

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JANUARY 16, 2022



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# Albany Park

Local Market Update / December 2021

**- 33.3%**

**+ 6.9%**

**- 5.6%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	7	5	- 28.6%	231	240	+ 3.9%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	152	159	+ 4.6%
Closed Sales	9	17	+ 88.9%	148	160	+ 8.1%
Median Sales Price*	\$515,000	<b>\$470,000</b>	- 8.7%	\$447,499	<b>\$492,875</b>	+ 10.1%
Average Sales Price*	\$548,278	<b>\$539,582</b>	- 1.6%	\$475,887	<b>\$539,752</b>	+ 13.4%
Percent of Original List Price Received*	99.4%	<b>100.6%</b>	+ 1.2%	98.1%	<b>99.4%</b>	+ 1.3%
Average Market Time	42	<b>28</b>	- 33.3%	63	<b>38</b>	- 39.7%
Inventory of Homes for Sale at Month End	21	<b>21</b>	0.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

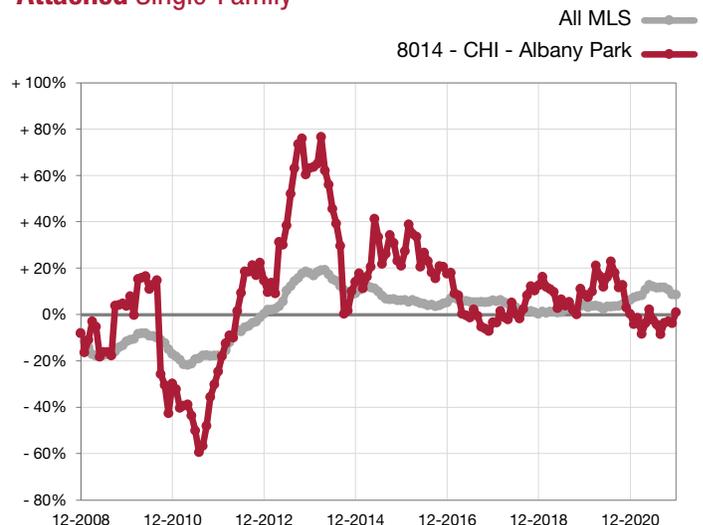
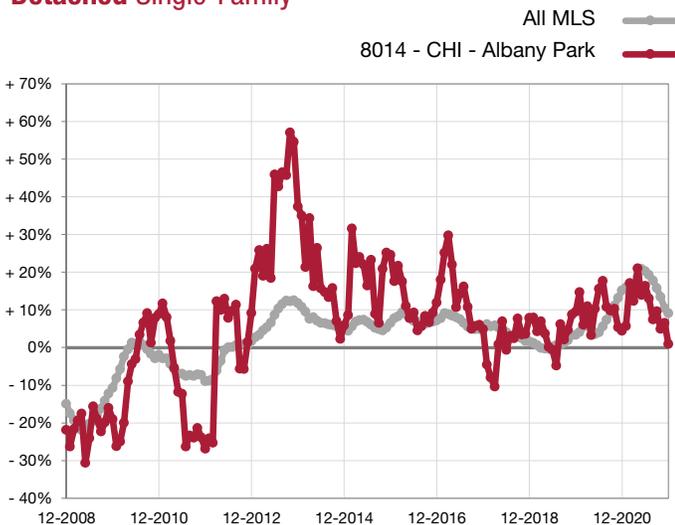
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	14	9	- 35.7%	338	431	+ 27.5%
Under Contract (includes Contingent and Pending)	3	10	+ 233.3%	185	254	+ 37.3%
Closed Sales	20	14	- 30.0%	184	248	+ 34.8%
Median Sales Price*	\$192,500	<b>\$169,750</b>	- 11.8%	\$210,450	<b>\$212,250</b>	+ 0.9%
Average Sales Price*	\$183,981	<b>\$186,379</b>	+ 1.3%	\$232,758	<b>\$227,110</b>	- 2.4%
Percent of Original List Price Received*	95.8%	<b>96.0%</b>	+ 0.2%	97.5%	<b>97.6%</b>	+ 0.1%
Average Market Time	42	<b>80</b>	+ 90.5%	58	<b>52</b>	- 10.3%
Inventory of Homes for Sale at Month End	33	<b>30</b>	- 9.1%	--	--	--

\* 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 / December 2021

**- 29.2%**

**+ 8.0%**

**- 17.4%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	6	+ 50.0%	186	171	- 8.1%
Under Contract (includes Contingent and Pending)	10	5	- 50.0%	117	97	- 17.1%
Closed Sales	12	13	+ 8.3%	112	103	- 8.0%
Median Sales Price*	\$632,705	<b>\$545,000</b>	- 13.9%	\$583,500	<b>\$505,000</b>	- 13.5%
Average Sales Price*	\$596,648	<b>\$587,500</b>	- 1.5%	\$573,784	<b>\$558,109</b>	- 2.7%
Percent of Original List Price Received*	101.7%	<b>96.7%</b>	- 4.9%	99.6%	<b>98.6%</b>	- 1.0%
Average Market Time	32	<b>54</b>	+ 68.8%	45	<b>44</b>	- 2.2%
Inventory of Homes for Sale at Month End	10	<b>11</b>	+ 10.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	20	11	- 45.0%	329	366	+ 11.2%
Under Contract (includes Contingent and Pending)	7	10	+ 42.9%	168	231	+ 37.5%
Closed Sales	13	14	+ 7.7%	167	227	+ 35.9%
Median Sales Price*	\$352,000	<b>\$310,000</b>	- 11.9%	\$365,000	<b>\$390,000</b>	+ 6.8%
Average Sales Price*	\$385,920	<b>\$340,804</b>	- 11.7%	\$363,530	<b>\$383,536</b>	+ 5.5%
Percent of Original List Price Received*	96.8%	<b>96.2%</b>	- 0.6%	98.6%	<b>99.0%</b>	+ 0.4%
Average Market Time	39	<b>48</b>	+ 23.1%	45	<b>38</b>	- 15.6%
Inventory of Homes for Sale at Month End	36	<b>27</b>	- 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



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# Beverly

Local Market Update / December 2021

**0.0%**

**- 7.1%**

**- 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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	15	11	- 26.7%	375	341	- 9.1%
Under Contract (includes Contingent and Pending)	17	10	- 41.2%	246	245	- 0.4%
Closed Sales	28	24	- 14.3%	235	253	+ 7.7%
Median Sales Price*	\$365,000	<b>\$317,000</b>	- 13.2%	\$340,000	<b>\$375,000</b>	+ 10.3%
Average Sales Price*	\$395,721	<b>\$330,621</b>	- 16.5%	\$355,531	<b>\$393,982</b>	+ 10.8%
Percent of Original List Price Received*	97.7%	<b>98.1%</b>	+ 0.4%	97.5%	<b>98.6%</b>	+ 1.1%
Average Market Time	287	27	- 90.6%	107	56	- 47.7%
Inventory of Homes for Sale at Month End	38	23	- 39.5%	--	--	--

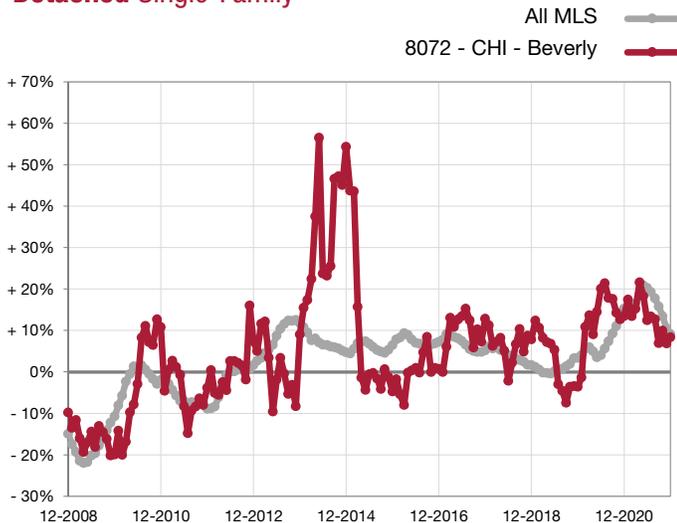
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	4	--	22	39	+ 77.3%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	13	25	+ 92.3%
Closed Sales	0	2	--	13	21	+ 61.5%
Median Sales Price*	\$0	<b>\$187,500</b>	--	\$128,500	<b>\$130,000</b>	+ 1.2%
Average Sales Price*	\$0	<b>\$187,500</b>	--	\$166,354	<b>\$157,904</b>	- 5.1%
Percent of Original List Price Received*	0.0%	<b>90.3%</b>	--	94.7%	<b>96.2%</b>	+ 1.6%
Average Market Time	0	102	--	142	49	- 65.5%
Inventory of Homes for Sale at Month End	5	2	- 60.0%	--	--	--

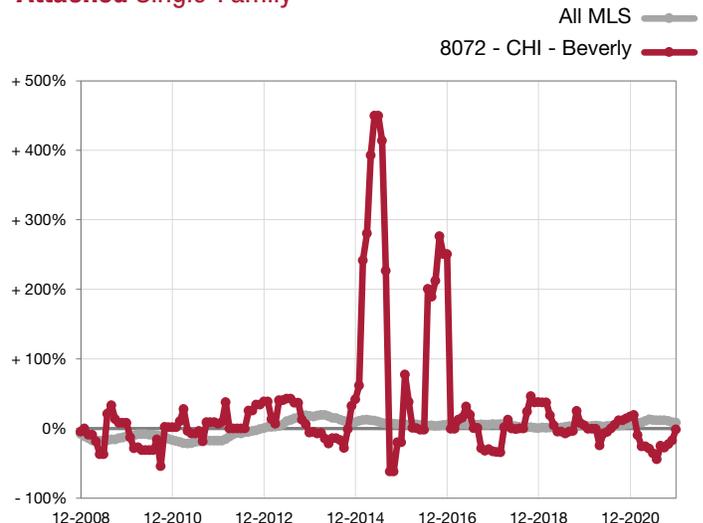
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Bridgeport

Local Market Update / December 2021

**- 52.9%**      **+ 125.0%**      **- 44.2%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	11	5	- 54.5%	201	203	+ 1.0%
Under Contract (includes Contingent and Pending)	9	6	- 33.3%	116	131	+ 12.9%
Closed Sales	9	18	+ 100.0%	108	130	+ 20.4%
Median Sales Price*	\$356,000	<b>\$398,000</b>	+ 11.8%	\$473,790	<b>\$450,000</b>	- 5.0%
Average Sales Price*	\$384,778	<b>\$440,920</b>	+ 14.6%	\$478,805	<b>\$480,137</b>	+ 0.3%
Percent of Original List Price Received*	96.1%	<b>95.1%</b>	- 1.0%	97.6%	<b>97.1%</b>	- 0.5%
Average Market Time	89	54	- 39.3%	63	48	- 23.8%
Inventory of Homes for Sale at Month End	25	14	- 44.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

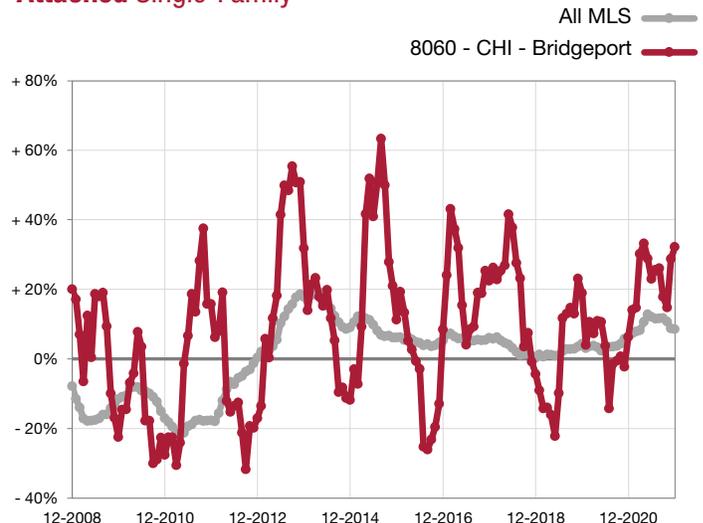
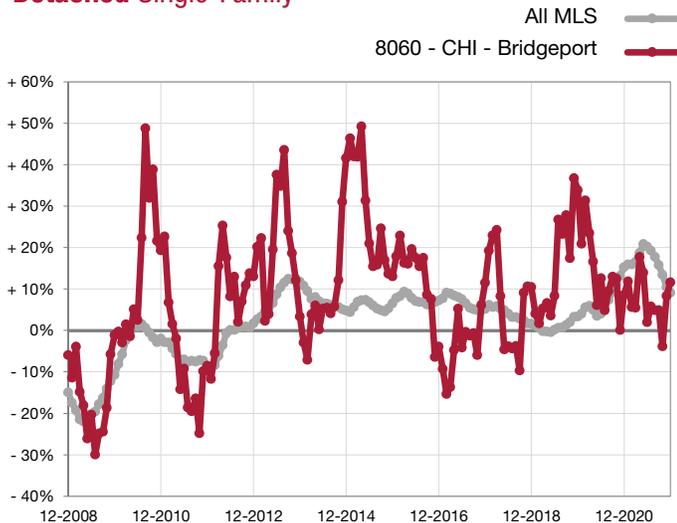
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	6	3	- 50.0%	104	134	+ 28.8%
Under Contract (includes Contingent and Pending)	4	1	- 75.0%	63	77	+ 22.2%
Closed Sales	3	9	+ 200.0%	54	82	+ 51.9%
Median Sales Price*	\$255,000	<b>\$429,000</b>	+ 68.2%	\$289,483	<b>\$335,000</b>	+ 15.7%
Average Sales Price*	\$256,667	<b>\$371,789</b>	+ 44.9%	\$315,202	<b>\$354,909</b>	+ 12.6%
Percent of Original List Price Received*	100.7%	<b>95.5%</b>	- 5.2%	97.5%	<b>97.4%</b>	- 0.1%
Average Market Time	10	41	+ 310.0%	67	57	- 14.9%
Inventory of Homes for Sale at Month End	18	10	- 44.4%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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# Chatham

Local Market Update / December 2021

**+ 55.6%**

**- 46.7%**

**+ 9.6%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	15	26	+ 73.3%	282	323	+ 14.5%
Under Contract (includes Contingent and Pending)	13	19	+ 46.2%	197	208	+ 5.6%
Closed Sales	26	14	- 46.2%	197	198	+ 0.5%
Median Sales Price*	\$197,500	<b>\$252,500</b>	+ 27.8%	\$160,000	<b>\$220,500</b>	+ 37.8%
Average Sales Price*	\$185,058	<b>\$235,029</b>	+ 27.0%	\$159,532	<b>\$203,000</b>	+ 27.2%
Percent of Original List Price Received*	95.1%	<b>102.0%</b>	+ 7.3%	95.2%	<b>101.4%</b>	+ 6.5%
Average Market Time	83	43	- 48.2%	90	57	- 36.7%
Inventory of Homes for Sale at Month End	37	46	+ 24.3%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

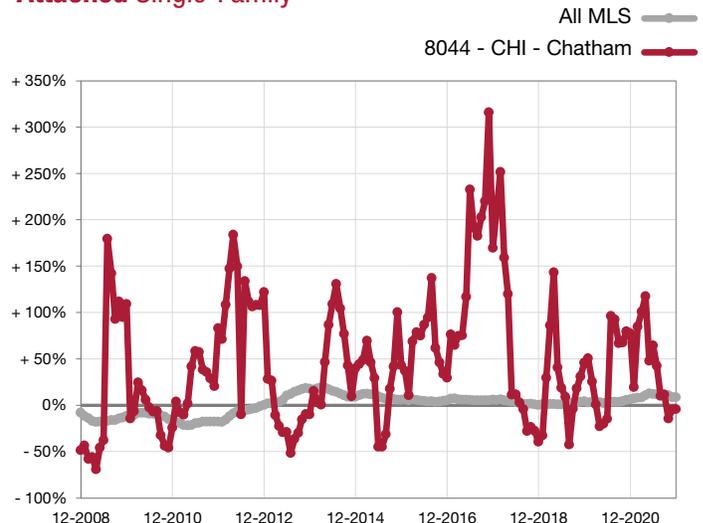
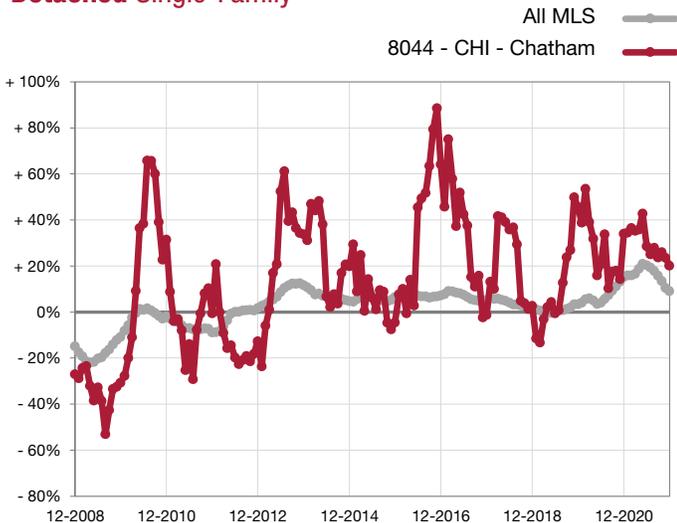
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	3	2	- 33.3%	48	64	+ 33.3%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	25	39	+ 56.0%
Closed Sales	4	2	- 50.0%	25	34	+ 36.0%
Median Sales Price*	\$50,000	<b>\$56,000</b>	+ 12.0%	\$45,000	<b>\$50,000</b>	+ 11.1%
Average Sales Price*	\$75,500	<b>\$56,000</b>	- 25.8%	\$80,516	<b>\$73,202</b>	- 9.1%
Percent of Original List Price Received*	81.8%	<b>70.4%</b>	- 13.9%	85.5%	<b>90.4%</b>	+ 5.7%
Average Market Time	52	51	- 1.9%	118	85	- 28.0%
Inventory of Homes for Sale at Month End	15	11	- 26.7%	--	--	--

\* 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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# Edgewater

Local Market Update / December 2021

**- 30.7%**      **+ 21.0%**      **- 44.4%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	5	6	+ 20.0%	148	120	- 18.9%
Under Contract (includes Contingent and Pending)	0	6	--	80	88	+ 10.0%
Closed Sales	5	6	+ 20.0%	82	82	0.0%
Median Sales Price*	\$610,000	<b>\$743,000</b>	+ 21.8%	\$737,500	<b>\$902,500</b>	+ 22.4%
Average Sales Price*	\$765,100	<b>\$879,500</b>	+ 15.0%	\$773,371	<b>\$994,234</b>	+ 28.6%
Percent of Original List Price Received*	98.2%	<b>99.8%</b>	+ 1.6%	96.2%	<b>98.6%</b>	+ 2.5%
Average Market Time	68	<b>12</b>	- 82.4%	92	<b>52</b>	- 43.5%
Inventory of Homes for Sale at Month End	16	<b>8</b>	- 50.0%	--	--	--

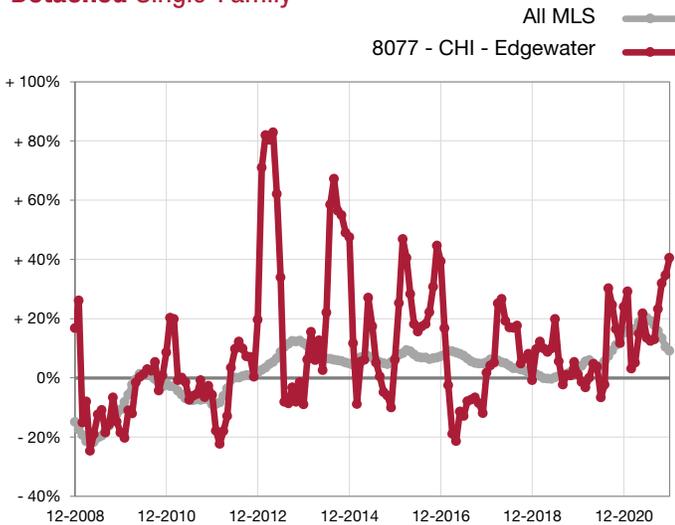
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	70	46	- 34.3%	1,436	1,567	+ 9.1%
Under Contract (includes Contingent and Pending)	51	43	- 15.7%	732	994	+ 35.8%
Closed Sales	57	69	+ 21.1%	698	1,013	+ 45.1%
Median Sales Price*	\$244,000	<b>\$237,000</b>	- 2.9%	\$245,000	<b>\$239,000</b>	- 2.4%
Average Sales Price*	\$262,234	<b>\$256,723</b>	- 2.1%	\$274,476	<b>\$269,771</b>	- 1.7%
Percent of Original List Price Received*	95.2%	<b>94.9%</b>	- 0.3%	96.0%	<b>96.5%</b>	+ 0.5%
Average Market Time	79	<b>68</b>	- 13.9%	74	<b>68</b>	- 8.1%
Inventory of Homes for Sale at Month End	232	<b>130</b>	- 44.0%	--	--	--

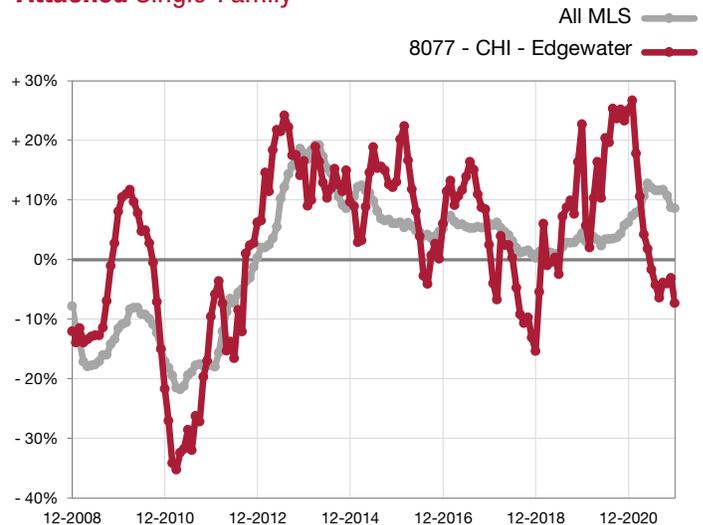
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edison Park

Local Market Update / December 2021

**- 40.0%**

**- 9.1%**

**- 17.9%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	18	10	- 44.4%	272	321	+ 18.0%
Under Contract (includes Contingent and Pending)	14	12	- 14.3%	150	158	+ 5.3%
Closed Sales	6	6	0.0%	141	161	+ 14.2%
Median Sales Price*	\$506,000	<b>\$520,000</b>	+ 2.8%	\$392,500	<b>\$435,000</b>	+ 10.8%
Average Sales Price*	\$560,650	<b>\$559,983</b>	- 0.1%	\$440,615	<b>\$485,094</b>	+ 10.1%
Percent of Original List Price Received*	98.0%	<b>94.0%</b>	- 4.1%	96.9%	<b>96.7%</b>	- 0.2%
Average Market Time	44	<b>47</b>	+ 6.8%	56	<b>61</b>	+ 8.9%
Inventory of Homes for Sale at Month End	22	<b>17</b>	- 22.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

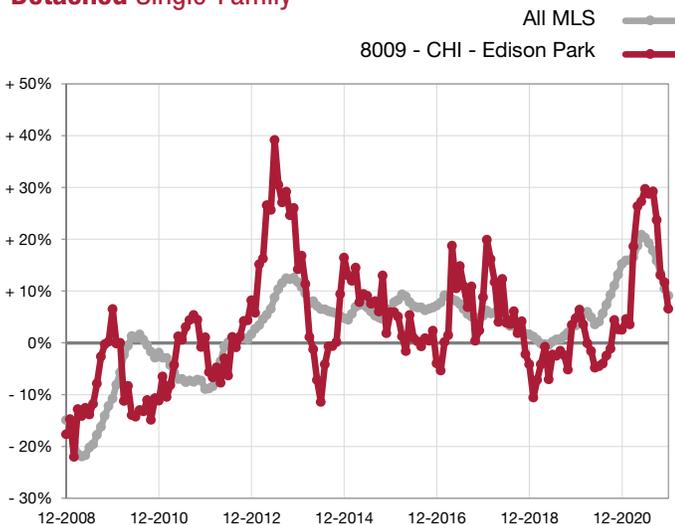
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	2	2	0.0%	99	91	- 8.1%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	69	66	- 4.3%
Closed Sales	5	4	- 20.0%	69	63	- 8.7%
Median Sales Price*	\$171,500	<b>\$166,250</b>	- 3.1%	\$170,000	<b>\$177,500</b>	+ 4.4%
Average Sales Price*	\$160,000	<b>\$167,250</b>	+ 4.5%	\$169,649	<b>\$185,286</b>	+ 9.2%
Percent of Original List Price Received*	96.0%	<b>87.9%</b>	- 8.4%	95.5%	<b>96.4%</b>	+ 0.9%
Average Market Time	117	<b>96</b>	- 17.9%	82	<b>43</b>	- 47.6%
Inventory of Homes for Sale at Month End	6	<b>6</b>	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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# Forest Glen

Local Market Update / December 2021

**- 13.3%**

**+ 7.4%**

**- 55.0%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	14	12	- 14.3%	433	403	- 6.9%
Under Contract (includes Contingent and Pending)	9	13	+ 44.4%	258	263	+ 1.9%
Closed Sales	24	28	+ 16.7%	251	263	+ 4.8%
Median Sales Price*	\$522,500	<b>\$500,000</b>	- 4.3%	\$460,000	<b>\$527,500</b>	+ 14.7%
Average Sales Price*	\$531,646	<b>\$536,821</b>	+ 1.0%	\$507,925	<b>\$566,771</b>	+ 11.6%
Percent of Original List Price Received*	96.7%	<b>96.0%</b>	- 0.7%	96.2%	<b>98.3%</b>	+ 2.2%
Average Market Time	92	38	- 58.7%	82	53	- 35.4%
Inventory of Homes for Sale at Month End	38	14	- 63.2%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

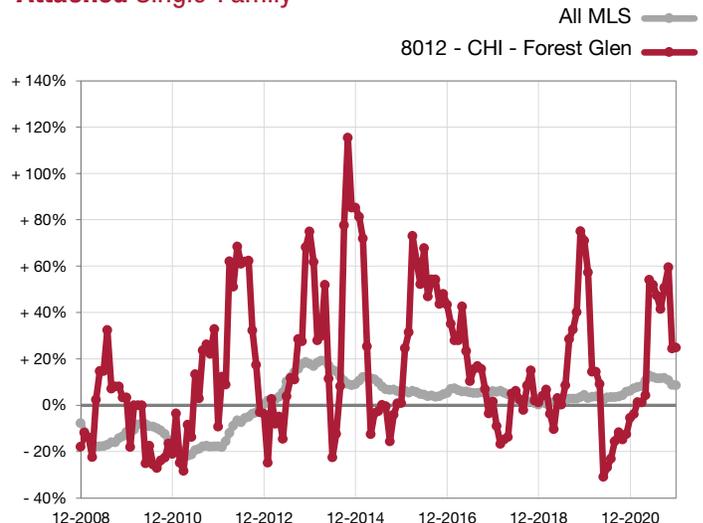
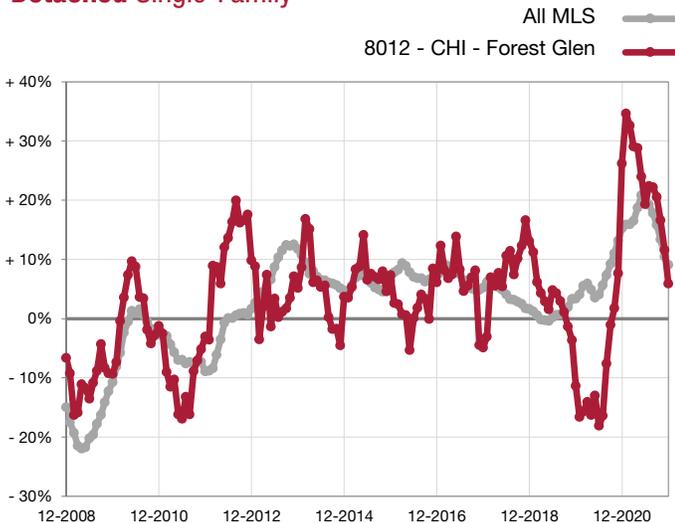
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	1	1	0.0%	30	33	+ 10.0%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	16	20	+ 25.0%
Closed Sales	3	1	- 66.7%	16	22	+ 37.5%
Median Sales Price*	\$340,000	<b>\$425,000</b>	+ 25.0%	\$261,250	<b>\$344,250</b>	+ 31.8%
Average Sales Price*	\$372,187	<b>\$425,000</b>	+ 14.2%	\$293,160	<b>\$376,495</b>	+ 28.4%
Percent of Original List Price Received*	98.3%	<b>96.6%</b>	- 1.7%	95.6%	<b>99.2%</b>	+ 3.8%
Average Market Time	11	40	+ 263.6%	62	29	- 53.2%
Inventory of Homes for Sale at Month End	2	4	+ 100.0%	--	--	--

\* 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 2021

**- 61.3%**      **+ 23.8%**      **- 44.2%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	5	5	0.0%	186	121	- 34.9%
Under Contract (includes Contingent and Pending)	1	6	+ 500.0%	90	64	- 28.9%
Closed Sales	8	10	+ 25.0%	99	59	- 40.4%
Median Sales Price*	\$533,125	<b>\$599,500</b>	+ 12.5%	\$549,000	<b>\$595,000</b>	+ 8.4%
Average Sales Price*	\$515,219	<b>\$568,690</b>	+ 10.4%	\$534,950	<b>\$563,955</b>	+ 5.4%
Percent of Original List Price Received*	96.5%	<b>99.3%</b>	+ 2.9%	99.0%	<b>99.0%</b>	0.0%
Average Market Time	74	<b>38</b>	- 48.6%	94	<b>90</b>	- 4.3%
Inventory of Homes for Sale at Month End	27	<b>23</b>	- 14.8%	--	--	--

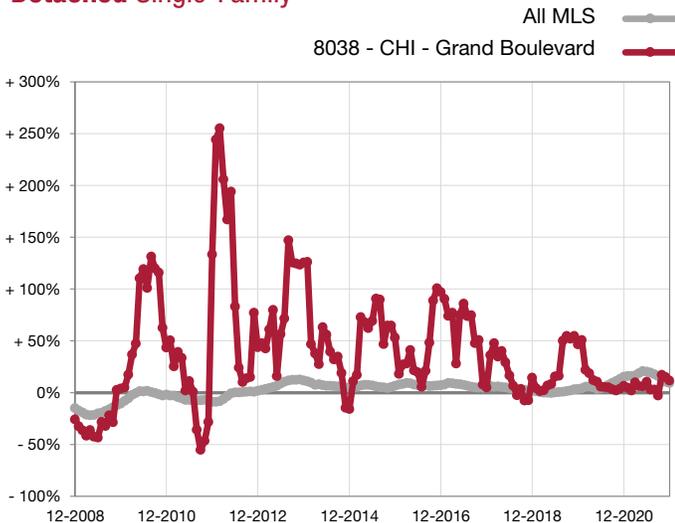
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	26	7	- 73.1%	361	347	- 3.9%
Under Contract (includes Contingent and Pending)	14	10	- 28.6%	135	192	+ 42.2%
Closed Sales	13	16	+ 23.1%	131	190	+ 45.0%
Median Sales Price*	\$231,500	<b>\$266,000</b>	+ 14.9%	\$237,500	<b>\$245,750</b>	+ 3.5%
Average Sales Price*	\$266,092	<b>\$260,945</b>	- 1.9%	\$259,998	<b>\$259,599</b>	- 0.2%
Percent of Original List Price Received*	94.1%	<b>96.4%</b>	+ 2.4%	95.2%	<b>98.1%</b>	+ 3.0%
Average Market Time	58	<b>81</b>	+ 39.7%	95	<b>103</b>	+ 8.4%
Inventory of Homes for Sale at Month End	68	<b>30</b>	- 55.9%	--	--	--

\* 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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# Greater Grand Crossing

Local Market Update / December 2021

**- 11.1%**

**- 42.9%**

**+ 19.6%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	27	24	- 11.1%	310	341	+ 10.0%
Under Contract (includes Contingent and Pending)	16	20	+ 25.0%	177	167	- 5.6%
Closed Sales	21	12	- 42.9%	174	154	- 11.5%
Median Sales Price*	\$105,000	<b>\$194,500</b>	+ 85.2%	\$109,250	<b>\$169,000</b>	+ 54.7%
Average Sales Price*	\$136,048	<b>\$187,375</b>	+ 37.7%	\$129,135	<b>\$172,139</b>	+ 33.3%
Percent of Original List Price Received*	90.7%	<b>86.5%</b>	- 4.6%	91.2%	<b>99.2%</b>	+ 8.8%
Average Market Time	132	80	- 39.4%	100	76	- 24.0%
Inventory of Homes for Sale at Month End	51	60	+ 17.6%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	0	--	8	9	+ 12.5%
Under Contract (includes Contingent and Pending)	0	0	--	4	4	0.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$40,000	<b>\$70,000</b>	+ 75.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$61,000	<b>\$65,667</b>	+ 7.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	82.2%	<b>94.9%</b>	+ 15.5%
Average Market Time	0	0	--	46	20	- 56.5%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

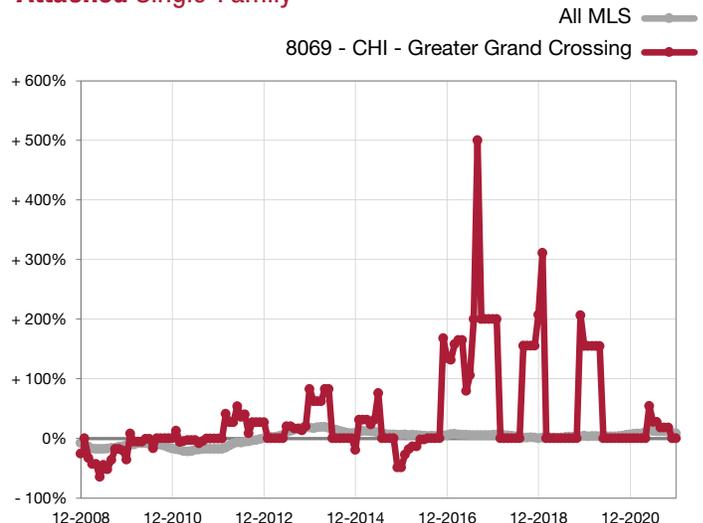
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Hegewisch

Local Market Update / December 2021

**+ 11.1%**      **+ 27.3%**      **+ 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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	9	10	+ 11.1%	104	133	+ 27.9%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	77	90	+ 16.9%
Closed Sales	11	14	+ 27.3%	71	89	+ 25.4%
Median Sales Price*	\$137,500	<b>\$189,450</b>	+ 37.8%	\$155,000	<b>\$200,000</b>	+ 29.0%
Average Sales Price*	\$140,179	<b>\$177,064</b>	+ 26.3%	\$155,747	<b>\$197,642</b>	+ 26.9%
Percent of Original List Price Received*	96.2%	<b>93.5%</b>	- 2.8%	95.8%	<b>97.7%</b>	+ 2.0%
Average Market Time	21	90	+ 328.6%	73	42	- 42.5%
Inventory of Homes for Sale at Month End	11	14	+ 27.3%	--	--	--

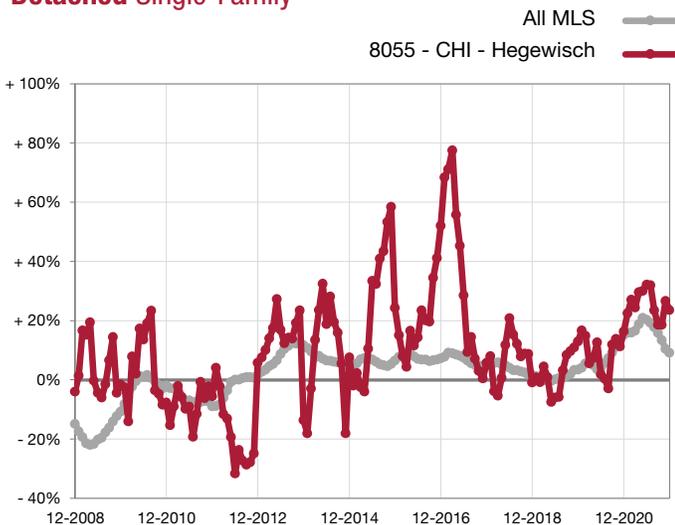
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	0	--	1	2	+ 100.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$85,000</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$85,000</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>85.9%</b>	--
Average Market Time	0	0	--	0	5	--
Inventory of Homes for Sale at Month End	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



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# Humboldt Park

Local Market Update / December 2021

**- 33.3%**

**0.0%**

**- 3.3%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	23	13	- 43.5%	309	283	- 8.4%
Under Contract (includes Contingent and Pending)	16	9	- 43.8%	168	151	- 10.1%
Closed Sales	21	19	- 9.5%	168	159	- 5.4%
Median Sales Price*	\$319,000	<b>\$288,000</b>	- 9.7%	\$270,000	<b>\$325,000</b>	+ 20.4%
Average Sales Price*	\$379,924	<b>\$354,808</b>	- 6.6%	\$319,064	<b>\$388,789</b>	+ 21.9%
Percent of Original List Price Received*	100.1%	<b>93.5%</b>	- 6.6%	98.4%	<b>98.2%</b>	- 0.2%
Average Market Time	47	<b>83</b>	+ 76.6%	72	<b>61</b>	- 15.3%
Inventory of Homes for Sale at Month End	45	<b>49</b>	+ 8.9%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

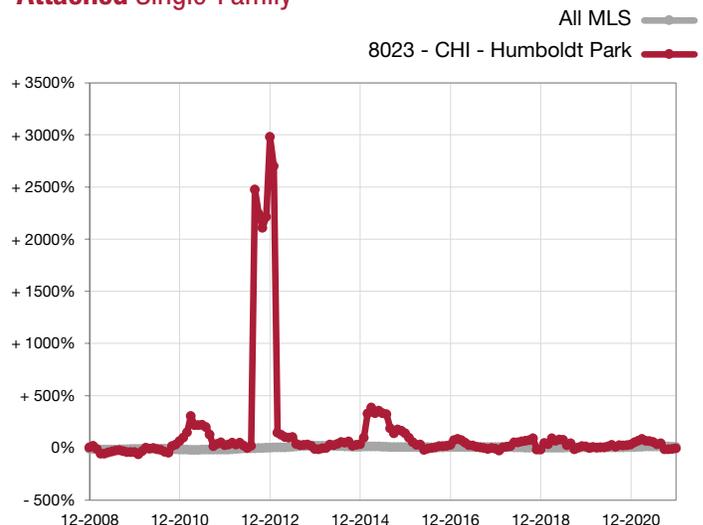
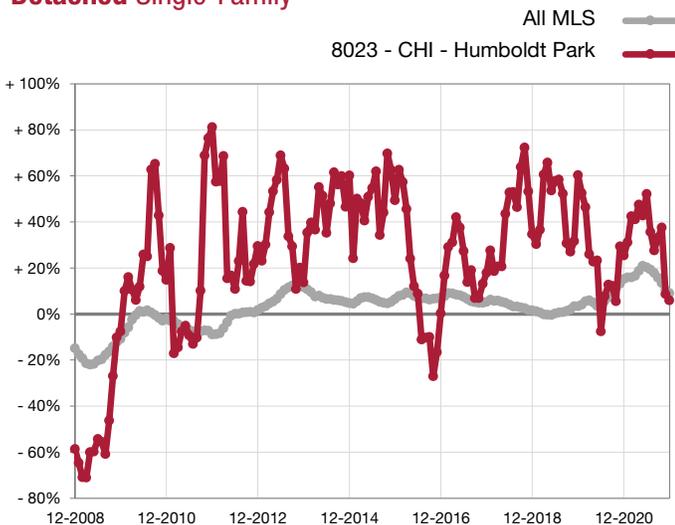
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	5	+ 25.0%	98	83	- 15.3%
Under Contract (includes Contingent and Pending)	8	0	- 100.0%	46	36	- 21.7%
Closed Sales	1	3	+ 200.0%	37	50	+ 35.1%
Median Sales Price*	\$390,000	<b>\$425,000</b>	+ 9.0%	\$269,000	<b>\$360,250</b>	+ 33.9%
Average Sales Price*	\$390,000	<b>\$427,000</b>	+ 9.5%	\$295,453	<b>\$329,219</b>	+ 11.4%
Percent of Original List Price Received*	97.7%	<b>99.6%</b>	+ 1.9%	92.9%	<b>98.2%</b>	+ 5.7%
Average Market Time	14	<b>136</b>	+ 871.4%	83	<b>97</b>	+ 16.9%
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



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# Hyde Park

Local Market Update / December 2021

**- 42.9%**      **+ 82.4%**      **- 19.0%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	0	--	39	35	- 10.3%
Under Contract (includes Contingent and Pending)	0	1	--	29	23	- 20.7%
Closed Sales	4	4	0.0%	29	23	- 20.7%
Median Sales Price*	\$1,028,600	<b>\$1,226,750</b>	+ 19.3%	\$960,000	<b>\$875,000</b>	- 8.9%
Average Sales Price*	\$1,096,050	<b>\$1,764,625</b>	+ 61.0%	\$961,455	<b>\$1,145,017</b>	+ 19.1%
Percent of Original List Price Received*	90.7%	<b>93.6%</b>	+ 3.2%	91.3%	<b>95.0%</b>	+ 4.1%
Average Market Time	44	<b>154</b>	+ 250.0%	133	<b>56</b>	- 57.9%
Inventory of Homes for Sale at Month End	4	0	- 100.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

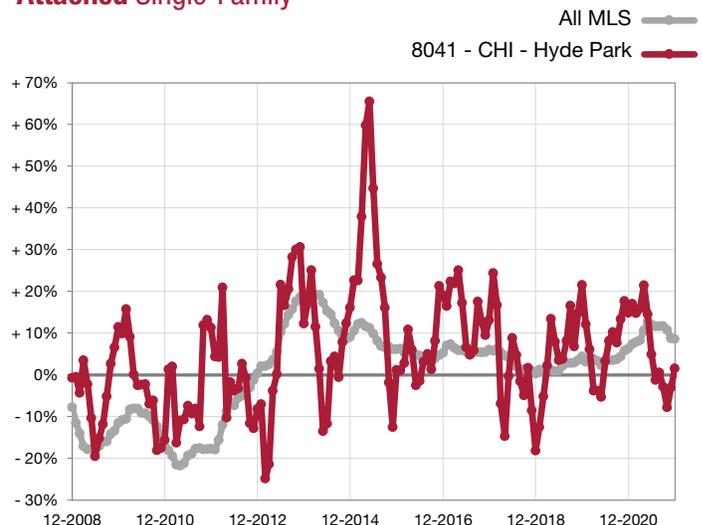
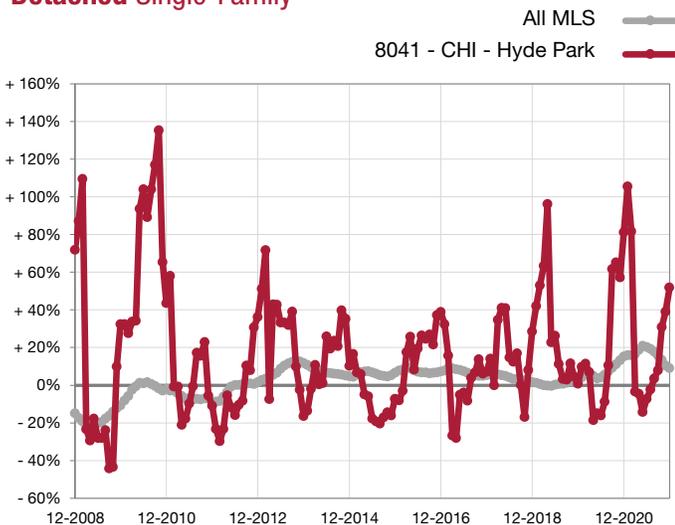
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	28	16	- 42.9%	430	451	+ 4.9%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	245	321	+ 31.0%
Closed Sales	13	27	+ 107.7%	255	320	+ 25.5%
Median Sales Price*	\$187,000	<b>\$235,000</b>	+ 25.7%	\$199,900	<b>\$199,500</b>	- 0.2%
Average Sales Price*	\$240,992	<b>\$292,515</b>	+ 21.4%	\$247,133	<b>\$254,615</b>	+ 3.0%
Percent of Original List Price Received*	92.7%	<b>92.7%</b>	0.0%	94.8%	<b>94.8%</b>	0.0%
Average Market Time	57	89	+ 56.1%	81	73	- 9.9%
Inventory of Homes for Sale at Month End	80	68	- 15.0%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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# Irving Park

Local Market Update / December 2021

**- 6.3%**

**- 2.0%**

**- 6.1%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	13	9	- 30.8%	456	471	+ 3.3%
Under Contract (includes Contingent and Pending)	16	12	- 25.0%	287	298	+ 3.8%
Closed Sales	21	34	+ 61.9%	286	300	+ 4.9%
Median Sales Price*	\$590,000	<b>\$631,250</b>	+ 7.0%	\$557,500	<b>\$585,000</b>	+ 4.9%
Average Sales Price*	\$689,800	<b>\$671,985</b>	- 2.6%	\$580,645	<b>\$622,766</b>	+ 7.3%
Percent of Original List Price Received*	97.1%	<b>97.8%</b>	+ 0.7%	96.8%	<b>99.3%</b>	+ 2.6%
Average Market Time	96	45	- 53.1%	75	39	- 48.0%
Inventory of Homes for Sale at Month End	36	30	- 16.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

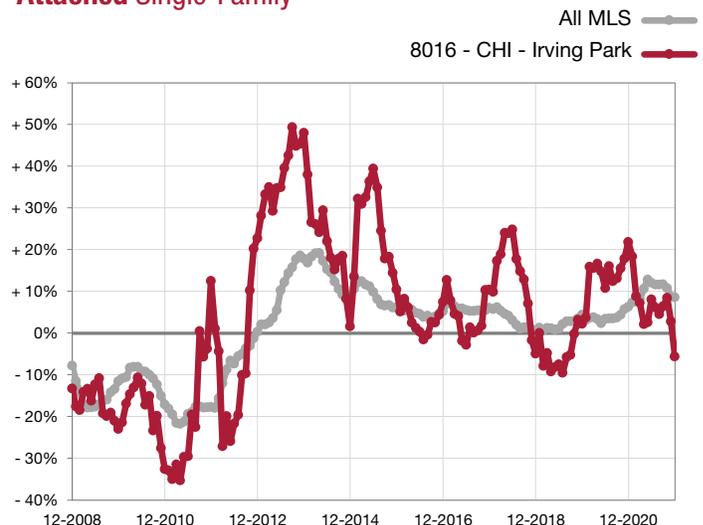
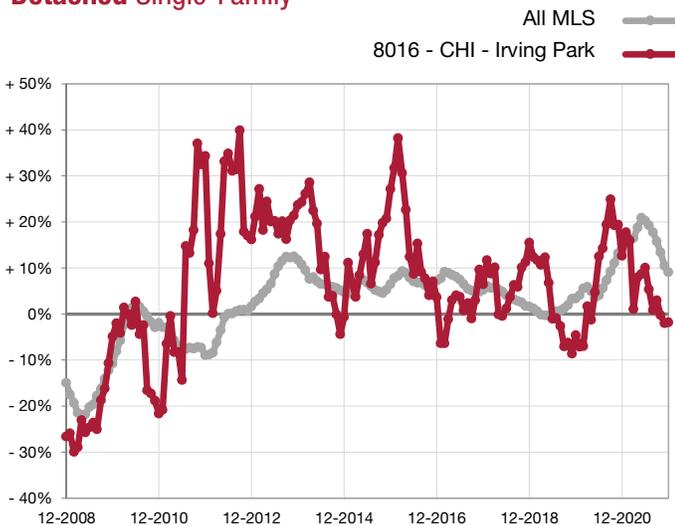
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	19	21	+ 10.5%	577	588	+ 1.9%
Under Contract (includes Contingent and Pending)	19	13	- 31.6%	293	335	+ 14.3%
Closed Sales	28	14	- 50.0%	280	347	+ 23.9%
Median Sales Price*	\$250,500	<b>\$175,500</b>	- 29.9%	\$231,250	<b>\$229,000</b>	- 1.0%
Average Sales Price*	\$267,537	<b>\$232,057</b>	- 13.3%	\$260,265	<b>\$264,397</b>	+ 1.6%
Percent of Original List Price Received*	96.0%	<b>92.1%</b>	- 4.1%	97.4%	<b>97.2%</b>	- 0.2%
Average Market Time	59	96	+ 62.7%	51	51	0.0%
Inventory of Homes for Sale at Month End	63	63	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



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# Jefferson Park

Local Market Update / December 2021

**+ 84.6%**

**+ 7.4%**

**+ 78.6%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	18	+ 350.0%	359	404	+ 12.5%
Under Contract (includes Contingent and Pending)	9	13	+ 44.4%	256	236	- 7.8%
Closed Sales	21	25	+ 19.0%	250	241	- 3.6%
Median Sales Price*	\$380,000	<b>\$370,000</b>	- 2.6%	\$347,750	<b>\$379,000</b>	+ 9.0%
Average Sales Price*	\$395,257	<b>\$403,028</b>	+ 2.0%	\$368,859	<b>\$415,160</b>	+ 12.6%
Percent of Original List Price Received*	96.3%	<b>98.2%</b>	+ 2.0%	97.0%	<b>99.1%</b>	+ 2.2%
Average Market Time	37	<b>34</b>	- 8.1%	65	<b>39</b>	- 40.0%
Inventory of Homes for Sale at Month End	17	<b>35</b>	+ 105.9%	--	--	--

## Attached Single-Family

### December

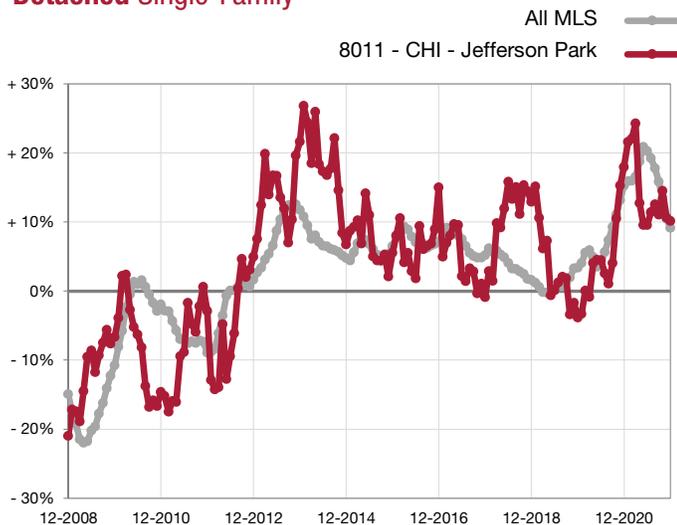
### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	9	6	- 33.3%	136	137	+ 0.7%
Under Contract (includes Contingent and Pending)	4	6	+ 50.0%	75	69	- 8.0%
Closed Sales	6	4	- 33.3%	71	69	- 2.8%
Median Sales Price*	\$139,750	<b>\$178,500</b>	+ 27.7%	\$150,000	<b>\$175,000</b>	+ 16.7%
Average Sales Price*	\$175,317	<b>\$177,000</b>	+ 1.0%	\$169,984	<b>\$195,891</b>	+ 15.2%
Percent of Original List Price Received*	93.7%	<b>96.7%</b>	+ 3.2%	94.9%	<b>96.0%</b>	+ 1.2%
Average Market Time	107	<b>70</b>	- 34.6%	91	<b>45</b>	- 50.5%
Inventory of Homes for Sale at Month End	11	<b>15</b>	+ 36.4%	--	--	--

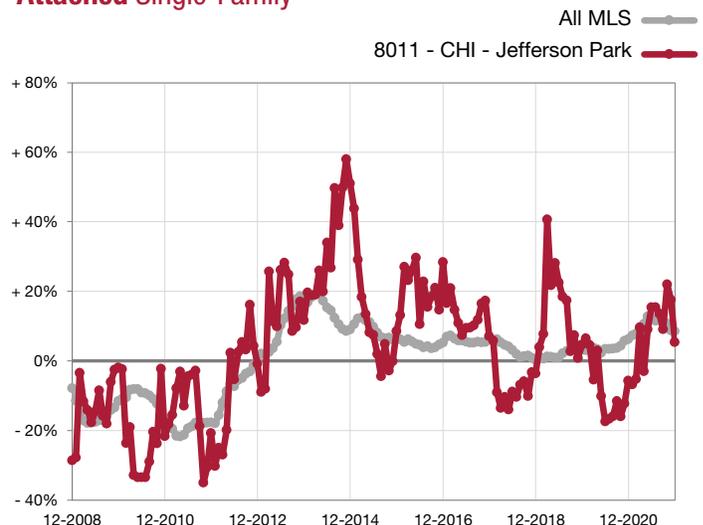
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Kenwood

Local Market Update / December 2021

**- 18.5%**

**- 30.8%**

**- 8.0%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	2	4	+ 100.0%	71	81	+ 14.1%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	27	46	+ 70.4%
Closed Sales	4	2	- 50.0%	30	43	+ 43.3%
Median Sales Price*	\$633,000	<b>\$1,387,500</b>	+ 119.2%	\$640,000	<b>\$769,000</b>	+ 20.2%
Average Sales Price*	\$1,078,875	<b>\$1,387,500</b>	+ 28.6%	\$948,178	<b>\$1,121,158</b>	+ 18.2%
Percent of Original List Price Received*	98.8%	<b>94.4%</b>	- 4.5%	95.7%	<b>96.2%</b>	+ 0.5%
Average Market Time	83	<b>46</b>	- 44.6%	139	<b>125</b>	- 10.1%
Inventory of Homes for Sale at Month End	16	<b>9</b>	- 43.8%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

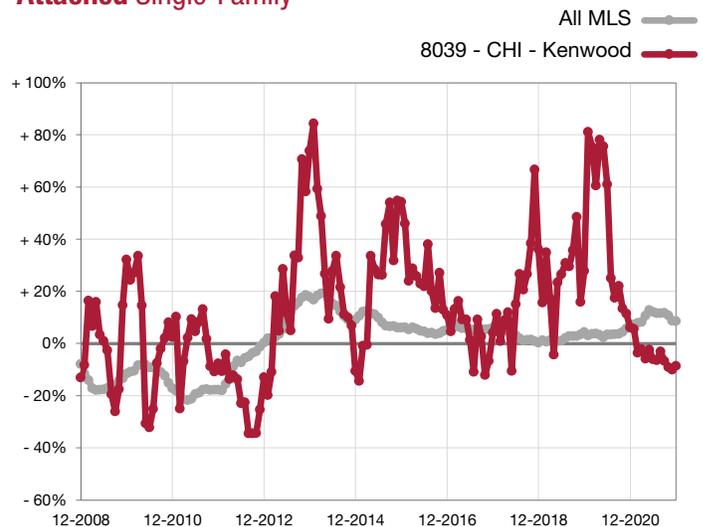
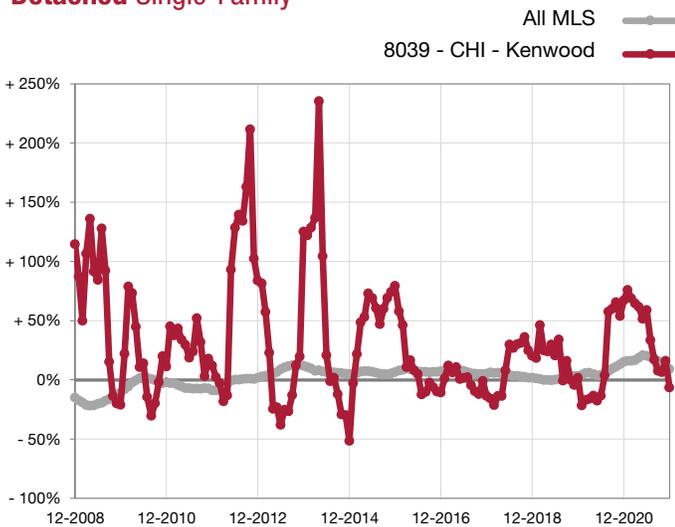
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	25	18	- 28.0%	360	364	+ 1.1%
Under Contract (includes Contingent and Pending)	13	8	- 38.5%	196	207	+ 5.6%
Closed Sales	9	7	- 22.2%	186	213	+ 14.5%
Median Sales Price*	\$159,000	<b>\$175,000</b>	+ 10.1%	\$248,000	<b>\$245,000</b>	- 1.2%
Average Sales Price*	\$194,667	<b>\$208,414</b>	+ 7.1%	\$246,737	<b>\$260,233</b>	+ 5.5%
Percent of Original List Price Received*	92.8%	<b>95.0%</b>	+ 2.4%	95.7%	<b>95.1%</b>	- 0.6%
Average Market Time	178	<b>117</b>	- 34.3%	88	<b>68</b>	- 22.7%
Inventory of Homes for Sale at Month End	59	<b>60</b>	+ 1.7%	--	--	--

\* 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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# Lakeview

Local Market Update / December 2021

**- 43.6%**

**+ 2.1%**

**- 44.7%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	8	4	- 50.0%	370	368	- 0.5%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	149	202	+ 35.6%
Closed Sales	19	10	- 47.4%	151	201	+ 33.1%
Median Sales Price*	\$1,450,000	<b>\$1,757,000</b>	+ 21.2%	\$1,350,000	<b>\$1,375,000</b>	+ 1.9%
Average Sales Price*	\$1,480,739	<b>\$1,964,400</b>	+ 32.7%	\$1,434,263	<b>\$1,484,421</b>	+ 3.5%
Percent of Original List Price Received*	94.2%	<b>98.4%</b>	+ 4.5%	95.2%	<b>96.9%</b>	+ 1.8%
Average Market Time	91	<b>40</b>	- 56.0%	139	<b>64</b>	- 54.0%
Inventory of Homes for Sale at Month End	41	<b>25</b>	- 39.0%	--	--	--

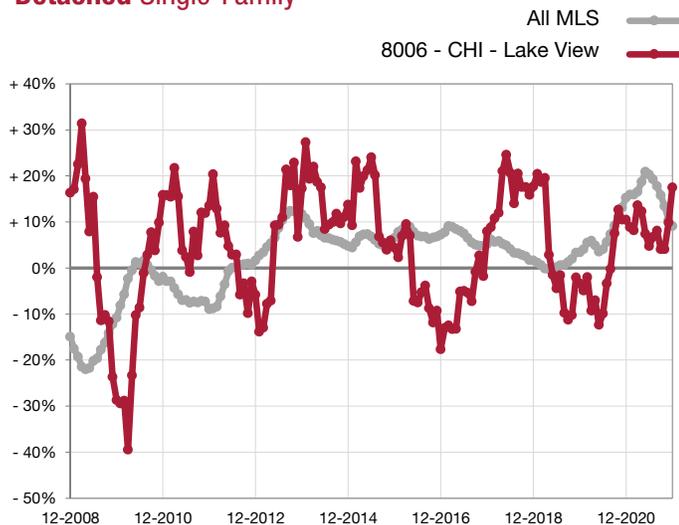
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	171	97	- 43.3%	4,553	4,638	+ 1.9%
Under Contract (includes Contingent and Pending)	121	110	- 9.1%	1,903	2,576	+ 35.4%
Closed Sales	127	139	+ 9.4%	1,868	2,595	+ 38.9%
Median Sales Price*	\$413,000	<b>\$390,000</b>	- 5.6%	\$415,000	<b>\$395,000</b>	- 4.8%
Average Sales Price*	\$429,526	<b>\$421,590</b>	- 1.8%	\$434,778	<b>\$426,158</b>	- 2.0%
Percent of Original List Price Received*	95.9%	<b>96.8%</b>	+ 0.9%	96.9%	<b>97.6%</b>	+ 0.7%
Average Market Time	71	<b>71</b>	0.0%	72	<b>67</b>	- 6.9%
Inventory of Homes for Sale at Month End	570	<b>313</b>	- 45.1%	--	--	--

\* 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 Park

Local Market Update / December 2021

**- 58.2%**      **+ 21.1%**      **- 48.5%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	20	7	- 65.0%	581	536	- 7.7%
Under Contract (includes Contingent and Pending)	16	11	- 31.3%	211	303	+ 43.6%
Closed Sales	27	28	+ 3.7%	199	305	+ 53.3%
Median Sales Price*	\$1,625,000	<b>\$1,627,500</b>	+ 0.2%	\$1,595,000	<b>\$1,710,000</b>	+ 7.2%
Average Sales Price*	\$2,196,035	<b>\$2,375,192</b>	+ 8.2%	\$1,856,272	<b>\$2,072,997</b>	+ 11.7%
Percent of Original List Price Received*	91.4%	<b>96.2%</b>	+ 5.3%	93.9%	<b>96.0%</b>	+ 2.2%
Average Market Time	91	80	- 12.1%	135	100	- 25.9%
Inventory of Homes for Sale at Month End	93	43	- 53.8%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

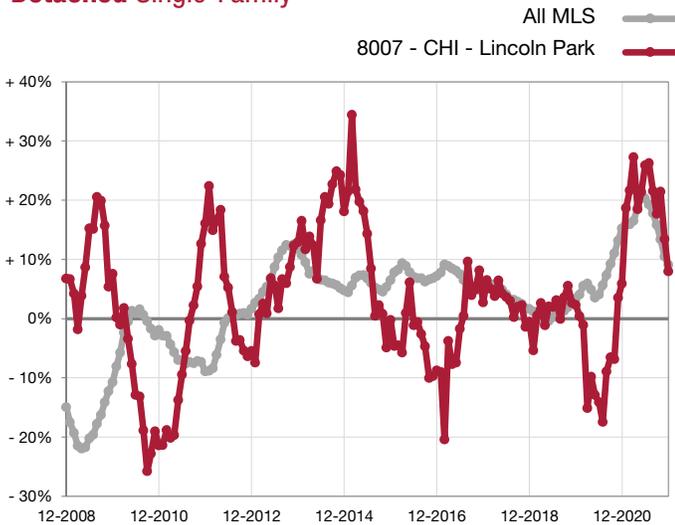
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	126	54	- 57.1%	3,227	3,123	- 3.2%
Under Contract (includes Contingent and Pending)	84	68	- 19.0%	1,254	1,784	+ 42.3%
Closed Sales	82	104	+ 26.8%	1,216	1,801	+ 48.1%
Median Sales Price*	\$519,375	<b>\$569,500</b>	+ 9.7%	\$515,500	<b>\$519,000</b>	+ 0.7%
Average Sales Price*	\$646,840	<b>\$604,580</b>	- 6.5%	\$587,318	<b>\$614,851</b>	+ 4.7%
Percent of Original List Price Received*	96.3%	<b>97.1%</b>	+ 0.8%	96.7%	<b>97.3%</b>	+ 0.6%
Average Market Time	74	95	+ 28.4%	80	75	- 6.3%
Inventory of Homes for Sale at Month End	420	221	- 47.4%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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# Lincoln Square

Local Market Update / December 2021

**- 22.2%**      **- 10.8%**      **- 35.2%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	7	7	0.0%	239	228	- 4.6%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	124	142	+ 14.5%
Closed Sales	9	3	- 66.7%	117	139	+ 18.8%
Median Sales Price*	\$825,000	<b>\$1,125,000</b>	+ 36.4%	\$795,000	<b>\$836,500</b>	+ 5.2%
Average Sales Price*	\$815,333	<b>\$1,006,667</b>	+ 23.5%	\$800,863	<b>\$921,009</b>	+ 15.0%
Percent of Original List Price Received*	98.8%	<b>100.4%</b>	+ 1.6%	96.5%	<b>98.7%</b>	+ 2.3%
Average Market Time	174	<b>58</b>	- 66.7%	95	<b>49</b>	- 48.4%
Inventory of Homes for Sale at Month End	22	<b>19</b>	- 13.6%	--	--	--

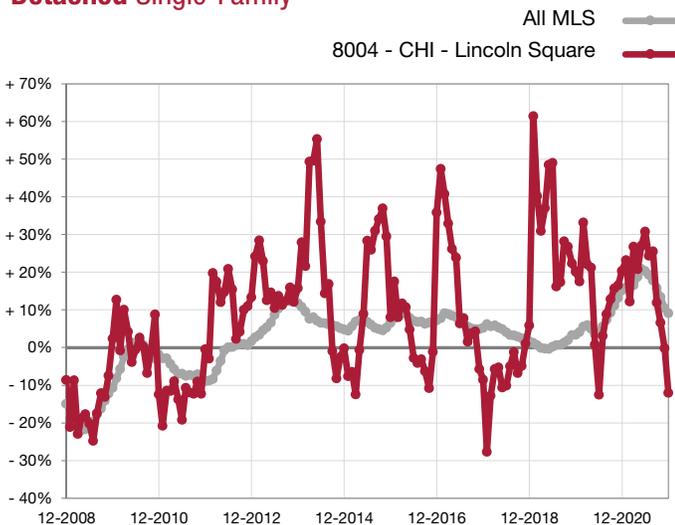
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	29	21	- 27.6%	753	729	- 3.2%
Under Contract (includes Contingent and Pending)	18	22	+ 22.2%	365	461	+ 26.3%
Closed Sales	28	30	+ 7.1%	362	458	+ 26.5%
Median Sales Price*	\$306,250	<b>\$281,250</b>	- 8.2%	\$325,000	<b>\$303,500</b>	- 6.6%
Average Sales Price*	\$342,646	<b>\$313,667</b>	- 8.5%	\$362,975	<b>\$335,608</b>	- 7.5%
Percent of Original List Price Received*	97.8%	<b>96.8%</b>	- 1.0%	97.5%	<b>98.1%</b>	+ 0.6%
Average Market Time	49	<b>72</b>	+ 46.9%	57	<b>52</b>	- 8.8%
Inventory of Homes for Sale at Month End	86	<b>51</b>	- 40.7%	--	--	--

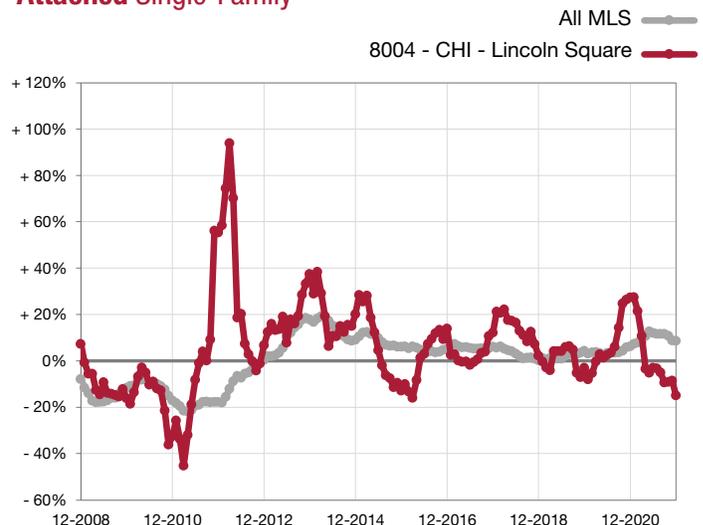
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Logan Square

Local Market Update / December 2021

**- 43.5%**      **+ 10.3%**      **- 47.2%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	18	10	- 44.4%	468	499	+ 6.6%
Under Contract (includes Contingent and Pending)	20	7	- 65.0%	281	314	+ 11.7%
Closed Sales	22	32	+ 45.5%	269	334	+ 24.2%
Median Sales Price*	\$830,000	<b>\$880,000</b>	+ 6.0%	\$799,000	<b>\$887,500</b>	+ 11.1%
Average Sales Price*	\$881,564	<b>\$1,004,747</b>	+ 14.0%	\$870,009	<b>\$965,701</b>	+ 11.0%
Percent of Original List Price Received*	97.3%	<b>98.4%</b>	+ 1.1%	97.0%	<b>98.4%</b>	+ 1.4%
Average Market Time	80	59	- 26.3%	68	49	- 27.9%
Inventory of Homes for Sale at Month End	41	27	- 34.1%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

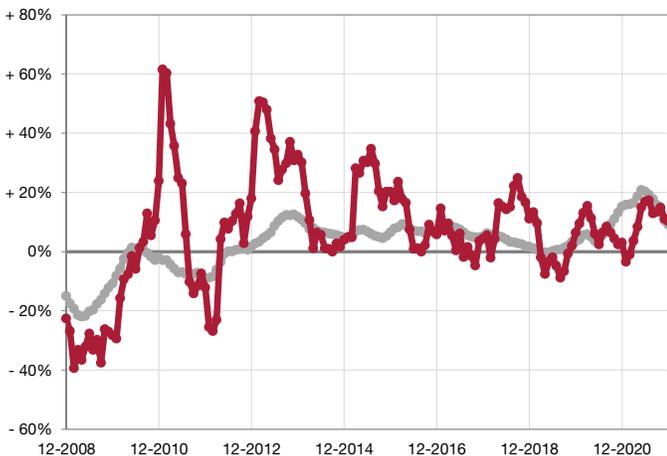
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	44	25	- 43.2%	1,448	1,373	- 5.2%
Under Contract (includes Contingent and Pending)	44	25	- 43.2%	684	811	+ 18.6%
Closed Sales	56	54	- 3.6%	638	868	+ 36.1%
Median Sales Price*	\$406,125	<b>\$487,750</b>	+ 20.1%	\$418,000	<b>\$435,000</b>	+ 4.1%
Average Sales Price*	\$432,467	<b>\$502,054</b>	+ 16.1%	\$441,519	<b>\$461,534</b>	+ 4.5%
Percent of Original List Price Received*	96.6%	<b>99.4%</b>	+ 2.9%	98.3%	<b>100.1%</b>	+ 1.8%
Average Market Time	55	41	- 25.5%	49	48	- 2.0%
Inventory of Homes for Sale at Month End	137	67	- 51.1%	--	--	--

\* 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)\*\*

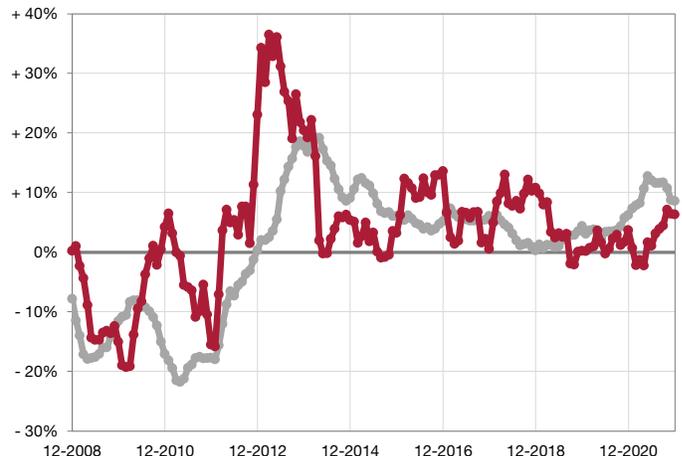
### Detached Single-Family

All MLS —  
8022 - CHI - Logan Square —



### Attached Single-Family

All MLS —  
8022 - CHI - Logan Square —



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# Loop

Local Market Update / December 2021

**- 39.3%**

**- 10.4%**

**- 49.7%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	0	--	3	1	- 66.7%
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

### December

### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	89	54	- 39.3%	2,176	2,147	- 1.3%
Under Contract (includes Contingent and Pending)	41	56	+ 36.6%	537	1,009	+ 87.9%
Closed Sales	67	60	- 10.4%	550	1,076	+ 95.6%
Median Sales Price*	\$420,000	\$357,500	- 14.9%	\$330,000	\$384,750	+ 16.6%
Average Sales Price*	\$800,879	\$665,742	- 16.9%	\$452,316	\$719,121	+ 59.0%
Percent of Original List Price Received*	94.1%	95.4%	+ 1.4%	95.7%	96.0%	+ 0.3%
Average Market Time	103	176	+ 70.9%	105	130	+ 23.8%
Inventory of Homes for Sale at Month End	581	292	- 49.7%	--	--	--

\* 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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# Near North Side

Local Market Update / December 2021

**- 34.1%**      **+ 40.1%**      **- 40.9%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	5	6	+ 20.0%	173	139	- 19.7%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	40	51	+ 27.5%
Closed Sales	4	4	0.0%	39	49	+ 25.6%
Median Sales Price*	\$1,209,750	<b>\$1,812,500</b>	+ 49.8%	\$1,420,000	<b>\$1,850,000</b>	+ 30.3%
Average Sales Price*	\$1,284,625	<b>\$2,045,075</b>	+ 59.2%	\$1,914,616	<b>\$2,086,404</b>	+ 9.0%
Percent of Original List Price Received*	82.2%	<b>91.8%</b>	+ 11.7%	88.9%	<b>90.5%</b>	+ 1.8%
Average Market Time	260	<b>128</b>	- 50.8%	216	<b>266</b>	+ 23.1%
Inventory of Homes for Sale at Month End	51	<b>24</b>	- 52.9%	--	--	--

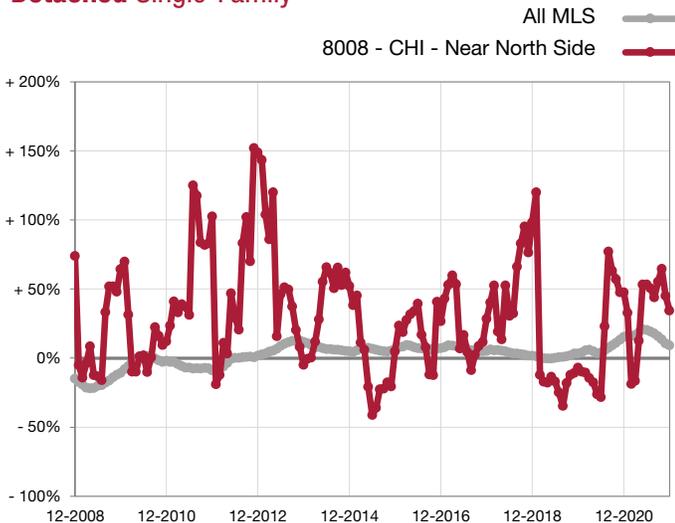
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	265	172	- 35.1%	7,176	7,398	+ 3.1%
Under Contract (includes Contingent and Pending)	109	191	+ 75.2%	1,922	3,111	+ 61.9%
Closed Sales	158	223	+ 41.1%	1,942	3,030	+ 56.0%
Median Sales Price*	\$364,500	<b>\$435,000</b>	+ 19.3%	\$411,750	<b>\$410,000</b>	- 0.4%
Average Sales Price*	\$516,287	<b>\$615,490</b>	+ 19.2%	\$566,054	<b>\$587,910</b>	+ 3.9%
Percent of Original List Price Received*	94.1%	<b>95.5%</b>	+ 1.5%	95.9%	<b>95.9%</b>	0.0%
Average Market Time	140	<b>164</b>	+ 17.1%	125	<b>139</b>	+ 11.2%
Inventory of Homes for Sale at Month End	1,754	<b>1,042</b>	- 40.6%	--	--	--

\* 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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# Near South Side

Local Market Update / December 2021

**- 50.0%**

**+ 5.4%**

**- 37.2%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	0	--	10	17	+ 70.0%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	4	8	+ 100.0%
Closed Sales	0	2	--	2	8	+ 300.0%
Median Sales Price*	\$0	<b>\$1,031,250</b>	--	\$1,128,500	<b>\$1,083,500</b>	- 4.0%
Average Sales Price*	\$0	<b>\$1,031,250</b>	--	\$1,128,500	<b>\$1,352,125</b>	+ 19.8%
Percent of Original List Price Received*	0.0%	<b>95.0%</b>	--	90.4%	<b>93.9%</b>	+ 3.9%
Average Market Time	0	<b>120</b>	--	74	<b>135</b>	+ 82.4%
Inventory of Homes for Sale at Month End	2	<b>3</b>	+ 50.0%	--	--	--

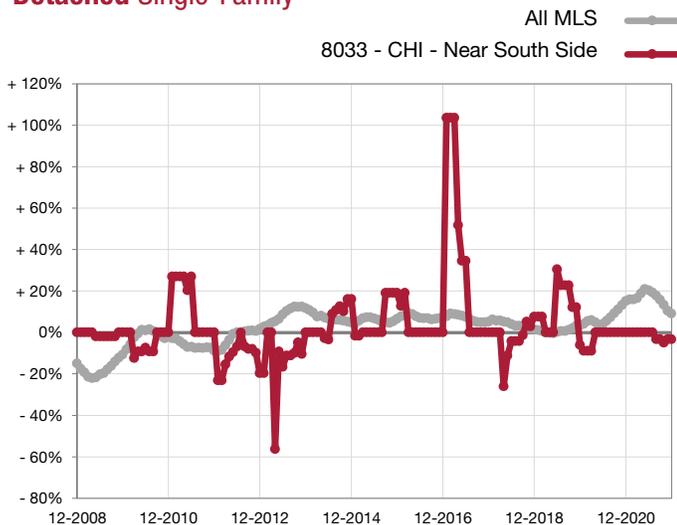
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	80	40	- 50.0%	1,663	<b>1,932</b>	+ 16.2%
Under Contract (includes Contingent and Pending)	39	45	+ 15.4%	644	<b>936</b>	+ 45.3%
Closed Sales	56	57	+ 1.8%	631	<b>936</b>	+ 48.3%
Median Sales Price*	\$390,000	<b>\$395,000</b>	+ 1.3%	\$385,000	<b>\$390,000</b>	+ 1.3%
Average Sales Price*	\$428,207	<b>\$418,846</b>	- 2.2%	\$442,172	<b>\$445,140</b>	+ 0.7%
Percent of Original List Price Received*	98.2%	<b>97.7%</b>	- 0.5%	99.4%	<b>99.8%</b>	+ 0.4%
Average Market Time	69	<b>98</b>	+ 42.0%	86	<b>95</b>	+ 10.5%
Inventory of Homes for Sale at Month End	310	<b>193</b>	- 37.7%	--	--	--

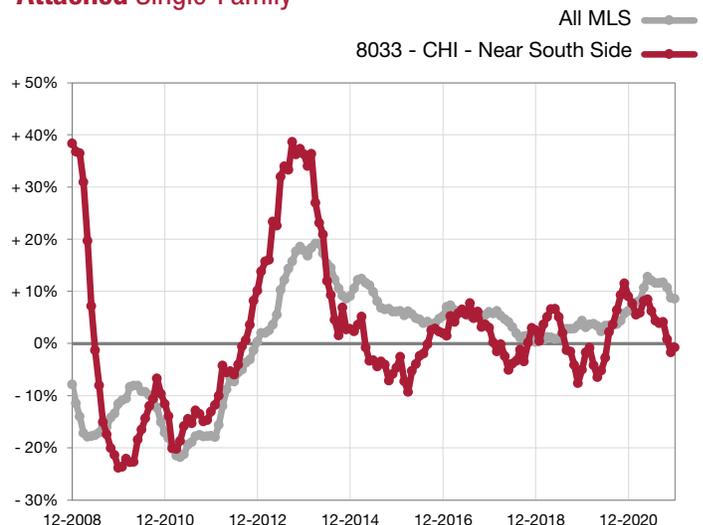
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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

# Near West Side

Local Market Update / December 2021

**- 28.2%**      **+ 12.2%**      **- 40.6%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	1	- 75.0%	101	132	+ 30.7%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	37	64	+ 73.0%
Closed Sales	4	2	- 50.0%	33	66	+ 100.0%
Median Sales Price*	\$431,500	<b>\$775,000</b>	+ 79.6%	\$489,000	<b>\$618,800</b>	+ 26.5%
Average Sales Price*	\$474,262	<b>\$775,000</b>	+ 63.4%	\$487,865	<b>\$674,128</b>	+ 38.2%
Percent of Original List Price Received*	105.2%	<b>92.8%</b>	- 11.8%	96.2%	<b>99.3%</b>	+ 3.2%
Average Market Time	46	<b>28</b>	- 39.1%	67	<b>69</b>	+ 3.0%
Inventory of Homes for Sale at Month End	16	<b>10</b>	- 37.5%	--	--	--

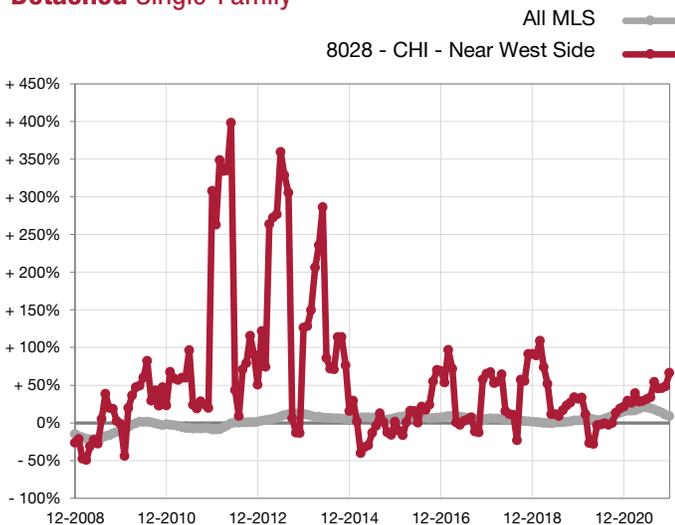
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	106	78	- 26.4%	2,935	3,240	+ 10.4%
Under Contract (includes Contingent and Pending)	82	72	- 12.2%	1,067	1,558	+ 46.0%
Closed Sales	78	90	+ 15.4%	973	1,533	+ 57.6%
Median Sales Price*	\$418,750	<b>\$356,000</b>	- 15.0%	\$370,000	<b>\$378,500</b>	+ 2.3%
Average Sales Price*	\$461,292	<b>\$482,061</b>	+ 4.5%	\$446,422	<b>\$502,457</b>	+ 12.6%
Percent of Original List Price Received*	95.8%	<b>97.5%</b>	+ 1.8%	98.3%	<b>98.8%</b>	+ 0.5%
Average Market Time	80	<b>110</b>	+ 37.5%	70	<b>84</b>	+ 20.0%
Inventory of Homes for Sale at Month End	415	<b>246</b>	- 40.7%	--	--	--

\* 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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# North Center

Local Market Update / December 2021

**- 18.2%**

**+ 15.9%**

**- 63.4%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	8	7	- 12.5%	436	339	- 22.2%
Under Contract (includes Contingent and Pending)	14	3	- 78.6%	211	258	+ 22.3%
Closed Sales	20	21	+ 5.0%	209	276	+ 32.1%
Median Sales Price*	\$1,262,500	<b>\$1,325,000</b>	+ 5.0%	\$1,125,000	<b>\$1,167,500</b>	+ 3.8%
Average Sales Price*	\$1,277,935	<b>\$1,409,619</b>	+ 10.3%	\$1,146,692	<b>\$1,176,989</b>	+ 2.6%
Percent of Original List Price Received*	97.0%	<b>97.3%</b>	+ 0.3%	96.6%	<b>97.9%</b>	+ 1.3%
Average Market Time	56	<b>44</b>	- 21.4%	95	<b>59</b>	- 37.9%
Inventory of Homes for Sale at Month End	39	<b>9</b>	- 76.9%	--	--	--

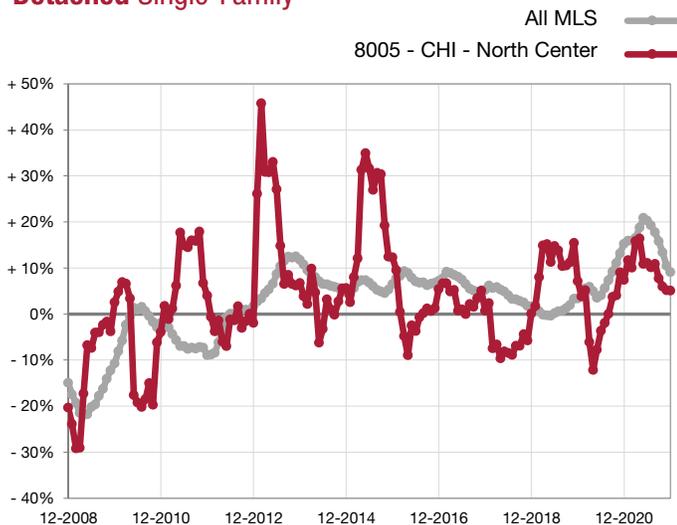
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	14	11	- 21.4%	866	766	- 11.5%
Under Contract (includes Contingent and Pending)	18	11	- 38.9%	433	505	+ 16.6%
Closed Sales	24	30	+ 25.0%	428	511	+ 19.4%
Median Sales Price*	\$479,000	<b>\$452,500</b>	- 5.5%	\$446,000	<b>\$460,069</b>	+ 3.2%
Average Sales Price*	\$493,532	<b>\$492,075</b>	- 0.3%	\$453,630	<b>\$481,511</b>	+ 6.1%
Percent of Original List Price Received*	98.1%	<b>98.0%</b>	- 0.1%	98.1%	<b>98.9%</b>	+ 0.8%
Average Market Time	80	<b>60</b>	- 25.0%	56	<b>51</b>	- 8.9%
Inventory of Homes for Sale at Month End	62	<b>28</b>	- 54.8%	--	--	--

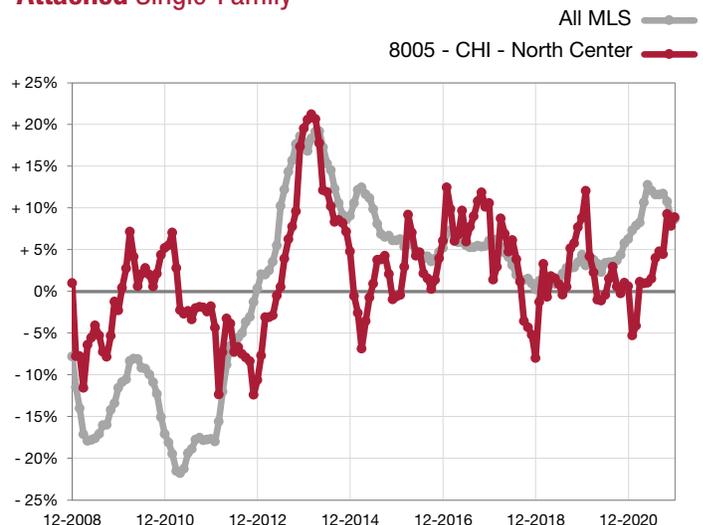
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# North Park

Local Market Update / December 2021

**- 50.0%**      **- 27.3%**      **- 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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	3	- 25.0%	101	98	- 3.0%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	71	71	0.0%
Closed Sales	6	2	- 66.7%	70	68	- 2.9%
Median Sales Price*	\$499,250	<b>\$722,500</b>	+ 44.7%	\$390,000	<b>\$450,000</b>	+ 15.4%
Average Sales Price*	\$481,250	<b>\$722,500</b>	+ 50.1%	\$444,597	<b>\$484,155</b>	+ 8.9%
Percent of Original List Price Received*	95.6%	<b>98.1%</b>	+ 2.6%	96.2%	<b>100.9%</b>	+ 4.9%
Average Market Time	61	<b>98</b>	+ 60.7%	71	<b>33</b>	- 53.5%
Inventory of Homes for Sale at Month End	10	<b>5</b>	- 50.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

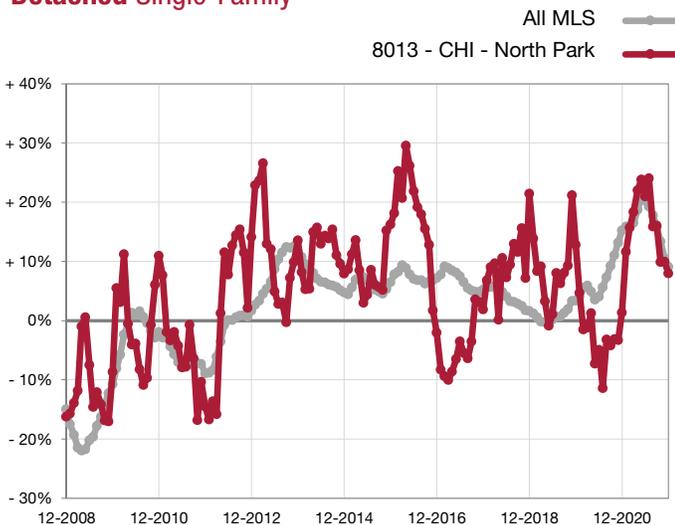
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	6	2	- 66.7%	87	98	+ 12.6%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	47	55	+ 17.0%
Closed Sales	5	6	+ 20.0%	46	57	+ 23.9%
Median Sales Price*	\$247,500	<b>\$235,000</b>	- 5.1%	\$214,251	<b>\$229,900</b>	+ 7.3%
Average Sales Price*	\$211,100	<b>\$233,333</b>	+ 10.5%	\$218,472	<b>\$219,400</b>	+ 0.4%
Percent of Original List Price Received*	91.9%	<b>94.9%</b>	+ 3.3%	94.2%	<b>96.4%</b>	+ 2.3%
Average Market Time	17	<b>80</b>	+ 370.6%	76	<b>75</b>	- 1.3%
Inventory of Homes for Sale at Month End	18	<b>15</b>	- 16.7%	--	--	--

\* 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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# Norwood Park

Local Market Update / December 2021

**- 15.6%**

**+ 8.5%**

**- 23.1%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	25	24	- 4.0%	759	830	+ 9.4%
Under Contract (includes Contingent and Pending)	30	30	0.0%	484	497	+ 2.7%
Closed Sales	34	43	+ 26.5%	471	494	+ 4.9%
Median Sales Price*	\$330,000	<b>\$365,000</b>	+ 10.6%	\$359,900	<b>\$380,000</b>	+ 5.6%
Average Sales Price*	\$333,968	<b>\$388,977</b>	+ 16.5%	\$391,879	<b>\$408,538</b>	+ 4.3%
Percent of Original List Price Received*	96.1%	<b>96.3%</b>	+ 0.2%	96.8%	<b>98.2%</b>	+ 1.4%
Average Market Time	43	85	+ 97.7%	62	41	- 33.9%
Inventory of Homes for Sale at Month End	47	43	- 8.5%	--	--	--

## Attached Single-Family

### December

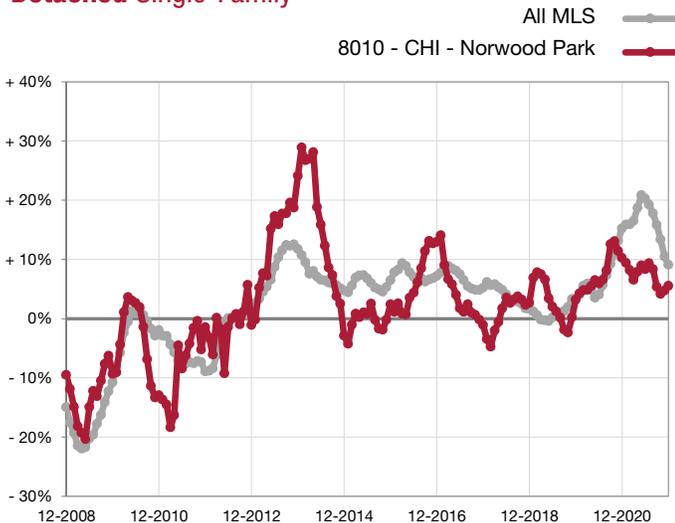
### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	7	3	- 57.1%	144	155	+ 7.6%
Under Contract (includes Contingent and Pending)	8	9	+ 12.5%	94	106	+ 12.8%
Closed Sales	13	8	- 38.5%	87	104	+ 19.5%
Median Sales Price*	\$193,000	<b>\$166,000</b>	- 14.0%	\$174,900	<b>\$175,000</b>	+ 0.1%
Average Sales Price*	\$191,346	<b>\$182,125</b>	- 4.8%	\$185,021	<b>\$183,733</b>	- 0.7%
Percent of Original List Price Received*	95.9%	<b>94.9%</b>	- 1.0%	95.2%	<b>95.7%</b>	+ 0.5%
Average Market Time	43	38	- 11.6%	64	60	- 6.3%
Inventory of Homes for Sale at Month End	18	7	- 61.1%	--	--	--

\* 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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# Portage Park

Local Market Update / December 2021

**- 3.2%**

**- 16.7%**

**- 11.3%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	26	24	- 7.7%	690	786	+ 13.9%
Under Contract (includes Contingent and Pending)	26	20	- 23.1%	433	492	+ 13.6%
Closed Sales	35	27	- 22.9%	417	496	+ 18.9%
Median Sales Price*	\$366,000	<b>\$350,000</b>	- 4.4%	\$355,000	<b>\$370,000</b>	+ 4.2%
Average Sales Price*	\$387,474	<b>\$383,793</b>	- 0.9%	\$376,151	<b>\$397,214</b>	+ 5.6%
Percent of Original List Price Received*	97.6%	<b>97.6%</b>	0.0%	97.7%	<b>99.2%</b>	+ 1.5%
Average Market Time	34	37	+ 8.8%	51	36	- 29.4%
Inventory of Homes for Sale at Month End	51	47	- 7.8%	--	--	--

## Attached Single-Family

### December

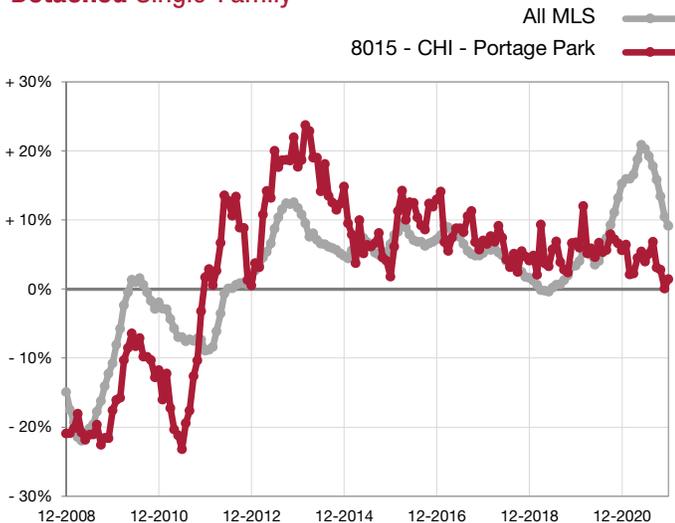
### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	5	6	+ 20.0%	233	226	- 3.0%
Under Contract (includes Contingent and Pending)	3	6	+ 100.0%	118	122	+ 3.4%
Closed Sales	7	8	+ 14.3%	119	120	+ 0.8%
Median Sales Price*	\$119,000	<b>\$170,000</b>	+ 42.9%	\$170,000	<b>\$176,750</b>	+ 4.0%
Average Sales Price*	\$187,857	<b>\$185,875</b>	- 1.1%	\$205,501	<b>\$204,313</b>	- 0.6%
Percent of Original List Price Received*	92.4%	<b>96.0%</b>	+ 3.9%	103.4%	<b>96.6%</b>	- 6.6%
Average Market Time	93	58	- 37.6%	58	74	+ 27.6%
Inventory of Homes for Sale at Month End	29	24	- 17.2%	--	--	--

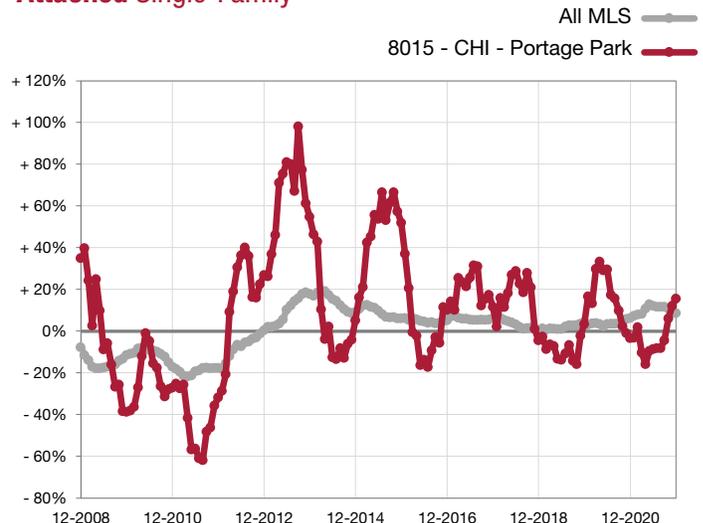
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / December 2021

**+ 9.1%**

**+ 22.5%**

**- 14.9%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	3	4	+ 33.3%	52	90	+ 73.1%
Under Contract (includes Contingent and Pending)	3	3	0.0%	43	48	+ 11.6%
Closed Sales	5	3	- 40.0%	41	49	+ 19.5%
Median Sales Price*	\$630,000	<b>\$368,500</b>	- 41.5%	\$485,000	<b>\$570,000</b>	+ 17.5%
Average Sales Price*	\$625,000	<b>\$455,833</b>	- 27.1%	\$518,350	<b>\$554,842</b>	+ 7.0%
Percent of Original List Price Received*	96.4%	<b>93.3%</b>	- 3.2%	95.6%	<b>98.3%</b>	+ 2.8%
Average Market Time	61	<b>46</b>	- 24.6%	62	<b>40</b>	- 35.5%
Inventory of Homes for Sale at Month End	2	4	+ 100.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

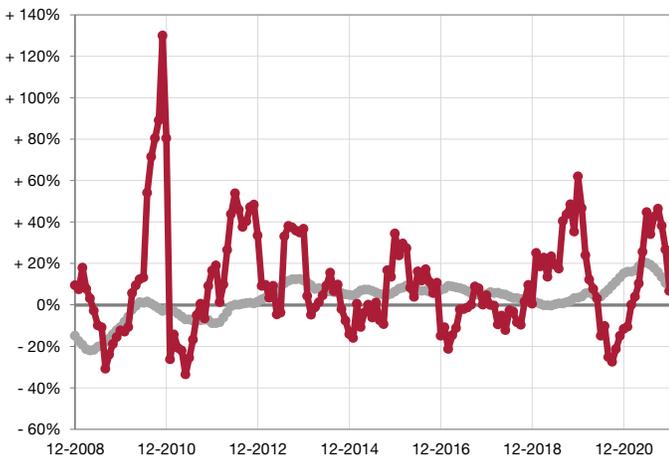
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	30	32	+ 6.7%	880	1,068	+ 21.4%
Under Contract (includes Contingent and Pending)	26	36	+ 38.5%	473	616	+ 30.2%
Closed Sales	35	46	+ 31.4%	452	618	+ 36.7%
Median Sales Price*	\$205,000	<b>\$205,950</b>	+ 0.5%	\$177,000	<b>\$200,000</b>	+ 13.0%
Average Sales Price*	\$224,027	<b>\$222,780</b>	- 0.6%	\$198,026	<b>\$218,174</b>	+ 10.2%
Percent of Original List Price Received*	95.0%	<b>95.8%</b>	+ 0.8%	96.0%	<b>97.6%</b>	+ 1.7%
Average Market Time	59	52	- 11.9%	67	56	- 16.4%
Inventory of Homes for Sale at Month End	119	99	- 16.8%	--	--	--

\* 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

All MLS —  
8001 - CHI - Rogers Park —



### Attached Single-Family

All MLS —  
8001 - CHI - Rogers Park —



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# South Shore

Local Market Update / December 2021

**+ 24.0%**

**- 14.3%**

**+ 5.6%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	16	12	- 25.0%	204	254	+ 24.5%
Under Contract (includes Contingent and Pending)	4	11	+ 175.0%	120	129	+ 7.5%
Closed Sales	9	13	+ 44.4%	124	112	- 9.7%
Median Sales Price*	\$327,000	\$195,000	- 40.4%	\$197,450	\$212,875	+ 7.8%
Average Sales Price*	\$297,878	\$203,692	- 31.6%	\$219,709	\$235,427	+ 7.2%
Percent of Original List Price Received*	103.9%	95.0%	- 8.6%	96.0%	97.0%	+ 1.0%
Average Market Time	83	41	- 50.6%	90	51	- 43.3%
Inventory of Homes for Sale at Month End	38	38	0.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	9	19	+ 111.1%	218	262	+ 20.2%
Under Contract (includes Contingent and Pending)	12	11	- 8.3%	114	123	+ 7.9%
Closed Sales	19	11	- 42.1%	129	113	- 12.4%
Median Sales Price*	\$47,000	\$82,000	+ 74.5%	\$65,000	\$78,500	+ 20.8%
Average Sales Price*	\$65,732	\$97,295	+ 48.0%	\$77,302	\$99,279	+ 28.4%
Percent of Original List Price Received*	81.8%	93.0%	+ 13.7%	90.3%	95.1%	+ 5.3%
Average Market Time	116	83	- 28.4%	117	92	- 21.4%
Inventory of Homes for Sale at Month End	52	57	+ 9.6%	--	--	--

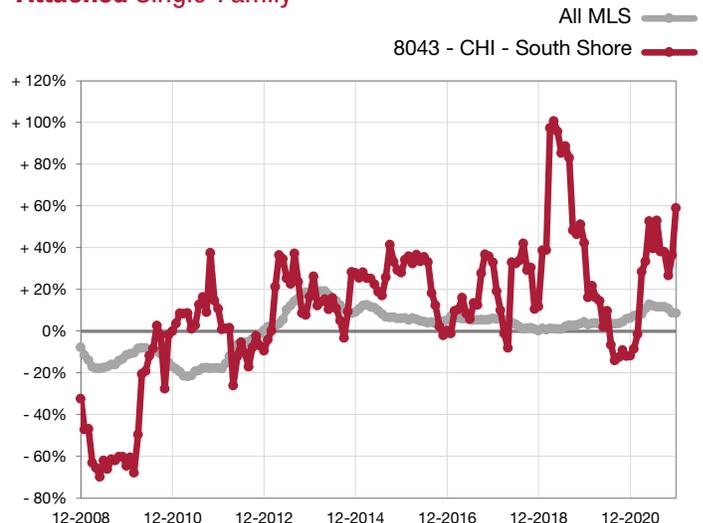
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Uptown

Local Market Update / December 2021

**- 31.3%**

**- 1.4%**

**- 38.7%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	7	2	- 71.4%	93	77	- 17.2%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	39	45	+ 15.4%
Closed Sales	4	5	+ 25.0%	40	46	+ 15.0%
Median Sales Price*	\$1,292,500	<b>\$1,350,000</b>	+ 4.4%	\$892,500	<b>\$1,059,250</b>	+ 18.7%
Average Sales Price*	\$1,253,750	<b>\$1,312,800</b>	+ 4.7%	\$953,150	<b>\$1,150,964</b>	+ 20.8%
Percent of Original List Price Received*	95.0%	<b>100.0%</b>	+ 5.3%	94.3%	<b>96.0%</b>	+ 1.8%
Average Market Time	169	<b>90</b>	- 46.7%	138	<b>79</b>	- 42.8%
Inventory of Homes for Sale at Month End	15	<b>8</b>	- 46.7%	--	--	--

## Attached Single-Family

### December

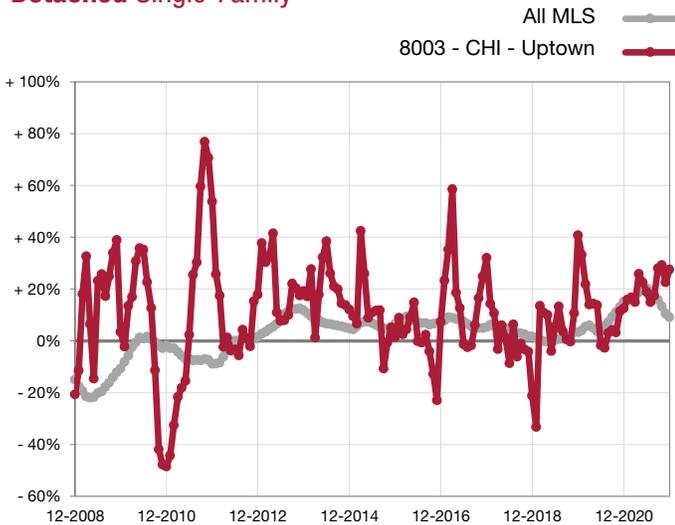
### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	76	55	- 27.6%	1,554	1,776	+ 14.3%
Under Contract (includes Contingent and Pending)	50	52	+ 4.0%	826	1,099	+ 33.1%
Closed Sales	65	63	- 3.1%	787	1,101	+ 39.9%
Median Sales Price*	\$304,500	<b>\$277,500</b>	- 8.9%	\$299,900	<b>\$300,000</b>	+ 0.0%
Average Sales Price*	\$312,701	<b>\$298,649</b>	- 4.5%	\$305,260	<b>\$311,638</b>	+ 2.1%
Percent of Original List Price Received*	97.1%	<b>95.4%</b>	- 1.8%	97.5%	<b>97.8%</b>	+ 0.3%
Average Market Time	62	<b>62</b>	0.0%	55	<b>53</b>	- 3.6%
Inventory of Homes for Sale at Month End	223	<b>138</b>	- 38.1%	--	--	--

\* 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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**- 66.7%**      **+ 200.0%**      **- 7.7%**

# Washington Park

Local Market Update / December 2021

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	2	1	- 50.0%	9	12	+ 33.3%
Under Contract (includes Contingent and Pending)	0	1	--	3	6	+ 100.0%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$55,000	<b>\$312,000</b>	+ 467.3%
Average Sales Price*	\$0	\$0	--	\$83,333	<b>\$311,875</b>	+ 274.3%
Percent of Original List Price Received*	0.0%	0.0%	--	86.4%	<b>96.8%</b>	+ 12.0%
Average Market Time	0	0	--	223	33	- 85.2%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

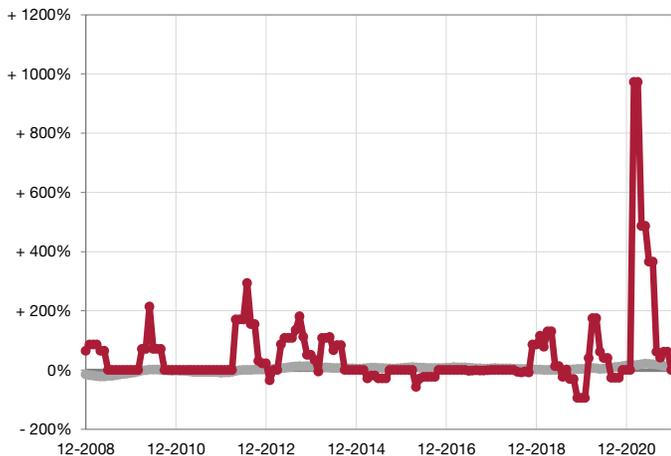
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	4	1	- 75.0%	71	71	0.0%
Under Contract (includes Contingent and Pending)	4	4	0.0%	39	43	+ 10.3%
Closed Sales	2	6	+ 200.0%	33	42	+ 27.3%
Median Sales Price*	\$188,974	<b>\$157,450</b>	- 16.7%	\$185,000	<b>\$157,950</b>	- 14.6%
Average Sales Price*	\$188,974	<b>\$178,317</b>	- 5.6%	\$191,795	<b>\$170,617</b>	- 11.0%
Percent of Original List Price Received*	100.1%	<b>97.3%</b>	- 2.8%	96.0%	<b>96.7%</b>	+ 0.7%
Average Market Time	153	63	- 58.8%	83	51	- 38.6%
Inventory of Homes for Sale at Month End	11	10	- 9.1%	--	--	--

\* 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)\*\*

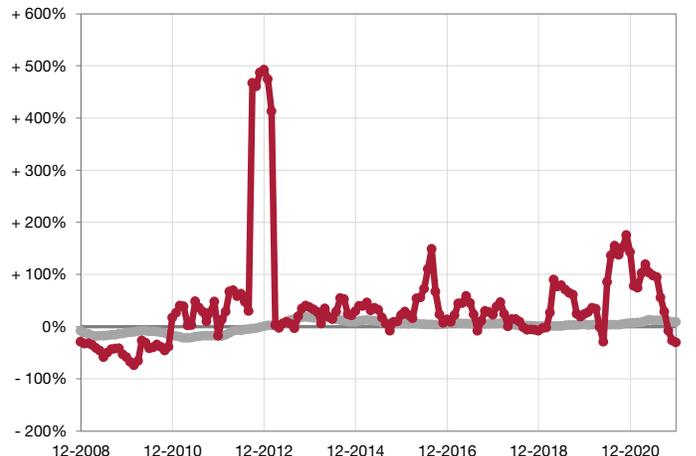
### Detached Single-Family

All MLS —  
8040 - CHI - Washington Park —



### Attached Single-Family

All MLS —  
8040 - CHI - Washington Park —



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# West Elsdon

Local Market Update / December 2021

**0.0%**

**- 20.0%**

**- 7.7%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	8	7	- 12.5%	126	133	+ 5.6%
Under Contract (includes Contingent and Pending)	7	6	- 14.3%	92	93	+ 1.1%
Closed Sales	12	12	0.0%	95	94	- 1.1%
Median Sales Price*	\$235,000	<b>\$280,000</b>	+ 19.1%	\$230,000	<b>\$269,950</b>	+ 17.4%
Average Sales Price*	\$218,025	<b>\$264,417</b>	+ 21.3%	\$225,775	<b>\$272,923</b>	+ 20.9%
Percent of Original List Price Received*	97.4%	<b>95.7%</b>	- 1.7%	96.8%	<b>100.9%</b>	+ 4.2%
Average Market Time	48	<b>82</b>	+ 70.8%	62	<b>35</b>	- 43.5%
Inventory of Homes for Sale at Month End	11	<b>12</b>	+ 9.1%	--	--	--

## Attached Single-Family

### December

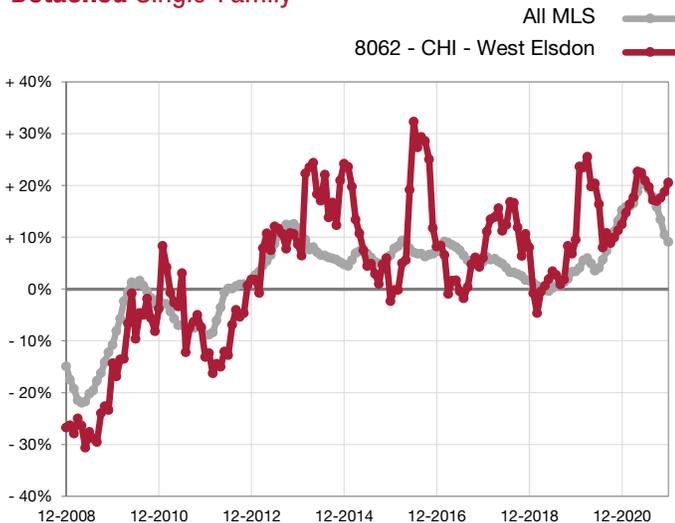
### Trailing 12 Months

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	0	1	--	15	18	+ 20.0%
Under Contract (includes Contingent and Pending)	0	1	--	13	17	+ 30.8%
Closed Sales	3	0	- 100.0%	12	9	- 25.0%
Median Sales Price*	\$110,000	<b>\$0</b>	- 100.0%	\$118,220	<b>\$152,000</b>	+ 28.6%
Average Sales Price*	\$121,000	<b>\$0</b>	- 100.0%	\$129,537	<b>\$167,156</b>	+ 29.0%
Percent of Original List Price Received*	95.1%	<b>0.0%</b>	- 100.0%	96.7%	<b>94.6%</b>	- 2.2%
Average Market Time	17	0	- 100.0%	23	35	+ 52.2%
Inventory of Homes for Sale at Month End	2	0	- 100.0%	--	--	--

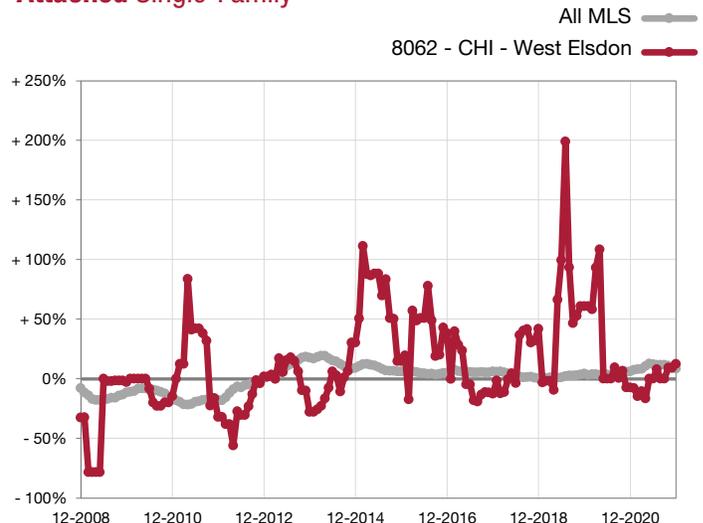
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# West Ridge

Local Market Update / December 2021

**- 36.4%**      **- 16.7%**      **- 11.5%**

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		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	11	11	0.0%	186	216	+ 16.1%
Under Contract (includes Contingent and Pending)	7	6	- 14.3%	132	153	+ 15.9%
Closed Sales	11	5	- 54.5%	142	152	+ 7.0%
Median Sales Price*	\$412,500	<b>\$465,000</b>	+ 12.7%	\$399,000	<b>\$429,500</b>	+ 7.6%
Average Sales Price*	\$455,355	<b>\$484,400</b>	+ 6.4%	\$417,886	<b>\$455,905</b>	+ 9.1%
Percent of Original List Price Received*	97.6%	<b>95.7%</b>	- 1.9%	96.8%	<b>97.9%</b>	+ 1.1%
Average Market Time	25	<b>52</b>	+ 108.0%	73	<b>40</b>	- 45.2%
Inventory of Homes for Sale at Month End	23	<b>12</b>	- 47.8%	--	--	--

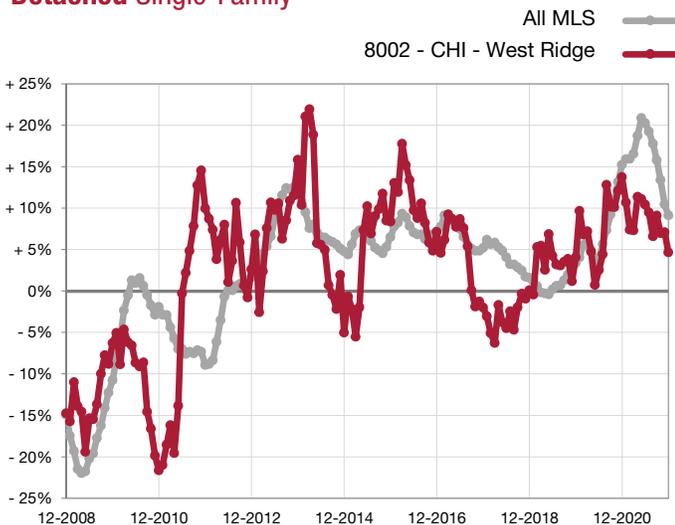
## Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	44	24	- 45.5%	620	827	+ 33.4%
Under Contract (includes Contingent and Pending)	27	24	- 11.1%	314	451	+ 43.6%
Closed Sales	31	30	- 3.2%	305	458	+ 50.2%
Median Sales Price*	\$165,000	<b>\$136,000</b>	- 17.6%	\$148,888	<b>\$157,750</b>	+ 6.0%
Average Sales Price*	\$171,910	<b>\$164,277</b>	- 4.4%	\$165,170	<b>\$179,105</b>	+ 8.4%
Percent of Original List Price Received*	93.7%	<b>93.3%</b>	- 0.4%	93.9%	<b>95.8%</b>	+ 2.0%
Average Market Time	80	<b>74</b>	- 7.5%	74	<b>64</b>	- 13.5%
Inventory of Homes for Sale at Month End	116	<b>111</b>	- 4.3%	--	--	--

\* 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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# West Town

Local Market Update / December 2021

**- 52.3%**

**- 4.0%**

**- 52.4%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	21	10	- 52.4%	536	463	- 13.6%
Under Contract (includes Contingent and Pending)	22	4	- 81.8%	231	267	+ 15.6%
Closed Sales	16	17	+ 6.3%	215	286	+ 33.0%
Median Sales Price*	\$860,000	<b>\$832,500</b>	- 3.2%	\$950,000	<b>\$975,000</b>	+ 2.6%
Average Sales Price*	\$882,969	<b>\$929,647</b>	+ 5.3%	\$1,015,366	<b>\$1,056,832</b>	+ 4.1%
Percent of Original List Price Received*	98.0%	<b>96.7%</b>	- 1.3%	96.3%	<b>97.1%</b>	+ 0.8%
Average Market Time	59	42	- 28.8%	83	66	- 20.5%
Inventory of Homes for Sale at Month End	58	28	- 51.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

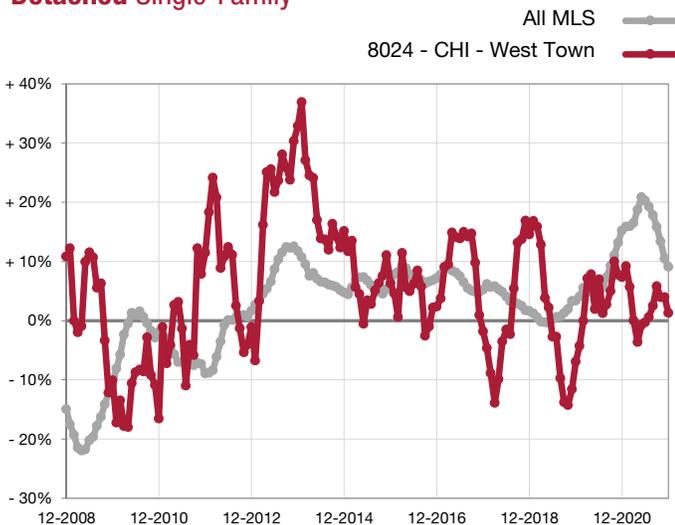
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	134	64	- 52.2%	3,580	3,424	- 4.4%
Under Contract (includes Contingent and Pending)	113	72	- 36.3%	1,662	1,947	+ 17.1%
Closed Sales	110	104	- 5.5%	1,609	1,997	+ 24.1%
Median Sales Price*	\$503,000	<b>\$512,500</b>	+ 1.9%	\$500,000	<b>\$504,000</b>	+ 0.8%
Average Sales Price*	\$508,314	<b>\$545,454</b>	+ 7.3%	\$519,322	<b>\$521,355</b>	+ 0.4%
Percent of Original List Price Received*	96.8%	<b>97.4%</b>	+ 0.6%	98.0%	<b>98.7%</b>	+ 0.7%
Average Market Time	68	67	- 1.5%	62	58	- 6.5%
Inventory of Homes for Sale at Month End	375	178	- 52.5%	--	--	--

\* 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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# Woodlawn

Local Market Update / December 2021

**- 47.4%**

**- 13.3%**

**- 34.9%**

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

	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	8	3	- 62.5%	81	87	+ 7.4%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	41	58	+ 41.5%
Closed Sales	6	6	0.0%	36	58	+ 61.1%
Median Sales Price*	\$287,500	<b>\$514,600</b>	+ 79.0%	\$287,500	<b>\$377,500</b>	+ 31.3%
Average Sales Price*	\$307,333	<b>\$440,517</b>	+ 43.3%	\$290,478	<b>\$370,669</b>	+ 27.6%
Percent of Original List Price Received*	100.4%	<b>95.8%</b>	- 4.6%	93.9%	<b>99.1%</b>	+ 5.5%
Average Market Time	27	<b>118</b>	+ 337.0%	87	<b>73</b>	- 16.1%
Inventory of Homes for Sale at Month End	21	<b>11</b>	- 47.6%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

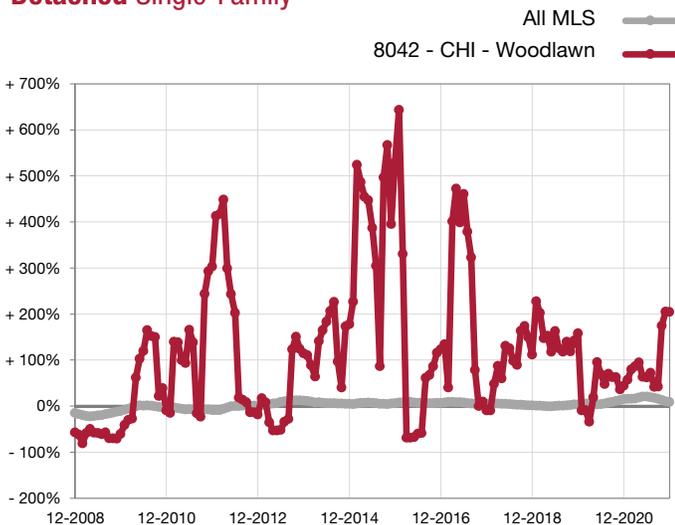
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	11	7	- 36.4%	171	154	- 9.9%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	89	95	+ 6.7%
Closed Sales	9	7	- 22.2%	94	94	0.0%
Median Sales Price*	\$195,000	<b>\$214,000</b>	+ 9.7%	\$195,000	<b>\$235,450</b>	+ 20.7%
Average Sales Price*	\$201,675	<b>\$228,643</b>	+ 13.4%	\$207,083	<b>\$247,309</b>	+ 19.4%
Percent of Original List Price Received*	95.2%	<b>98.7%</b>	+ 3.7%	96.5%	<b>98.1%</b>	+ 1.7%
Average Market Time	118	<b>237</b>	+ 100.8%	110	<b>92</b>	- 16.4%
Inventory of Homes for Sale at Month End	42	<b>30</b>	- 28.6%	--	--	--

\* 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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