- 50.0%	79	65	- 17.7%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	45	33	- 26.7%
Closed Sales	5	3	- 40.0%	46	35	- 23.9%
Median Sales Price*	\$1,350,000	\$1,125,000	- 16.7%	\$1,059,250	\$1,175,000	+ 10.9%
Average Sales Price*	\$1,312,800	\$1,036,667	- 21.0%	\$1,150,964	\$1,291,718	+ 12.2%
Percent of Original List Price Received*	100.0%	93.6%	- 6.4%	96.0%	96.3%	+ 0.3%
Average Market Time	90	116	+ 28.9%	79	101	+ 27.8%
Inventory of Homes for Sale at Month End	10	11	+ 10.0%	--	--	--

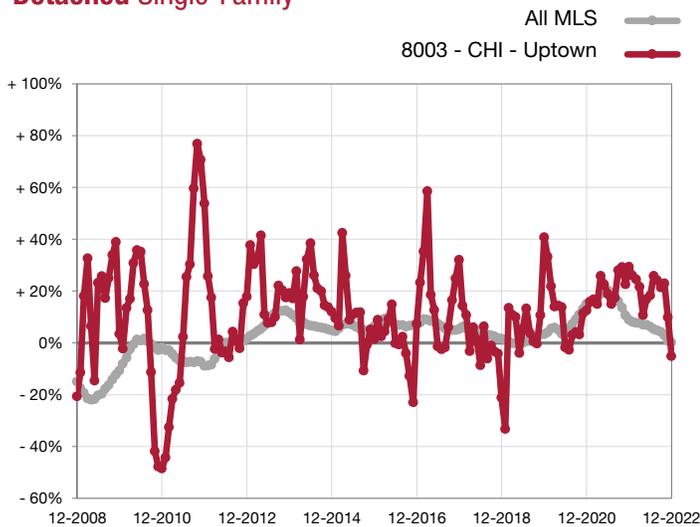
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	58	23	- 60.3%	1,791	1,278	- 28.6%
Under Contract (includes Contingent and Pending)	57	30	- 47.4%	1,107	856	- 22.7%
Closed Sales	64	33	- 48.4%	1,102	896	- 18.7%
Median Sales Price*	\$276,250	\$250,000	- 9.5%	\$300,000	\$305,000	+ 1.7%
Average Sales Price*	\$296,952	\$278,865	- 6.1%	\$311,528	\$311,444	- 0.0%
Percent of Original List Price Received*	95.4%	95.6%	+ 0.2%	97.8%	98.7%	+ 0.9%
Average Market Time	62	90	+ 45.2%	53	52	- 1.9%
Inventory of Homes for Sale at Month End	145	79	- 45.5%	--	--	--

* 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



**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

- 66.7%

- 71.4%

- 13.3%

Washington Park

Local Market Update / December 2022

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

December

Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	1	0	- 100.0%	12	25	+ 108.3%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	6	5	- 16.7%
Closed Sales	0	0	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$312,000	\$224,736	- 28.0%
Average Sales Price*	\$0	\$0	--	\$311,875	\$246,579	- 20.9%
Percent of Original List Price Received*	0.0%	0.0%	--	96.8%	99.2%	+ 2.5%
Average Market Time	0	0	--	33	58	+ 75.8%
Inventory of Homes for Sale at Month End	2	4	+ 100.0%	--	--	--

Attached Single-Family

December

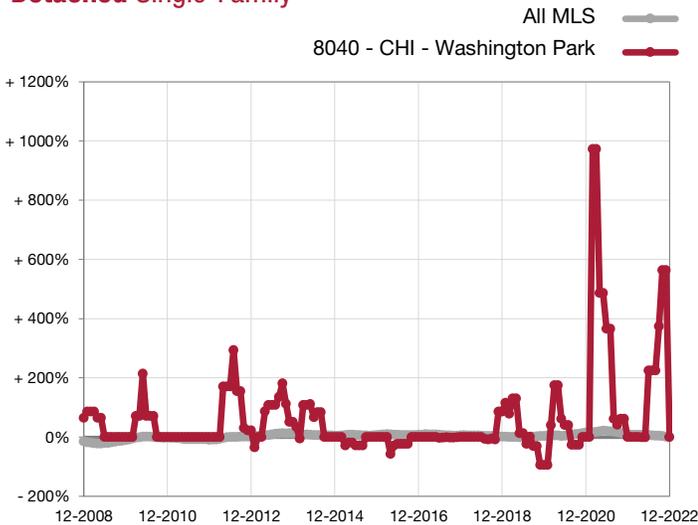
Trailing 12 Months

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	2	1	- 50.0%	72	81	+ 12.5%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	41	42	+ 2.4%
Closed Sales	7	2	- 71.4%	43	41	- 4.7%
Median Sales Price*	\$174,900	\$117,500	- 32.8%	\$159,900	\$143,999	- 9.9%
Average Sales Price*	\$183,843	\$117,500	- 36.1%	\$171,696	\$138,454	- 19.4%
Percent of Original List Price Received*	97.6%	95.8%	- 1.8%	96.7%	94.3%	- 2.5%
Average Market Time	60	23	- 61.7%	51	84	+ 64.7%
Inventory of Homes for Sale at Month End	13	9	- 30.8%	--	--	--

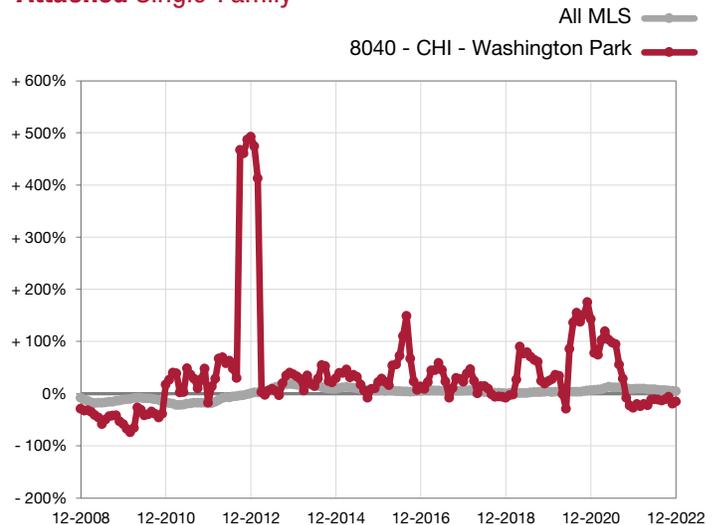
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

West Elsdon

Local Market Update / December 2022

- 25.0%

- 58.3%

- 17.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	7	6	- 14.3%	134	131	- 2.2%
Under Contract (includes Contingent and Pending)	6	3	- 50.0%	93	82	- 11.8%
Closed Sales	12	3	- 75.0%	94	87	- 7.4%
Median Sales Price*	\$280,000	\$225,000	- 19.6%	\$269,950	\$280,000	+ 3.7%
Average Sales Price*	\$264,417	\$240,167	- 9.2%	\$272,923	\$275,600	+ 1.0%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.5%	100.9%	100.2%	- 0.7%
Average Market Time	82	38	- 53.7%	35	35	0.0%
Inventory of Homes for Sale at Month End	13	12	- 7.7%	--	--	--

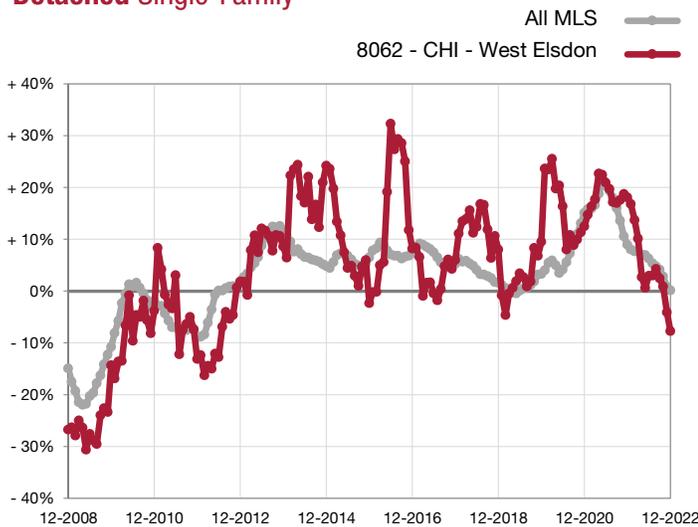
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	1	0	- 100.0%	18	14	- 22.2%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	13	11	- 15.4%
Closed Sales	0	2	--	9	15	+ 66.7%
Median Sales Price*	\$0	\$195,500	--	\$152,000	\$150,000	- 1.3%
Average Sales Price*	\$0	\$195,500	--	\$167,156	\$159,687	- 4.5%
Percent of Original List Price Received*	0.0%	93.4%	--	94.6%	94.8%	+ 0.2%
Average Market Time	0	9	--	35	13	- 62.9%
Inventory of Homes for Sale at Month End	4	2	- 50.0%	--	--	--

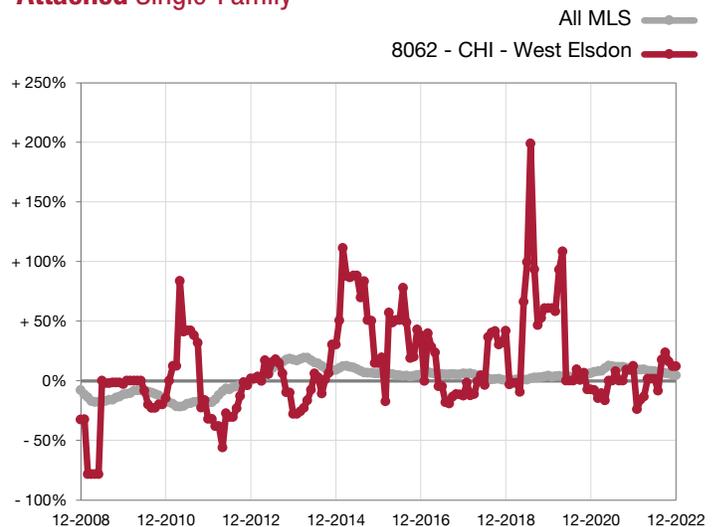
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

West Ridge

Local Market Update / December 2022

- 34.3%

- 8.6%

- 42.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	11	3	- 72.7%	217	167	- 23.0%
Under Contract (includes Contingent and Pending)	7	3	- 57.1%	153	109	- 28.8%
Closed Sales	5	6	+ 20.0%	152	113	- 25.7%
Median Sales Price*	\$465,000	\$422,500	- 9.1%	\$429,500	\$464,500	+ 8.1%
Average Sales Price*	\$484,400	\$450,833	- 6.9%	\$455,905	\$488,124	+ 7.1%
Percent of Original List Price Received*	95.7%	91.3%	- 4.6%	97.9%	98.2%	+ 0.3%
Average Market Time	52	78	+ 50.0%	40	42	+ 5.0%
Inventory of Homes for Sale at Month End	14	15	+ 7.1%	--	--	--

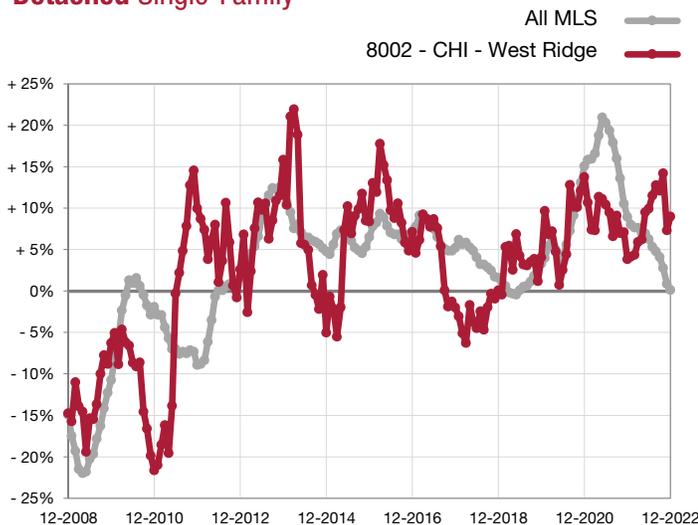
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	24	20	- 16.7%	830	643	- 22.5%
Under Contract (includes Contingent and Pending)	20	19	- 5.0%	449	390	- 13.1%
Closed Sales	30	26	- 13.3%	459	395	- 13.9%
Median Sales Price*	\$136,000	\$124,000	- 8.8%	\$158,000	\$154,500	- 2.2%
Average Sales Price*	\$164,277	\$146,019	- 11.1%	\$179,140	\$172,247	- 3.8%
Percent of Original List Price Received*	93.3%	93.4%	+ 0.1%	95.8%	95.4%	- 0.4%
Average Market Time	74	37	- 50.0%	64	70	+ 9.4%
Inventory of Homes for Sale at Month End	119	61	- 48.7%	--	--	--

* 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

West Town

Local Market Update / December 2022

- 47.1%

- 47.5%

- 27.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	11	8	- 27.3%	466	444	- 4.7%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	270	235	- 13.0%
Closed Sales	17	11	- 35.3%	286	239	- 16.4%
Median Sales Price*	\$832,500	\$870,000	+ 4.5%	\$975,000	\$1,100,000	+ 12.8%
Average Sales Price*	\$929,647	\$1,066,909	+ 14.8%	\$1,056,832	\$1,199,984	+ 13.5%
Percent of Original List Price Received*	96.7%	92.7%	- 4.1%	97.1%	97.4%	+ 0.3%
Average Market Time	42	83	+ 97.6%	66	45	- 31.8%
Inventory of Homes for Sale at Month End	31	32	+ 3.2%	--	--	--

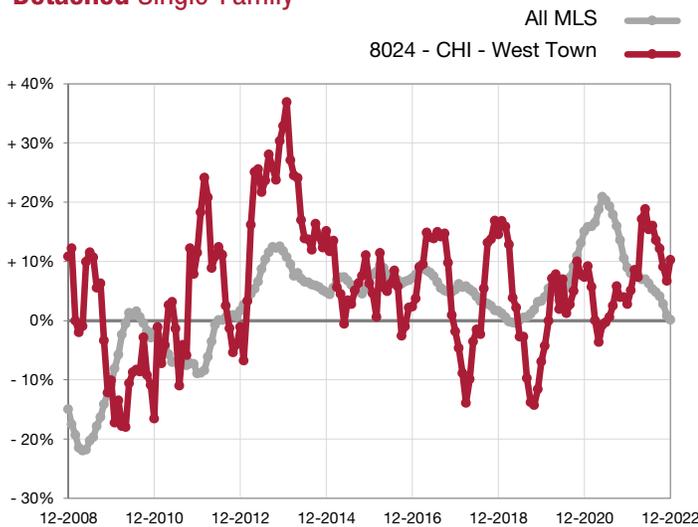
Attached Single-Family

	December			Trailing 12 Months		
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	74	37	- 50.0%	3,443	2,648	- 23.1%
Under Contract (includes Contingent and Pending)	84	47	- 44.0%	1,959	1,499	- 23.5%
Closed Sales	105	53	- 49.5%	1,998	1,554	- 22.2%
Median Sales Price*	\$510,000	\$535,000	+ 4.9%	\$503,500	\$512,000	+ 1.7%
Average Sales Price*	\$543,498	\$549,559	+ 1.1%	\$521,264	\$536,914	+ 3.0%
Percent of Original List Price Received*	97.4%	97.1%	- 0.3%	98.7%	99.0%	+ 0.3%
Average Market Time	67	76	+ 13.4%	58	49	- 15.5%
Inventory of Homes for Sale at Month End	191	128	- 33.0%	--	--	--

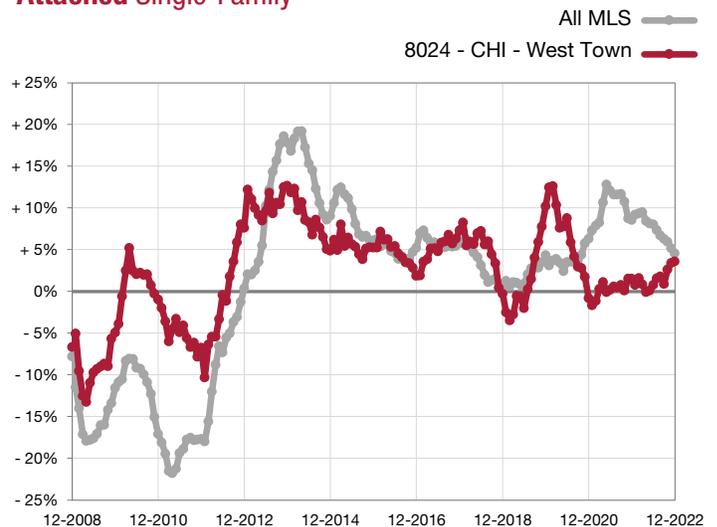
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



**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

Woodlawn

Local Market Update / December 2022

- 63.6%

- 53.8%

+ 9.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

December

Trailing 12 Months

Detached Single-Family

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	4	1	- 75.0%	87	96	+ 10.3%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	58	42	- 27.6%
Closed Sales	6	2	- 66.7%	57	44	- 22.8%
Median Sales Price*	\$514,600	\$145,000	- 71.8%	\$375,000	\$478,500	+ 27.6%
Average Sales Price*	\$440,517	\$145,000	- 67.1%	\$369,277	\$434,806	+ 17.7%
Percent of Original List Price Received*	95.8%	83.0%	- 13.4%	99.2%	96.8%	- 2.4%
Average Market Time	118	84	- 28.8%	74	60	- 18.9%
Inventory of Homes for Sale at Month End	12	18	+ 50.0%	--	--	--

December

Trailing 12 Months

Attached Single-Family

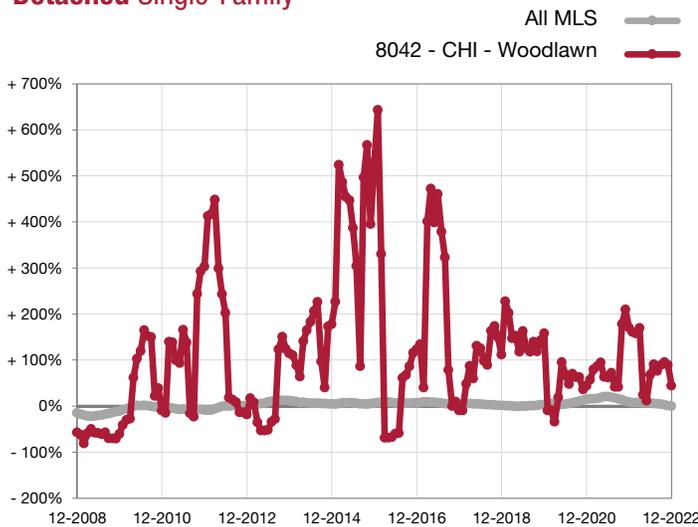
	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
New Listings	7	3	- 57.1%	154	138	- 10.4%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	93	67	- 28.0%
Closed Sales	7	4	- 42.9%	94	69	- 26.6%
Median Sales Price*	\$214,000	\$314,800	+ 47.1%	\$235,450	\$230,000	- 2.3%
Average Sales Price*	\$228,643	\$269,900	+ 18.0%	\$247,309	\$240,427	- 2.8%
Percent of Original List Price Received*	98.7%	85.3%	- 13.6%	98.1%	96.0%	- 2.1%
Average Market Time	237	50	- 78.9%	92	73	- 20.7%
Inventory of Homes for Sale at Month End	32	30	- 6.3%	--	--	--

* 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



**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