

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED OCTOBER 16, 2020



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Albany Park

Local Market Update / September 2020

+ 6.3%

+ 25.0%

- 20.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	30	22	- 26.7%	271	234	- 13.7%
Under Contract (includes Contingent and Pending)	11	8	- 27.3%	128	148	+ 15.6%
Closed Sales	11	19	+ 72.7%	126	145	+ 15.1%
Median Sales Price*	\$590,000	\$439,900	- 25.4%	\$395,975	\$440,000	+ 11.1%
Average Sales Price*	\$605,864	\$501,100	- 17.3%	\$441,822	\$473,061	+ 7.1%
Percent of Original List Price Received*	98.3%	97.8%	- 0.5%	96.7%	97.4%	+ 0.7%
Average Market Time	42	57	+ 35.7%	69	69	0.0%
Inventory of Homes for Sale at Month End	41	17	- 58.5%	--	--	--

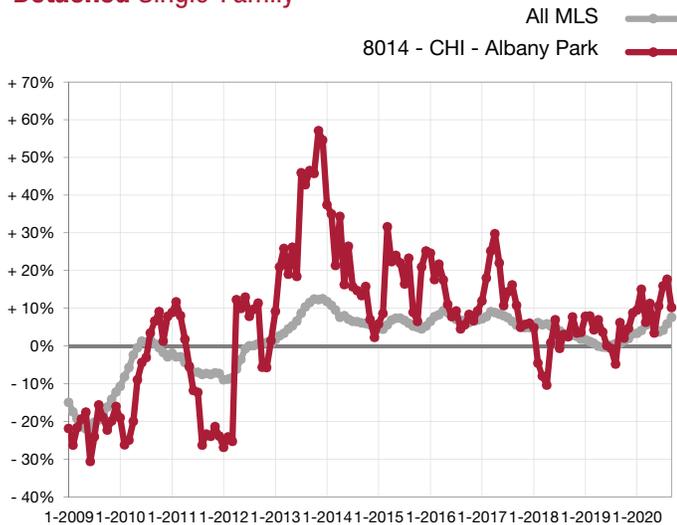
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	33	45	+ 36.4%	324	313	- 3.4%
Under Contract (includes Contingent and Pending)	9	25	+ 177.8%	166	172	+ 3.6%
Closed Sales	21	21	0.0%	173	155	- 10.4%
Median Sales Price*	\$215,000	\$215,000	0.0%	\$195,500	\$226,000	+ 15.6%
Average Sales Price*	\$246,061	\$242,614	- 1.4%	\$211,094	\$246,003	+ 16.5%
Percent of Original List Price Received*	96.1%	97.7%	+ 1.7%	96.1%	97.1%	+ 1.0%
Average Market Time	52	51	- 1.9%	55	63	+ 14.5%
Inventory of Homes for Sale at Month End	55	59	+ 7.3%	--	--	--

* 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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Avondale

Local Market Update / September 2020

+ 3.4%

+ 141.2%

+ 3.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	19	19	0.0%	184	167	- 9.2%
Under Contract (includes Contingent and Pending)	4	14	+ 250.0%	106	110	+ 3.8%
Closed Sales	9	18	+ 100.0%	102	103	+ 1.0%
Median Sales Price*	\$342,500	\$660,000	+ 92.7%	\$510,000	\$545,000	+ 6.9%
Average Sales Price*	\$412,705	\$627,351	+ 52.0%	\$519,233	\$546,974	+ 5.3%
Percent of Original List Price Received*	94.2%	98.7%	+ 4.8%	96.4%	98.6%	+ 2.3%
Average Market Time	105	57	- 45.7%	65	49	- 24.6%
Inventory of Homes for Sale at Month End	21	16	- 23.8%	--	--	--

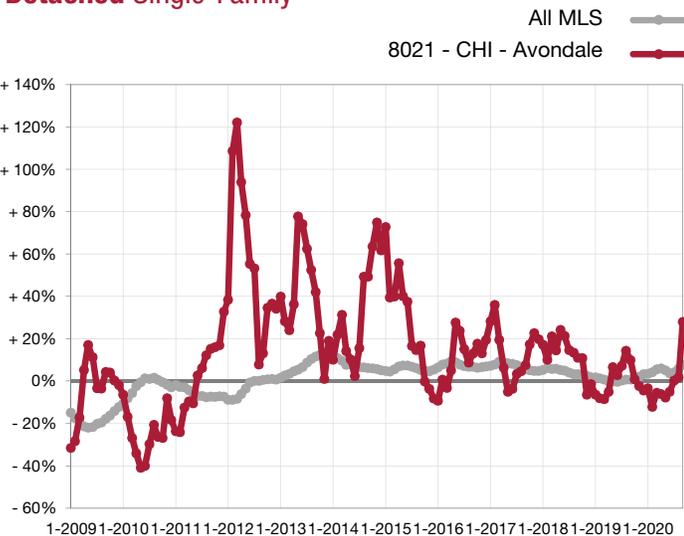
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	40	42	+ 5.0%	367	307	- 16.3%
Under Contract (includes Contingent and Pending)	14	4	- 71.4%	171	157	- 8.2%
Closed Sales	8	23	+ 187.5%	171	163	- 4.7%
Median Sales Price*	\$367,500	\$361,000	- 1.8%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$349,656	\$336,826	- 3.7%	\$365,787	\$364,489	- 0.4%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	97.5%	98.8%	+ 1.3%
Average Market Time	70	30	- 57.1%	55	50	- 9.1%
Inventory of Homes for Sale at Month End	46	53	+ 15.2%	--	--	--

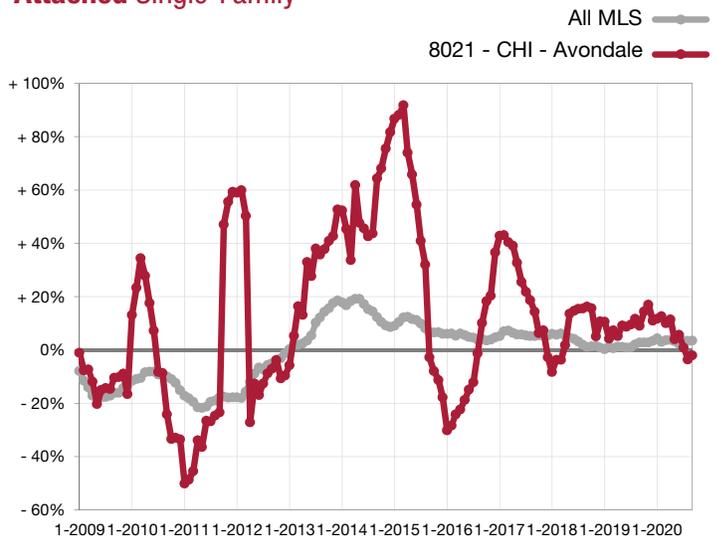
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / September 2020

- 17.0% **+ 70.6%** **- 48.9%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	44	36	- 18.2%	482	366	- 24.1%
Under Contract (includes Contingent and Pending)	17	31	+ 82.4%	224	229	+ 2.2%
Closed Sales	16	27	+ 68.8%	221	206	- 6.8%
Median Sales Price*	\$309,000	\$360,000	+ 16.5%	\$305,000	\$339,950	+ 11.5%
Average Sales Price*	\$358,113	\$374,415	+ 4.6%	\$329,455	\$350,686	+ 6.4%
Percent of Original List Price Received*	97.0%	97.3%	+ 0.3%	96.0%	97.3%	+ 1.4%
Average Market Time	51	80	+ 56.9%	85	78	- 8.2%
Inventory of Homes for Sale at Month End	83	43	- 48.2%	--	--	--

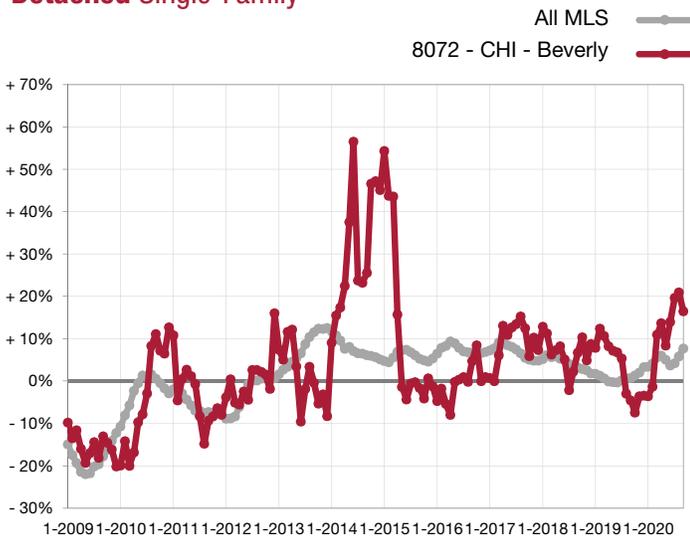
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	3	3	0.0%	23	23	0.0%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	13	16	+ 23.1%
Closed Sales	1	2	+ 100.0%	13	12	- 7.7%
Median Sales Price*	\$119,900	\$140,450	+ 17.1%	\$118,500	\$122,000	+ 3.0%
Average Sales Price*	\$119,900	\$140,450	+ 17.1%	\$122,858	\$157,800	+ 28.4%
Percent of Original List Price Received*	98.3%	94.8%	- 3.6%	97.3%	93.7%	- 3.7%
Average Market Time	19	49	+ 157.9%	98	181	+ 84.7%
Inventory of Homes for Sale at Month End	9	4	- 55.6%	--	--	--

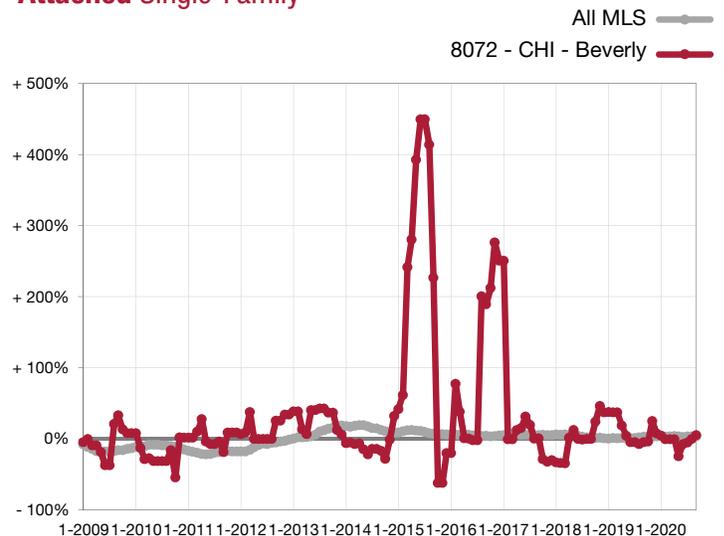
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / September 2020

+ 23.3%

+ 15.0%

- 18.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	23	23	0.0%	221	186	- 15.8%
Under Contract (includes Contingent and Pending)	5	12	+ 140.0%	100	103	+ 3.0%
Closed Sales	15	16	+ 6.7%	103	92	- 10.7%
Median Sales Price*	\$408,000	\$537,000	+ 31.6%	\$438,800	\$497,000	+ 13.3%
Average Sales Price*	\$429,779	\$544,625	+ 26.7%	\$470,836	\$502,430	+ 6.7%
Percent of Original List Price Received*	97.8%	96.2%	- 1.6%	95.9%	97.1%	+ 1.3%
Average Market Time	24	79	+ 229.2%	67	65	- 3.0%
Inventory of Homes for Sale at Month End	41	33	- 19.5%	--	--	--

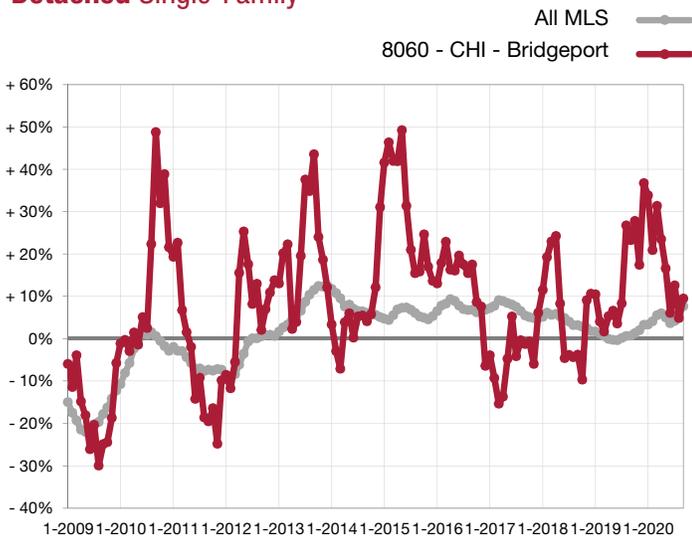
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	7	14	+ 100.0%	135	99	- 26.7%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	70	64	- 8.6%
Closed Sales	5	7	+ 40.0%	67	48	- 28.4%
Median Sales Price*	\$193,000	\$276,000	+ 43.0%	\$296,000	\$279,500	- 5.6%
Average Sales Price*	\$265,800	\$295,429	+ 11.1%	\$311,697	\$302,256	- 3.0%
Percent of Original List Price Received*	96.6%	96.5%	- 0.1%	96.2%	96.3%	+ 0.1%
Average Market Time	80	35	- 56.3%	70	80	+ 14.3%
Inventory of Homes for Sale at Month End	23	19	- 17.4%	--	--	--

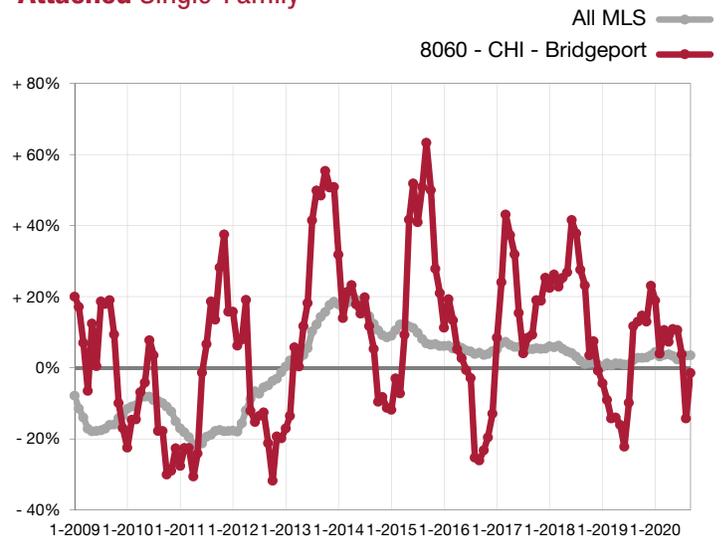
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / September 2020

- 22.9% **+ 11.1%** **- 40.9%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	34	23	- 32.4%	369	313	- 15.2%
Under Contract (includes Contingent and Pending)	14	20	+ 42.9%	186	196	+ 5.4%
Closed Sales	18	15	- 16.7%	187	172	- 8.0%
Median Sales Price*	\$140,500	\$149,900	+ 6.7%	\$139,000	\$155,500	+ 11.9%
Average Sales Price*	\$137,333	\$163,027	+ 18.7%	\$133,781	\$149,840	+ 12.0%
Percent of Original List Price Received*	98.0%	96.5%	- 1.5%	94.5%	93.8%	- 0.7%
Average Market Time	59	165	+ 179.7%	89	89	0.0%
Inventory of Homes for Sale at Month End	79	39	- 50.6%	--	--	--

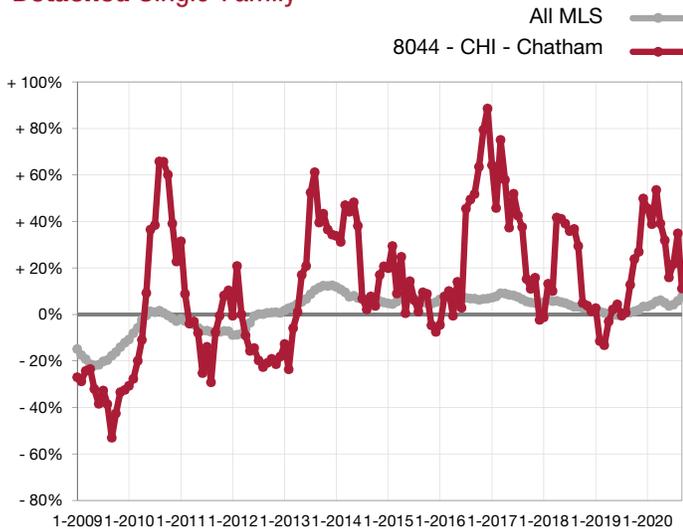
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	1	4	+ 300.0%	40	45	+ 12.5%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	15	24	+ 60.0%
Closed Sales	0	5	--	16	24	+ 50.0%
Median Sales Price*	\$0	\$47,000	--	\$34,000	\$44,050	+ 29.6%
Average Sales Price*	\$0	\$98,660	--	\$49,675	\$74,954	+ 50.9%
Percent of Original List Price Received*	0.0%	87.5%	--	97.5%	87.2%	- 10.6%
Average Market Time	0	88	--	96	123	+ 28.1%
Inventory of Homes for Sale at Month End	14	16	+ 14.3%	--	--	--

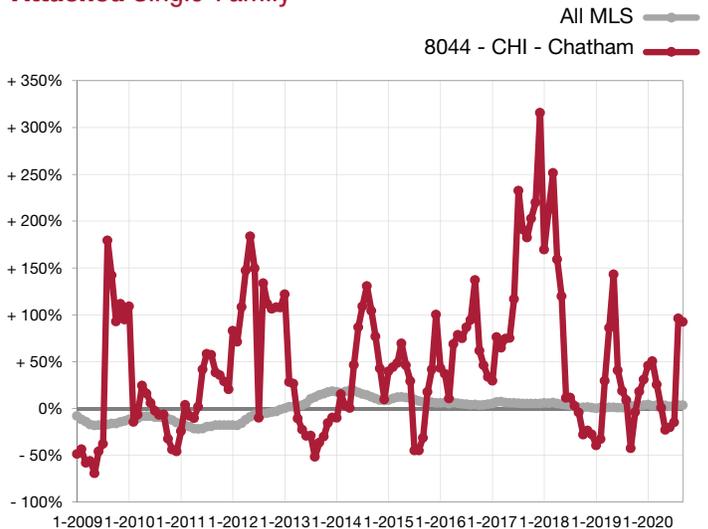
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 19.0% **+ 62.3%** **+ 9.4%**

Edgewater

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	23	17	- 26.1%	174	170	- 2.3%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	68	76	+ 11.8%
Closed Sales	4	10	+ 150.0%	63	74	+ 17.5%
Median Sales Price*	\$385,000	\$830,500	+ 115.7%	\$680,000	\$750,000	+ 10.3%
Average Sales Price*	\$494,975	\$853,350	+ 72.4%	\$743,386	\$799,266	+ 7.5%
Percent of Original List Price Received*	90.5%	96.6%	+ 6.7%	94.6%	96.3%	+ 1.8%
Average Market Time	252	87	- 65.5%	122	102	- 16.4%
Inventory of Homes for Sale at Month End	28	17	- 39.3%	--	--	--

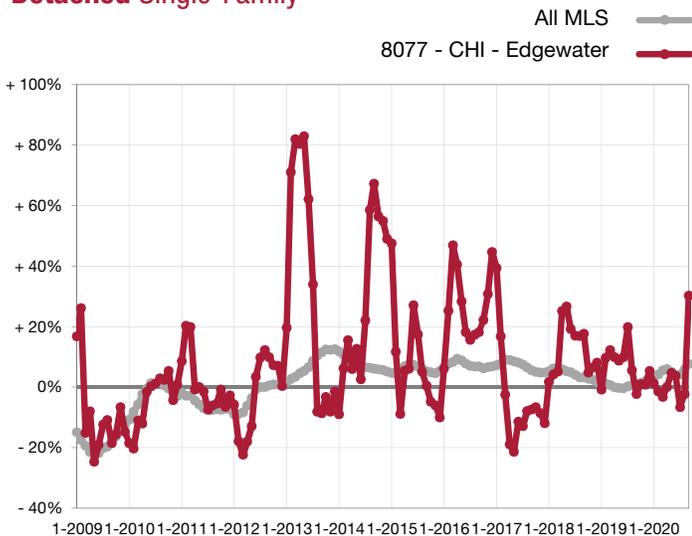
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	135	171	+ 26.7%	1,325	1,361	+ 2.7%
Under Contract (includes Contingent and Pending)	48	67	+ 39.6%	751	701	- 6.7%
Closed Sales	49	76	+ 55.1%	749	668	- 10.8%
Median Sales Price*	\$184,000	\$256,500	+ 39.4%	\$210,000	\$238,500	+ 13.6%
Average Sales Price*	\$228,315	\$268,964	+ 17.8%	\$238,641	\$266,334	+ 11.6%
Percent of Original List Price Received*	94.9%	95.7%	+ 0.8%	95.5%	95.9%	+ 0.4%
Average Market Time	83	81	- 2.4%	73	75	+ 2.7%
Inventory of Homes for Sale at Month End	238	274	+ 15.1%	--	--	--

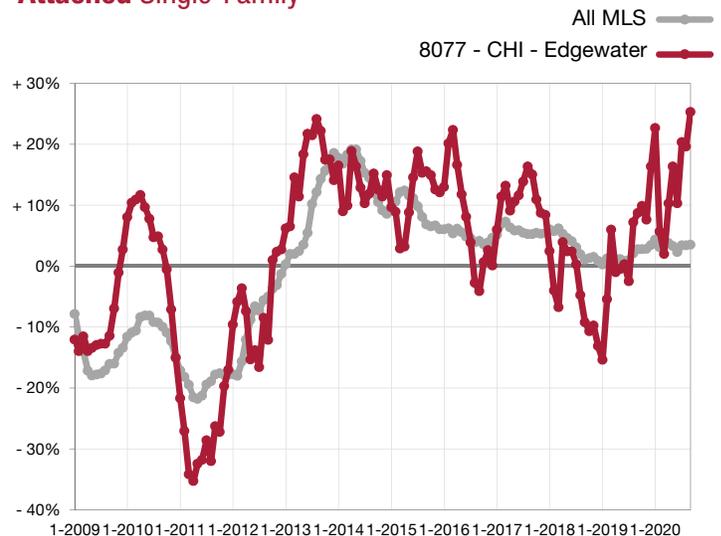
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / September 2020

- 5.6%

+ 40.0%

- 36.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	29	20	- 31.0%	309	245	- 20.7%
Under Contract (includes Contingent and Pending)	11	13	+ 18.2%	122	142	+ 16.4%
Closed Sales	9	14	+ 55.6%	119	138	+ 16.0%
Median Sales Price*	\$387,500	\$415,000	+ 7.1%	\$392,000	\$390,500	- 0.4%
Average Sales Price*	\$449,319	\$405,411	- 9.8%	\$456,121	\$429,776	- 5.8%
Percent of Original List Price Received*	92.2%	97.0%	+ 5.2%	95.2%	96.6%	+ 1.5%
Average Market Time	49	39	- 20.4%	71	62	- 12.7%
Inventory of Homes for Sale at Month End	41	23	- 43.9%	--	--	--

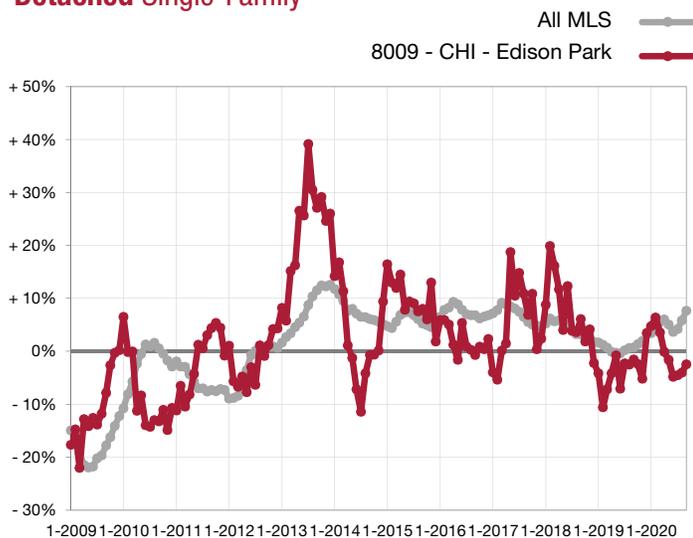
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	7	14	+ 100.0%	100	104	+ 4.0%
Under Contract (includes Contingent and Pending)	3	8	+ 166.7%	58	68	+ 17.2%
Closed Sales	6	7	+ 16.7%	59	61	+ 3.4%
Median Sales Price*	\$162,450	\$170,000	+ 4.6%	\$168,012	\$170,000	+ 1.2%
Average Sales Price*	\$166,483	\$185,543	+ 11.4%	\$170,176	\$170,611	+ 0.3%
Percent of Original List Price Received*	92.4%	95.1%	+ 2.9%	95.8%	95.3%	- 0.5%
Average Market Time	64	49	- 23.4%	83	78	- 6.0%
Inventory of Homes for Sale at Month End	14	12	- 14.3%	--	--	--

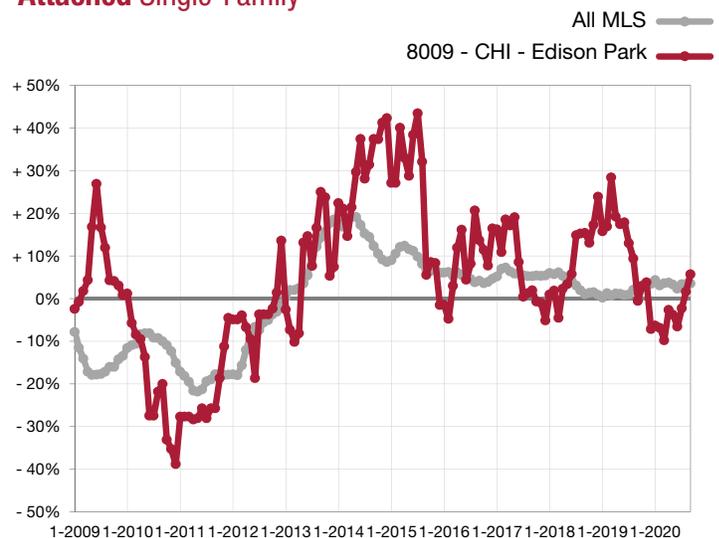
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 9.8% **+ 88.9%** **- 37.0%**

Forest Glen

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	39	43	+ 10.3%	480	412	- 14.2%
Under Contract (includes Contingent and Pending)	12	25	+ 108.3%	211	240	+ 13.7%
Closed Sales	16	32	+ 100.0%	221	225	+ 1.8%
Median Sales Price*	\$428,000	\$537,000	+ 25.5%	\$485,000	\$438,000	- 9.7%
Average Sales Price*	\$450,150	\$605,775	+ 34.6%	\$521,033	\$493,940	- 5.2%
Percent of Original List Price Received*	95.6%	97.7%	+ 2.2%	95.9%	95.7%	- 0.2%
Average Market Time	90	90	0.0%	92	84	- 8.7%
Inventory of Homes for Sale at Month End	85	54	- 36.5%	--	--	--

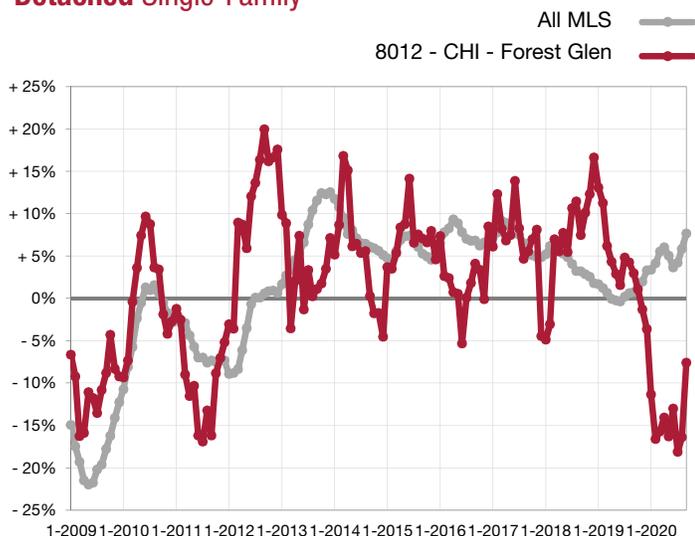
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	2	2	0.0%	40	30	- 25.0%
Under Contract (includes Contingent and Pending)	0	0	--	26	13	- 50.0%
Closed Sales	2	2	0.0%	27	12	- 55.6%
Median Sales Price*	\$352,500	\$313,500	- 11.1%	\$310,000	\$256,000	- 17.4%
Average Sales Price*	\$352,500	\$313,500	- 11.1%	\$313,519	\$280,958	- 10.4%
Percent of Original List Price Received*	98.7%	95.7%	- 3.0%	95.7%	94.5%	- 1.3%
Average Market Time	18	23	+ 27.8%	78	67	- 14.1%
Inventory of Homes for Sale at Month End	7	4	- 42.9%	--	--	--

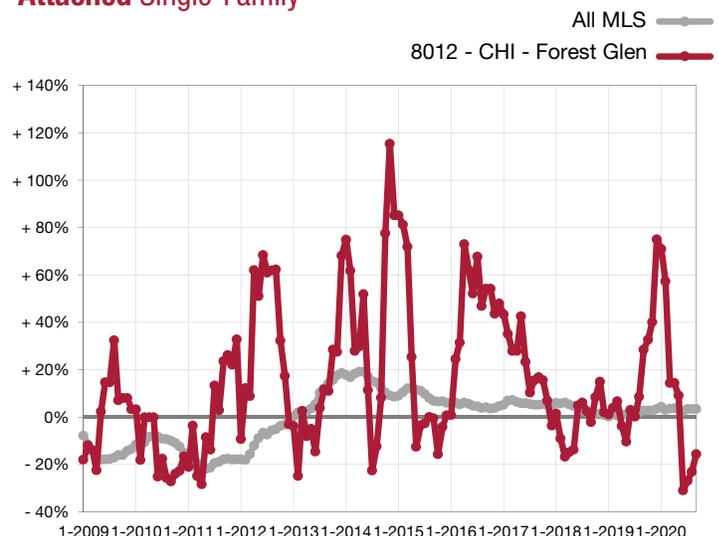
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / September 2020

- 23.4%

- 13.6%

- 32.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	18	10	- 44.4%	213	195	- 8.5%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	88	103	+ 17.0%
Closed Sales	10	10	0.0%	88	94	+ 6.8%
Median Sales Price*	\$509,000	\$589,500	+ 15.8%	\$482,175	\$552,500	+ 14.6%
Average Sales Price*	\$448,390	\$548,550	+ 22.3%	\$476,352	\$537,231	+ 12.8%
Percent of Original List Price Received*	91.6%	98.8%	+ 7.9%	95.8%	98.6%	+ 2.9%
Average Market Time	91	114	+ 25.3%	123	104	- 15.4%
Inventory of Homes for Sale at Month End	50	27	- 46.0%	--	--	--

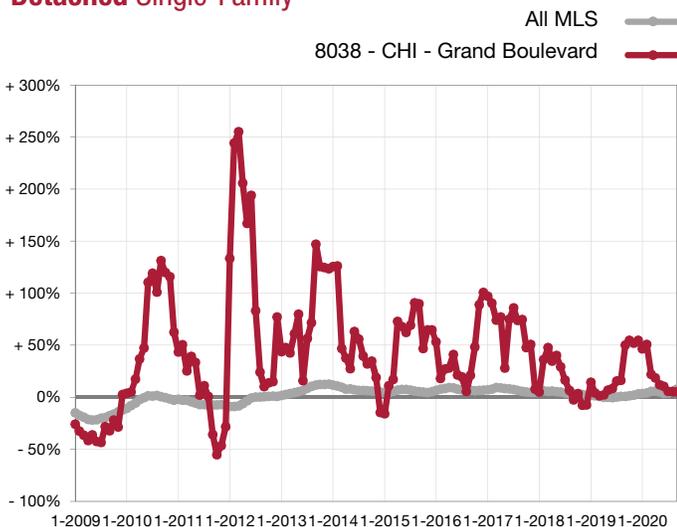
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	29	26	- 10.3%	400	339	- 15.3%
Under Contract (includes Contingent and Pending)	13	16	+ 23.1%	185	134	- 27.6%
Closed Sales	12	9	- 25.0%	178	131	- 26.4%
Median Sales Price*	\$188,500	\$204,000	+ 8.2%	\$203,950	\$238,100	+ 16.7%
Average Sales Price*	\$166,700	\$209,415	+ 25.6%	\$210,092	\$253,473	+ 20.6%
Percent of Original List Price Received*	89.5%	96.9%	+ 8.3%	95.9%	95.5%	- 0.4%
Average Market Time	36	78	+ 116.7%	85	100	+ 17.6%
Inventory of Homes for Sale at Month End	72	56	- 22.2%	--	--	--

* 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



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Greater Grand Crossing

Local Market Update / September 2020

- 25.6%

+ 15.4%

- 43.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	35	29	- 17.1%	322	319	- 0.9%
Under Contract (includes Contingent and Pending)	9	27	+ 200.0%	133	184	+ 38.3%
Closed Sales	13	15	+ 15.4%	143	158	+ 10.5%
Median Sales Price*	\$56,000	\$145,000	+ 158.9%	\$75,000	\$97,000	+ 29.3%
Average Sales Price*	\$89,331	\$147,567	+ 65.2%	\$107,521	\$121,489	+ 13.0%
Percent of Original List Price Received*	107.2%	95.0%	- 11.4%	93.7%	90.3%	- 3.6%
Average Market Time	65	88	+ 35.4%	109	100	- 8.3%
Inventory of Homes for Sale at Month End	86	51	- 40.7%	--	--	--

Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	4	0	- 100.0%	7	12	+ 71.4%
Under Contract (includes Contingent and Pending)	0	0	--	1	8	+ 700.0%
Closed Sales	0	0	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$0	--	\$42,000	\$46,000	+ 9.5%
Average Sales Price*	\$0	\$0	--	\$40,000	\$55,500	+ 38.8%
Percent of Original List Price Received*	0.0%	0.0%	--	85.4%	76.2%	- 10.8%
Average Market Time	0	0	--	71	52	- 26.8%
Inventory of Homes for Sale at Month End	4	0	- 100.0%	--	--	--

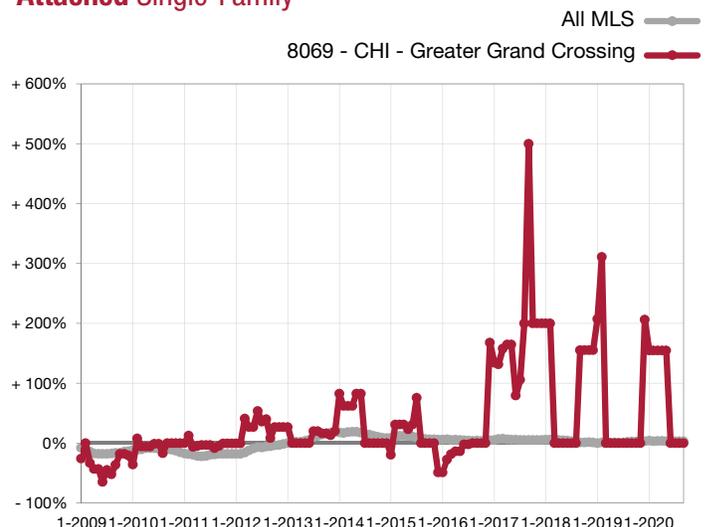
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / September 2020

+ 30.0%

0.0%

- 40.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	10	13	+ 30.0%	133	108	- 18.8%
Under Contract (includes Contingent and Pending)	7	12	+ 71.4%	95	71	- 25.3%
Closed Sales	8	8	0.0%	91	63	- 30.8%
Median Sales Price*	\$152,575	\$171,500	+ 12.4%	\$145,000	\$140,000	- 3.4%
Average Sales Price*	\$165,331	\$170,938	+ 3.4%	\$138,539	\$140,032	+ 1.1%
Percent of Original List Price Received*	91.7%	92.7%	+ 1.1%	91.2%	93.8%	+ 2.9%
Average Market Time	41	145	+ 253.7%	102	90	- 11.8%
Inventory of Homes for Sale at Month End	22	13	- 40.9%	--	--	--

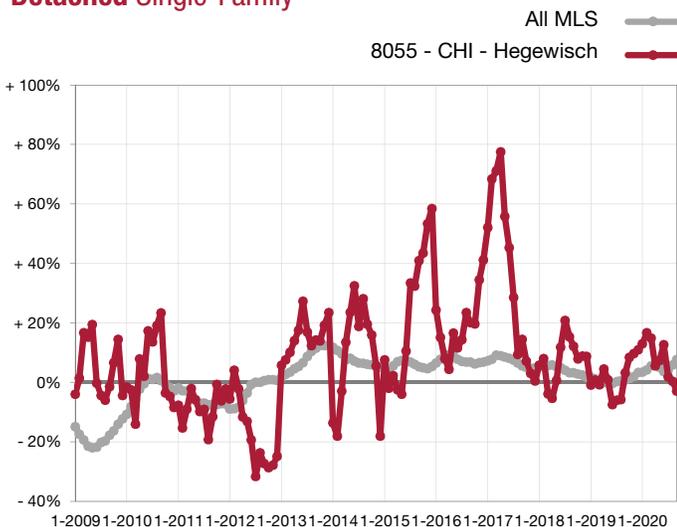
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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- 17.0% **+ 37.5%** **- 24.7%**

Humboldt Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	37	33	- 10.8%	312	301	- 3.5%
Under Contract (includes Contingent and Pending)	13	21	+ 61.5%	135	157	+ 16.3%
Closed Sales	14	15	+ 7.1%	137	145	+ 5.8%
Median Sales Price*	\$237,000	\$252,000	+ 6.3%	\$235,000	\$257,500	+ 9.6%
Average Sales Price*	\$299,530	\$284,333	- 5.1%	\$280,360	\$312,775	+ 11.6%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	97.1%	96.5%	- 0.6%
Average Market Time	30	76	+ 153.3%	49	78	+ 59.2%
Inventory of Homes for Sale at Month End	68	46	- 32.4%	--	--	--

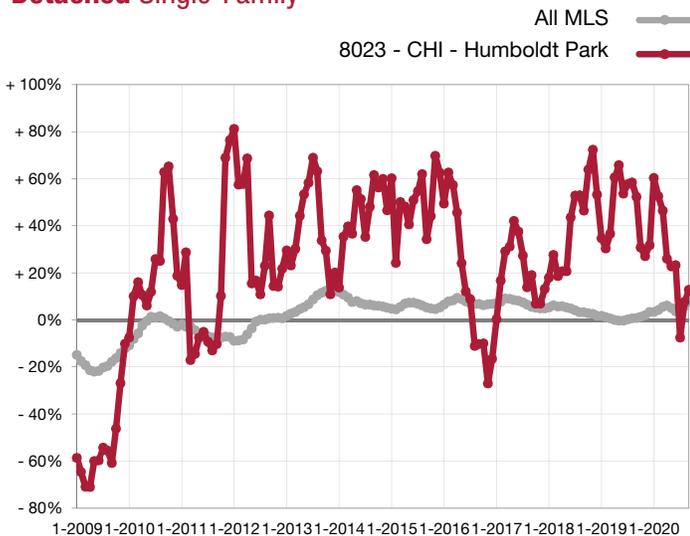
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	10	6	- 40.0%	75	99	+ 32.0%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	25	41	+ 64.0%
Closed Sales	2	7	+ 250.0%	23	39	+ 69.6%
Median Sales Price*	\$298,000	\$245,000	- 17.8%	\$240,000	\$252,000	+ 5.0%
Average Sales Price*	\$298,000	\$304,143	+ 2.1%	\$242,447	\$281,872	+ 16.3%
Percent of Original List Price Received*	96.7%	90.0%	- 6.9%	93.5%	92.4%	- 1.2%
Average Market Time	93	87	- 6.5%	78	77	- 1.3%
Inventory of Homes for Sale at Month End	17	18	+ 5.9%	--	--	--

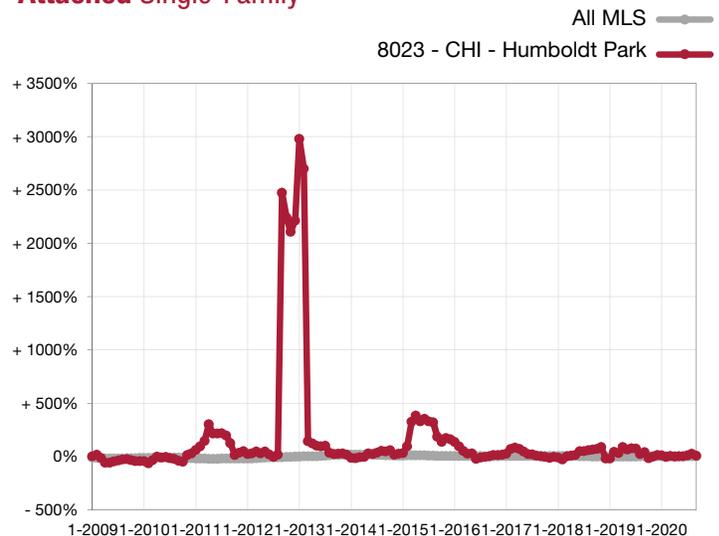
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / September 2020

- 4.7%

+ 35.0%

- 25.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	6	1	- 83.3%	63	42	- 33.3%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	26	27	+ 3.8%
Closed Sales	1	2	+ 100.0%	25	25	0.0%
Median Sales Price*	\$535,000	\$1,342,500	+ 150.9%	\$776,000	\$820,000	+ 5.7%
Average Sales Price*	\$535,000	\$1,342,500	+ 150.9%	\$881,880	\$843,160	- 4.4%
Percent of Original List Price Received*	82.3%	91.2%	+ 10.8%	92.1%	91.5%	- 0.7%
Average Market Time	436	81	- 81.4%	145	136	- 6.2%
Inventory of Homes for Sale at Month End	17	7	- 58.8%	--	--	--

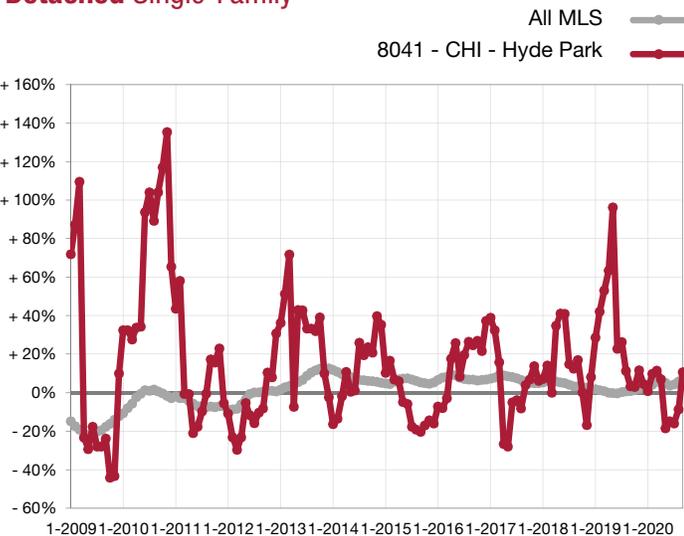
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	37	40	+ 8.1%	474	416	- 12.2%
Under Contract (includes Contingent and Pending)	21	20	- 4.8%	257	253	- 1.6%
Closed Sales	19	25	+ 31.6%	255	252	- 1.2%
Median Sales Price*	\$183,000	\$205,000	+ 12.0%	\$192,000	\$200,000	+ 4.2%
Average Sales Price*	\$213,579	\$266,228	+ 24.7%	\$231,764	\$249,804	+ 7.8%
Percent of Original List Price Received*	92.6%	95.5%	+ 3.1%	93.3%	94.0%	+ 0.8%
Average Market Time	30	59	+ 96.7%	73	88	+ 20.5%
Inventory of Homes for Sale at Month End	111	89	- 19.8%	--	--	--

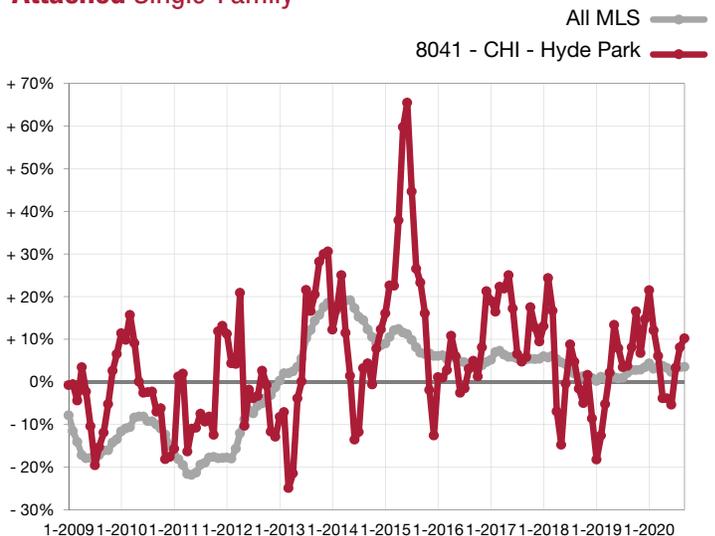
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 27.7% **+ 40.0%** **- 0.6%**

Irving Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	47	60	+ 27.7%	575	465	- 19.1%
Under Contract (includes Contingent and Pending)	15	26	+ 73.3%	280	279	- 0.4%
Closed Sales	20	25	+ 25.0%	289	267	- 7.6%
Median Sales Price*	\$511,312	\$651,000	+ 27.3%	\$500,000	\$545,000	+ 9.0%
Average Sales Price*	\$547,570	\$633,652	+ 15.7%	\$536,666	\$564,658	+ 5.2%
Percent of Original List Price Received*	96.3%	98.2%	+ 2.0%	95.9%	96.3%	+ 0.4%
Average Market Time	56	32	- 42.9%	91	77	- 15.4%
Inventory of Homes for Sale at Month End	94	69	- 26.6%	--	--	--

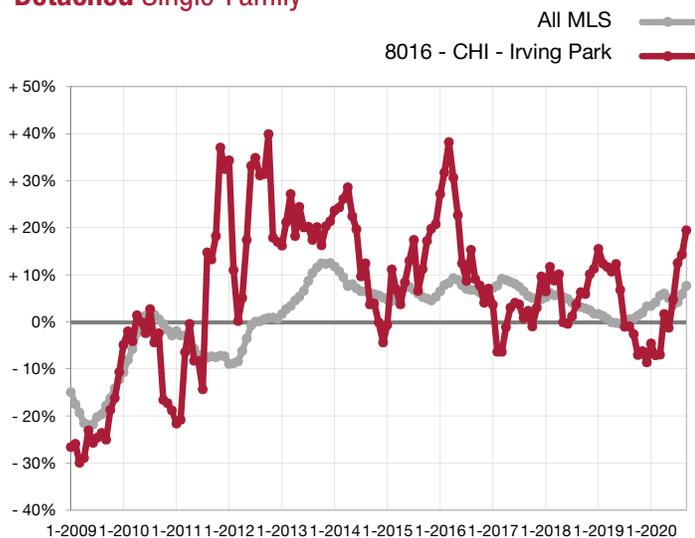
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	47	60	+ 27.7%	484	565	+ 16.7%
Under Contract (includes Contingent and Pending)	22	25	+ 13.6%	258	277	+ 7.4%
Closed Sales	20	31	+ 55.0%	253	271	+ 7.1%
Median Sales Price*	\$211,000	\$275,000	+ 30.3%	\$200,000	\$225,000	+ 12.5%
Average Sales Price*	\$229,045	\$267,335	+ 16.7%	\$225,784	\$251,367	+ 11.3%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	96.6%	97.2%	+ 0.6%
Average Market Time	56	31	- 44.6%	58	53	- 8.6%
Inventory of Homes for Sale at Month End	73	97	+ 32.9%	--	--	--

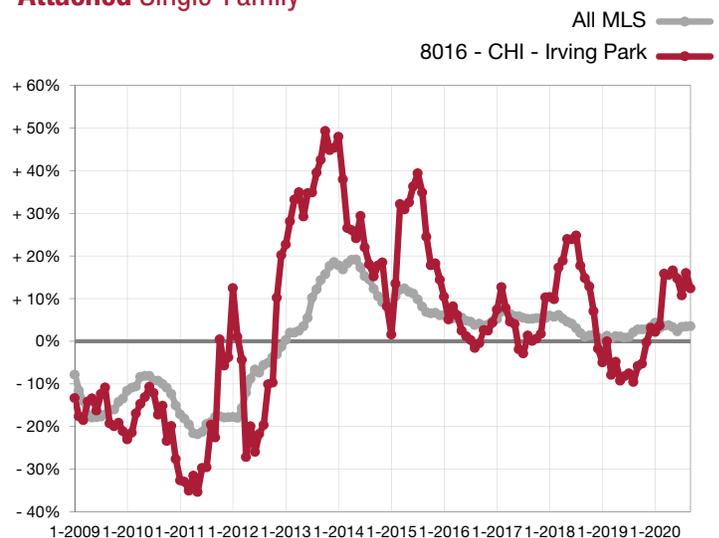
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 19.6% **+ 52.6%** **- 19.5%**

Jefferson Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	40	42	+ 5.0%	425	358	- 15.8%
Under Contract (includes Contingent and Pending)	13	24	+ 84.6%	215	230	+ 7.0%
Closed Sales	15	24	+ 60.0%	215	220	+ 2.3%
Median Sales Price*	\$330,000	\$341,750	+ 3.6%	\$335,000	\$329,500	- 1.6%
Average Sales Price*	\$323,188	\$379,227	+ 17.3%	\$351,750	\$352,398	+ 0.2%
Percent of Original List Price Received*	96.1%	99.0%	+ 3.0%	96.2%	96.7%	+ 0.5%
Average Market Time	47	33	- 29.8%	65	73	+ 12.3%
Inventory of Homes for Sale at Month End	60	41	- 31.7%	--	--	--

Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	6	13	+ 116.7%	103	133	+ 29.1%
Under Contract (includes Contingent and Pending)	2	6	+ 200.0%	54	69	+ 27.8%
Closed Sales	4	5	+ 25.0%	56	60	+ 7.1%
Median Sales Price*	\$159,000	\$140,000	- 11.9%	\$172,500	\$160,250	- 7.1%
Average Sales Price*	\$165,250	\$156,200	- 5.5%	\$187,704	\$172,504	- 8.1%
Percent of Original List Price Received*	95.3%	98.4%	+ 3.3%	95.8%	98.9%	+ 3.2%
Average Market Time	177	48	- 72.9%	61	92	+ 50.8%
Inventory of Homes for Sale at Month End	17	21	+ 23.5%	--	--	--

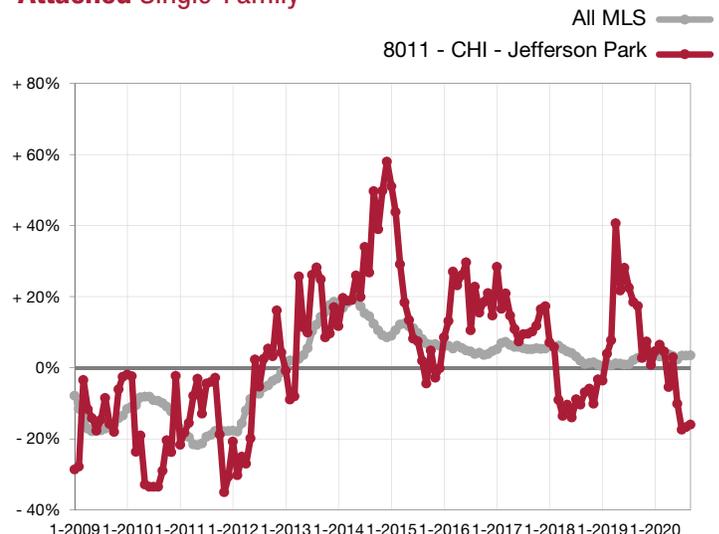
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 34.3% **+ 180.0%** **- 17.8%**

Kenwood

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	10	7	- 30.0%	97	77	- 20.6%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	45	30	- 33.3%
Closed Sales	3	4	+ 33.3%	49	30	- 38.8%
Median Sales Price*	\$632,000	\$1,688,750	+ 167.2%	\$539,000	\$525,500	- 2.5%
Average Sales Price*	\$749,000	\$1,506,875	+ 101.2%	\$678,806	\$810,762	+ 19.4%
Percent of Original List Price Received*	93.3%	97.9%	+ 4.9%	93.1%	96.3%	+ 3.4%
Average Market Time	240	98	- 59.2%	160	138	- 13.8%
Inventory of Homes for Sale at Month End	26	18	- 30.8%	--	--	--

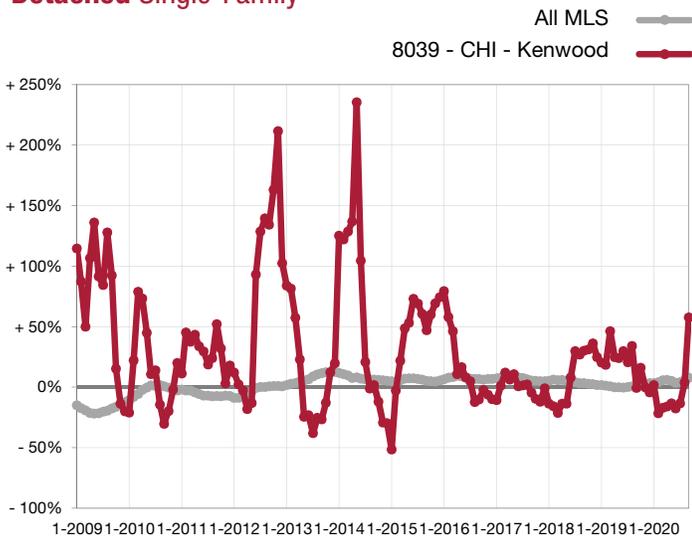
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	25	40	+ 60.0%	295	339	+ 14.9%
Under Contract (includes Contingent and Pending)	8	24	+ 200.0%	135	198	+ 46.7%
Closed Sales	7	24	+ 242.9%	153	171	+ 11.8%
Median Sales Price*	\$219,000	\$207,000	- 5.5%	\$200,000	\$244,000	+ 22.0%
Average Sales Price*	\$196,414	\$205,725	+ 4.7%	\$215,620	\$238,939	+ 10.8%
Percent of Original List Price Received*	90.1%	92.5%	+ 2.7%	92.1%	95.3%	+ 3.5%
Average Market Time	128	81	- 36.7%	113	88	- 22.1%
Inventory of Homes for Sale at Month End	81	70	- 13.6%	--	--	--

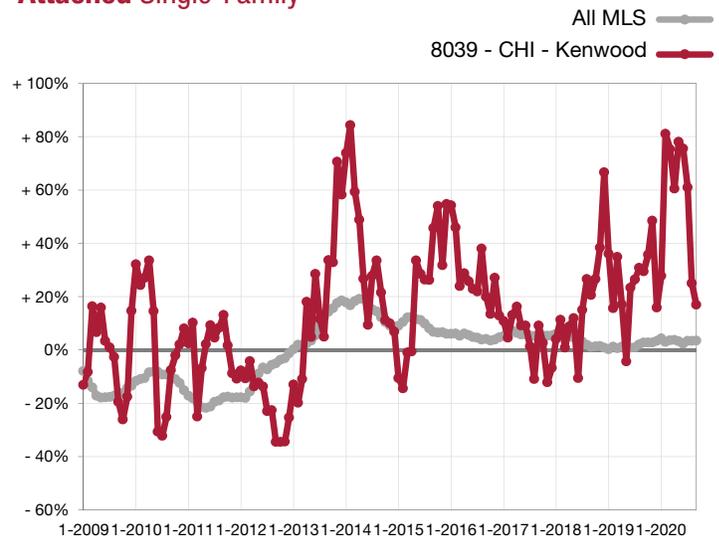
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 46.0% **+ 39.4%** **+ 31.5%**

Lakeview

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	44	42	- 4.5%	437	372	- 14.9%
Under Contract (includes Contingent and Pending)	8	21	+ 162.5%	145	141	- 2.8%
Closed Sales	12	15	+ 25.0%	144	131	- 9.0%
Median Sales Price*	\$1,195,000	\$1,300,000	+ 8.8%	\$1,284,500	\$1,335,000	+ 3.9%
Average Sales Price*	\$1,170,482	\$1,256,833	+ 7.4%	\$1,407,645	\$1,412,925	+ 0.4%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	95.6%	95.5%	- 0.1%
Average Market Time	96	69	- 28.1%	137	138	+ 0.7%
Inventory of Homes for Sale at Month End	73	73	0.0%	--	--	--

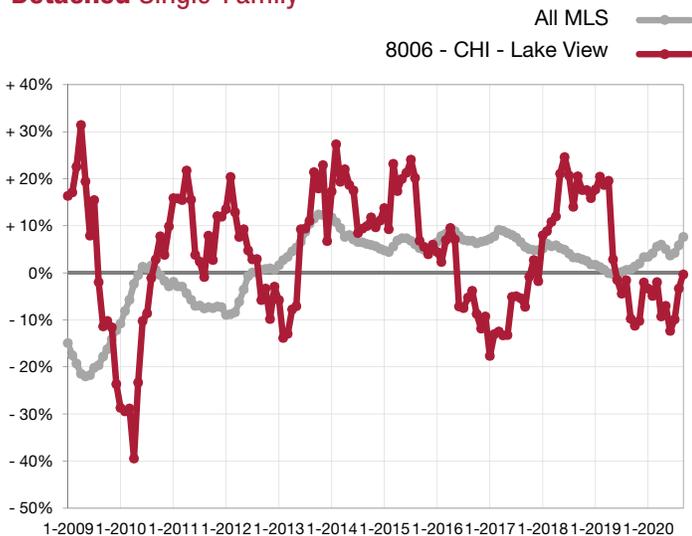
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	391	593	+ 51.7%	3,887	4,342	+ 11.7%
Under Contract (includes Contingent and Pending)	97	151	+ 55.7%	1,711	1,855	+ 8.4%
Closed Sales	125	176	+ 40.8%	1,721	1,760	+ 2.3%
Median Sales Price*	\$375,000	\$381,000	+ 1.6%	\$355,000	\$396,000	+ 11.5%
Average Sales Price*	\$404,902	\$416,663	+ 2.9%	\$399,727	\$421,621	+ 5.5%
Percent of Original List Price Received*	96.4%	97.3%	+ 0.9%	96.7%	96.7%	0.0%
Average Market Time	69	57	- 17.4%	72	77	+ 6.9%
Inventory of Homes for Sale at Month End	658	888	+ 35.0%	--	--	--

* 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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+ 24.1% **+ 15.7%** **+ 20.3%**

Lincoln Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	66	70	+ 6.1%	602	563	- 6.5%
Under Contract (includes Contingent and Pending)	8	18	+ 125.0%	191	198	+ 3.7%
Closed Sales	14	17	+ 21.4%	190	182	- 4.2%
Median Sales Price*	\$1,332,900	\$1,800,000	+ 35.0%	\$1,586,250	\$1,465,000	- 7.6%
Average Sales Price*	\$1,783,807	\$2,076,618	+ 16.4%	\$1,835,874	\$1,744,952	- 5.0%
Percent of Original List Price Received*	89.5%	96.5%	+ 7.8%	93.5%	94.5%	+ 1.1%
Average Market Time	261	91	- 65.1%	151	143	- 5.3%
Inventory of Homes for Sale at Month End	127	140	+ 10.2%	--	--	--

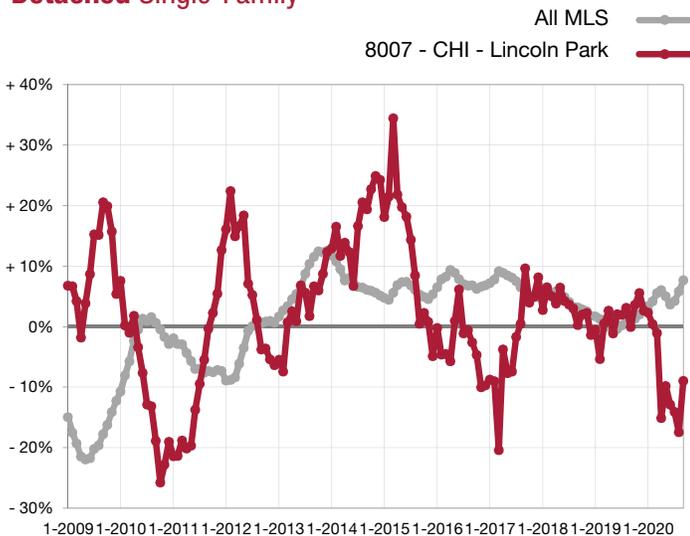
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	311	398	+ 28.0%	3,050	3,045	- 0.2%
Under Contract (includes Contingent and Pending)	64	92	+ 43.8%	1,203	1,186	- 1.4%
Closed Sales	101	116	+ 14.9%	1,238	1,163	- 6.1%
Median Sales Price*	\$552,000	\$580,000	+ 5.1%	\$499,500	\$525,000	+ 5.1%
Average Sales Price*	\$661,135	\$644,544	- 2.5%	\$592,673	\$595,102	+ 0.4%
Percent of Original List Price Received*	96.2%	97.4%	+ 1.2%	96.5%	96.7%	+ 0.2%
Average Market Time	83	41	- 50.6%	74	86	+ 16.2%
Inventory of Homes for Sale at Month End	508	624	+ 22.8%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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+ 29.9% **+ 26.8%** **+ 6.4%**

Lincoln Square

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	30	28	- 6.7%	230	222	- 3.5%
Under Contract (includes Contingent and Pending)	7	16	+ 128.6%	105	115	+ 9.5%
Closed Sales	10	17	+ 70.0%	110	102	- 7.3%
Median Sales Price*	\$612,500	\$837,500	+ 36.7%	\$687,500	\$740,000	+ 7.6%
Average Sales Price*	\$757,450	\$933,875	+ 23.3%	\$810,775	\$772,803	- 4.7%
Percent of Original List Price Received*	97.4%	99.2%	+ 1.8%	96.4%	95.6%	- 0.8%
Average Market Time	85	34	- 60.0%	91	94	+ 3.3%
Inventory of Homes for Sale at Month End	40	33	- 17.5%	--	--	--

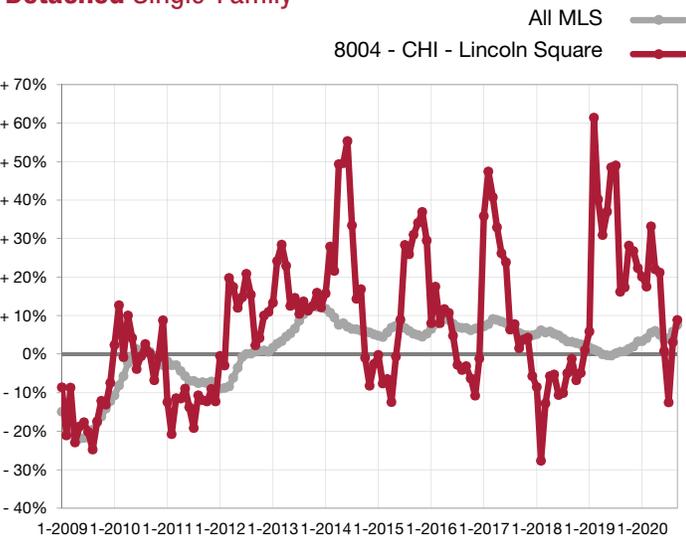
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	57	85	+ 49.1%	680	700	+ 2.9%
Under Contract (includes Contingent and Pending)	20	33	+ 65.0%	363	343	- 5.5%
Closed Sales	31	35	+ 12.9%	364	323	- 11.3%
Median Sales Price*	\$315,000	\$375,000	+ 19.0%	\$315,000	\$319,000	+ 1.3%
Average Sales Price*	\$360,261	\$381,729	+ 6.0%	\$349,895	\$356,314	+ 1.8%
Percent of Original List Price Received*	98.1%	97.2%	- 0.9%	97.3%	97.2%	- 0.1%
Average Market Time	42	41	- 2.4%	53	64	+ 20.8%
Inventory of Homes for Sale at Month End	101	117	+ 15.8%	--	--	--

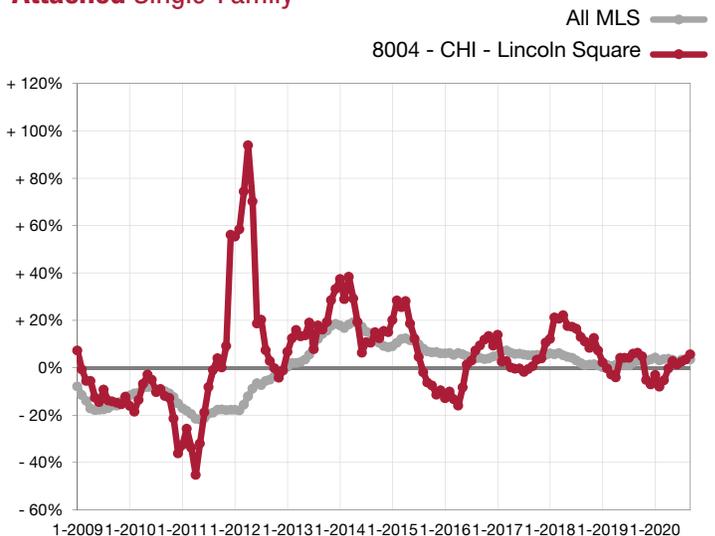
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 37.9% **+ 69.2%** **+ 18.6%**

Logan Square

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	57	54	- 5.3%	523	473	- 9.6%
Under Contract (includes Contingent and Pending)	24	31	+ 29.2%	236	266	+ 12.7%
Closed Sales	14	25	+ 78.6%	224	246	+ 9.8%
Median Sales Price*	\$664,750	\$755,000	+ 13.6%	\$750,000	\$807,450	+ 7.7%
Average Sales Price*	\$822,314	\$793,372	- 3.5%	\$796,357	\$870,752	+ 9.3%
Percent of Original List Price Received*	95.7%	97.0%	+ 1.4%	96.4%	96.6%	+ 0.2%
Average Market Time	59	56	- 5.1%	71	70	- 1.4%
Inventory of Homes for Sale at Month End	82	63	- 23.2%	--	--	--

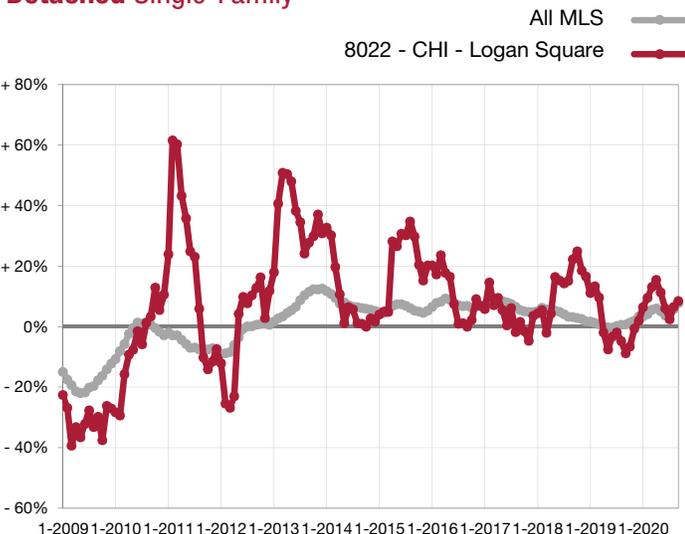
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	117	186	+ 59.0%	1,193	1,332	+ 11.7%
Under Contract (includes Contingent and Pending)	39	60	+ 53.8%	647	642	- 0.8%
Closed Sales	38	63	+ 65.8%	636	588	- 7.5%
Median Sales Price*	\$388,500	\$431,000	+ 10.9%	\$415,000	\$418,000	+ 0.7%
Average Sales Price*	\$426,863	\$458,127	+ 7.3%	\$434,320	\$439,044	+ 1.1%
Percent of Original List Price Received*	96.7%	97.9%	+ 1.2%	98.1%	98.4%	+ 0.3%
Average Market Time	53	52	- 1.9%	59	54	- 8.5%
Inventory of Homes for Sale at Month End	139	199	+ 43.2%	--	--	--

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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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Loop

Local Market Update / September 2020

+ 83.3%

- 31.9%

+ 41.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	0	0	--	5	3	- 40.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

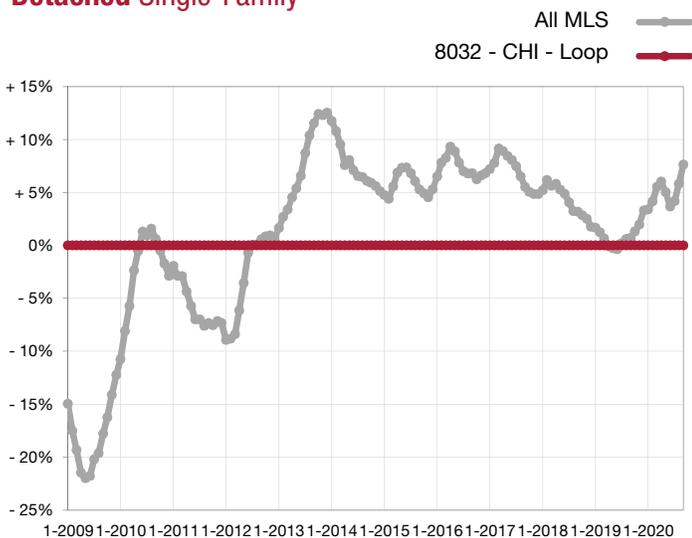
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	126	231	+ 83.3%	1,809	2,026	+ 12.0%
Under Contract (includes Contingent and Pending)	38	42	+ 10.5%	736	571	- 22.4%
Closed Sales	69	47	- 31.9%	722	544	- 24.7%
Median Sales Price*	\$312,000	\$330,000	+ 5.8%	\$331,250	\$325,250	- 1.8%
Average Sales Price*	\$367,901	\$386,026	+ 4.9%	\$421,127	\$401,213	- 4.7%
Percent of Original List Price Received*	96.7%	96.5%	- 0.2%	96.7%	95.9%	- 0.8%
Average Market Time	106	78	- 26.4%	102	106	+ 3.9%
Inventory of Homes for Sale at Month End	497	702	+ 41.2%	--	--	--

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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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+ 32.2% **- 10.6%** **+ 45.0%**

Near North Side

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	21	16	- 23.8%	161	178	+ 10.6%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	18	43	+ 138.9%
Closed Sales	1	8	+ 700.0%	14	39	+ 178.6%
Median Sales Price*	\$970,000	\$2,161,250	+ 122.8%	\$1,210,000	\$1,400,000	+ 15.7%
Average Sales Price*	\$970,000	\$2,174,688	+ 124.2%	\$1,697,635	\$1,979,360	+ 16.6%
Percent of Original List Price Received*	97.0%	93.5%	- 3.6%	91.4%	89.4%	- 2.2%
Average Market Time	141	283	+ 100.7%	150	210	+ 40.0%
Inventory of Homes for Sale at Month End	57	61	+ 7.0%	--	--	--

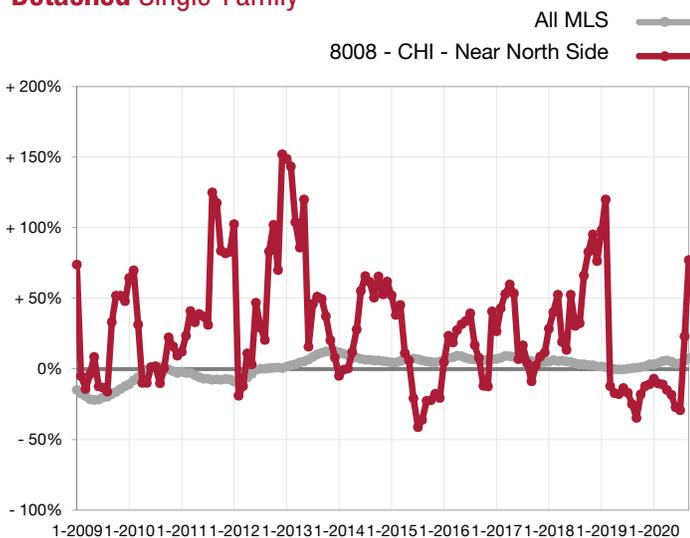
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	665	891	+ 34.0%	6,375	6,915	+ 8.5%
Under Contract (includes Contingent and Pending)	172	161	- 6.4%	2,312	1,951	- 15.6%
Closed Sales	188	161	- 14.4%	2,355	1,960	- 16.8%
Median Sales Price*	\$410,000	\$412,500	+ 0.6%	\$395,000	\$410,500	+ 3.9%
Average Sales Price*	\$643,696	\$558,739	- 13.2%	\$650,385	\$569,623	- 12.4%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	96.1%	95.9%	- 0.2%
Average Market Time	109	89	- 18.3%	111	128	+ 15.3%
Inventory of Homes for Sale at Month End	1,548	2,266	+ 46.4%	--	--	--

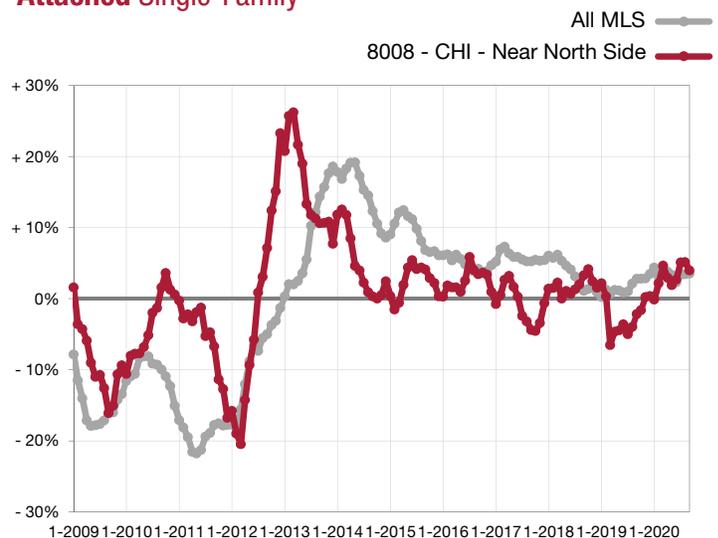
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 47.0% **+ 29.4%** **+ 45.1%**

Near South Side

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	4	1	- 75.0%	25	11	- 56.0%
Under Contract (includes Contingent and Pending)	0	0	--	6	4	- 33.3%
Closed Sales	0	2	--	7	4	- 42.9%
Median Sales Price*	\$0	\$1,128,500	--	\$1,175,000	\$1,128,500	- 4.0%
Average Sales Price*	\$0	\$1,128,500	--	\$1,243,214	\$1,099,250	- 11.6%
Percent of Original List Price Received*	0.0%	90.4%	--	94.7%	92.0%	- 2.9%
Average Market Time	0	74	--	114	69	- 39.5%
Inventory of Homes for Sale at Month End	5	4	- 20.0%	--	--	--

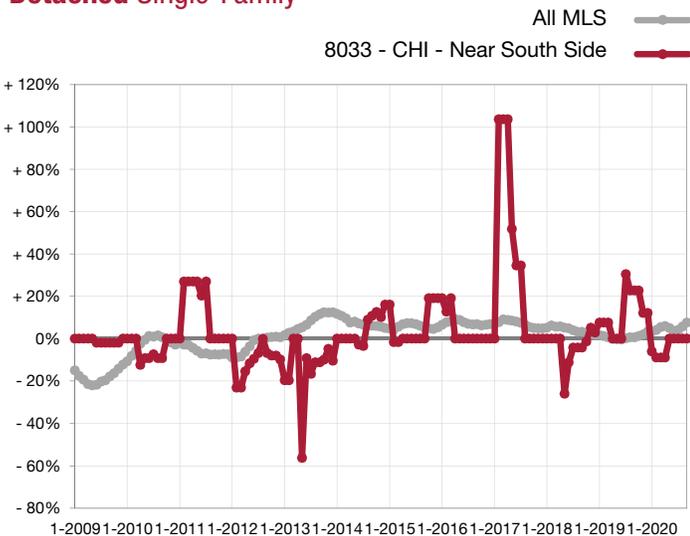
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	130	196	+ 50.8%	1,453	1,532	+ 5.4%
Under Contract (includes Contingent and Pending)	39	50	+ 28.2%	691	653	- 5.5%
Closed Sales	51	64	+ 25.5%	706	623	- 11.8%
Median Sales Price*	\$357,500	\$379,500	+ 6.2%	\$371,625	\$376,000	+ 1.2%
Average Sales Price*	\$425,630	\$458,516	+ 7.7%	\$457,053	\$430,642	- 5.8%
Percent of Original List Price Received*	98.0%	101.0%	+ 3.1%	99.8%	99.2%	- 0.6%
Average Market Time	70	64	- 8.6%	75	89	+ 18.7%
Inventory of Homes for Sale at Month End	270	395	+ 46.3%	--	--	--

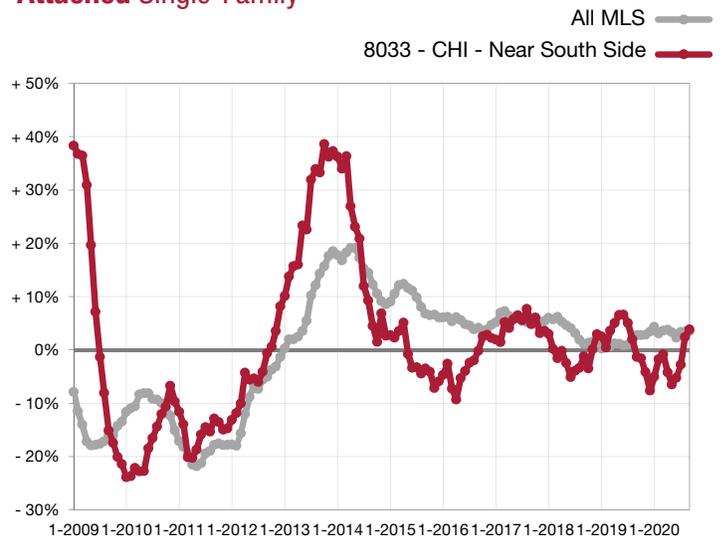
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 72.7%

0.0%

+ 65.4%

Near West Side

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	4	8	+ 100.0%	81	88	+ 8.6%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	41	33	- 19.5%
Closed Sales	2	1	- 50.0%	36	32	- 11.1%
Median Sales Price*	\$606,400	\$200,000	- 67.0%	\$471,500	\$482,500	+ 2.3%
Average Sales Price*	\$606,400	\$200,000	- 67.0%	\$593,915	\$478,221	- 19.5%
Percent of Original List Price Received*	100.7%	90.9%	- 9.7%	96.4%	93.8%	- 2.7%
Average Market Time	11	14	+ 27.3%	56	76	+ 35.7%
Inventory of Homes for Sale at Month End	9	14	+ 55.6%	--	--	--

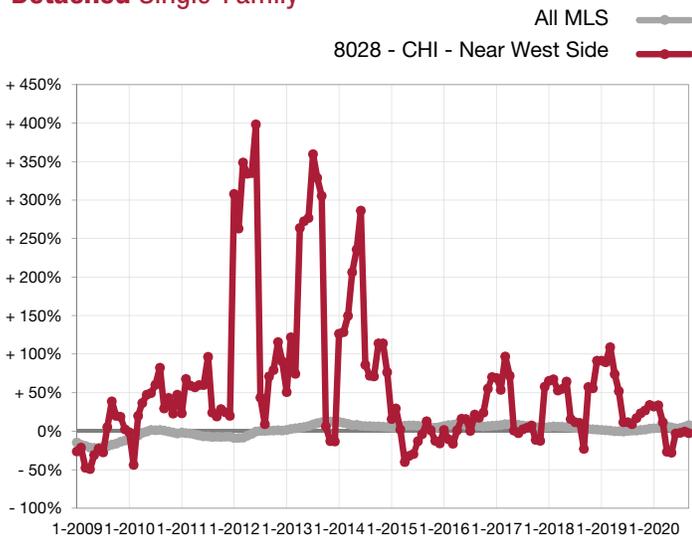
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	223	384	+ 72.2%	2,485	2,697	+ 8.5%
Under Contract (includes Contingent and Pending)	75	72	- 4.0%	1,104	1,041	- 5.7%
Closed Sales	97	98	+ 1.0%	1,157	973	- 15.9%
Median Sales Price*	\$340,000	\$362,500	+ 6.6%	\$365,000	\$362,000	- 0.8%
Average Sales Price*	\$501,025	\$424,490	- 15.3%	\$512,116	\$457,889	- 10.6%
Percent of Original List Price Received*	98.6%	98.5%	- 0.1%	98.3%	98.4%	+ 0.1%
Average Market Time	78	66	- 15.4%	77	73	- 5.2%
Inventory of Homes for Sale at Month End	381	631	+ 65.6%	--	--	--

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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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+ 48.5% **+ 55.8%** **+ 12.0%**

North Center

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	37	44	+ 18.9%	518	421	- 18.7%
Under Contract (includes Contingent and Pending)	11	16	+ 45.5%	213	201	- 5.6%
Closed Sales	17	17	0.0%	215	191	- 11.2%
Median Sales Price*	\$1,023,000	\$1,125,000	+ 10.0%	\$1,090,000	\$1,110,000	+ 1.8%
Average Sales Price*	\$986,729	\$1,126,053	+ 14.1%	\$1,107,109	\$1,123,880	+ 1.5%
Percent of Original List Price Received*	96.6%	97.9%	+ 1.3%	95.7%	96.2%	+ 0.5%
Average Market Time	64	66	+ 3.1%	96	107	+ 11.5%
Inventory of Homes for Sale at Month End	91	67	- 26.4%	--	--	--

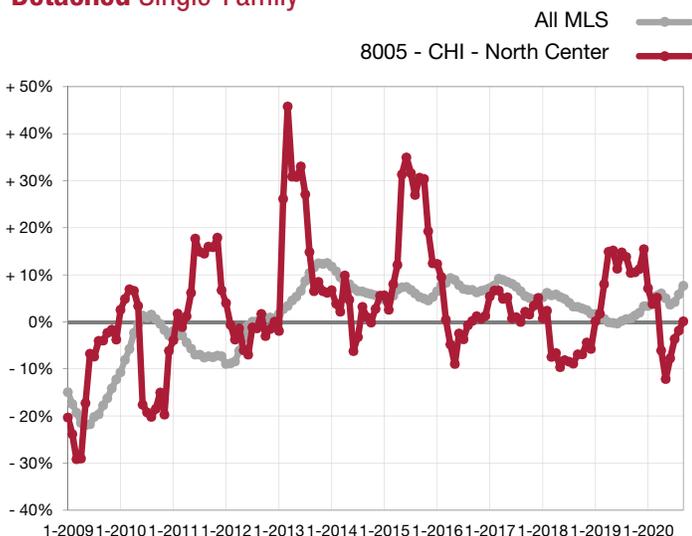
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	62	103	+ 66.1%	834	860	+ 3.1%
Under Contract (includes Contingent and Pending)	23	23	0.0%	386	420	+ 8.8%
Closed Sales	26	50	+ 92.3%	375	417	+ 11.2%
Median Sales Price*	\$458,500	\$466,000	+ 1.6%	\$439,500	\$447,000	+ 1.7%
Average Sales Price*	\$493,757	\$480,647	- 2.7%	\$448,901	\$460,168	+ 2.5%
Percent of Original List Price Received*	99.3%	98.4%	- 0.9%	97.8%	98.1%	+ 0.3%
Average Market Time	41	34	- 17.1%	68	60	- 11.8%
Inventory of Homes for Sale at Month End	93	139	+ 49.5%	--	--	--

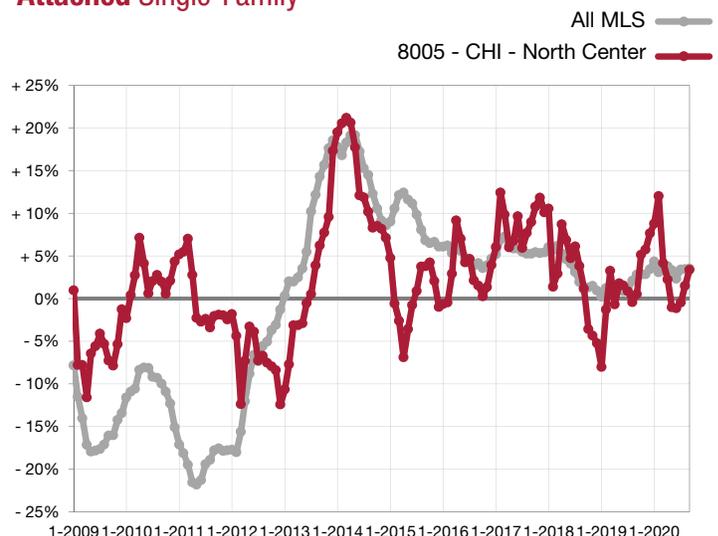
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 8.7% **+ 180.0%** **- 28.2%**

North Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	15	7	- 53.3%	130	97	- 25.4%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	67	72	+ 7.5%
Closed Sales	1	10	+ 900.0%	64	70	+ 9.4%
Median Sales Price*	\$420,000	\$471,000	+ 12.1%	\$399,950	\$387,500	- 3.1%
Average Sales Price*	\$420,000	\$486,400	+ 15.8%	\$417,700	\$438,204	+ 4.9%
Percent of Original List Price Received*	84.2%	99.3%	+ 17.9%	94.8%	95.7%	+ 0.9%
Average Market Time	106	37	- 65.1%	81	100	+ 23.5%
Inventory of Homes for Sale at Month End	22	10	- 54.5%	--	--	--

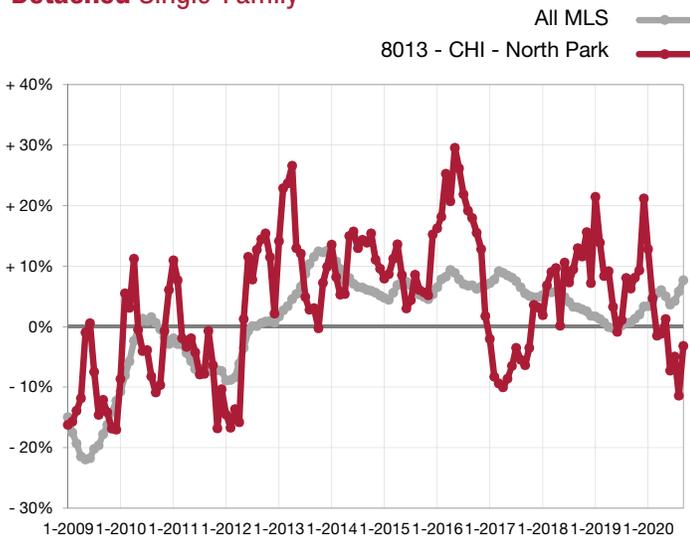
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	8	14	+ 75.0%	83	86	+ 3.6%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	38	46	+ 21.1%
Closed Sales	4	4	0.0%	40	44	+ 10.0%
Median Sales Price*	\$229,000	\$233,500	+ 2.0%	\$228,500	\$220,751	- 3.4%
Average Sales Price*	\$233,813	\$234,500	+ 0.3%	\$214,515	\$225,905	+ 5.3%
Percent of Original List Price Received*	97.3%	94.1%	- 3.3%	96.7%	94.8%	- 2.0%
Average Market Time	35	167	+ 377.1%	51	75	+ 47.1%
Inventory of Homes for Sale at Month End	17	18	+ 5.9%	--	--	--

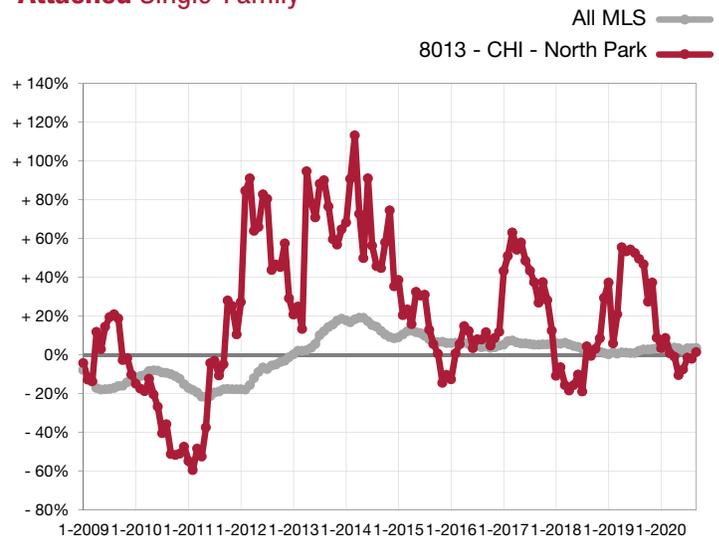
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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- 9.3%

+ 55.9%

- 28.4%

Norwood Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	80	65	- 18.8%	845	777	- 8.0%
Under Contract (includes Contingent and Pending)	32	38	+ 18.8%	401	458	+ 14.2%
Closed Sales	27	47	+ 74.1%	396	442	+ 11.6%
Median Sales Price*	\$340,000	\$385,500	+ 13.4%	\$332,750	\$354,450	+ 6.5%
Average Sales Price*	\$359,364	\$412,599	+ 14.8%	\$355,813	\$387,587	+ 8.9%
Percent of Original List Price Received*	94.6%	96.5%	+ 2.0%	95.7%	96.6%	+ 0.9%
Average Market Time	99	64	- 35.4%	71	66	- 7.0%
Inventory of Homes for Sale at Month End	123	77	- 37.4%	--	--	--

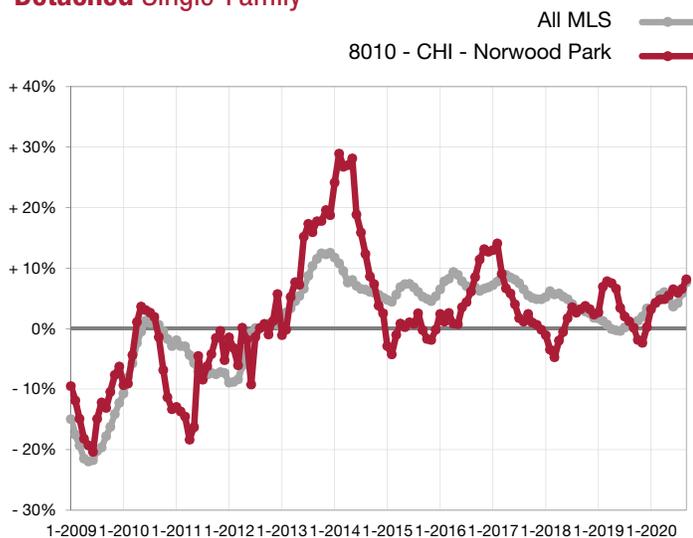
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	17	23	+ 35.3%	169	132	- 21.9%
Under Contract (includes Contingent and Pending)	13	10	- 23.1%	86	76	- 11.6%
Closed Sales	7	6	- 14.3%	86	67	- 22.1%
Median Sales Price*	\$140,000	\$167,450	+ 19.6%	\$182,500	\$169,000	- 7.4%
Average Sales Price*	\$140,071	\$196,900	+ 40.6%	\$191,512	\$184,400	- 3.7%
Percent of Original List Price Received*	88.0%	96.0%	+ 9.1%	95.1%	95.0%	- 0.1%
Average Market Time	103	24	- 76.7%	75	70	- 6.7%
Inventory of Homes for Sale at Month End	25	29	+ 16.0%	--	--	--

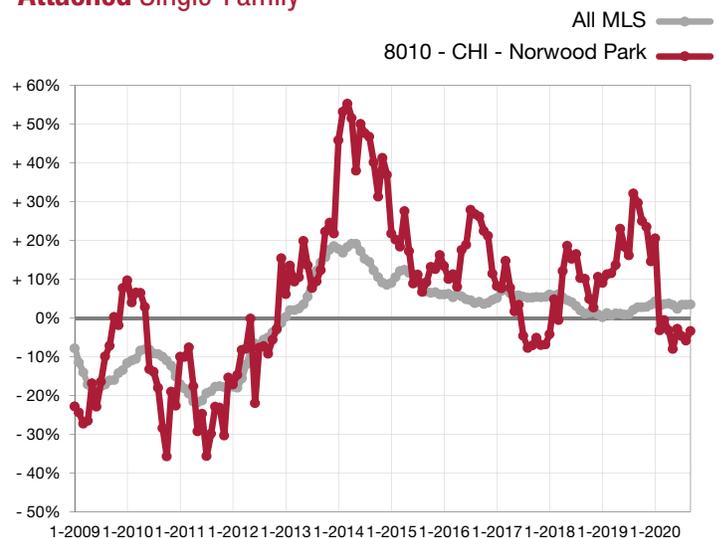
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 21.1% **+ 70.6%** **- 27.5%**

Portage Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	80	81	+ 1.3%	802	678	- 15.5%
Under Contract (includes Contingent and Pending)	25	43	+ 72.0%	391	407	+ 4.1%
Closed Sales	31	47	+ 51.6%	406	379	- 6.7%
Median Sales Price*	\$309,900	\$350,000	+ 12.9%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$337,779	\$384,785	+ 13.9%	\$347,025	\$367,901	+ 6.0%
Percent of Original List Price Received*	97.3%	98.6%	+ 1.3%	97.1%	97.1%	0.0%
Average Market Time	47	42	- 10.6%	65	62	- 4.6%
Inventory of Homes for Sale at Month End	129	78	- 39.5%	--	--	--

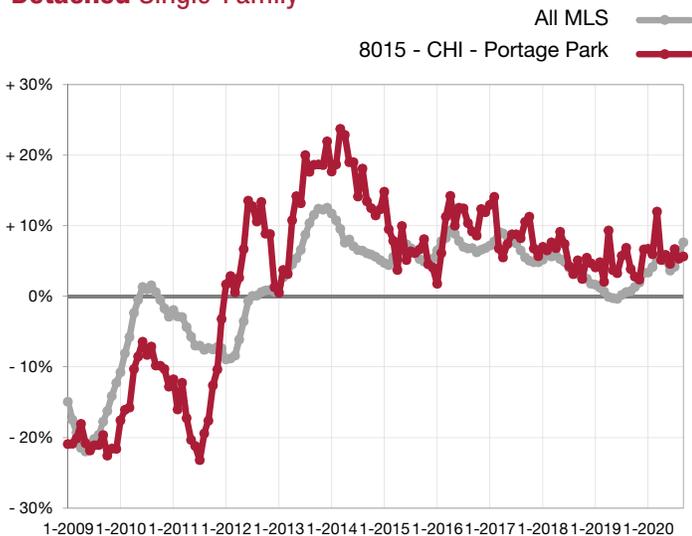
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	15	34	+ 126.7%	160	222	+ 38.8%
Under Contract (includes Contingent and Pending)	4	15	+ 275.0%	88	111	+ 26.1%
Closed Sales	3	11	+ 266.7%	87	102	+ 17.2%
Median Sales Price*	\$183,000	\$174,000	- 4.9%	\$160,000	\$169,750	+ 6.1%
Average Sales Price*	\$215,667	\$186,955	- 13.3%	\$179,293	\$202,569	+ 13.0%
Percent of Original List Price Received*	96.9%	176.8%	+ 82.5%	95.1%	104.1%	+ 9.5%
Average Market Time	49	71	+ 44.9%	69	63	- 8.7%
Inventory of Homes for Sale at Month End	31	38	+ 22.6%	--	--	--

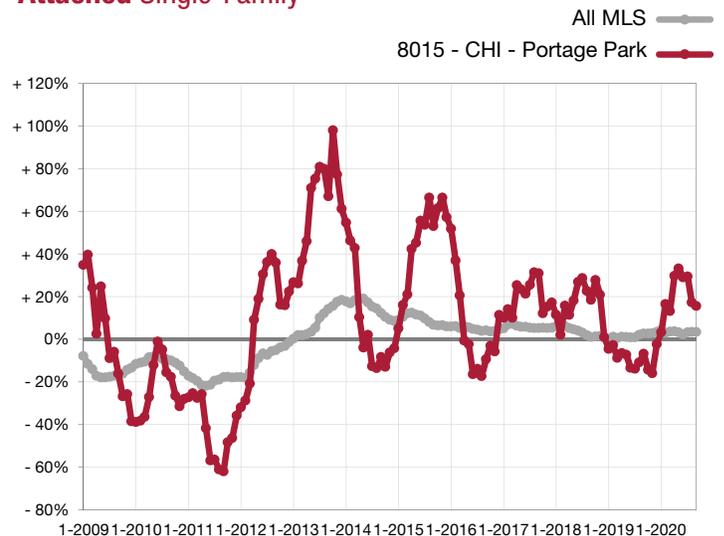
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 30.3% **+ 34.9%** **- 3.4%**

Rogers Park

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	5	6	+ 20.0%	63	51	- 19.0%
Under Contract (includes Contingent and Pending)	1	6	+ 500.0%	40	37	- 7.5%
Closed Sales	2	5	+ 150.0%	38	36	- 5.3%
Median Sales Price*	\$692,830	\$385,000	- 44.4%	\$474,950	\$492,500	+ 3.7%
Average Sales Price*	\$692,830	\$512,000	- 26.1%	\$485,804	\$526,649	+ 8.4%
Percent of Original List Price Received*	99.5%	92.8%	- 6.7%	97.2%	95.0%	- 2.3%
Average Market Time	16	49	+ 206.3%	92	72	- 21.7%
Inventory of Homes for Sale at Month End	6	7	+ 16.7%	--	--	--

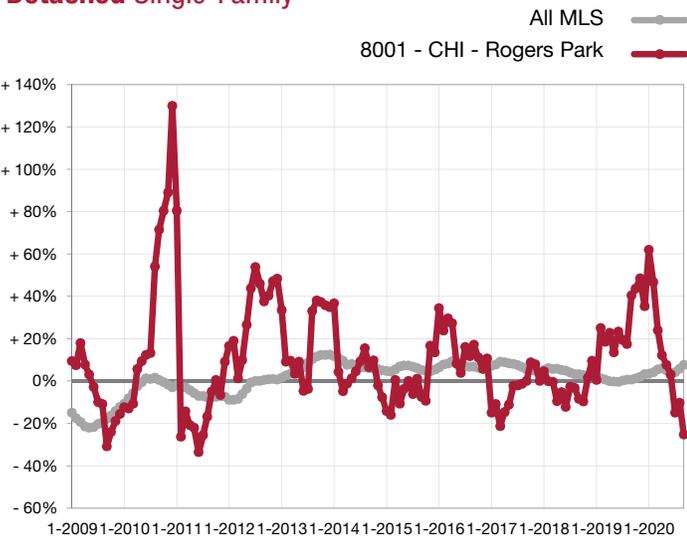
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	84	110	+ 31.0%	828	828	0.0%
Under Contract (includes Contingent and Pending)	38	57	+ 50.0%	464	446	- 3.9%
Closed Sales	41	53	+ 29.3%	464	417	- 10.1%
Median Sales Price*	\$180,000	\$179,000	- 0.6%	\$175,000	\$173,000	- 1.1%
Average Sales Price*	\$208,215	\$200,862	- 3.5%	\$190,899	\$189,712	- 0.6%
Percent of Original List Price Received*	96.8%	96.3%	- 0.5%	95.4%	95.9%	+ 0.5%
Average Market Time	47	58	+ 23.4%	65	72	+ 10.8%
Inventory of Homes for Sale at Month End	143	137	- 4.2%	--	--	--

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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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- 2.3% **+ 26.7%** **- 35.8%**

South Shore

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	22	21	- 4.5%	232	205	- 11.6%
Under Contract (includes Contingent and Pending)	10	9	- 10.0%	94	127	+ 35.1%
Closed Sales	6	11	+ 83.3%	100	116	+ 16.0%
Median Sales Price*	\$86,500	\$115,000	+ 32.9%	\$132,500	\$173,500	+ 30.9%
Average Sales Price*	\$98,983	\$153,718	+ 55.3%	\$153,987	\$199,499	+ 29.6%
Percent of Original List Price Received*	88.0%	96.1%	+ 9.2%	92.7%	94.2%	+ 1.6%
Average Market Time	214	106	- 50.5%	130	97	- 25.4%
Inventory of Homes for Sale at Month End	55	31	- 43.6%	--	--	--

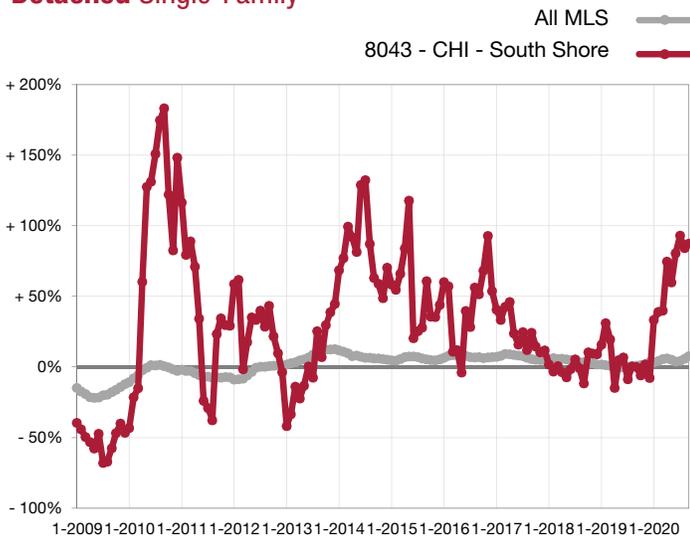
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	22	22	0.0%	254	223	- 12.2%
Under Contract (includes Contingent and Pending)	9	10	+ 11.1%	107	117	+ 9.3%
Closed Sales	9	8	- 11.1%	115	112	- 2.6%
Median Sales Price*	\$77,000	\$72,500	- 5.8%	\$67,000	\$69,000	+ 3.0%
Average Sales Price*	\$100,755	\$70,531	- 30.0%	\$87,143	\$76,732	- 11.9%
Percent of Original List Price Received*	89.5%	90.9%	+ 1.6%	92.2%	90.1%	- 2.3%
Average Market Time	299	133	- 55.5%	105	119	+ 13.3%
Inventory of Homes for Sale at Month End	82	57	- 30.5%	--	--	--

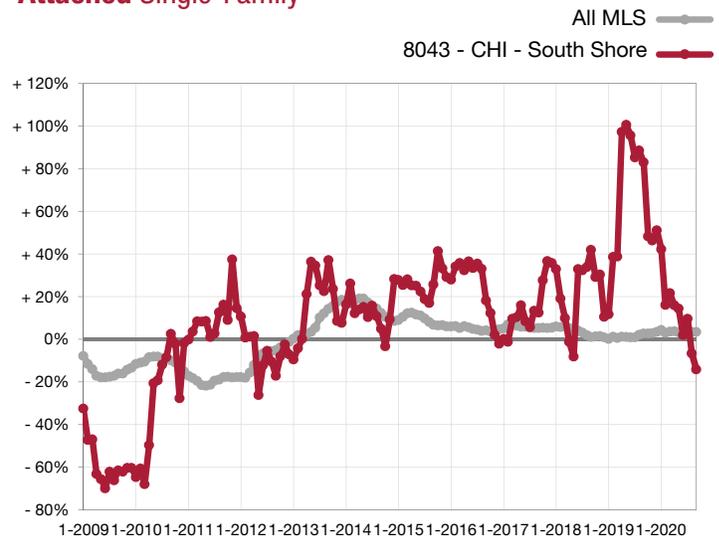
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / September 2020

+ 36.1%

+ 71.2%

+ 36.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	7	7	0.0%	62	83	+ 33.9%
Under Contract (includes Contingent and Pending)	3	3	0.0%	27	37	+ 37.0%
Closed Sales	2	8	+ 300.0%	25	34	+ 36.0%
Median Sales Price*	\$886,250	\$951,250	+ 7.3%	\$880,000	\$917,500	+ 4.3%
Average Sales Price*	\$886,250	\$976,875	+ 10.2%	\$1,027,563	\$937,632	- 8.8%
Percent of Original List Price Received*	94.4%	91.5%	- 3.1%	92.3%	94.2%	+ 2.1%
Average Market Time	36	140	+ 288.9%	146	144	- 1.4%
Inventory of Homes for Sale at Month End	17	19	+ 11.8%	--	--	--

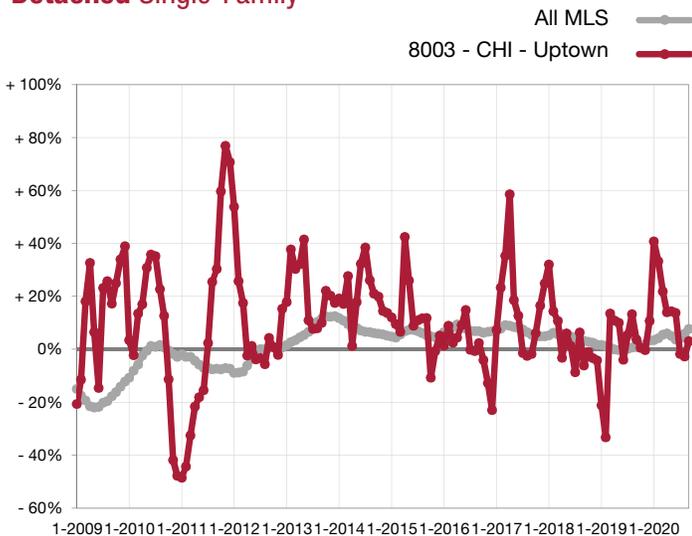
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	140	193	+ 37.9%	1,431	1,401	- 2.1%
Under Contract (includes Contingent and Pending)	62	65	+ 4.8%	833	768	- 7.8%
Closed Sales	57	93	+ 63.2%	811	752	- 7.3%
Median Sales Price*	\$340,000	\$316,000	- 7.1%	\$275,000	\$298,000	+ 8.4%
Average Sales Price*	\$327,002	\$319,735	- 2.2%	\$284,038	\$301,326	+ 6.1%
Percent of Original List Price Received*	97.4%	97.9%	+ 0.5%	97.1%	97.4%	+ 0.3%
Average Market Time	61	49	- 19.7%	56	59	+ 5.4%
Inventory of Homes for Sale at Month End	195	271	+ 39.0%	--	--	--

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

Detached Single-Family



Attached Single-Family



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+ 71.4% **+ 20.0%** **- 31.3%**

Washington Park

Local Market Update / September 2020

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

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	1	1	0.0%	13	8	- 38.5%
Under Contract (includes Contingent and Pending)	0	0	--	6	3	- 50.0%
Closed Sales	0	0	--	7	4	- 42.9%
Median Sales Price*	\$0	\$0	--	\$59,500	\$36,500	- 38.7%
Average Sales Price*	\$0	\$0	--	\$157,464	\$67,000	- 57.5%
Percent of Original List Price Received*	0.0%	0.0%	--	85.7%	87.4%	+ 2.0%
Average Market Time	0	0	--	61	204	+ 234.4%
Inventory of Homes for Sale at Month End	2	1	- 50.0%	--	--	--

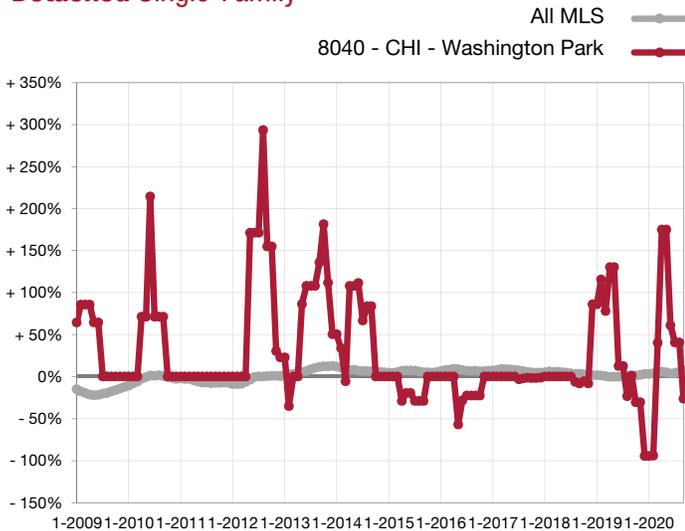
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	6	11	+ 83.3%	67	69	+ 3.0%
Under Contract (includes Contingent and Pending)	2	6	+ 200.0%	37	38	+ 2.7%
Closed Sales	5	6	+ 20.0%	36	32	- 11.1%
Median Sales Price*	\$75,000	\$187,500	+ 150.0%	\$91,950	\$130,000	+ 41.4%
Average Sales Price*	\$113,240	\$215,800	+ 90.6%	\$96,207	\$166,056	+ 72.6%
Percent of Original List Price Received*	87.3%	101.2%	+ 15.9%	89.7%	93.6%	+ 4.3%
Average Market Time	87	26	- 70.1%	102	99	- 2.9%
Inventory of Homes for Sale at Month End	14	10	- 28.6%	--	--	--

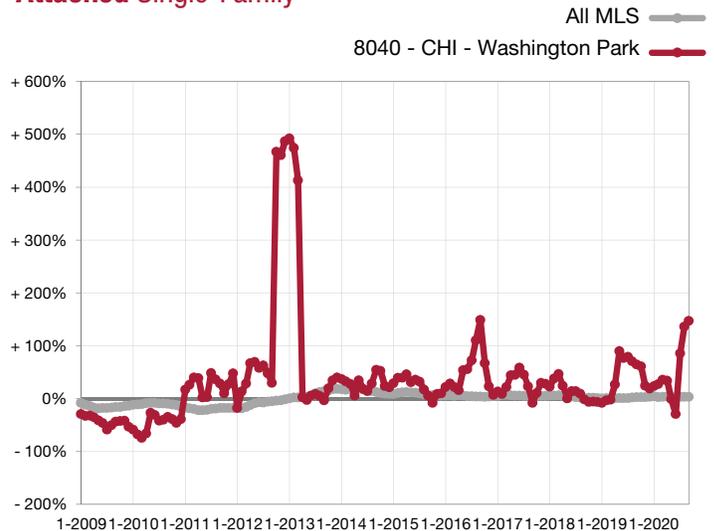
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 20.0% **+ 22.2%** **- 57.7%**

West Elsdon

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

September

Trailing 12 Months

	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	13	10	- 23.1%	146	137	- 6.2%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	100	95	- 5.0%
Closed Sales	7	9	+ 28.6%	105	95	- 9.5%
Median Sales Price*	\$205,000	\$240,000	+ 17.1%	\$200,000	\$225,000	+ 12.5%
Average Sales Price*	\$214,786	\$232,378	+ 8.2%	\$199,162	\$224,654	+ 12.8%
Percent of Original List Price Received*	99.1%	99.7%	+ 0.6%	97.5%	96.5%	- 1.0%
Average Market Time	46	168	+ 265.2%	64	67	+ 4.7%
Inventory of Homes for Sale at Month End	22	10	- 54.5%	--	--	--

Attached Single-Family

September

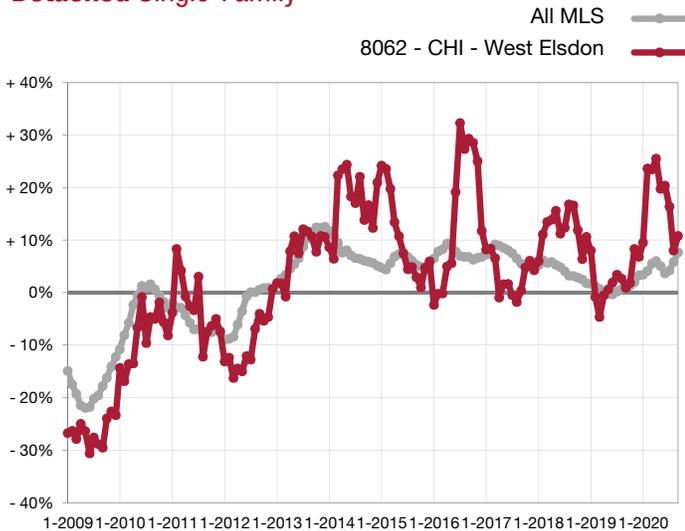
Trailing 12 Months

	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	2	2	0.0%	28	15	- 46.4%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	11	14	+ 27.3%
Closed Sales	2	2	0.0%	9	12	+ 33.3%
Median Sales Price*	\$122,500	\$146,000	+ 19.2%	\$91,000	\$146,000	+ 60.4%
Average Sales Price*	\$122,500	\$146,000	+ 19.2%	\$102,222	\$140,795	+ 37.7%
Percent of Original List Price Received*	98.0%	95.7%	- 2.3%	92.3%	94.3%	+ 2.2%
Average Market Time	31	13	- 58.1%	77	82	+ 6.5%
Inventory of Homes for Sale at Month End	4	1	- 75.0%	--	--	--

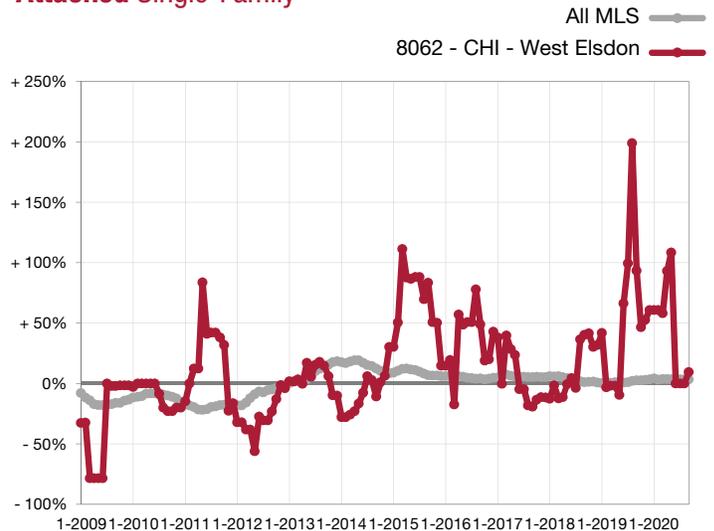
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 9.0%

+ 71.4%

- 29.9%

West Ridge

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	33	17	- 48.5%	288	189	- 34.4%
Under Contract (includes Contingent and Pending)	9	17	+ 88.9%	149	136	- 8.7%
Closed Sales	12	13	+ 8.3%	152	121	- 20.4%
Median Sales Price*	\$325,750	\$445,000	+ 36.6%	\$360,000	\$393,000	+ 9.2%
Average Sales Price*	\$393,375	\$434,254	+ 10.4%	\$385,744	\$405,589	+ 5.1%
Percent of Original List Price Received*	95.9%	96.9%	+ 1.0%	95.3%	95.8%	+ 0.5%
Average Market Time	105	62	- 41.0%	97	82	- 15.5%
Inventory of Homes for Sale at Month End	50	20	- 60.0%	--	--	--

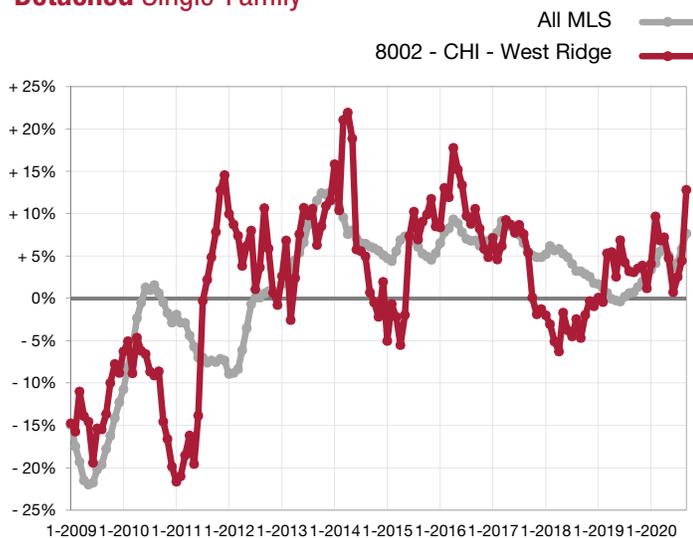
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	67	74	+ 10.4%	703	567	- 19.3%
Under Contract (includes Contingent and Pending)	22	36	+ 63.6%	349	305	- 12.6%
Closed Sales	16	35	+ 118.8%	351	287	- 18.2%
Median Sales Price*	\$123,500	\$138,000	+ 11.7%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$137,543	\$142,679	+ 3.7%	\$158,442	\$159,034	+ 0.4%
Percent of Original List Price Received*	92.4%	94.6%	+ 2.4%	93.8%	93.9%	+ 0.1%
Average Market Time	98	61	- 37.8%	81	81	0.0%
Inventory of Homes for Sale at Month End	151	121	- 19.9%	--	--	--

* 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

West Town

Local Market Update / September 2020

+ 8.7%

+ 55.9%

+ 10.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	53	71	+ 34.0%	558	511	- 8.4%
Under Contract (includes Contingent and Pending)	14	19	+ 35.7%	224	207	- 7.6%
Closed Sales	12	27	+ 125.0%	210	198	- 5.7%
Median Sales Price*	\$862,500	\$925,000	+ 7.2%	\$900,000	\$943,173	+ 4.8%
Average Sales Price*	\$1,030,333	\$1,036,082	+ 0.6%	\$977,155	\$1,003,738	+ 2.7%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	95.8%	96.2%	+ 0.4%
Average Market Time	90	41	- 54.4%	106	96	- 9.4%
Inventory of Homes for Sale at Month End	92	98	+ 6.5%	--	--	--

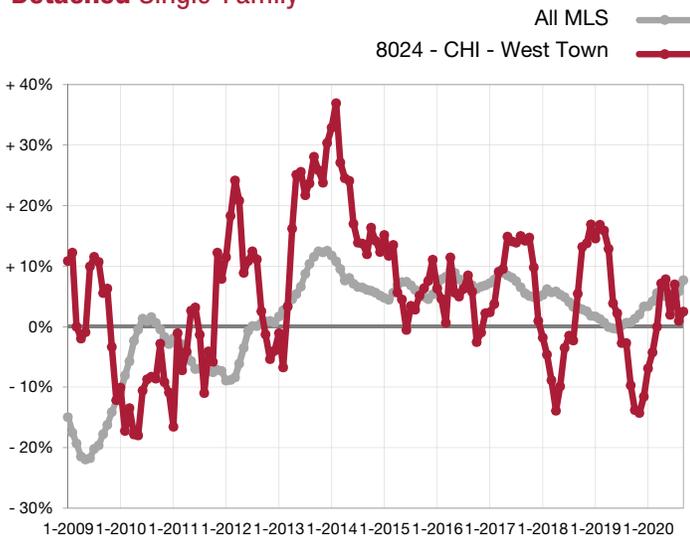
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	383	403	+ 5.2%	3,420	3,346	- 2.2%
Under Contract (includes Contingent and Pending)	93	114	+ 22.6%	1,459	1,581	+ 8.4%
Closed Sales	99	146	+ 47.5%	1,413	1,570	+ 11.1%
Median Sales Price*	\$492,500	\$486,000	- 1.3%	\$469,000	\$500,000	+ 6.6%
Average Sales Price*	\$509,674	\$511,790	+ 0.4%	\$489,253	\$520,451	+ 6.4%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	97.6%	98.0%	+ 0.4%
Average Market Time	57	55	- 3.5%	62	67	+ 8.1%
Inventory of Homes for Sale at Month End	508	565	+ 11.2%	--	--	--

* 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



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+ 27.8% **+ 150.0%** **+ 14.0%**

Woodlawn

Local Market Update / September 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	6	9	+ 50.0%	78	71	- 9.0%
Under Contract (includes Contingent and Pending)	0	4	--	28	33	+ 17.9%
Closed Sales	1	1	0.0%	37	32	- 13.5%
Median Sales Price*	\$135,000	\$479,000	+ 254.8%	\$145,000	\$171,500	+ 18.3%
Average Sales Price*	\$135,000	\$479,000	+ 254.8%	\$267,860	\$283,154	+ 5.7%
Percent of Original List Price Received*	90.6%	100.0%	+ 10.4%	88.5%	92.7%	+ 4.7%
Average Market Time	101	6	- 94.1%	66	102	+ 54.5%
Inventory of Homes for Sale at Month End	19	21	+ 10.5%	--	--	--

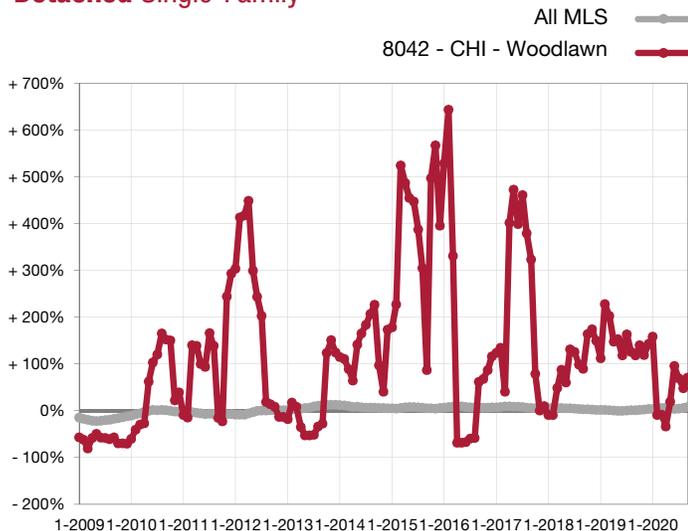
Attached Single-Family

	September			Trailing 12 Months		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	12	14	+ 16.7%	165	167	+ 1.2%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	76	97	+ 27.6%
Closed Sales	3	9	+ 200.0%	81	92	+ 13.6%
Median Sales Price*	\$197,500	\$175,500	- 11.1%	\$179,500	\$181,000	+ 0.8%
Average Sales Price*	\$205,167	\$190,500	- 7.1%	\$205,499	\$196,620	- 4.3%
Percent of Original List Price Received*	98.6%	107.0%	+ 8.5%	94.4%	96.5%	+ 2.2%
Average Market Time	143	49	- 65.7%	107	105	- 1.9%
Inventory of Homes for Sale at Month End	38	44	+ 15.8%	--	--	--

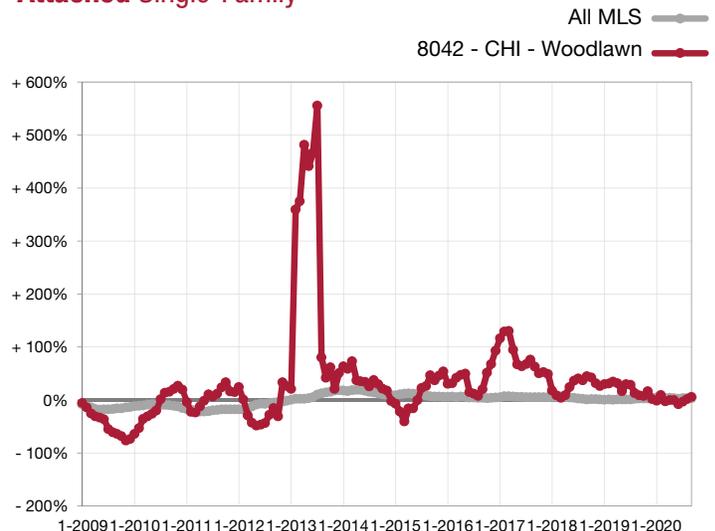
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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