

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JANUARY 16, 2021



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# Albany Park

Local Market Update / December 2020

**+ 40.0%**

**+ 26.1%**

**- 15.8%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	8	7	- 12.5%	272	230	- 15.4%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	130	154	+ 18.5%
Closed Sales	13	9	- 30.8%	132	148	+ 12.1%
Median Sales Price*	\$464,500	<b>\$515,000</b>	+ 10.9%	\$401,000	<b>\$447,499</b>	+ 11.6%
Average Sales Price*	\$490,338	<b>\$548,278</b>	+ 11.8%	\$447,767	<b>\$475,887</b>	+ 6.3%
Percent of Original List Price Received*	96.4%	<b>99.4%</b>	+ 3.1%	96.5%	<b>98.1%</b>	+ 1.7%
Average Market Time	64	<b>42</b>	- 34.4%	74	<b>63</b>	- 14.9%
Inventory of Homes for Sale at Month End	28	<b>18</b>	- 35.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

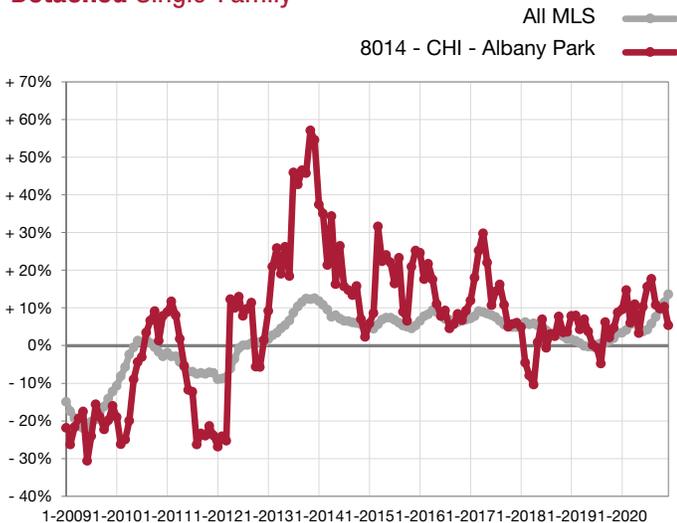
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	14	+ 100.0%	320	338	+ 5.6%
Under Contract (includes Contingent and Pending)	8	6	- 25.0%	158	188	+ 19.0%
Closed Sales	10	20	+ 100.0%	163	184	+ 12.9%
Median Sales Price*	\$306,000	<b>\$192,500</b>	- 37.1%	\$199,900	<b>\$210,450</b>	+ 5.3%
Average Sales Price*	\$318,700	<b>\$183,981</b>	- 42.3%	\$220,372	<b>\$232,758</b>	+ 5.6%
Percent of Original List Price Received*	97.4%	<b>95.8%</b>	- 1.6%	96.4%	<b>97.5%</b>	+ 1.1%
Average Market Time	94	<b>42</b>	- 55.3%	55	<b>58</b>	+ 5.5%
Inventory of Homes for Sale at Month End	29	<b>30</b>	+ 3.4%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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

# Avondale

Local Market Update / December 2020

**+ 20.0%**      **+ 66.7%**      **+ 36.4%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	4	- 33.3%	160	185	+ 15.6%
Under Contract (includes Contingent and Pending)	6	8	+ 33.3%	100	115	+ 15.0%
Closed Sales	6	12	+ 100.0%	102	112	+ 9.8%
Median Sales Price*	\$414,500	<b>\$632,705</b>	+ 52.6%	\$499,500	<b>\$583,500</b>	+ 16.8%
Average Sales Price*	\$401,500	<b>\$596,648</b>	+ 48.6%	\$507,211	<b>\$573,784</b>	+ 13.1%
Percent of Original List Price Received*	99.7%	<b>101.7%</b>	+ 2.0%	97.1%	<b>99.6%</b>	+ 2.6%
Average Market Time	29	32	+ 10.3%	67	45	- 32.8%
Inventory of Homes for Sale at Month End	9	11	+ 22.2%	--	--	--

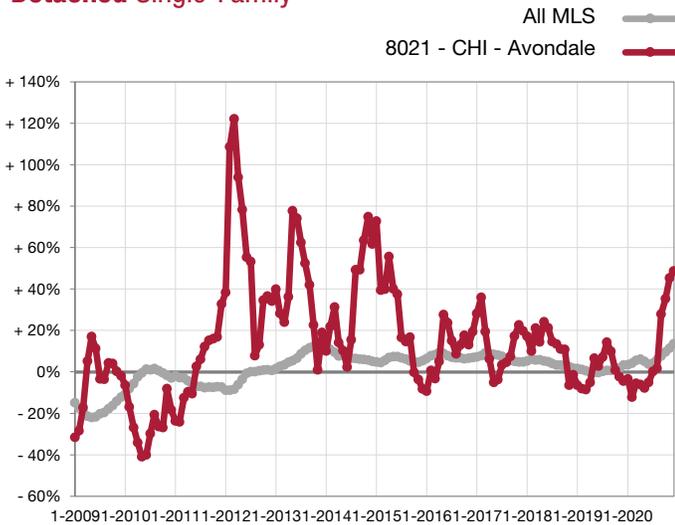
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	20	+ 42.9%	360	329	- 8.6%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	167	169	+ 1.2%
Closed Sales	9	13	+ 44.4%	172	167	- 2.9%
Median Sales Price*	\$255,000	<b>\$352,000</b>	+ 38.0%	\$370,000	<b>\$365,000</b>	- 1.4%
Average Sales Price*	\$284,017	<b>\$385,920</b>	+ 35.9%	\$370,617	<b>\$363,530</b>	- 1.9%
Percent of Original List Price Received*	99.5%	<b>96.8%</b>	- 2.7%	97.8%	<b>98.6%</b>	+ 0.8%
Average Market Time	48	39	- 18.8%	54	45	- 16.7%
Inventory of Homes for Sale at Month End	24	34	+ 41.7%	--	--	--

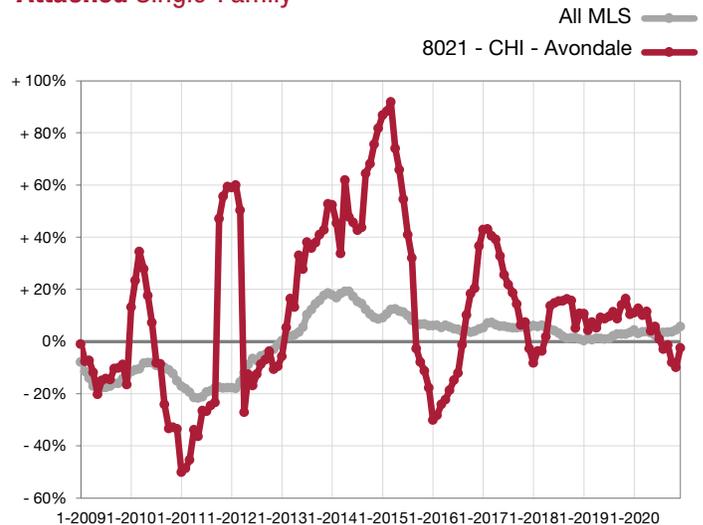
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Beverly

Local Market Update / December 2020

**- 37.5%**      **+ 133.3%**      **- 42.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	23	15	- 34.8%	460	374	- 18.7%
Under Contract (includes Contingent and Pending)	9	14	+ 55.6%	219	247	+ 12.8%
Closed Sales	11	28	+ 154.5%	221	235	+ 6.3%
Median Sales Price*	\$305,000	<b>\$365,000</b>	+ 19.7%	\$311,000	<b>\$340,000</b>	+ 9.3%
Average Sales Price*	\$323,643	<b>\$395,721</b>	+ 22.3%	\$333,909	<b>\$355,531</b>	+ 6.5%
Percent of Original List Price Received*	93.2%	<b>97.7%</b>	+ 4.8%	96.3%	<b>97.5%</b>	+ 1.2%
Average Market Time	87	<b>287</b>	+ 229.9%	85	<b>107</b>	+ 25.9%
Inventory of Homes for Sale at Month End	63	<b>36</b>	- 42.9%	--	--	--

## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	1	0	- 100.0%	22	22	0.0%
Under Contract (includes Contingent and Pending)	0	2	--	9	14	+ 55.6%
Closed Sales	1	0	- 100.0%	9	13	+ 44.4%
Median Sales Price*	\$75,000	<b>\$0</b>	- 100.0%	\$118,500	<b>\$128,500</b>	+ 8.4%
Average Sales Price*	\$75,000	<b>\$0</b>	- 100.0%	\$117,822	<b>\$166,354</b>	+ 41.2%
Percent of Original List Price Received*	83.4%	<b>0.0%</b>	- 100.0%	97.4%	<b>94.7%</b>	- 2.8%
Average Market Time	413	0	- 100.0%	126	142	+ 12.7%
Inventory of Homes for Sale at Month End	7	4	- 42.9%	--	--	--

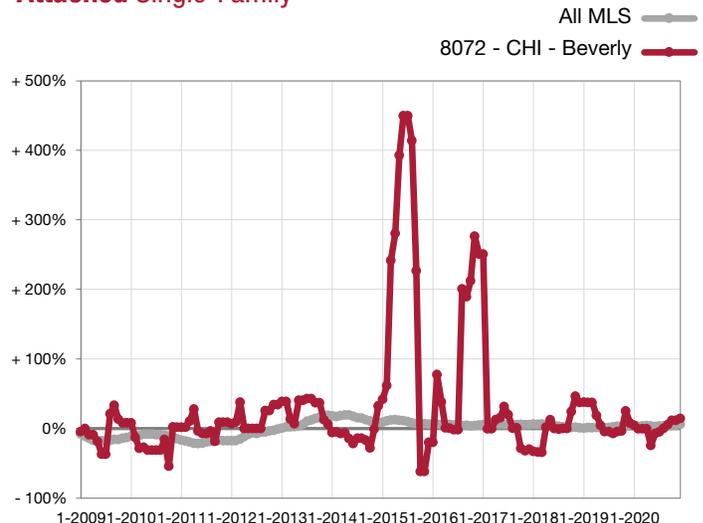
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Bridgeport

Local Market Update / December 2020

**+ 41.7%**

**0.0%**

**- 7.3%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	11	+ 83.3%	207	201	- 2.9%
Under Contract (includes Contingent and Pending)	4	10	+ 150.0%	91	119	+ 30.8%
Closed Sales	9	9	0.0%	100	108	+ 8.0%
Median Sales Price*	\$630,000	<b>\$356,000</b>	- 43.5%	\$490,500	<b>\$473,790</b>	- 3.4%
Average Sales Price*	\$589,889	<b>\$384,778</b>	- 34.8%	\$489,813	<b>\$478,805</b>	- 2.2%
Percent of Original List Price Received*	95.1%	<b>96.1%</b>	+ 1.1%	95.9%	<b>97.6%</b>	+ 1.8%
Average Market Time	86	<b>89</b>	+ 3.5%	71	<b>63</b>	- 11.3%
Inventory of Homes for Sale at Month End	24	<b>22</b>	- 8.3%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

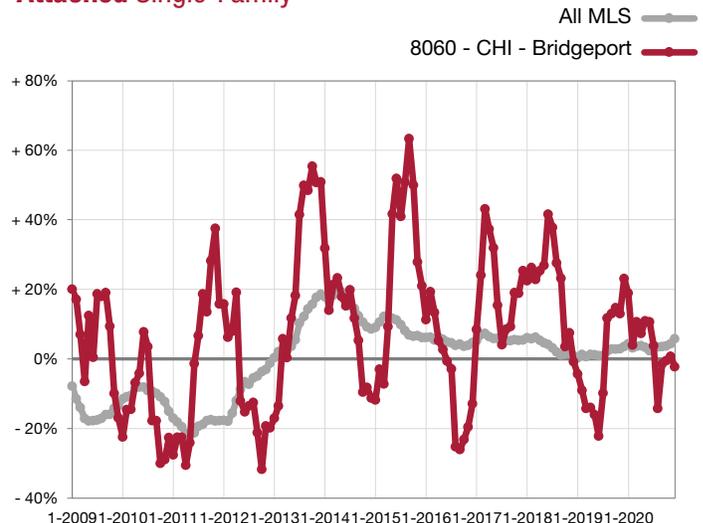
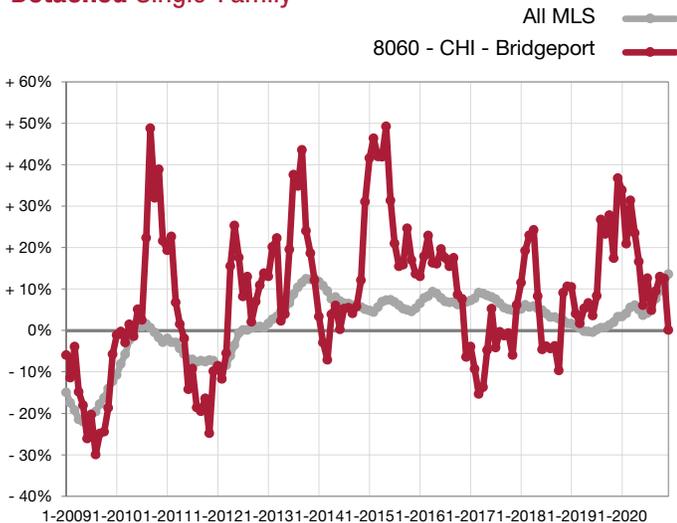
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	6	0.0%	131	104	- 20.6%
Under Contract (includes Contingent and Pending)	4	5	+ 25.0%	71	63	- 11.3%
Closed Sales	3	3	0.0%	70	54	- 22.9%
Median Sales Price*	\$370,000	<b>\$255,000</b>	- 31.1%	\$293,000	<b>\$289,483</b>	- 1.2%
Average Sales Price*	\$376,667	<b>\$256,667</b>	- 31.9%	\$306,510	<b>\$315,202</b>	+ 2.8%
Percent of Original List Price Received*	99.9%	<b>100.7%</b>	+ 0.8%	96.0%	<b>97.5%</b>	+ 1.6%
Average Market Time	33	<b>10</b>	- 69.7%	75	<b>67</b>	- 10.7%
Inventory of Homes for Sale at Month End	17	<b>16</b>	- 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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# Chatham

Local Market Update / December 2020

**- 37.9%**      **+ 81.3%**      **- 59.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	29	15	- 48.3%	388	280	- 27.8%
Under Contract (includes Contingent and Pending)	13	17	+ 30.8%	190	201	+ 5.8%
Closed Sales	12	25	+ 108.3%	189	195	+ 3.2%
Median Sales Price*	\$176,500	<b>\$210,000</b>	+ 19.0%	\$147,500	<b>\$160,000</b>	+ 8.5%
Average Sales Price*	\$153,575	<b>\$185,860</b>	+ 21.0%	\$141,558	<b>\$160,040</b>	+ 13.1%
Percent of Original List Price Received*	87.9%	<b>94.9%</b>	+ 8.0%	94.1%	<b>95.4%</b>	+ 1.4%
Average Market Time	83	<b>86</b>	+ 3.6%	82	<b>91</b>	+ 11.0%
Inventory of Homes for Sale at Month End	86	<b>30</b>	- 65.1%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

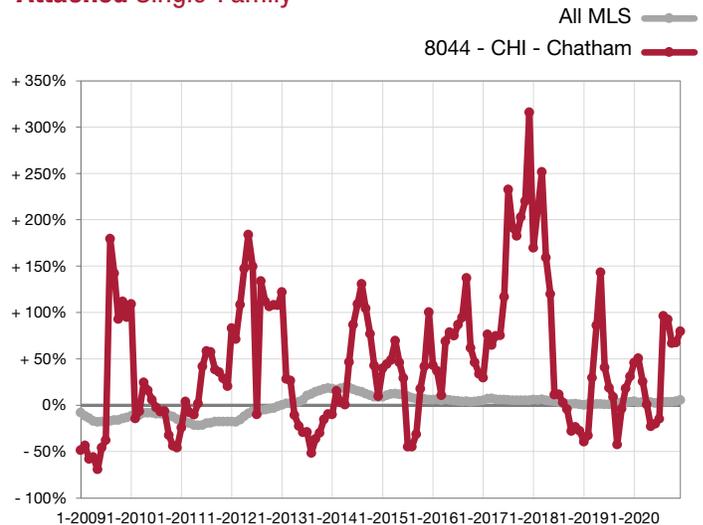
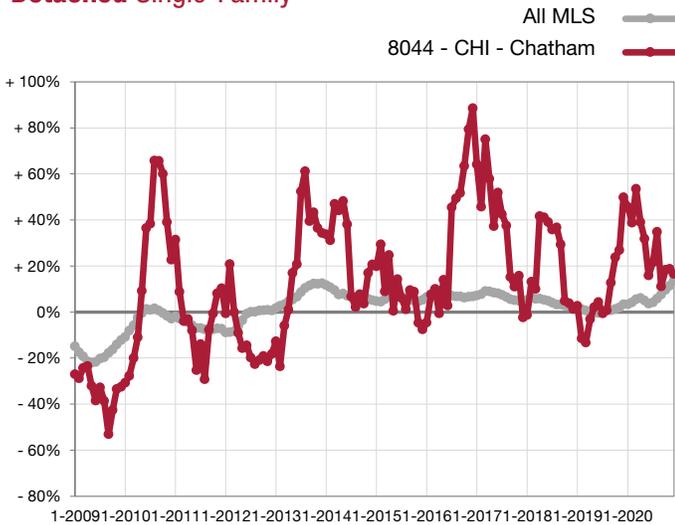
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	0	3	--	37	48	+ 29.7%
Under Contract (includes Contingent and Pending)	1	7	+ 600.0%	19	30	+ 57.9%
Closed Sales	4	4	0.0%	18	25	+ 38.9%
Median Sales Price*	\$22,000	<b>\$50,000</b>	+ 127.3%	\$42,500	<b>\$45,000</b>	+ 5.9%
Average Sales Price*	\$24,125	<b>\$75,500</b>	+ 213.0%	\$54,578	<b>\$80,516</b>	+ 47.5%
Percent of Original List Price Received*	82.1%	<b>81.8%</b>	- 0.4%	95.0%	<b>85.5%</b>	- 10.0%
Average Market Time	49	<b>52</b>	+ 6.1%	89	<b>118</b>	+ 32.6%
Inventory of Homes for Sale at Month End	12	<b>10</b>	- 16.7%	--	--	--

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

### Detached Single-Family

### Attached Single-Family



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# Edgewater

Local Market Update / December 2020

**+ 8.8%**

**+ 15.1%**

**+ 21.8%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	5	- 28.6%	190	144	- 24.2%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	60	80	+ 33.3%
Closed Sales	3	5	+ 66.7%	64	82	+ 28.1%
Median Sales Price*	\$955,000	<b>\$610,000</b>	- 36.1%	\$702,500	<b>\$737,500</b>	+ 5.0%
Average Sales Price*	\$993,333	<b>\$765,100</b>	- 23.0%	\$778,907	<b>\$773,371</b>	- 0.7%
Percent of Original List Price Received*	97.6%	<b>98.2%</b>	+ 0.6%	95.4%	<b>96.2%</b>	+ 0.8%
Average Market Time	114	<b>68</b>	- 40.4%	98	<b>92</b>	- 6.1%
Inventory of Homes for Sale at Month End	19	<b>11</b>	- 42.1%	--	--	--

## Attached Single-Family

### December

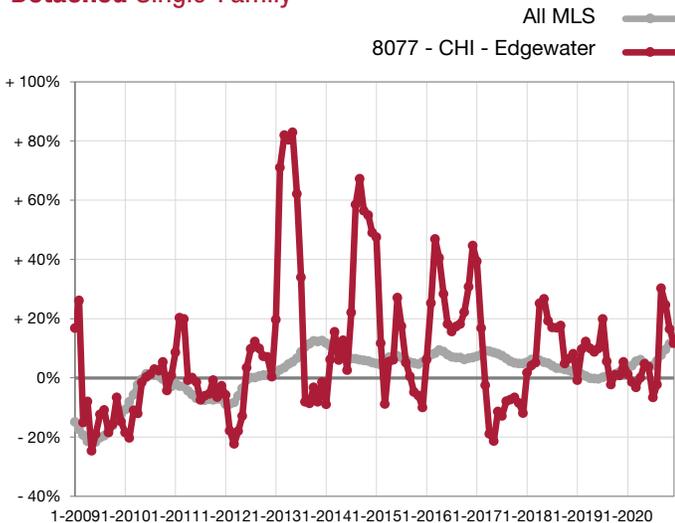
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	61	<b>69</b>	+ 13.1%	1,329	<b>1,433</b>	+ 7.8%
Under Contract (includes Contingent and Pending)	29	<b>53</b>	+ 82.8%	719	<b>736</b>	+ 2.4%
Closed Sales	50	<b>56</b>	+ 12.0%	742	<b>697</b>	- 6.1%
Median Sales Price*	\$238,750	<b>\$247,000</b>	+ 3.5%	\$211,000	<b>\$245,000</b>	+ 16.1%
Average Sales Price*	\$281,183	<b>\$265,176</b>	- 5.7%	\$241,710	<b>\$274,730</b>	+ 13.7%
Percent of Original List Price Received*	96.0%	<b>95.2%</b>	- 0.8%	95.6%	<b>96.0%</b>	+ 0.4%
Average Market Time	69	<b>79</b>	+ 14.5%	71	<b>74</b>	+ 4.2%
Inventory of Homes for Sale at Month End	174	<b>224</b>	+ 28.7%	--	--	--

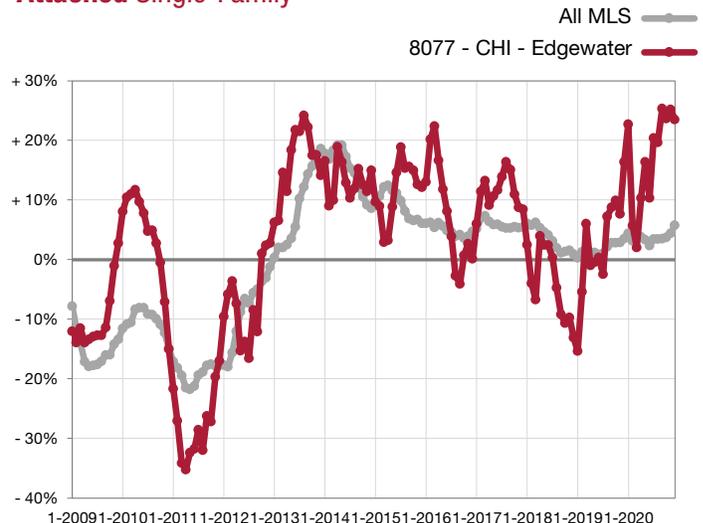
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edison Park

Local Market Update / December 2020

**+ 17.6%**      **- 26.7%**      **- 30.0%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	10	<b>18</b>	+ 80.0%	305	<b>272</b>	- 10.8%
Under Contract (includes Contingent and Pending)	3	<b>14</b>	+ 366.7%	120	<b>150</b>	+ 25.0%
Closed Sales	6	<b>6</b>	0.0%	122	<b>141</b>	+ 15.6%
Median Sales Price*	\$568,750	<b>\$506,000</b>	- 11.0%	\$391,000	<b>\$392,500</b>	+ 0.4%
Average Sales Price*	\$538,667	<b>\$560,650</b>	+ 4.1%	\$450,326	<b>\$440,615</b>	- 2.2%
Percent of Original List Price Received*	98.6%	<b>98.0%</b>	- 0.6%	95.5%	<b>96.9%</b>	+ 1.5%
Average Market Time	84	<b>44</b>	- 47.6%	71	<b>56</b>	- 21.1%
Inventory of Homes for Sale at Month End	26	<b>22</b>	- 15.4%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	<b>2</b>	- 71.4%	98	<b>99</b>	+ 1.0%
Under Contract (includes Contingent and Pending)	5	<b>3</b>	- 40.0%	59	<b>69</b>	+ 16.9%
Closed Sales	9	<b>5</b>	- 44.4%	59	<b>69</b>	+ 16.9%
Median Sales Price*	\$155,000	<b>\$171,500</b>	+ 10.6%	\$165,000	<b>\$170,000</b>	+ 3.0%
Average Sales Price*	\$152,833	<b>\$160,000</b>	+ 4.7%	\$169,439	<b>\$169,649</b>	+ 0.1%
Percent of Original List Price Received*	91.8%	<b>96.0%</b>	+ 4.6%	95.6%	<b>95.5%</b>	- 0.1%
Average Market Time	77	<b>117</b>	+ 51.9%	63	<b>82</b>	+ 30.2%
Inventory of Homes for Sale at Month End	14	<b>6</b>	- 57.1%	--	--	--

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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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# Forest Glen

Local Market Update / December 2020

**- 12.5%**      **+ 136.4%**      **- 47.8%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	13	- 7.1%	472	430	- 8.9%
Under Contract (includes Contingent and Pending)	9	9	0.0%	206	259	+ 25.7%
Closed Sales	10	23	+ 130.0%	206	250	+ 21.4%
Median Sales Price*	\$365,000	<b>\$530,000</b>	+ 45.2%	\$481,000	<b>\$461,250</b>	- 4.1%
Average Sales Price*	\$420,425	<b>\$539,109</b>	+ 28.2%	\$503,476	<b>\$508,517</b>	+ 1.0%
Percent of Original List Price Received*	91.9%	<b>96.6%</b>	+ 5.1%	95.4%	<b>96.2%</b>	+ 0.8%
Average Market Time	110	91	- 17.3%	90	82	- 8.9%
Inventory of Homes for Sale at Month End	65	34	- 47.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

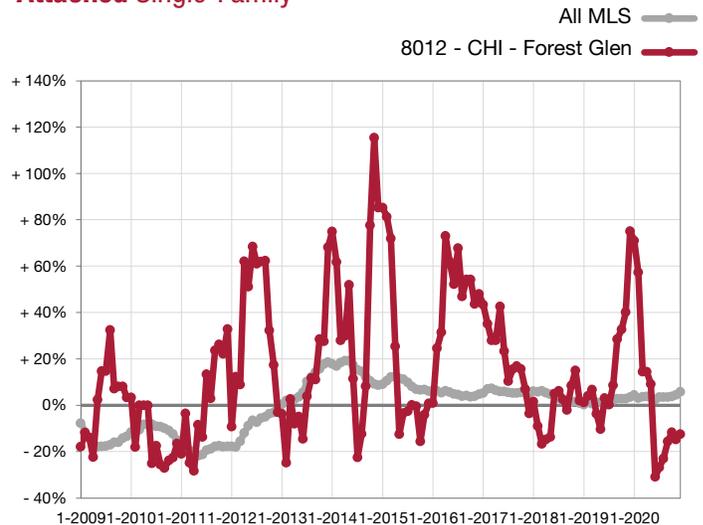
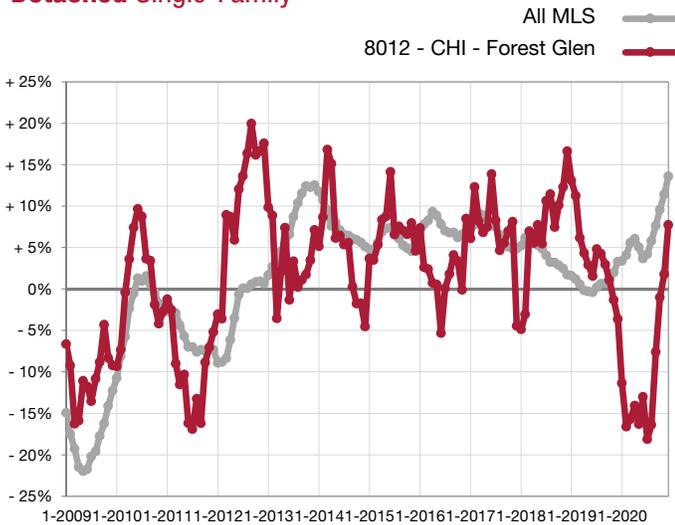
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	2	1	- 50.0%	38	30	- 21.1%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	21	16	- 23.8%
Closed Sales	1	3	+ 200.0%	22	16	- 27.3%
Median Sales Price*	\$450,000	<b>\$340,000</b>	- 24.4%	\$351,750	<b>\$261,250</b>	- 25.7%
Average Sales Price*	\$450,000	<b>\$372,187</b>	- 17.3%	\$345,227	<b>\$293,160</b>	- 15.1%
Percent of Original List Price Received*	100.0%	<b>98.3%</b>	- 1.7%	96.6%	<b>95.6%</b>	- 1.0%
Average Market Time	15	11	- 26.7%	72	62	- 13.9%
Inventory of Homes for Sale at Month End	4	2	- 50.0%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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

# Grand Boulevard

Local Market Update / December 2020

**+ 19.2%**

**+ 50.0%**

**- 2.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	12	5	- 58.3%	197	186	- 5.6%
Under Contract (includes Contingent and Pending)	10	2	- 80.0%	91	93	+ 2.2%
Closed Sales	5	8	+ 60.0%	90	99	+ 10.0%
Median Sales Price*	\$450,000	<b>\$533,125</b>	+ 18.5%	\$487,050	<b>\$549,000</b>	+ 12.7%
Average Sales Price*	\$485,400	<b>\$515,219</b>	+ 6.1%	\$489,481	<b>\$534,950</b>	+ 9.3%
Percent of Original List Price Received*	85.3%	<b>96.5%</b>	+ 13.1%	95.7%	<b>99.0%</b>	+ 3.4%
Average Market Time	156	<b>74</b>	- 52.6%	122	<b>94</b>	- 23.0%
Inventory of Homes for Sale at Month End	33	<b>24</b>	- 27.3%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

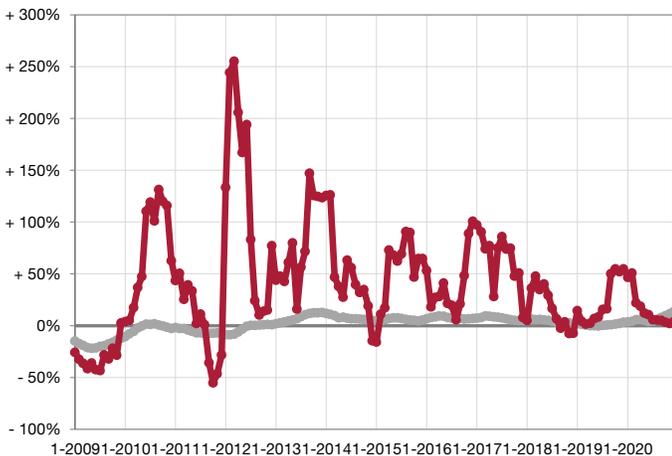
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	26	+ 85.7%	390	361	- 7.4%
Under Contract (includes Contingent and Pending)	7	15	+ 114.3%	177	138	- 22.0%
Closed Sales	9	13	+ 44.4%	178	131	- 26.4%
Median Sales Price*	\$235,000	<b>\$231,500</b>	- 1.5%	\$210,000	<b>\$237,500</b>	+ 13.1%
Average Sales Price*	\$251,033	<b>\$266,092</b>	+ 6.0%	\$220,361	<b>\$259,998</b>	+ 18.0%
Percent of Original List Price Received*	97.4%	<b>94.1%</b>	- 3.4%	96.0%	<b>95.2%</b>	- 0.8%
Average Market Time	86	<b>58</b>	- 32.6%	84	<b>95</b>	+ 13.1%
Inventory of Homes for Sale at Month End	58	<b>65</b>	+ 12.1%	--	--	--

\* 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   
8038 - CHI - Grand Boulevard



### Attached Single-Family

All MLS   
8038 - CHI - Grand Boulevard



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# Greater Grand Crossing

Local Market Update / December 2020

**+ 42.1%**

**- 8.7%**

**- 44.9%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	19	27	+ 42.1%	322	310	- 3.7%
Under Contract (includes Contingent and Pending)	12	23	+ 91.7%	138	187	+ 35.5%
Closed Sales	20	21	+ 5.0%	132	173	+ 31.1%
Median Sales Price*	\$77,500	<b>\$105,000</b>	+ 35.5%	\$83,500	<b>\$110,500</b>	+ 32.3%
Average Sales Price*	\$101,418	<b>\$136,048</b>	+ 34.1%	\$111,067	<b>\$129,448</b>	+ 16.5%
Percent of Original List Price Received*	88.1%	<b>90.7%</b>	+ 3.0%	93.4%	<b>91.1%</b>	- 2.5%
Average Market Time	123	<b>132</b>	+ 7.3%	112	<b>100</b>	- 10.7%
Inventory of Homes for Sale at Month End	78	<b>43</b>	- 44.9%	--	--	--

## Attached Single-Family

### December

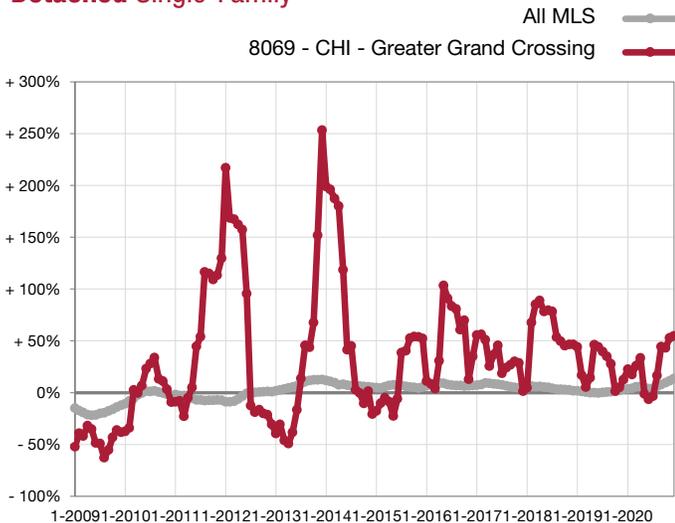
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	0	0	--	9	8	- 11.1%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	3	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$46,000	<b>\$0</b>	- 100.0%	\$46,000	<b>\$40,000</b>	- 13.0%
Average Sales Price*	\$46,333	<b>\$0</b>	- 100.0%	\$48,800	<b>\$61,000</b>	+ 25.0%
Percent of Original List Price Received*	66.2%	<b>0.0%</b>	- 100.0%	71.0%	<b>82.2%</b>	+ 15.8%
Average Market Time	62	0	- 100.0%	74	<b>46</b>	- 37.8%
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

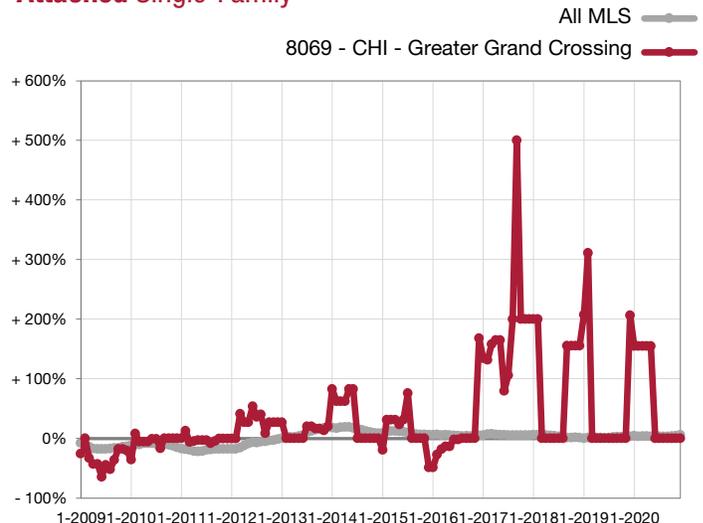
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Hegewisch

Local Market Update / December 2020

**+ 12.5%**

**+ 25.0%**

**- 41.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	8	9	+ 12.5%	137	105	- 23.4%
Under Contract (includes Contingent and Pending)	2	10	+ 400.0%	93	79	- 15.1%
Closed Sales	8	10	+ 25.0%	97	70	- 27.8%
Median Sales Price*	\$135,500	<b>\$146,250</b>	+ 7.9%	\$145,000	<b>\$155,000</b>	+ 6.9%
Average Sales Price*	\$122,813	<b>\$143,697</b>	+ 17.0%	\$140,655	<b>\$156,472</b>	+ 11.2%
Percent of Original List Price Received*	95.4%	<b>97.1%</b>	+ 1.8%	91.9%	<b>95.9%</b>	+ 4.4%
Average Market Time	15	17	+ 13.3%	90	73	- 18.9%
Inventory of Homes for Sale at Month End	17	10	- 41.2%	--	--	--

## Attached Single-Family

### December

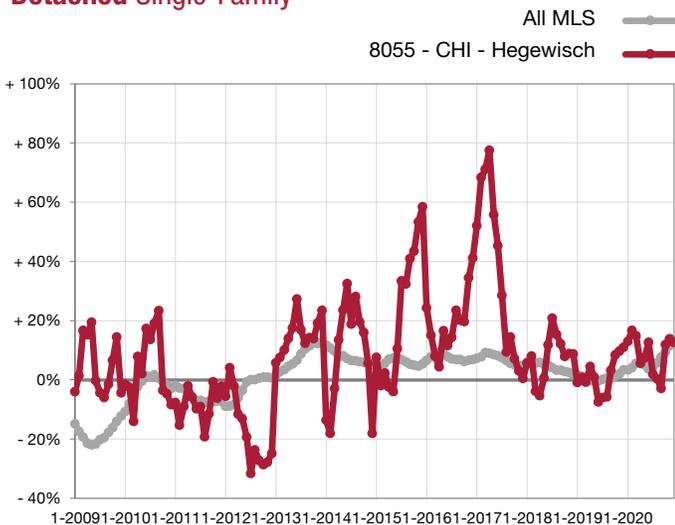
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
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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**+ 42.1%**      **+ 175.0%**      **- 23.1%**

# Humboldt Park

Local Market Update / December 2020

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	15	23	+ 53.3%	332	308	- 7.2%
Under Contract (includes Contingent and Pending)	14	19	+ 35.7%	136	176	+ 29.4%
Closed Sales	7	21	+ 200.0%	128	168	+ 31.3%
Median Sales Price*	\$149,000	<b>\$319,000</b>	+ 114.1%	\$249,500	<b>\$270,000</b>	+ 8.2%
Average Sales Price*	\$177,857	<b>\$379,924</b>	+ 113.6%	\$297,351	<b>\$319,064</b>	+ 7.3%
Percent of Original List Price Received*	90.1%	<b>100.1%</b>	+ 11.1%	95.7%	<b>98.4%</b>	+ 2.8%
Average Market Time	63	47	- 25.4%	55	72	+ 30.9%
Inventory of Homes for Sale at Month End	51	37	- 27.5%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

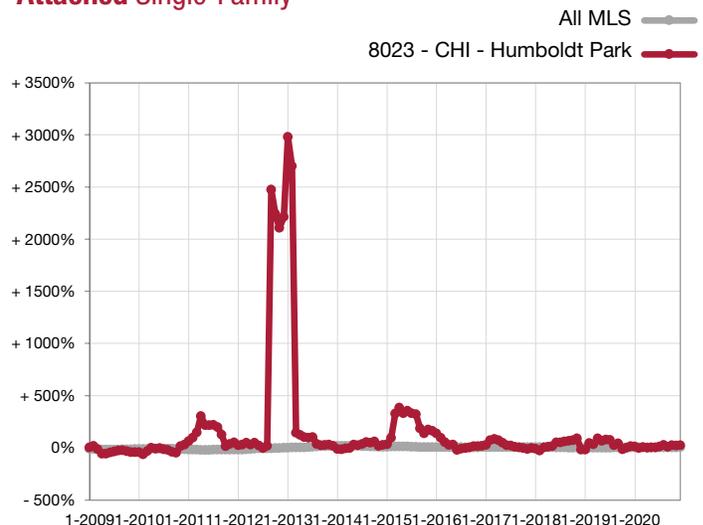
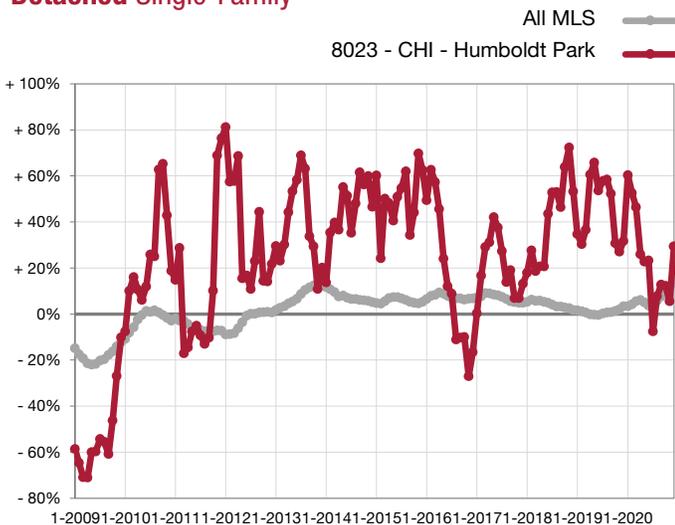
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	4	4	0.0%	84	97	+ 15.5%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	28	47	+ 67.9%
Closed Sales	1	1	0.0%	22	37	+ 68.2%
Median Sales Price*	\$224,000	<b>\$390,000</b>	+ 74.1%	\$267,500	<b>\$269,000</b>	+ 0.6%
Average Sales Price*	\$224,000	<b>\$390,000</b>	+ 74.1%	\$247,675	<b>\$295,453</b>	+ 19.3%
Percent of Original List Price Received*	93.7%	<b>97.7%</b>	+ 4.3%	95.4%	<b>92.9%</b>	- 2.6%
Average Market Time	1	14	+ 1,300.0%	60	83	+ 38.3%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

\* 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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# Hyde Park

Local Market Update / December 2020

**+ 52.6%**

**- 15.0%**

**- 2.4%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	1	0	- 100.0%	60	38	- 36.7%
Under Contract (includes Contingent and Pending)	0	0	--	25	29	+ 16.0%
Closed Sales	1	4	+ 300.0%	24	29	+ 20.8%
Median Sales Price*	\$820,000	<b>\$1,028,600</b>	+ 25.4%	\$800,000	<b>\$960,000</b>	+ 20.0%
Average Sales Price*	\$820,000	<b>\$1,096,050</b>	+ 33.7%	\$832,938	<b>\$961,455</b>	+ 15.4%
Percent of Original List Price Received*	91.6%	<b>90.7%</b>	- 1.0%	93.5%	<b>91.3%</b>	- 2.4%
Average Market Time	169	<b>44</b>	- 74.0%	137	<b>133</b>	- 2.9%
Inventory of Homes for Sale at Month End	12	<b>3</b>	- 75.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

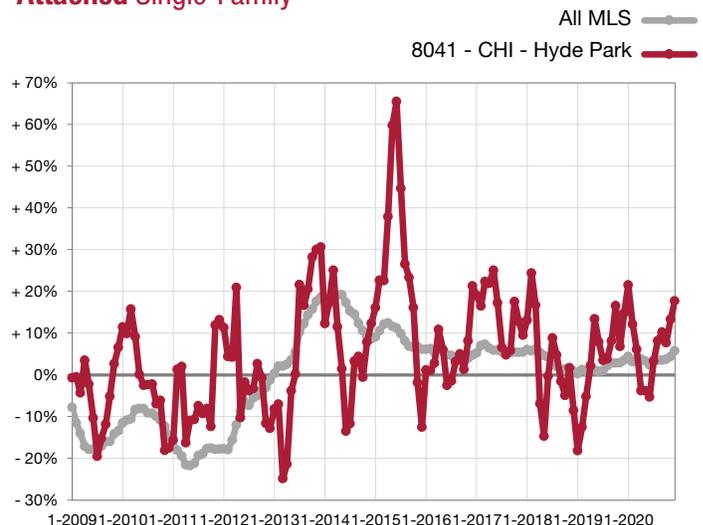
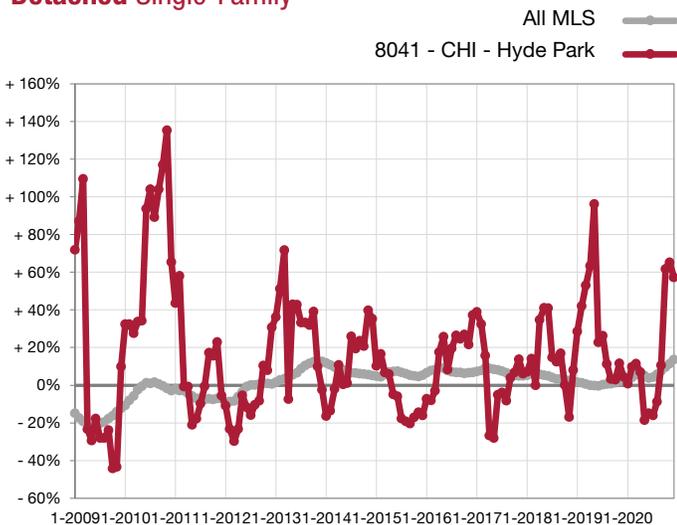
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	18	<b>29</b>	+ 61.1%	460	<b>431</b>	- 6.3%
Under Contract (includes Contingent and Pending)	18	<b>10</b>	- 44.4%	278	<b>248</b>	- 10.8%
Closed Sales	19	<b>13</b>	- 31.6%	264	<b>255</b>	- 3.4%
Median Sales Price*	\$140,000	<b>\$187,000</b>	+ 33.6%	\$195,000	<b>\$199,900</b>	+ 2.5%
Average Sales Price*	\$189,192	<b>\$240,992</b>	+ 27.4%	\$241,171	<b>\$247,135</b>	+ 2.5%
Percent of Original List Price Received*	89.4%	<b>92.7%</b>	+ 3.7%	92.9%	<b>94.8%</b>	+ 2.0%
Average Market Time	85	<b>57</b>	- 32.9%	75	<b>81</b>	+ 8.0%
Inventory of Homes for Sale at Month End	70	<b>77</b>	+ 10.0%	--	--	--

\* 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 2020

**- 3.1%**

**+ 36.1%**

**- 7.8%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	12	- 14.3%	545	453	- 16.9%
Under Contract (includes Contingent and Pending)	10	14	+ 40.0%	277	286	+ 3.2%
Closed Sales	20	21	+ 5.0%	283	286	+ 1.1%
Median Sales Price*	\$545,000	<b>\$590,000</b>	+ 8.3%	\$492,000	<b>\$557,500</b>	+ 13.3%
Average Sales Price*	\$513,750	<b>\$689,800</b>	+ 34.3%	\$532,879	<b>\$580,645</b>	+ 9.0%
Percent of Original List Price Received*	94.6%	<b>97.1%</b>	+ 2.6%	95.7%	<b>96.8%</b>	+ 1.1%
Average Market Time	66	<b>96</b>	+ 45.5%	88	<b>75</b>	- 14.8%
Inventory of Homes for Sale at Month End	55	<b>33</b>	- 40.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

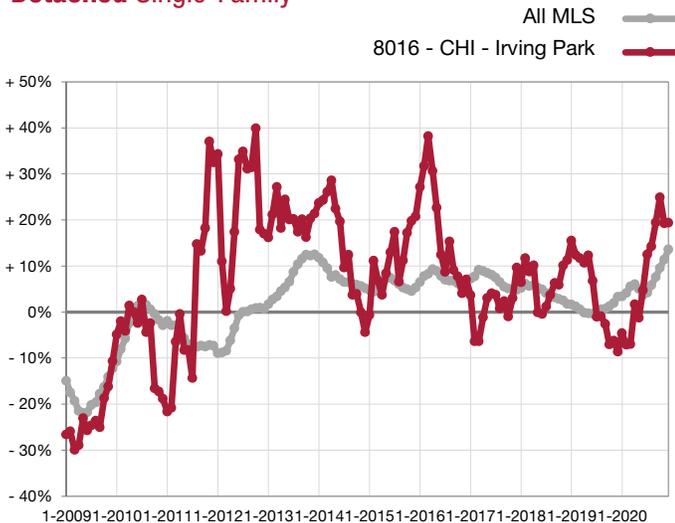
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	18	19	+ 5.6%	509	575	+ 13.0%
Under Contract (includes Contingent and Pending)	8	19	+ 137.5%	269	293	+ 8.9%
Closed Sales	16	28	+ 75.0%	268	280	+ 4.5%
Median Sales Price*	\$206,875	<b>\$250,500</b>	+ 21.1%	\$209,500	<b>\$231,250</b>	+ 10.4%
Average Sales Price*	\$228,875	<b>\$267,537</b>	+ 16.9%	\$228,412	<b>\$260,265</b>	+ 13.9%
Percent of Original List Price Received*	94.2%	<b>96.0%</b>	+ 1.9%	96.6%	<b>97.4%</b>	+ 0.8%
Average Market Time	62	<b>59</b>	- 4.8%	61	<b>51</b>	- 16.4%
Inventory of Homes for Sale at Month End	47	<b>61</b>	+ 29.8%	--	--	--

\* 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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# Jefferson Park

Local Market Update / December 2020

**- 7.1%**

**+ 52.9%**

**- 54.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	8	4	- 50.0%	426	359	- 15.7%
Under Contract (includes Contingent and Pending)	11	9	- 18.2%	214	257	+ 20.1%
Closed Sales	10	20	+ 100.0%	208	249	+ 19.7%
Median Sales Price*	\$281,000	<b>\$382,000</b>	+ 35.9%	\$330,000	<b>\$348,000</b>	+ 5.5%
Average Sales Price*	\$307,740	<b>\$402,770</b>	+ 30.9%	\$343,686	<b>\$369,356</b>	+ 7.5%
Percent of Original List Price Received*	95.7%	<b>97.8%</b>	+ 2.2%	96.4%	<b>97.1%</b>	+ 0.7%
Average Market Time	75	37	- 50.7%	63	65	+ 3.2%
Inventory of Homes for Sale at Month End	44	16	- 63.6%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	9	+ 50.0%	112	136	+ 21.4%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	63	75	+ 19.0%
Closed Sales	7	6	- 14.3%	59	71	+ 20.3%
Median Sales Price*	\$165,000	<b>\$139,750</b>	- 15.3%	\$170,000	<b>\$150,000</b>	- 11.8%
Average Sales Price*	\$189,786	<b>\$175,317</b>	- 7.6%	\$190,876	<b>\$169,984</b>	- 10.9%
Percent of Original List Price Received*	96.7%	<b>93.7%</b>	- 3.1%	99.3%	<b>94.9%</b>	- 4.4%
Average Market Time	53	107	+ 101.9%	61	91	+ 49.2%
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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# Kenwood

Local Market Update / December 2020

**+ 50.0%**

**+ 18.2%**

**- 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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	2	- 66.7%	98	71	- 27.6%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	43	28	- 34.9%
Closed Sales	2	4	+ 100.0%	41	30	- 26.8%
Median Sales Price*	\$592,000	<b>\$633,000</b>	+ 6.9%	\$539,000	<b>\$640,000</b>	+ 18.7%
Average Sales Price*	\$592,000	<b>\$1,078,875</b>	+ 82.2%	\$671,890	<b>\$948,178</b>	+ 41.1%
Percent of Original List Price Received*	88.1%	<b>98.8%</b>	+ 12.1%	95.0%	<b>95.7%</b>	+ 0.7%
Average Market Time	134	<b>83</b>	- 38.1%	159	<b>139</b>	- 12.6%
Inventory of Homes for Sale at Month End	21	<b>15</b>	- 28.6%	--	--	--

## Attached Single-Family

### December

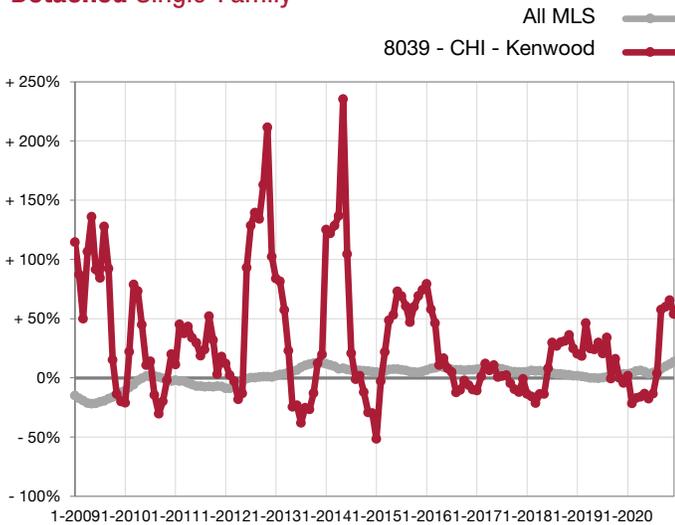
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	12	25	+ 108.3%	302	360	+ 19.2%
Under Contract (includes Contingent and Pending)	8	13	+ 62.5%	147	201	+ 36.7%
Closed Sales	9	9	0.0%	142	186	+ 31.0%
Median Sales Price*	\$285,000	<b>\$159,000</b>	- 44.2%	\$217,000	<b>\$248,000</b>	+ 14.3%
Average Sales Price*	\$247,256	<b>\$194,667</b>	- 21.3%	\$219,712	<b>\$246,737</b>	+ 12.3%
Percent of Original List Price Received*	94.6%	<b>92.8%</b>	- 1.9%	93.9%	<b>95.7%</b>	+ 1.9%
Average Market Time	63	<b>178</b>	+ 182.5%	108	<b>88</b>	- 18.5%
Inventory of Homes for Sale at Month End	54	<b>54</b>	0.0%	--	--	--

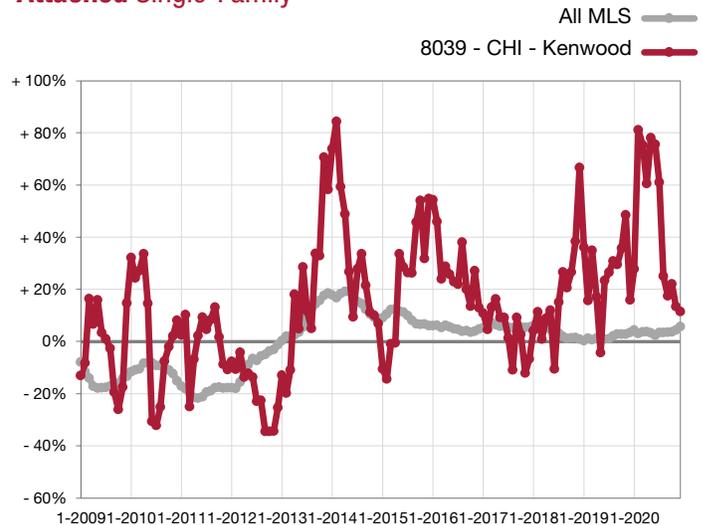
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lakeview

Local Market Update / December 2020

**+ 42.6%**

**+ 5.8%**

**+ 31.0%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	8	7	- 12.5%	434	367	- 15.4%
Under Contract (includes Contingent and Pending)	7	7	0.0%	147	150	+ 2.0%
Closed Sales	14	19	+ 35.7%	146	152	+ 4.1%
Median Sales Price*	\$1,402,500	<b>\$1,450,000</b>	+ 3.4%	\$1,277,500	<b>\$1,343,750</b>	+ 5.2%
Average Sales Price*	\$1,503,943	<b>\$1,480,739</b>	- 1.5%	\$1,384,664	<b>\$1,429,005</b>	+ 3.2%
Percent of Original List Price Received*	95.5%	<b>94.2%</b>	- 1.4%	96.0%	<b>95.2%</b>	- 0.8%
Average Market Time	128	<b>91</b>	- 28.9%	127	<b>138</b>	+ 8.7%
Inventory of Homes for Sale at Month End	47	<b>37</b>	- 21.3%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

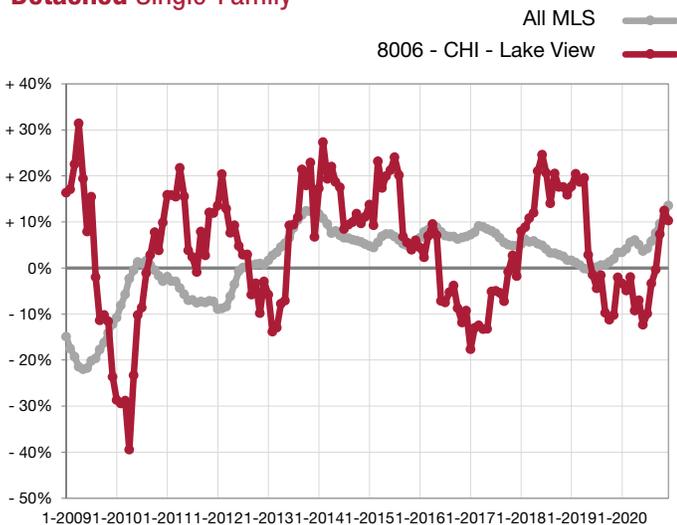
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	114	167	+ 46.5%	3,956	4,537	+ 14.7%
Under Contract (includes Contingent and Pending)	83	118	+ 42.2%	1,771	1,900	+ 7.3%
Closed Sales	124	127	+ 2.4%	1,739	1,868	+ 7.4%
Median Sales Price*	\$320,500	<b>\$413,000</b>	+ 28.9%	\$350,000	<b>\$415,000</b>	+ 18.6%
Average Sales Price*	\$391,428	<b>\$429,526</b>	+ 9.7%	\$394,703	<b>\$434,778</b>	+ 10.2%
Percent of Original List Price Received*	94.7%	<b>95.9%</b>	+ 1.3%	96.6%	<b>96.9%</b>	+ 0.3%
Average Market Time	88	<b>71</b>	- 19.3%	73	<b>72</b>	- 1.4%
Inventory of Homes for Sale at Month End	404	<b>554</b>	+ 37.1%	--	--	--

\* 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 2020

**+ 89.0%**      **+ 18.9%**      **+ 17.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	10	<b>20</b>	+ 100.0%	594	<b>577</b>	- 2.9%
Under Contract (includes Contingent and Pending)	3	<b>18</b>	+ 500.0%	200	<b>211</b>	+ 5.5%
Closed Sales	20	<b>27</b>	+ 35.0%	200	<b>199</b>	- 0.5%
Median Sales Price*	\$1,285,000	<b>\$1,625,000</b>	+ 26.5%	\$1,580,000	<b>\$1,595,000</b>	+ 0.9%
Average Sales Price*	\$1,618,314	<b>\$2,196,035</b>	+ 35.7%	\$1,825,000	<b>\$1,856,272</b>	+ 1.7%
Percent of Original List Price Received*	95.6%	<b>91.4%</b>	- 4.4%	93.9%	<b>93.9%</b>	0.0%
Average Market Time	166	<b>91</b>	- 45.2%	155	<b>135</b>	- 12.9%
Inventory of Homes for Sale at Month End	92	<b>87</b>	- 5.4%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

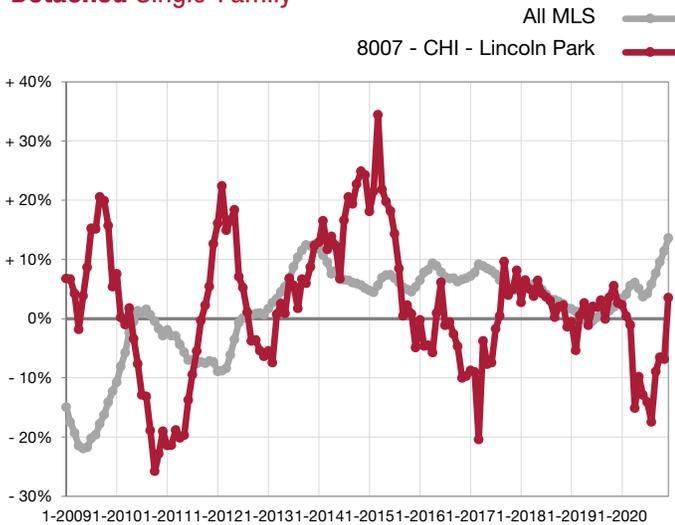
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	63	<b>118</b>	+ 87.3%	3,054	<b>3,200</b>	+ 4.8%
Under Contract (includes Contingent and Pending)	48	<b>81</b>	+ 68.8%	1,215	<b>1,247</b>	+ 2.6%
Closed Sales	70	<b>80</b>	+ 14.3%	1,240	<b>1,214</b>	- 2.1%
Median Sales Price*	\$585,000	<b>\$519,375</b>	- 11.2%	\$505,000	<b>\$515,500</b>	+ 2.1%
Average Sales Price*	\$625,956	<b>\$647,398</b>	+ 3.4%	\$605,167	<b>\$587,257</b>	- 3.0%
Percent of Original List Price Received*	95.0%	<b>96.4%</b>	+ 1.5%	96.6%	<b>96.7%</b>	+ 0.1%
Average Market Time	108	<b>72</b>	- 33.3%	77	<b>80</b>	+ 3.9%
Inventory of Homes for Sale at Month End	318	<b>395</b>	+ 24.2%	--	--	--

\* 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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**+ 56.5%**      **+ 27.6%**      **+ 19.8%**

# Lincoln Square

Local Market Update / December 2020

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	9	7	- 22.2%	225	237	+ 5.3%
Under Contract (includes Contingent and Pending)	3	6	+ 100.0%	111	123	+ 10.8%
Closed Sales	7	9	+ 28.6%	109	117	+ 7.3%
Median Sales Price*	\$950,000	<b>\$825,000</b>	- 13.2%	\$725,000	<b>\$795,000</b>	+ 9.7%
Average Sales Price*	\$817,857	<b>\$815,333</b>	- 0.3%	\$832,847	<b>\$800,863</b>	- 3.8%
Percent of Original List Price Received*	94.2%	<b>98.8%</b>	+ 4.9%	96.8%	<b>96.5%</b>	- 0.3%
Average Market Time	174	<b>174</b>	0.0%	93	<b>95</b>	+ 2.2%
Inventory of Homes for Sale at Month End	25	<b>21</b>	- 16.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

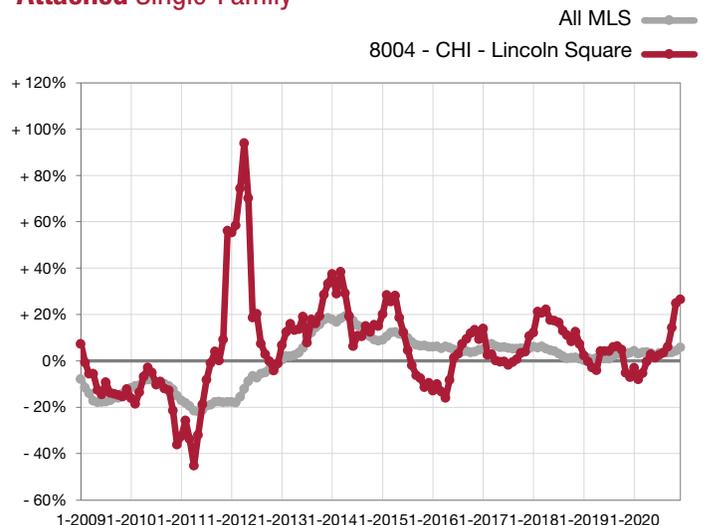
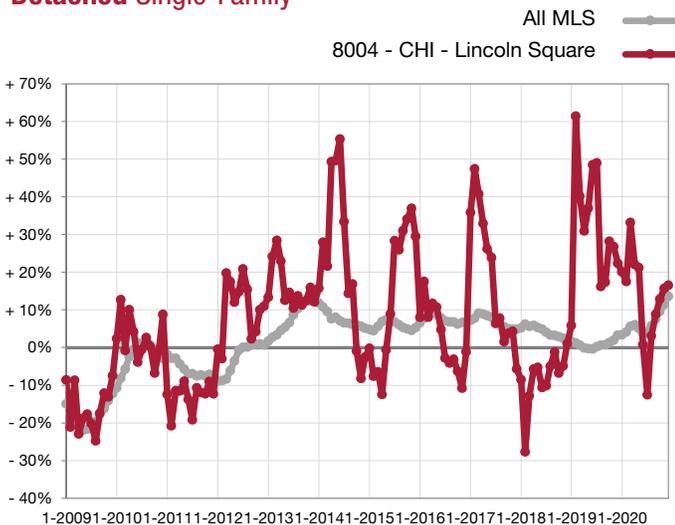
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	29	+ 107.1%	683	751	+ 10.0%
Under Contract (includes Contingent and Pending)	17	19	+ 11.8%	356	365	+ 2.5%
Closed Sales	22	28	+ 27.3%	365	361	- 1.1%
Median Sales Price*	\$310,950	<b>\$306,250</b>	- 1.5%	\$315,000	<b>\$325,000</b>	+ 3.2%
Average Sales Price*	\$371,666	<b>\$342,646</b>	- 7.8%	\$354,295	<b>\$363,343</b>	+ 2.6%
Percent of Original List Price Received*	95.5%	<b>97.8%</b>	+ 2.4%	97.2%	<b>97.5%</b>	+ 0.3%
Average Market Time	66	49	- 25.8%	57	57	0.0%
Inventory of Homes for Sale at Month End	61	82	+ 34.4%	--	--	--

\* 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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# Logan Square

Local Market Update / December 2020

**+ 11.3%**

**+ 48.1%**

**+ 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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	25	17	- 32.0%	528	463	- 12.3%
Under Contract (includes Contingent and Pending)	11	19	+ 72.7%	238	278	+ 16.8%
Closed Sales	18	22	+ 22.2%	237	269	+ 13.5%
Median Sales Price*	\$950,000	<b>\$830,000</b>	- 12.6%	\$761,000	<b>\$799,000</b>	+ 5.0%
Average Sales Price*	\$968,250	<b>\$881,564</b>	- 9.0%	\$813,199	<b>\$870,009</b>	+ 7.0%
Percent of Original List Price Received*	95.7%	<b>97.3%</b>	+ 1.7%	96.6%	<b>97.0%</b>	+ 0.4%
Average Market Time	90	80	- 11.1%	72	68	- 5.6%
Inventory of Homes for Sale at Month End	60	38	- 36.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	28	42	+ 50.0%	1,193	1,445	+ 21.1%
Under Contract (includes Contingent and Pending)	24	47	+ 95.8%	637	690	+ 8.3%
Closed Sales	34	55	+ 61.8%	623	636	+ 2.1%
Median Sales Price*	\$417,500	<b>\$402,000</b>	- 3.7%	\$412,000	<b>\$418,000</b>	+ 1.5%
Average Sales Price*	\$421,913	<b>\$432,057</b>	+ 2.4%	\$431,466	<b>\$441,752</b>	+ 2.4%
Percent of Original List Price Received*	97.6%	<b>96.7%</b>	- 0.9%	98.1%	<b>98.3%</b>	+ 0.2%
Average Market Time	85	55	- 35.3%	60	49	- 18.3%
Inventory of Homes for Sale at Month End	78	127	+ 62.8%	--	--	--

\* 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)\*\*

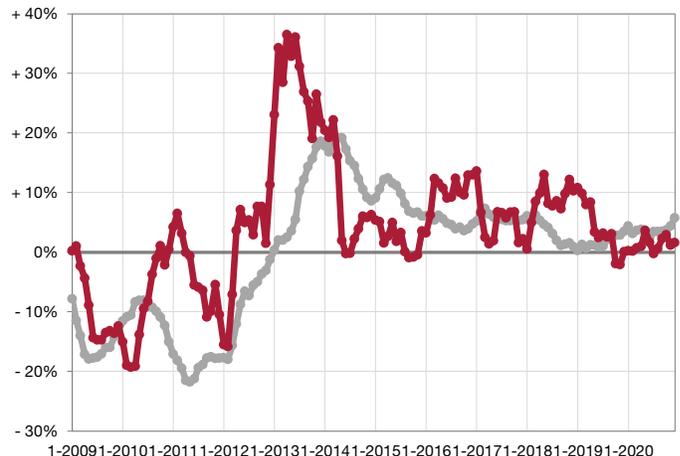
### Detached Single-Family

All MLS —  
8022 - CHI - Logan Square —



### Attached Single-Family

All MLS —  
8022 - CHI - Logan Square —



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# Loop

Local Market Update / December 2020

**+ 81.6%**      **+ 26.4%**      **+ 31.7%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	0	0	--	4	3	- 25.0%
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

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	49	89	+ 81.6%	1,837	2,173	+ 18.3%
Under Contract (includes Contingent and Pending)	40	37	- 7.5%	714	537	- 24.8%
Closed Sales	53	67	+ 26.4%	717	550	- 23.3%
Median Sales Price*	\$320,000	\$420,000	+ 31.3%	\$330,000	\$330,000	0.0%
Average Sales Price*	\$409,912	\$800,879	+ 95.4%	\$415,329	\$452,316	+ 8.9%
Percent of Original List Price Received*	94.8%	94.1%	- 0.7%	96.7%	95.7%	- 1.0%
Average Market Time	108	103	- 4.6%	100	105	+ 5.0%
Inventory of Homes for Sale at Month End	413	544	+ 31.7%	--	--	--

\* 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 2020

**+ 30.3%**      **- 13.8%**      **+ 50.9%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	5	- 28.6%	181	172	- 5.0%
Under Contract (includes Contingent and Pending)	4	2	- 50.0%	27	41	+ 51.9%
Closed Sales	4	4	0.0%	24	39	+ 62.5%
Median Sales Price*	\$1,820,000	<b>\$1,209,750</b>	- 33.5%	\$1,212,000	<b>\$1,420,000</b>	+ 17.2%
Average Sales Price*	\$2,160,000	<b>\$1,284,625</b>	- 40.5%	\$1,663,412	<b>\$1,914,616</b>	+ 15.1%
Percent of Original List Price Received*	88.0%	<b>82.2%</b>	- 6.6%	89.7%	<b>88.9%</b>	- 0.9%
Average Market Time	143	<b>260</b>	+ 81.8%	145	<b>216</b>	+ 49.0%
Inventory of Homes for Sale at Month End	44	<b>49</b>	+ 11.4%	--	--	--

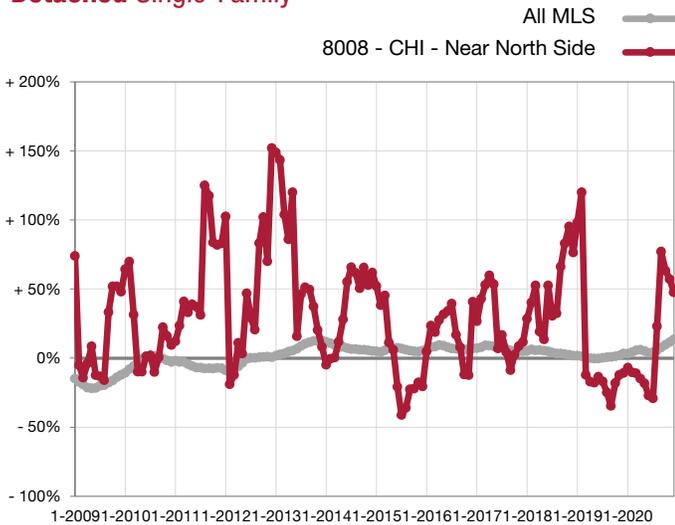
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	191	<b>253</b>	+ 32.5%	6,440	<b>7,156</b>	+ 11.1%
Under Contract (includes Contingent and Pending)	116	<b>109</b>	- 6.0%	2,321	<b>1,919</b>	- 17.3%
Closed Sales	184	<b>158</b>	- 14.1%	2,374	<b>1,937</b>	- 18.4%
Median Sales Price*	\$412,500	<b>\$364,500</b>	- 11.6%	\$395,000	<b>\$410,000</b>	+ 3.8%
Average Sales Price*	\$538,191	<b>\$516,287</b>	- 4.1%	\$629,367	<b>\$563,237</b>	- 10.5%
Percent of Original List Price Received*	94.7%	<b>94.1%</b>	- 0.6%	96.0%	<b>95.9%</b>	- 0.1%
Average Market Time	137	<b>140</b>	+ 2.2%	115	<b>125</b>	+ 8.7%
Inventory of Homes for Sale at Month End	1,108	<b>1,689</b>	+ 52.4%	--	--	--

\* 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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# Near South Side

Local Market Update / December 2020

**+ 54.9%**

**+ 12.0%**

**+ 52.8%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	0	0	--	24	10	- 58.3%
Under Contract (includes Contingent and Pending)	0	1	--	6	4	- 33.3%
Closed Sales	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$1,250,000	\$1,128,500	- 9.7%
Average Sales Price*	\$0	\$0	--	\$1,209,167	\$1,128,500	- 6.7%
Percent of Original List Price Received*	0.0%	0.0%	--	92.4%	90.4%	- 2.2%
Average Market Time	0	0	--	152	74	- 51.3%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

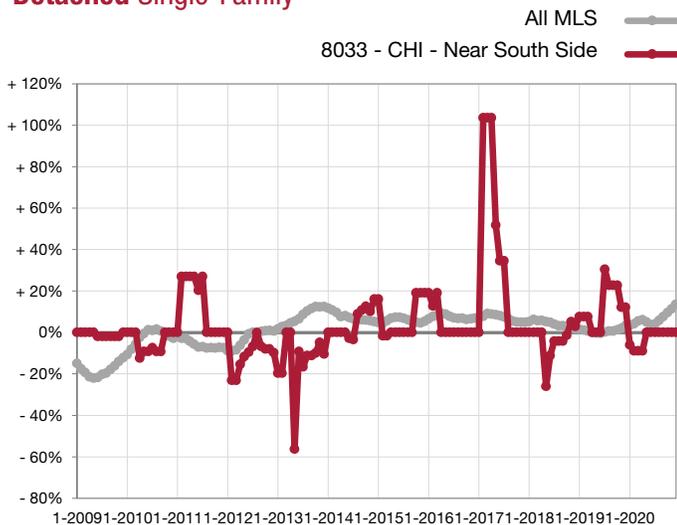
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	51	79	+ 54.9%	1,476	1,660	+ 12.5%
Under Contract (includes Contingent and Pending)	31	41	+ 32.3%	688	647	- 6.0%
Closed Sales	50	56	+ 12.0%	696	631	- 9.3%
Median Sales Price*	\$353,500	\$390,000	+ 10.3%	\$370,875	\$385,000	+ 3.8%
Average Sales Price*	\$408,175	\$428,207	+ 4.9%	\$437,043	\$442,172	+ 1.2%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	99.3%	99.4%	+ 0.1%
Average Market Time	85	69	- 18.8%	76	86	+ 13.2%
Inventory of Homes for Sale at Month End	197	302	+ 53.3%	--	--	--

\* 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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# Near West Side

Local Market Update / December 2020

**+ 96.4%**      **+ 30.6%**      **+ 67.9%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	3	4	+ 33.3%	72	101	+ 40.3%
Under Contract (includes Contingent and Pending)	0	2	--	39	37	- 5.1%
Closed Sales	2	4	+ 100.0%	38	33	- 13.2%
Median Sales Price*	\$280,500	<b>\$431,500</b>	+ 53.8%	\$519,250	<b>\$489,000</b>	- 5.8%
Average Sales Price*	\$280,500	<b>\$474,262</b>	+ 69.1%	\$555,438	<b>\$487,865</b>	- 12.2%
Percent of Original List Price Received*	86.4%	<b>105.2%</b>	+ 21.8%	95.6%	<b>96.2%</b>	+ 0.6%
Average Market Time	32	<b>46</b>	+ 43.8%	61	<b>67</b>	+ 9.8%
Inventory of Homes for Sale at Month End	9	<b>15</b>	+ 66.7%	--	--	--

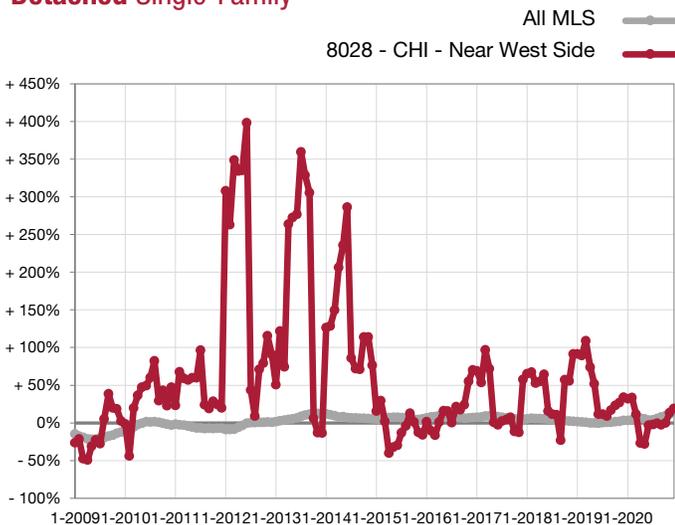
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	53	106	+ 100.0%	2,500	2,929	+ 17.2%
Under Contract (includes Contingent and Pending)	44	77	+ 75.0%	1,114	1,067	- 4.2%
Closed Sales	60	77	+ 28.3%	1,134	972	- 14.3%
Median Sales Price*	\$344,500	<b>\$420,000</b>	+ 21.9%	\$365,000	<b>\$370,000</b>	+ 1.4%
Average Sales Price*	\$455,914	<b>\$482,023</b>	+ 5.7%	\$510,547	<b>\$448,049</b>	- 12.2%
Percent of Original List Price Received*	97.0%	<b>96.2%</b>	- 0.8%	98.5%	<b>98.3%</b>	- 0.2%
Average Market Time	100	81	- 19.0%	77	70	- 9.1%
Inventory of Homes for Sale at Month End	243	408	+ 67.9%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# North Center

Local Market Update / December 2020

**- 4.3%**

**+ 33.3%**

**- 3.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	10	8	- 20.0%	507	431	- 15.0%
Under Contract (includes Contingent and Pending)	9	13	+ 44.4%	214	211	- 1.4%
Closed Sales	9	20	+ 122.2%	209	210	+ 0.5%
Median Sales Price*	\$875,000	<b>\$1,262,500</b>	+ 44.3%	\$1,120,500	<b>\$1,122,500</b>	+ 0.2%
Average Sales Price*	\$959,356	<b>\$1,277,935</b>	+ 33.2%	\$1,133,539	<b>\$1,145,410</b>	+ 1.0%
Percent of Original List Price Received*	96.7%	<b>97.0%</b>	+ 0.3%	96.1%	<b>96.6%</b>	+ 0.5%
Average Market Time	61	<b>56</b>	- 8.2%	98	<b>94</b>	- 4.1%
Inventory of Homes for Sale at Month End	45	<b>33</b>	- 26.7%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

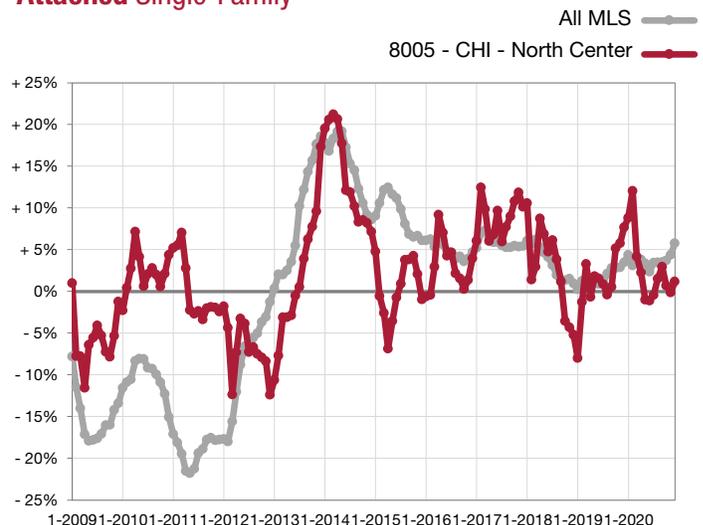
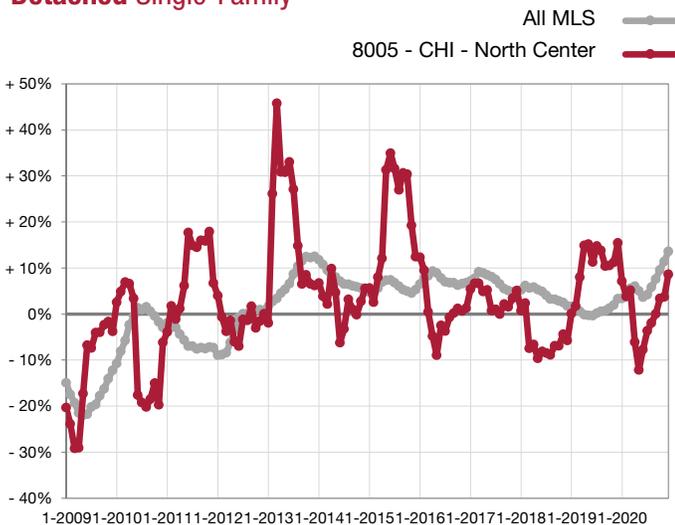
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	13	14	+ 7.7%	843	863	+ 2.4%
Under Contract (includes Contingent and Pending)	12	17	+ 41.7%	384	430	+ 12.0%
Closed Sales	24	24	0.0%	383	427	+ 11.5%
Median Sales Price*	\$418,000	<b>\$479,000</b>	+ 14.6%	\$444,000	<b>\$447,000</b>	+ 0.7%
Average Sales Price*	\$436,985	<b>\$493,532</b>	+ 12.9%	\$462,800	<b>\$453,763</b>	- 2.0%
Percent of Original List Price Received*	96.9%	<b>98.1%</b>	+ 1.2%	97.9%	<b>98.1%</b>	+ 0.2%
Average Market Time	91	<b>80</b>	- 12.1%	69	<b>56</b>	- 18.8%
Inventory of Homes for Sale at Month End	50	<b>59</b>	+ 18.0%	--	--	--

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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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# North Park

Local Market Update / December 2020

**- 10.0%**

Change in  
New Listings  
All Properties

**- 9.1%**

Change in  
Closed Sales  
All Properties

**- 10.3%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	2	4	+ 100.0%	129	101	- 21.7%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	66	71	+ 7.6%
Closed Sales	6	5	- 16.7%	69	69	0.0%
Median Sales Price*	\$456,000	<b>\$505,000</b>	+ 10.7%	\$405,000	<b>\$390,000</b>	- 3.7%
Average Sales Price*	\$466,167	<b>\$505,700</b>	+ 8.5%	\$422,504	<b>\$445,837</b>	+ 5.5%
Percent of Original List Price Received*	93.5%	<b>95.1%</b>	+ 1.7%	95.0%	<b>96.1%</b>	+ 1.2%
Average Market Time	150	<b>39</b>	- 74.0%	103	<b>69</b>	- 33.0%
Inventory of Homes for Sale at Month End	12	<b>9</b>	- 25.0%	--	--	--

## Attached Single-Family

### December

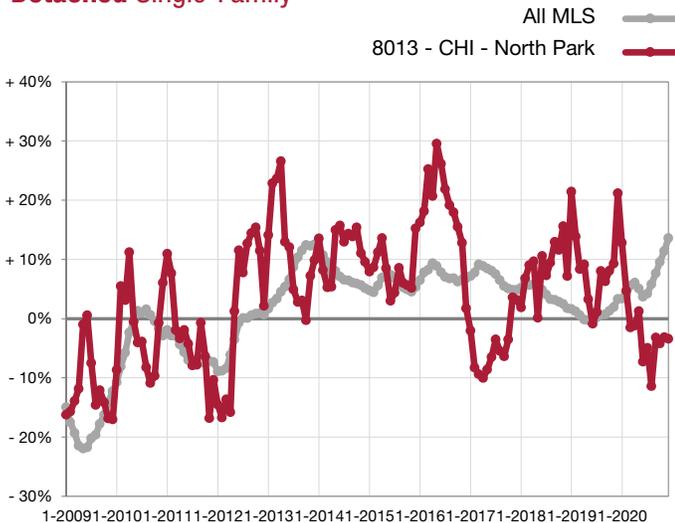
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	8	5	- 37.5%	93	86	- 7.5%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	43	47	+ 9.3%
Closed Sales	5	5	0.0%	41	46	+ 12.2%
Median Sales Price*	\$148,000	<b>\$247,500</b>	+ 67.2%	\$230,000	<b>\$214,251</b>	- 6.8%
Average Sales Price*	\$195,300	<b>\$211,100</b>	+ 8.1%	\$223,859	<b>\$218,472</b>	- 2.4%
Percent of Original List Price Received*	96.2%	<b>91.9%</b>	- 4.5%	97.0%	<b>94.2%</b>	- 2.9%
Average Market Time	61	<b>17</b>	- 72.1%	54	<b>76</b>	+ 40.7%
Inventory of Homes for Sale at Month End	17	<b>17</b>	0.0%	--	--	--

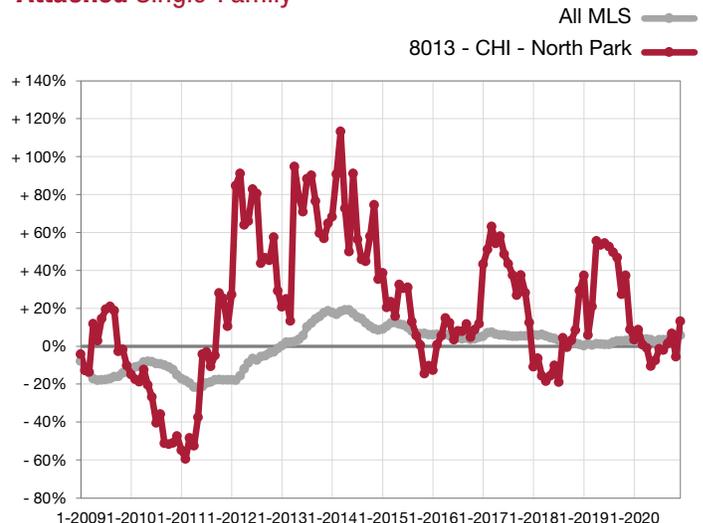
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Norwood Park

Local Market Update / December 2020

**0.0%**

**+ 51.6%**

**- 37.6%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	27	23	- 14.8%	853	755	- 11.5%
Under Contract (includes Contingent and Pending)	19	26	+ 36.8%	403	481	+ 19.4%
Closed Sales	25	34	+ 36.0%	395	471	+ 19.2%
Median Sales Price*	\$336,500	<b>\$330,000</b>	- 1.9%	\$332,000	<b>\$359,900</b>	+ 8.4%
Average Sales Price*	\$389,144	<b>\$333,968</b>	- 14.2%	\$355,166	<b>\$391,879</b>	+ 10.3%
Percent of Original List Price Received*	95.8%	<b>96.1%</b>	+ 0.3%	95.9%	<b>96.8%</b>	+ 0.9%
Average Market Time	69	43	- 37.7%	72	62	- 13.9%
Inventory of Homes for Sale at Month End	85	46	- 45.9%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

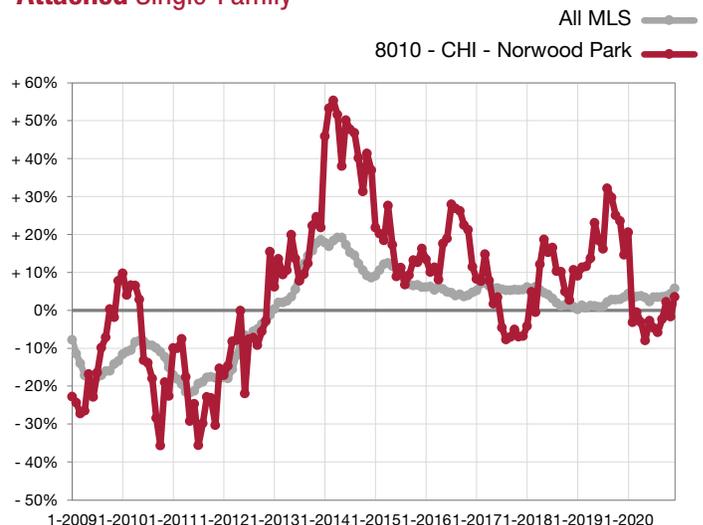
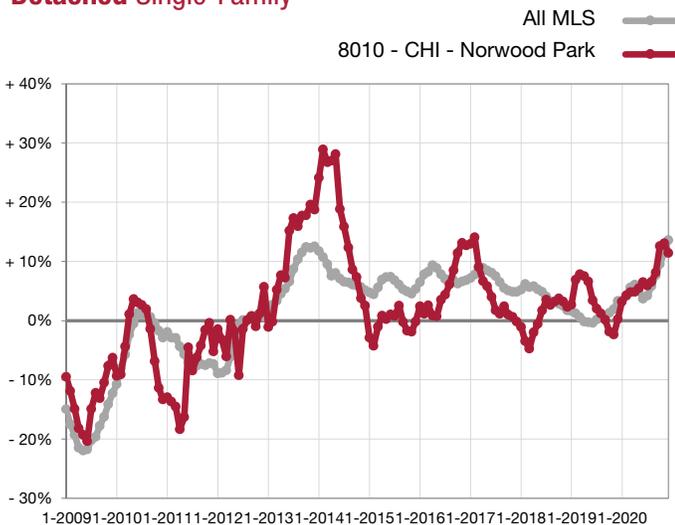
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	3	7	+ 133.3%	157	144	- 8.3%
Under Contract (includes Contingent and Pending)	1	9	+ 800.0%	82	95	+ 15.9%
Closed Sales	6	13	+ 116.7%	85	87	+ 2.4%
Median Sales Price*	\$161,000	<b>\$193,000</b>	+ 19.9%	\$175,000	<b>\$174,900</b>	- 0.1%
Average Sales Price*	\$179,125	<b>\$191,346</b>	+ 6.8%	\$191,029	<b>\$185,044</b>	- 3.1%
Percent of Original List Price Received*	92.5%	<b>95.9%</b>	+ 3.7%	95.0%	<b>95.2%</b>	+ 0.2%
Average Market Time	95	43	- 54.7%	77	64	- 16.9%
Inventory of Homes for Sale at Month End	16	17	+ 6.3%	--	--	--

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

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

### Detached Single-Family

### Attached Single-Family



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# Portage Park

Local Market Update / December 2020

**- 8.8%**

**+ 10.5%**

**- 37.1%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	27	26	- 3.7%	788	687	- 12.8%
Under Contract (includes Contingent and Pending)	14	25	+ 78.6%	387	433	+ 11.9%
Closed Sales	31	35	+ 12.9%	400	417	+ 4.3%
Median Sales Price*	\$337,000	<b>\$366,000</b>	+ 8.6%	\$335,000	<b>\$355,000</b>	+ 6.0%
Average Sales Price*	\$356,626	<b>\$387,474</b>	+ 8.6%	\$357,806	<b>\$376,151</b>	+ 5.1%
Percent of Original List Price Received*	95.5%	<b>97.6%</b>	+ 2.2%	97.3%	<b>97.7%</b>	+ 0.4%
Average Market Time	78	34	- 56.4%	64	51	- 20.3%
Inventory of Homes for Sale at Month End	89	47	- 47.2%	--	--	--

## Attached Single-Family

### December

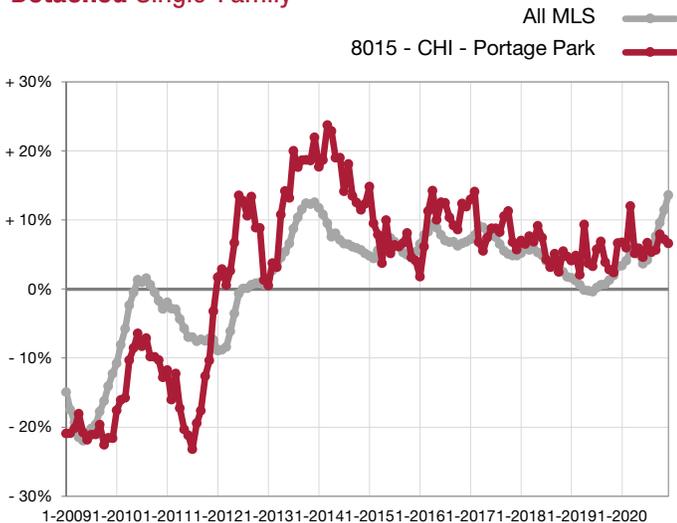
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	5	- 28.6%	155	233	+ 50.3%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	82	121	+ 47.6%
Closed Sales	7	7	0.0%	81	119	+ 46.9%
Median Sales Price*	\$161,000	<b>\$119,000</b>	- 26.1%	\$154,000	<b>\$170,000</b>	+ 10.4%
Average Sales Price*	\$179,000	<b>\$187,857</b>	+ 4.9%	\$180,435	<b>\$205,501</b>	+ 13.9%
Percent of Original List Price Received*	92.4%	<b>92.4%</b>	0.0%	95.1%	<b>103.4%</b>	+ 8.7%
Average Market Time	77	93	+ 20.8%	70	58	- 17.1%
Inventory of Homes for Sale at Month End	27	26	- 3.7%	--	--	--

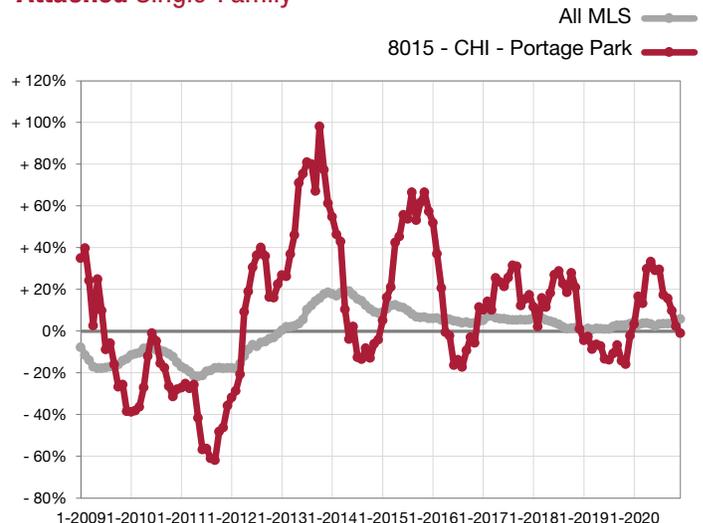
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / December 2020

**+ 19.2%**

**+ 66.7%**

**- 4.1%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	3	2	- 33.3%	55	51	- 7.3%
Under Contract (includes Contingent and Pending)	0	2	--	34	42	+ 23.5%
Closed Sales	3	5	+ 66.7%	38	41	+ 7.9%
Median Sales Price*	\$620,000	<b>\$630,000</b>	+ 1.6%	\$492,500	<b>\$485,000</b>	- 1.5%
Average Sales Price*	\$778,333	<b>\$625,000</b>	- 19.7%	\$527,284	<b>\$518,350</b>	- 1.7%
Percent of Original List Price Received*	92.2%	<b>96.4%</b>	+ 4.6%	97.2%	<b>95.6%</b>	- 1.6%
Average Market Time	122	61	- 50.0%	94	62	- 34.0%
Inventory of Homes for Sale at Month End	8	2	- 75.0%	--	--	--

## Attached Single-Family

### December

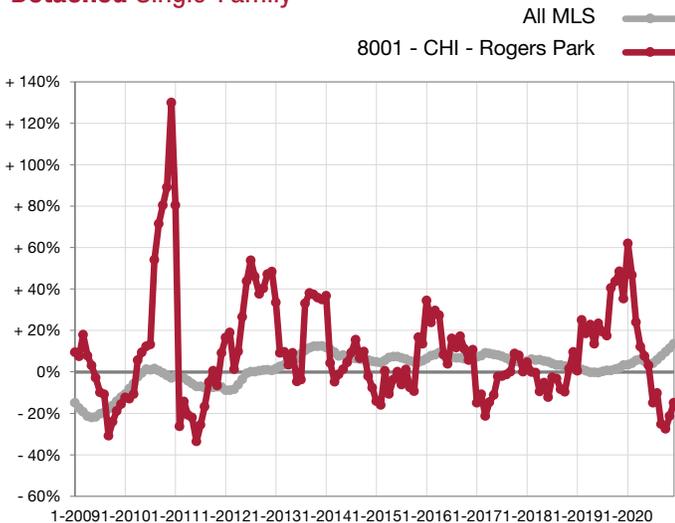
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	23	29	+ 26.1%	840	877	+ 4.4%
Under Contract (includes Contingent and Pending)	19	26	+ 36.8%	457	475	+ 3.9%
Closed Sales	21	35	+ 66.7%	449	452	+ 0.7%
Median Sales Price*	\$190,000	<b>\$205,000</b>	+ 7.9%	\$175,000	<b>\$177,000</b>	+ 1.1%
Average Sales Price*	\$189,762	<b>\$224,027</b>	+ 18.1%	\$191,891	<b>\$198,026</b>	+ 3.2%
Percent of Original List Price Received*	95.1%	<b>95.0%</b>	- 0.1%	95.5%	<b>96.0%</b>	+ 0.5%
Average Market Time	73	59	- 19.2%	65	67	+ 3.1%
Inventory of Homes for Sale at Month End	113	114	+ 0.9%	--	--	--

\* 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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# South Shore

Local Market Update / December 2020

**- 41.5%**      **+ 38.1%**      **- 41.6%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	12	16	+ 33.3%	224	204	- 8.9%
Under Contract (includes Contingent and Pending)	8	7	- 12.5%	101	127	+ 25.7%
Closed Sales	9	9	0.0%	96	124	+ 29.2%
Median Sales Price*	\$104,000	<b>\$327,000</b>	+ 214.4%	\$104,500	<b>\$197,450</b>	+ 88.9%
Average Sales Price*	\$126,909	<b>\$297,878</b>	+ 134.7%	\$149,952	<b>\$219,709</b>	+ 46.5%
Percent of Original List Price Received*	86.7%	<b>103.9%</b>	+ 19.8%	91.3%	<b>96.0%</b>	+ 5.1%
Average Market Time	112	83	- 25.9%	110	90	- 18.2%
Inventory of Homes for Sale at Month End	44	31	- 29.5%	--	--	--

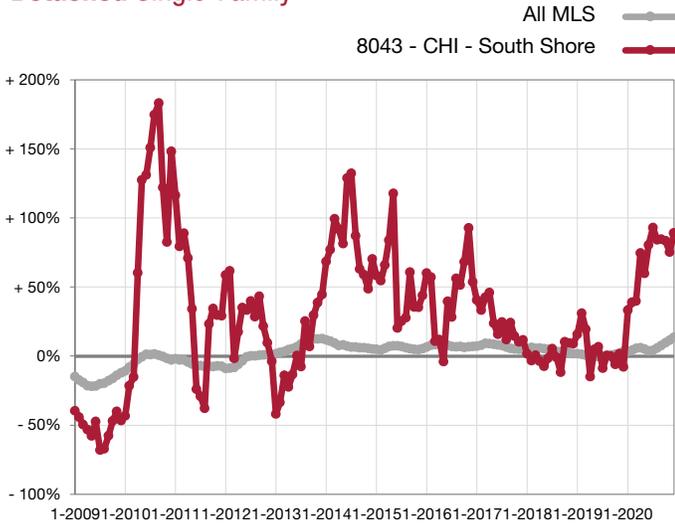
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	29	8	- 72.4%	271	216	- 20.3%
Under Contract (includes Contingent and Pending)	9	15	+ 66.7%	125	122	- 2.4%
Closed Sales	12	20	+ 66.7%	108	130	+ 20.4%
Median Sales Price*	\$60,500	<b>\$49,500</b>	- 18.2%	\$68,000	<b>\$65,000</b>	- 4.4%
Average Sales Price*	\$77,250	<b>\$67,520</b>	- 12.6%	\$88,159	<b>\$77,488</b>	- 12.1%
Percent of Original List Price Received*	89.7%	<b>81.4%</b>	- 9.3%	91.0%	<b>90.2%</b>	- 0.9%
Average Market Time	115	112	- 2.6%	116	116	0.0%
Inventory of Homes for Sale at Month End	81	42	- 48.1%	--	--	--

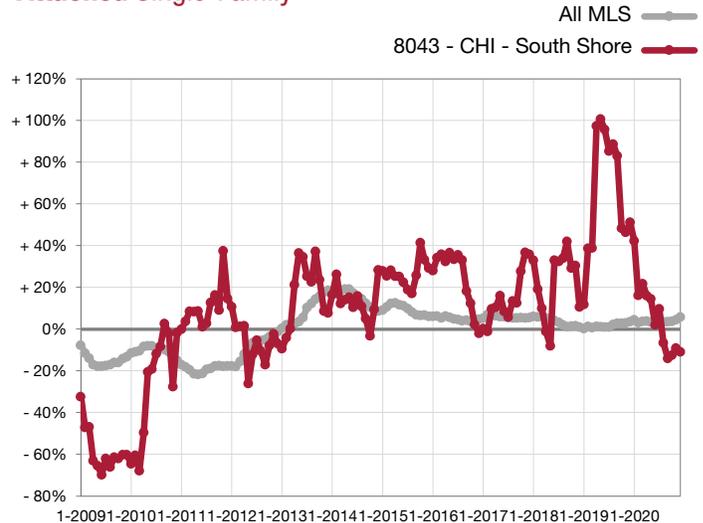
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Uptown

Local Market Update / December 2020

**+ 151.6%**      **+ 19.0%**      **+ 76.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	3	6	+ 100.0%	63	91	+ 44.4%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	29	39	+ 34.5%
Closed Sales	2	4	+ 100.0%	27	40	+ 48.1%
Median Sales Price*	\$827,500	<b>\$1,292,500</b>	+ 56.2%	\$887,500	<b>\$892,500</b>	+ 0.6%
Average Sales Price*	\$827,500	<b>\$1,253,750</b>	+ 51.5%	\$995,614	<b>\$953,150</b>	- 4.3%
Percent of Original List Price Received*	87.5%	<b>95.0%</b>	+ 8.6%	92.0%	<b>94.3%</b>	+ 2.5%
Average Market Time	43	<b>169</b>	+ 293.0%	148	<b>138</b>	- 6.8%
Inventory of Homes for Sale at Month End	10	<b>13</b>	+ 30.0%	--	--	--

## Attached Single-Family

### December

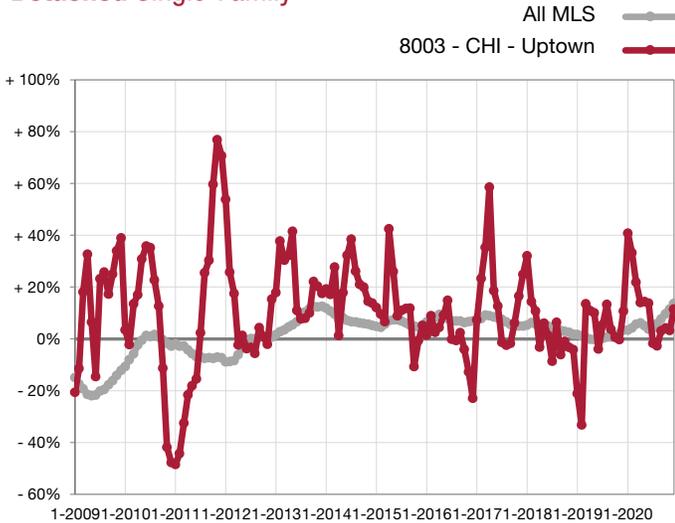
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	28	72	+ 157.1%	1,372	1,543	+ 12.5%
Under Contract (includes Contingent and Pending)	22	50	+ 127.3%	792	829	+ 4.7%
Closed Sales	56	65	+ 16.1%	815	785	- 3.7%
Median Sales Price*	\$272,500	<b>\$304,500</b>	+ 11.7%	\$279,500	<b>\$300,000</b>	+ 7.3%
Average Sales Price*	\$275,781	<b>\$312,701</b>	+ 13.4%	\$287,505	<b>\$305,675</b>	+ 6.3%
Percent of Original List Price Received*	95.7%	<b>97.1%</b>	+ 1.5%	97.1%	<b>97.5%</b>	+ 0.4%
Average Market Time	96	62	- 35.4%	58	54	- 6.9%
Inventory of Homes for Sale at Month End	116	209	+ 80.2%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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

# Washington Park

Local Market Update / December 2020

**- 25.0%**      **- 50.0%**      **- 36.8%**

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		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	1	2	+ 100.0%	11	9	- 18.2%
Under Contract (includes Contingent and Pending)	0	0	--	4	3	- 25.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$19,000	<b>\$55,000</b>	+ 189.5%
Average Sales Price*	\$0	\$0	--	\$106,000	<b>\$83,333</b>	- 21.4%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	62.8%	<b>86.4%</b>	+ 37.6%
Average Market Time	0	0	--	120	<b>223</b>	+ 85.8%
Inventory of Homes for Sale at Month End	1	2	+ 100.0%	--	--	--

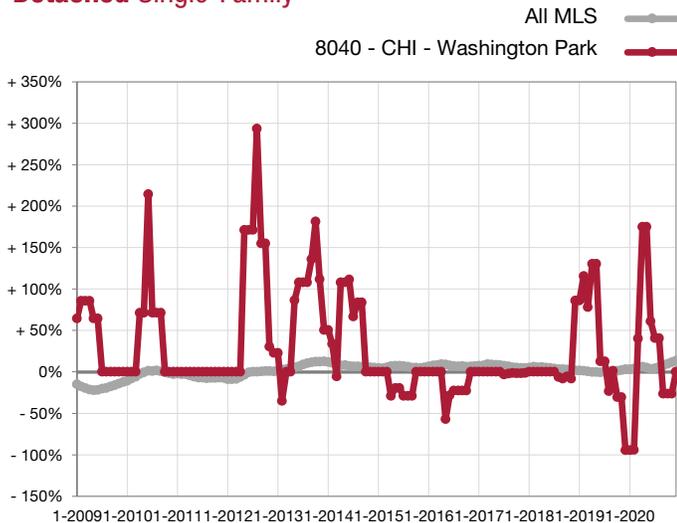
## Attached Single-Family

	December			Trailing 12 Months		
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	7	4	- 42.9%	69	71	+ 2.9%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	33	41	+ 24.2%
Closed Sales	4	2	- 50.0%	38	33	- 13.2%
Median Sales Price*	\$79,250	<b>\$188,974</b>	+ 138.5%	\$93,500	<b>\$185,000</b>	+ 97.9%
Average Sales Price*	\$66,225	<b>\$188,974</b>	+ 185.4%	\$101,891	<b>\$191,795</b>	+ 88.2%
Percent of Original List Price Received*	78.0%	<b>100.1%</b>	+ 28.3%	90.6%	<b>96.0%</b>	+ 6.0%
Average Market Time	275	<b>153</b>	- 44.4%	114	<b>83</b>	- 27.2%
Inventory of Homes for Sale at Month End	18	10	- 44.4%	--	--	--

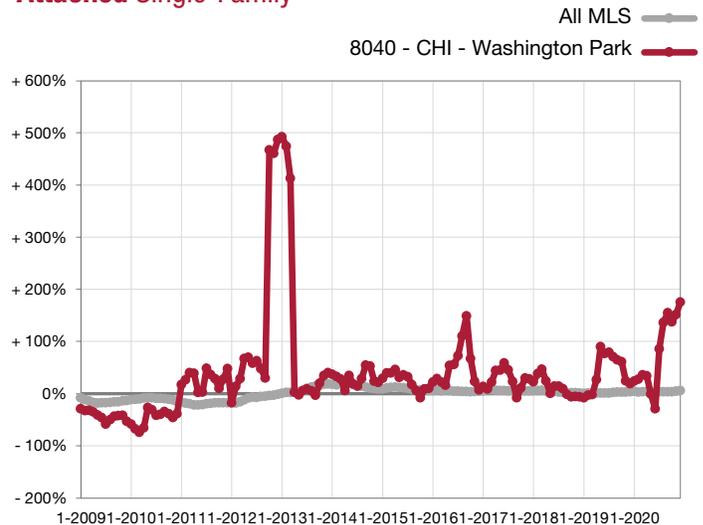
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Elsdon

Local Market Update / December 2020

**+ 33.3%**

**+ 50.0%**

**- 54.2%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	6	8	+ 33.3%	155	126	- 18.7%
Under Contract (includes Contingent and Pending)	6	9	+ 50.0%	102	94	- 7.8%
Closed Sales	8	12	+ 50.0%	102	95	- 6.9%
Median Sales Price*	\$201,500	<b>\$235,000</b>	+ 16.6%	\$211,500	<b>\$230,000</b>	+ 8.7%
Average Sales Price*	\$217,375	<b>\$218,025</b>	+ 0.3%	\$210,252	<b>\$225,775</b>	+ 7.4%
Percent of Original List Price Received*	95.5%	<b>97.4%</b>	+ 2.0%	96.6%	<b>96.8%</b>	+ 0.2%
Average Market Time	45	<b>48</b>	+ 6.7%	66	<b>62</b>	- 6.1%
Inventory of Homes for Sale at Month End	21	<b>9</b>	- 57.1%	--	--	--

## Attached Single-Family

### December

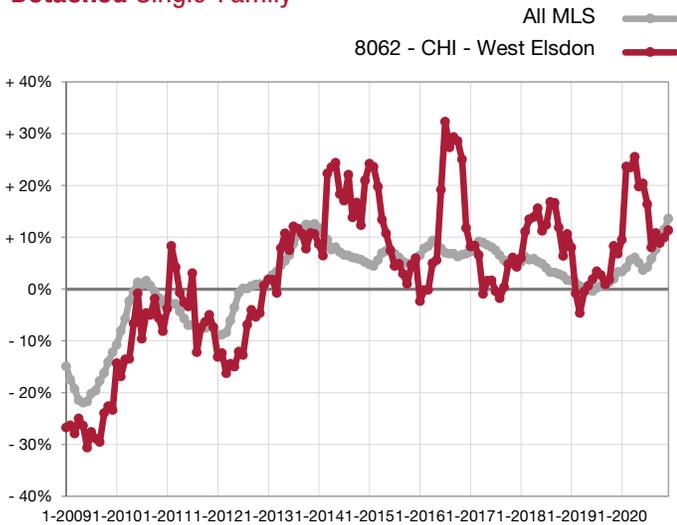
### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	0	0	--	29	15	- 48.3%
Under Contract (includes Contingent and Pending)	0	0	--	11	13	+ 18.2%
Closed Sales	2	3	+ 50.0%	12	12	0.0%
Median Sales Price*	\$197,000	<b>\$110,000</b>	- 44.2%	\$133,500	<b>\$118,220</b>	- 11.4%
Average Sales Price*	\$197,000	<b>\$121,000</b>	- 38.6%	\$135,000	<b>\$129,537</b>	- 4.0%
Percent of Original List Price Received*	94.0%	<b>95.1%</b>	+ 1.2%	96.0%	<b>96.7%</b>	+ 0.7%
Average Market Time	50	<b>17</b>	- 66.0%	78	<b>23</b>	- 70.5%
Inventory of Homes for Sale at Month End	3	<b>2</b>	- 33.3%	--	--	--

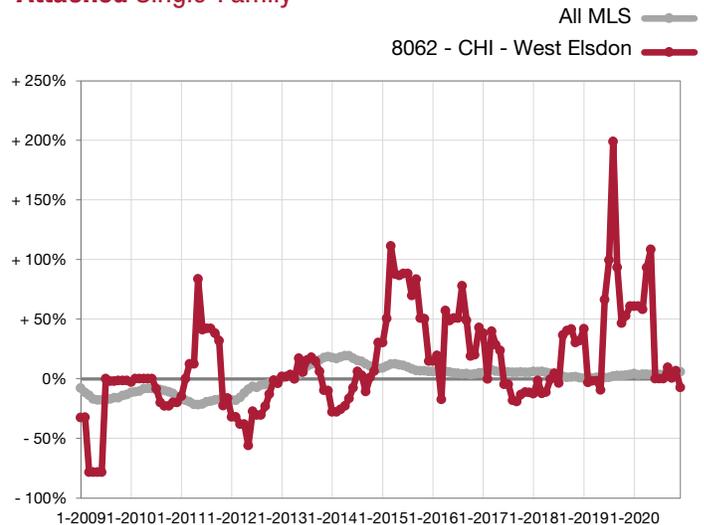
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Ridge

Local Market Update / December 2020

**+ 86.2%**

**+ 2.5%**

**- 6.0%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	10	<b>11</b>	+ 10.0%	267	<b>186</b>	- 30.3%
Under Contract (includes Contingent and Pending)	13	<b>8</b>	- 38.5%	144	<b>134</b>	- 6.9%
Closed Sales	10	<b>11</b>	+ 10.0%	141	<b>142</b>	+ 0.7%
Median Sales Price*	\$392,250	<b>\$412,500</b>	+ 5.2%	\$365,000	<b>\$399,000</b>	+ 9.3%
Average Sales Price*	\$402,130	<b>\$455,355</b>	+ 13.2%	\$389,784	<b>\$417,886</b>	+ 7.2%
Percent of Original List Price Received*	90.4%	<b>97.6%</b>	+ 8.0%	95.3%	<b>96.8%</b>	+ 1.6%
Average Market Time	99	<b>25</b>	- 74.7%	96	<b>73</b>	- 24.0%
Inventory of Homes for Sale at Month End	31	<b>21</b>	- 32.3%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	19	<b>43</b>	+ 126.3%	680	<b>619</b>	- 9.0%
Under Contract (includes Contingent and Pending)	21	<b>31</b>	+ 47.6%	344	<b>324</b>	- 5.8%
Closed Sales	30	<b>30</b>	0.0%	347	<b>304</b>	- 12.4%
Median Sales Price*	\$128,000	<b>\$167,500</b>	+ 30.9%	\$145,000	<b>\$148,894</b>	+ 2.7%
Average Sales Price*	\$148,440	<b>\$174,907</b>	+ 17.8%	\$158,630	<b>\$165,443</b>	+ 4.3%
Percent of Original List Price Received*	96.5%	<b>94.1%</b>	- 2.5%	93.8%	<b>94.0%</b>	+ 0.2%
Average Market Time	121	<b>67</b>	- 44.6%	88	<b>72</b>	- 18.2%
Inventory of Homes for Sale at Month End	102	<b>104</b>	+ 2.0%	--	--	--

\* 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 Town

Local Market Update / December 2020

**+ 15.6%**

**+ 19.0%**

**+ 10.0%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	14	20	+ 42.9%	562	532	- 5.3%
Under Contract (includes Contingent and Pending)	8	20	+ 150.0%	229	231	+ 0.9%
Closed Sales	14	16	+ 14.3%	227	216	- 4.8%
Median Sales Price*	\$1,054,500	<b>\$860,000</b>	- 18.4%	\$900,000	<b>\$950,000</b>	+ 5.6%
Average Sales Price*	\$1,309,926	<b>\$882,969</b>	- 32.6%	\$986,420	<b>\$1,014,137</b>	+ 2.8%
Percent of Original List Price Received*	96.0%	<b>98.0%</b>	+ 2.1%	95.8%	<b>96.3%</b>	+ 0.5%
Average Market Time	96	59	- 38.5%	104	83	- 20.2%
Inventory of Homes for Sale at Month End	59	52	- 11.9%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

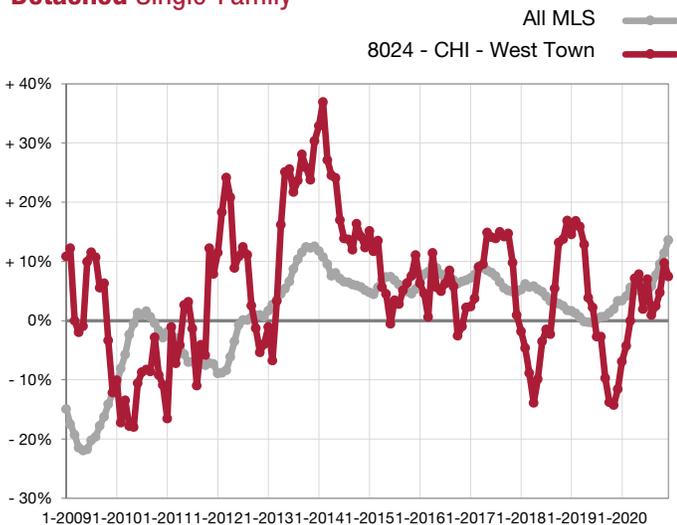
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	114	128	+ 12.3%	3,425	3,564	+ 4.1%
Under Contract (includes Contingent and Pending)	77	113	+ 46.8%	1,503	1,663	+ 10.6%
Closed Sales	91	109	+ 19.8%	1,468	1,605	+ 9.3%
Median Sales Price*	\$490,000	<b>\$500,000</b>	+ 2.0%	\$479,444	<b>\$500,000</b>	+ 4.3%
Average Sales Price*	\$504,983	<b>\$504,779</b>	- 0.0%	\$498,729	<b>\$519,384</b>	+ 4.1%
Percent of Original List Price Received*	97.0%	<b>96.8%</b>	- 0.2%	97.7%	<b>98.0%</b>	+ 0.3%
Average Market Time	85	68	- 20.0%	65	62	- 4.6%
Inventory of Homes for Sale at Month End	310	354	+ 14.2%	--	--	--

\* 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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# Woodlawn

Local Market Update / December 2020

**+ 111.1%**      **+ 50.0%**      **+ 35.7%**

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

	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	4	8	+ 100.0%	73	81	+ 11.0%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	25	44	+ 76.0%
Closed Sales	3	6	+ 100.0%	34	36	+ 5.9%
Median Sales Price*	\$145,000	<b>\$287,500</b>	+ 98.3%	\$140,000	<b>\$287,500</b>	+ 105.4%
Average Sales Price*	\$247,150	<b>\$307,333</b>	+ 24.4%	\$274,347	<b>\$290,478</b>	+ 5.9%
Percent of Original List Price Received*	83.3%	<b>100.4%</b>	+ 20.5%	87.1%	<b>93.9%</b>	+ 7.8%
Average Market Time	174	27	- 84.5%	71	87	+ 22.5%
Inventory of Homes for Sale at Month End	12	18	+ 50.0%	--	--	--

## Attached Single-Family

### December

### Trailing 12 Months

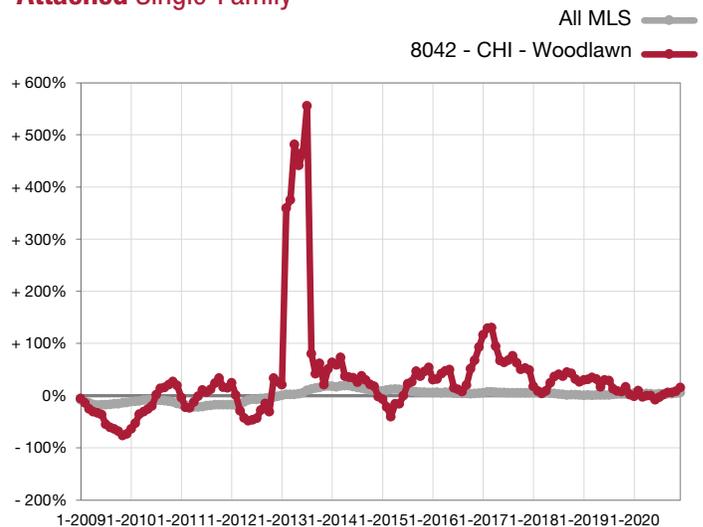
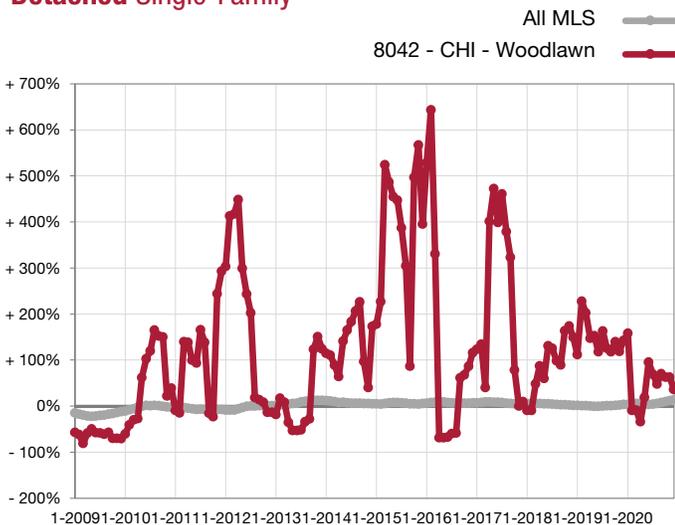
	12-2019	12-2020	+ / -	12-2019	12-2020	+ / -
New Listings	5	11	+ 120.0%	170	171	+ 0.6%
Under Contract (includes Contingent and Pending)	4	4	0.0%	87	92	+ 5.7%
Closed Sales	7	9	+ 28.6%	81	94	+ 16.0%
Median Sales Price*	\$155,000	<b>\$195,000</b>	+ 25.8%	\$174,000	<b>\$195,000</b>	+ 12.1%
Average Sales Price*	\$191,071	<b>\$201,675</b>	+ 5.5%	\$199,154	<b>\$207,083</b>	+ 4.0%
Percent of Original List Price Received*	91.0%	<b>95.2%</b>	+ 4.6%	94.3%	<b>96.5%</b>	+ 2.3%
Average Market Time	86	118	+ 37.2%	108	110	+ 1.9%
Inventory of Homes for Sale at Month End	30	39	+ 30.0%	--	--	--

\* 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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