

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED FEBRUARY 16, 2021



Area Name	Page	Sub-Neighborhoods	Area Name	Page	Sub-Neighborhoods
Albany Park	3	Albany Park Mayfair North Mayfair Ravenswood Manor	Near North Side	24	Old Town Gold Coast Near North Side Magnificent Mile River North Streeterville
Avondale	4	Avondale	Near South Side	25	Dearborn Park Near South Side Museum Park Prarie Ave. Historic District
Beverly	5	Beverly	Near West Side	26	Columbus Circle Greektown Little Italy Medical Center Near West Side Fulton River District University Village Tri-Taylor
Bridgeport	6	Bridgeport	North Center	27	Northcenter Roscoe Village Saint Ben's
Chatham	7		North Park	28	North Park
Edgewater	8	Andersonville Edgewater Edgewater Glen Lakewood/Balmoral	Norwood Park	29	Norwood Park
Edison Park	9	Edison Park	Portage Park	30	Portage Park
Forest Glen	10	Forest Glen	Rogers Park	31	Loyola Rogers Park
Grand Boulevard	11	Grand Boulevard Bronzeville	South Shore	32	South Shore
Greater Grand Crossing	12		Uptown	33	Clarendon Park Buena Park Sheridan Park Uptown
Hegewisch	13	Hegewisch	Washington Park	34	Washington Park
Humboldt Park	14	Humboldt Park	West Elsdon	35	West Elsdon
Hyde Park	15	Hyde Park	West Ridge	36	West Ridge
Irving Park	16	Irving Park Kilbourn Park Old Irving Park The Villa	West Town	37	Ukrainian Village Wicker Park River West
Jefferson Park	17	Jefferson Park	Woodlawn	38	Logan Square Noble Square
Kenwood	18	Kenwood			Woodlawn
Lakeview	19	Lake View East North Halsted West Lakeview Wrigleyville			
Lincoln Park	20	DePaul Old Town Triangle Park West Lincoln Park Ranch Triangle Sheffield Neighbors Wrightwood Neighbors			
Lincoln Square	21	Lincoln Square Bowmanville Ravenswood Ravenswood Gardens			
Logan Square	22	Logan Square Bucktown Palmer Square			
Loop	23	The Loop New Eastside Printer's Row			

# Albany Park

Local Market Update / January 2021

**- 20.5%**      **+ 50.0%**      **- 28.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	22	14	- 36.4%	272	222	- 18.4%
Under Contract (includes Contingent and Pending)	15	17	+ 13.3%	132	155	+ 17.4%
Closed Sales	4	7	+ 75.0%	129	151	+ 17.1%
Median Sales Price*	\$338,750	<b>\$441,000</b>	+ 30.2%	\$394,950	<b>\$450,000</b>	+ 13.9%
Average Sales Price*	\$331,875	<b>\$506,571</b>	+ 52.6%	\$445,154	<b>\$481,124</b>	+ 8.1%
Percent of Original List Price Received*	89.5%	<b>95.6%</b>	+ 6.8%	96.4%	<b>98.2%</b>	+ 1.9%
Average Market Time	125	77	- 38.4%	73	62	- 15.1%
Inventory of Homes for Sale at Month End	30	11	- 63.3%	--	--	--

## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	22	21	- 4.5%	327	337	+ 3.1%
Under Contract (includes Contingent and Pending)	13	12	- 7.7%	163	187	+ 14.7%
Closed Sales	6	8	+ 33.3%	159	186	+ 17.0%
Median Sales Price*	\$175,750	<b>\$195,000</b>	+ 11.0%	\$197,500	<b>\$210,450</b>	+ 6.6%
Average Sales Price*	\$245,583	<b>\$186,938</b>	- 23.9%	\$222,575	<b>\$230,374</b>	+ 3.5%
Percent of Original List Price Received*	92.7%	<b>95.7%</b>	+ 3.2%	96.6%	<b>97.5%</b>	+ 0.9%
Average Market Time	95	66	- 30.5%	54	57	+ 5.6%
Inventory of Homes for Sale at Month End	29	31	+ 6.9%	--	--	--

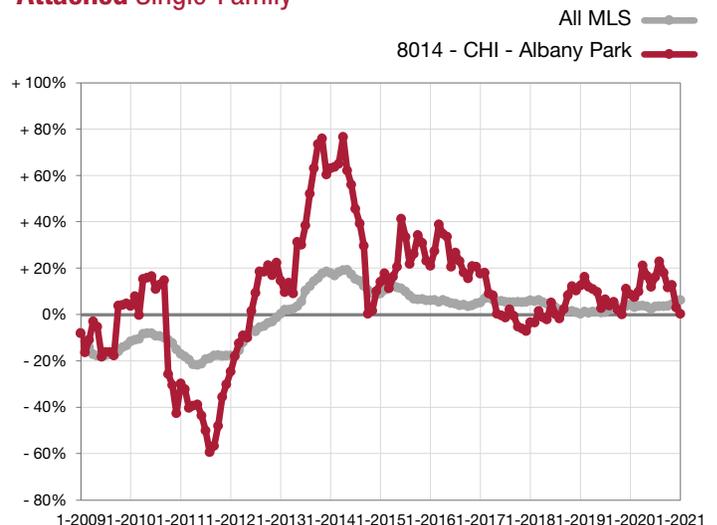
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Avondale

Local Market Update / January 2021

**- 10.0%**

**+ 27.3%**

**+ 19.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	16	8	- 50.0%	165	178	+ 7.9%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	96	115	+ 19.8%
Closed Sales	4	6	+ 50.0%	100	114	+ 14.0%
Median Sales Price*	\$477,500	<b>\$452,500</b>	- 5.2%	\$507,500	<b>\$583,500</b>	+ 15.0%
Average Sales Price*	\$518,253	<b>\$521,661</b>	+ 0.7%	\$512,460	<b>\$572,989</b>	+ 11.8%
Percent of Original List Price Received*	96.4%	<b>99.5%</b>	+ 3.2%	97.2%	<b>99.7%</b>	+ 2.6%
Average Market Time	9	<b>41</b>	+ 355.6%	62	<b>46</b>	- 25.8%
Inventory of Homes for Sale at Month End	15	<b>11</b>	- 26.7%	--	--	--

## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	24	<b>28</b>	+ 16.7%	369	<b>333</b>	- 9.8%
Under Contract (includes Contingent and Pending)	21	<b>23</b>	+ 9.5%	174	<b>170</b>	- 2.3%
Closed Sales	7	<b>8</b>	+ 14.3%	170	<b>168</b>	- 1.2%
Median Sales Price*	\$372,500	<b>\$311,000</b>	- 16.5%	\$372,250	<b>\$363,250</b>	- 2.4%
Average Sales Price*	\$391,571	<b>\$337,688</b>	- 13.8%	\$376,416	<b>\$361,131</b>	- 4.1%
Percent of Original List Price Received*	93.8%	<b>103.5%</b>	+ 10.3%	97.8%	<b>99.1%</b>	+ 1.3%
Average Market Time	99	<b>35</b>	- 64.6%	55	<b>42</b>	- 23.6%
Inventory of Homes for Sale at Month End	21	<b>32</b>	+ 52.4%	--	--	--

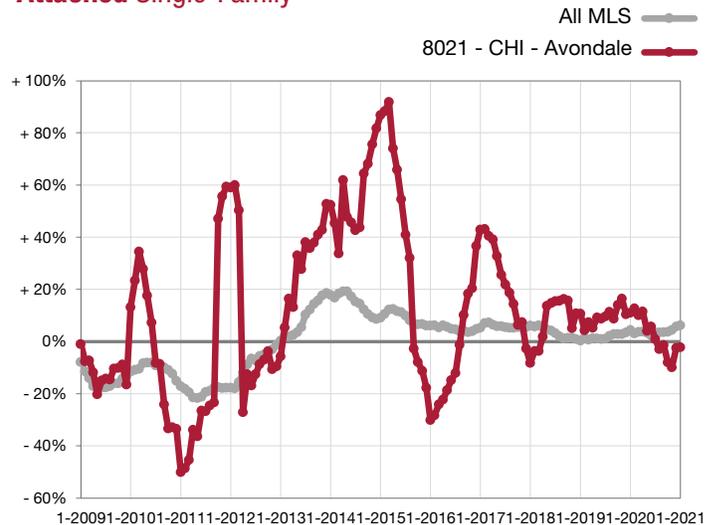
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Beverly

Local Market Update / January 2021

**- 42.4%**

**+ 50.0%**

**- 53.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	31	15	- 51.6%	463	358	- 22.7%
Under Contract (includes Contingent and Pending)	10	15	+ 50.0%	218	251	+ 15.1%
Closed Sales	11	17	+ 54.5%	222	241	+ 8.6%
Median Sales Price*	\$240,000	<b>\$329,900</b>	+ 37.5%	\$313,000	<b>\$343,000</b>	+ 9.6%
Average Sales Price*	\$263,773	<b>\$364,070</b>	+ 38.0%	\$331,589	<b>\$360,322</b>	+ 8.7%
Percent of Original List Price Received*	110.6%	<b>97.1%</b>	- 12.2%	97.3%	<b>96.9%</b>	- 0.4%
Average Market Time	56	<b>68</b>	+ 21.4%	82	<b>107</b>	+ 30.5%
Inventory of Homes for Sale at Month End	65	<b>29</b>	- 55.4%	--	--	--

## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	2	4	+ 100.0%	23	24	+ 4.3%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	9	15	+ 66.7%
Closed Sales	1	1	0.0%	8	13	+ 62.5%
Median Sales Price*	\$61,800	<b>\$73,000</b>	+ 18.1%	\$119,200	<b>\$128,500</b>	+ 7.8%
Average Sales Price*	\$61,800	<b>\$73,000</b>	+ 18.1%	\$122,525	<b>\$167,215</b>	+ 36.5%
Percent of Original List Price Received*	95.2%	<b>100.1%</b>	+ 5.1%	98.9%	<b>95.1%</b>	- 3.8%
Average Market Time	24	<b>125</b>	+ 420.8%	105	<b>150</b>	+ 42.9%
Inventory of Homes for Sale at Month End	8	<b>5</b>	- 37.5%	--	--	--

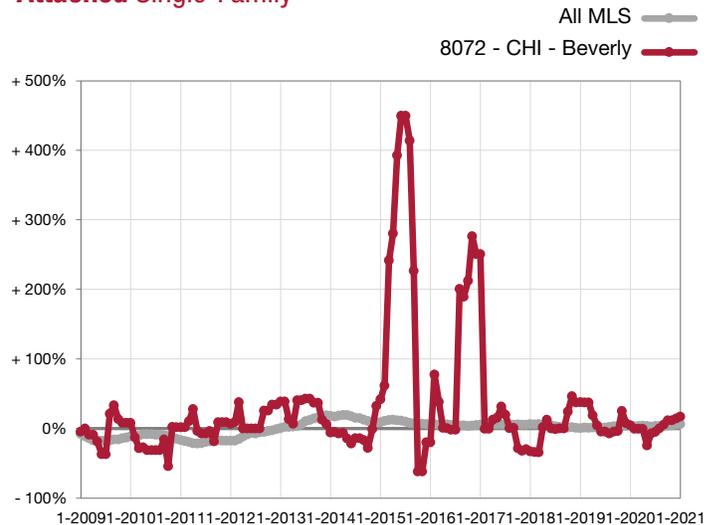
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Bridgeport

Local Market Update / January 2021

**+ 50.0%**      **+ 33.3%**      **- 17.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	14	16	+ 14.3%	207	203	- 1.9%
Under Contract (includes Contingent and Pending)	6	9	+ 50.0%	93	121	+ 30.1%
Closed Sales	4	6	+ 50.0%	92	110	+ 19.6%
Median Sales Price*	\$282,500	<b>\$612,500</b>	+ 116.8%	\$486,500	<b>\$480,000</b>	- 1.3%
Average Sales Price*	\$396,250	<b>\$613,500</b>	+ 54.8%	\$486,930	<b>\$489,154</b>	+ 0.5%
Percent of Original List Price Received*	97.9%	<b>96.2%</b>	- 1.7%	96.2%	<b>97.5%</b>	+ 1.4%
Average Market Time	61	59	- 3.3%	65	63	- 3.1%
Inventory of Homes for Sale at Month End	29	22	- 24.1%	--	--	--

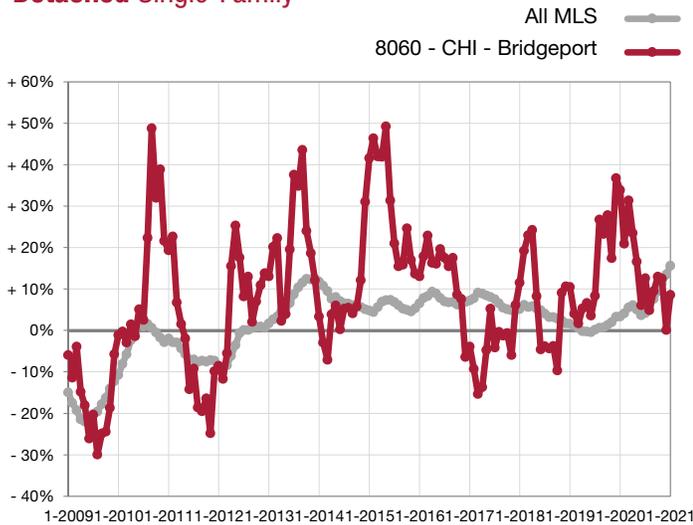
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	4	11	+ 175.0%	131	111	- 15.3%
Under Contract (includes Contingent and Pending)	4	7	+ 75.0%	68	66	- 2.9%
Closed Sales	5	6	+ 20.0%	69	55	- 20.3%
Median Sales Price*	\$292,000	<b>\$399,500</b>	+ 36.8%	\$292,000	<b>\$279,000</b>	- 4.5%
Average Sales Price*	\$308,900	<b>\$390,833</b>	+ 26.5%	\$308,285	<b>\$324,026</b>	+ 5.1%
Percent of Original List Price Received*	99.4%	<b>97.6%</b>	- 1.8%	96.1%	<b>97.4%</b>	+ 1.4%
Average Market Time	64	41	- 35.9%	77	64	- 16.9%
Inventory of Homes for Sale at Month End	16	15	- 6.3%	--	--	--

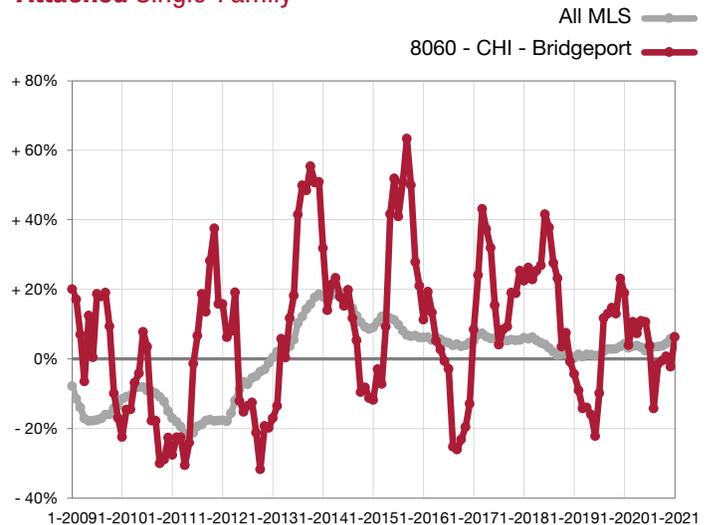
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Chatham

Local Market Update / January 2021

**+ 26.9%**

**- 33.3%**

**- 45.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	22	<b>29</b>	+ 31.8%	376	<b>287</b>	- 23.7%
Under Contract (includes Contingent and Pending)	20	<b>26</b>	+ 30.0%	203	<b>206</b>	+ 1.5%
Closed Sales	20	<b>12</b>	- 40.0%	190	<b>187</b>	- 1.6%
Median Sales Price*	\$99,000	<b>\$245,000</b>	+ 147.5%	\$145,000	<b>\$173,000</b>	+ 19.3%
Average Sales Price*	\$120,866	<b>\$235,825</b>	+ 95.1%	\$139,672	<b>\$169,093</b>	+ 21.1%
Percent of Original List Price Received*	96.1%	<b>100.7%</b>	+ 4.8%	94.8%	<b>95.6%</b>	+ 0.8%
Average Market Time	39	<b>27</b>	- 30.8%	78	<b>92</b>	+ 17.9%
Inventory of Homes for Sale at Month End	68	<b>30</b>	- 55.9%	--	--	--

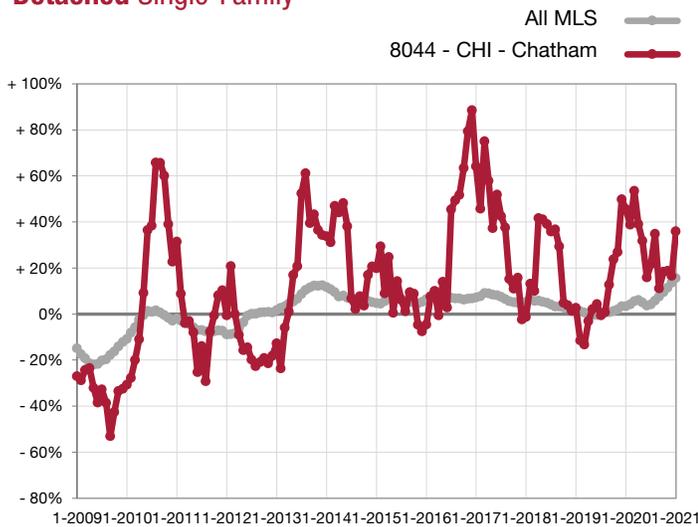
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	4	<b>4</b>	0.0%	40	<b>48</b>	+ 20.0%
Under Contract (includes Contingent and Pending)	2	<b>2</b>	0.0%	21	<b>27</b>	+ 28.6%
Closed Sales	1	<b>2</b>	+ 100.0%	19	<b>26</b>	+ 36.8%
Median Sales Price*	\$72,000	<b>\$35,551</b>	- 50.6%	\$45,000	<b>\$44,050</b>	- 2.1%
Average Sales Price*	\$72,000	<b>\$35,551</b>	- 50.6%	\$55,495	<b>\$77,385</b>	+ 39.4%
Percent of Original List Price Received*	62.6%	<b>117.9%</b>	+ 88.3%	93.3%	<b>88.9%</b>	- 4.7%
Average Market Time	180	<b>13</b>	- 92.8%	94	<b>108</b>	+ 14.9%
Inventory of Homes for Sale at Month End	11	<b>13</b>	+ 18.2%	--	--	--

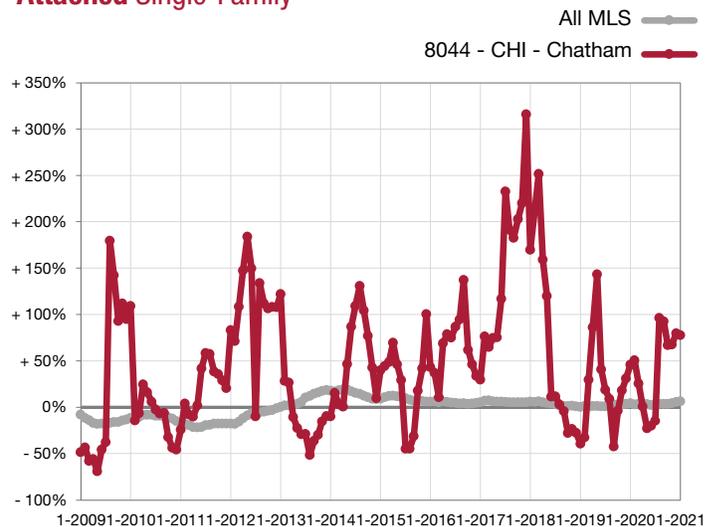
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edgewater

Local Market Update / January 2021

**- 6.2%**

**+ 39.5%**

**+ 5.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	18	7	- 61.1%	199	134	- 32.7%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	63	76	+ 20.6%
Closed Sales	4	4	0.0%	63	82	+ 30.2%
Median Sales Price*	\$729,950	<b>\$1,187,500</b>	+ 62.7%	\$708,000	<b>\$744,250</b>	+ 5.1%
Average Sales Price*	\$726,768	<b>\$1,281,250</b>	+ 76.3%	\$786,899	<b>\$800,419</b>	+ 1.7%
Percent of Original List Price Received*	93.7%	<b>92.4%</b>	- 1.4%	95.5%	<b>96.1%</b>	+ 0.6%
Average Market Time	57	<b>86</b>	+ 50.9%	88	<b>94</b>	+ 6.8%
Inventory of Homes for Sale at Month End	21	<b>8</b>	- 61.9%	--	--	--

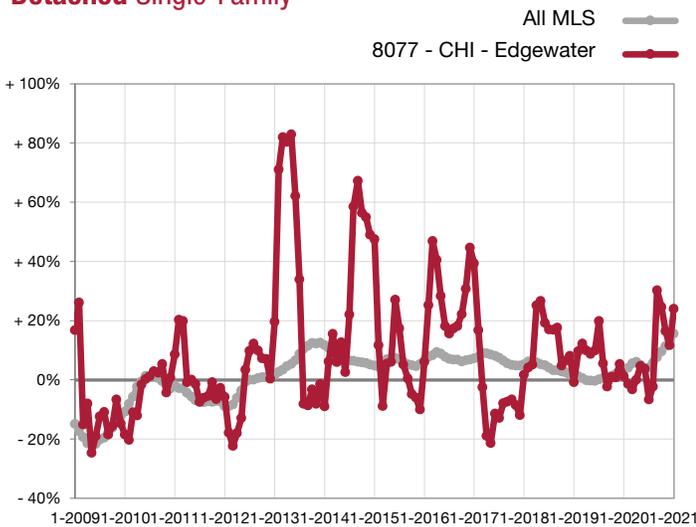
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	112	115	+ 2.7%	1,345	1,437	+ 6.8%
Under Contract (includes Contingent and Pending)	57	80	+ 40.4%	711	758	+ 6.6%
Closed Sales	34	49	+ 44.1%	727	713	- 1.9%
Median Sales Price*	\$169,000	<b>\$275,000</b>	+ 62.7%	\$210,000	<b>\$249,900</b>	+ 19.0%
Average Sales Price*	\$206,426	<b>\$278,211</b>	+ 34.8%	\$240,059	<b>\$277,978</b>	+ 15.8%
Percent of Original List Price Received*	96.1%	<b>94.8%</b>	- 1.4%	95.7%	<b>95.9%</b>	+ 0.2%
Average Market Time	105	<b>68</b>	- 35.2%	70	<b>72</b>	+ 2.9%
Inventory of Homes for Sale at Month End	182	<b>206</b>	+ 13.2%	--	--	--

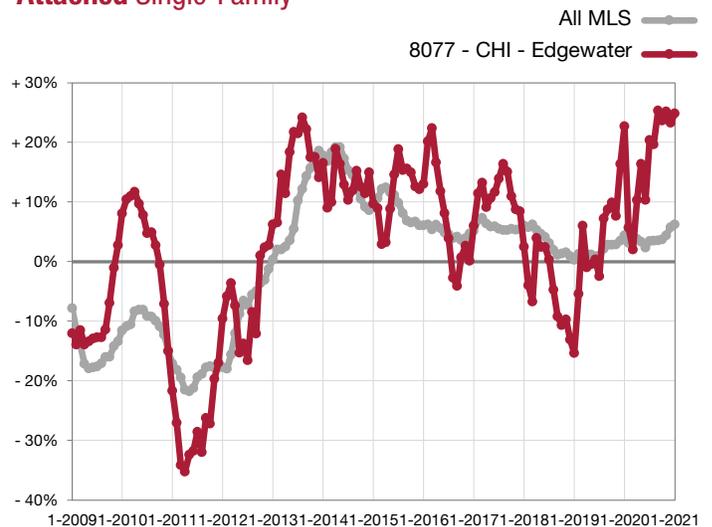
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edison Park

Local Market Update / January 2021

**0.0%**

**+ 10.0%**

**- 12.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	15	13	- 13.3%	308	270	- 12.3%
Under Contract (includes Contingent and Pending)	11	7	- 36.4%	126	146	+ 15.9%
Closed Sales	7	7	0.0%	122	141	+ 15.6%
Median Sales Price*	\$362,500	<b>\$375,000</b>	+ 3.4%	\$391,000	<b>\$392,500</b>	+ 0.4%
Average Sales Price*	\$403,500	<b>\$420,929</b>	+ 4.3%	\$447,593	<b>\$441,480</b>	- 1.4%
Percent of Original List Price Received*	90.7%	<b>93.5%</b>	+ 3.1%	95.2%	<b>97.1%</b>	+ 2.0%
Average Market Time	109	<b>403</b>	+ 269.7%	72	<b>70</b>	- 2.8%
Inventory of Homes for Sale at Month End	19	<b>22</b>	+ 15.8%	--	--	--

## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	5	7	+ 40.0%	94	101	+ 7.4%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	60	70	+ 16.7%
Closed Sales	3	4	+ 33.3%	61	70	+ 14.8%
Median Sales Price*	\$147,500	<b>\$151,250</b>	+ 2.5%	\$165,000	<b>\$170,000</b>	+ 3.0%
Average Sales Price*	\$148,400	<b>\$144,000</b>	- 3.0%	\$168,477	<b>\$169,094</b>	+ 0.4%
Percent of Original List Price Received*	89.5%	<b>93.5%</b>	+ 4.5%	95.3%	<b>95.6%</b>	+ 0.3%
Average Market Time	61	<b>42</b>	- 31.1%	61	<b>81</b>	+ 32.8%
Inventory of Homes for Sale at Month End	12	<b>5</b>	- 58.3%	--	--	--

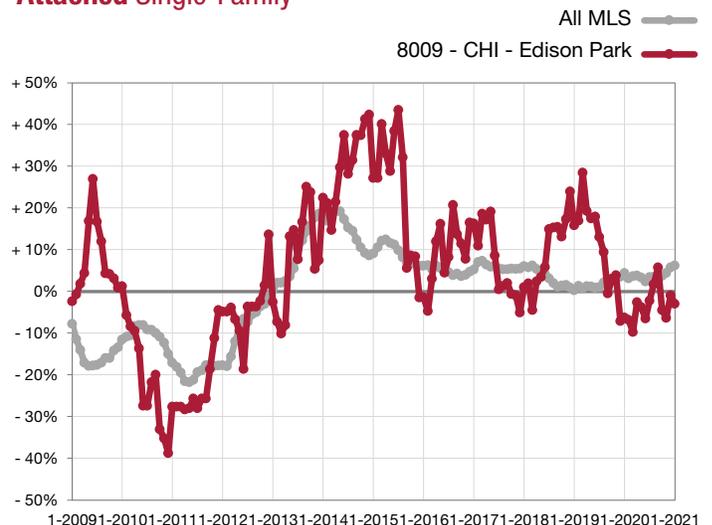
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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

# Forest Glen

Local Market Update / January 2021

**- 4.3%**

**0.0%**

**- 51.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	22	22	0.0%	452	430	- 4.9%
Under Contract (includes Contingent and Pending)	18	14	- 22.2%	211	255	+ 20.9%
Closed Sales	9	9	0.0%	208	251	+ 20.7%
Median Sales Price*	\$287,500	<b>\$632,000</b>	+ 119.8%	\$480,000	<b>\$470,000</b>	- 2.1%
Average Sales Price*	\$335,889	<b>\$619,056</b>	+ 84.3%	\$498,397	<b>\$518,079</b>	+ 3.9%
Percent of Original List Price Received*	94.0%	<b>96.3%</b>	+ 2.4%	95.3%	<b>96.3%</b>	+ 1.0%
Average Market Time	124	60	- 51.6%	92	80	- 13.0%
Inventory of Homes for Sale at Month End	53	27	- 49.1%	--	--	--

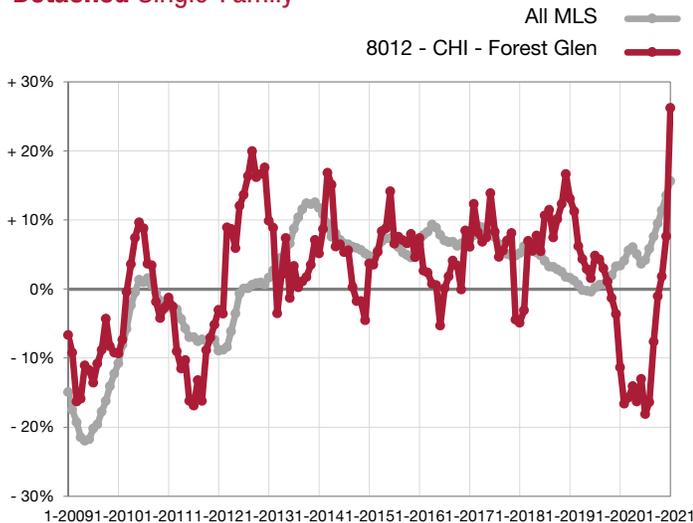
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	1	0	- 100.0%	37	29	- 21.6%
Under Contract (includes Contingent and Pending)	0	1	--	20	17	- 15.0%
Closed Sales	2	2	0.0%	24	16	- 33.3%
Median Sales Price*	\$267,500	<b>\$397,500</b>	+ 48.6%	\$323,750	<b>\$288,750</b>	- 10.8%
Average Sales Price*	\$267,500	<b>\$397,500</b>	+ 48.6%	\$338,750	<b>\$309,410</b>	- 8.7%
Percent of Original List Price Received*	97.6%	<b>98.3%</b>	+ 0.7%	96.7%	<b>95.7%</b>	- 1.0%
Average Market Time	73	12	- 83.6%	72	54	- 25.0%
Inventory of Homes for Sale at Month End	5	1	- 80.0%	--	--	--

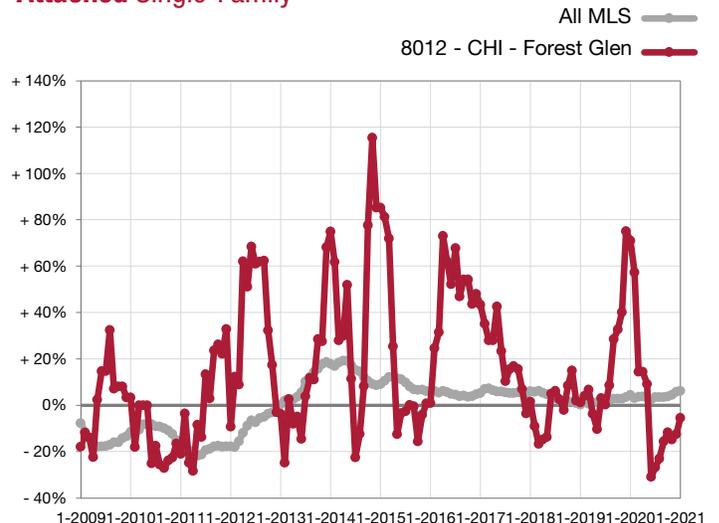
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Grand Boulevard

Local Market Update / January 2021

**+ 2.2%**

**0.0%**

**- 10.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	18	13	- 27.8%	203	181	- 10.8%
Under Contract (includes Contingent and Pending)	5	7	+ 40.0%	88	94	+ 6.8%
Closed Sales	3	1	- 66.7%	86	97	+ 12.8%
Median Sales Price*	\$615,000	<b>\$585,000</b>	- 4.9%	\$492,000	<b>\$549,000</b>	+ 11.6%
Average Sales Price*	\$658,333	<b>\$585,000</b>	- 11.1%	\$493,582	<b>\$531,650</b>	+ 7.7%
Percent of Original List Price Received*	98.0%	<b>100.0%</b>	+ 2.0%	96.0%	<b>99.0%</b>	+ 3.1%
Average Market Time	63	23	- 63.5%	124	94	- 24.2%
Inventory of Homes for Sale at Month End	37	26	- 29.7%	--	--	--

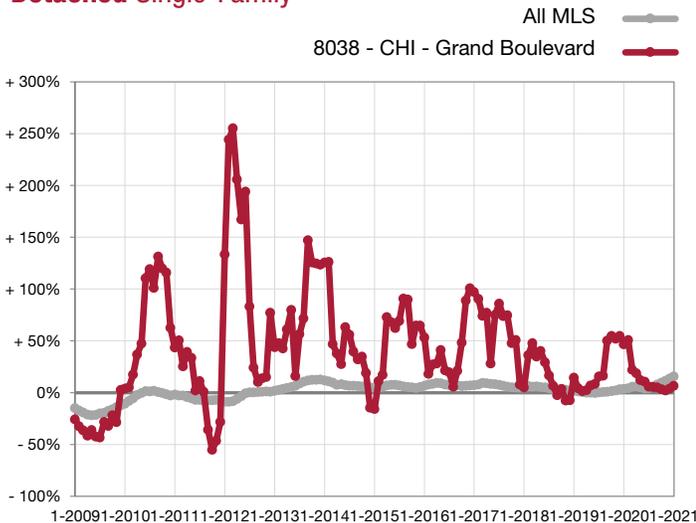
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	27	33	+ 22.2%	384	367	- 4.4%
Under Contract (includes Contingent and Pending)	9	16	+ 77.8%	173	142	- 17.9%
Closed Sales	9	11	+ 22.2%	176	133	- 24.4%
Median Sales Price*	\$225,000	<b>\$250,000</b>	+ 11.1%	\$215,500	<b>\$238,100</b>	+ 10.5%
Average Sales Price*	\$240,211	<b>\$242,180</b>	+ 0.8%	\$224,016	<b>\$259,863</b>	+ 16.0%
Percent of Original List Price Received*	97.0%	<b>98.5%</b>	+ 1.5%	95.7%	<b>95.3%</b>	- 0.4%
Average Market Time	116	124	+ 6.9%	86	96	+ 11.6%
Inventory of Homes for Sale at Month End	58	59	+ 1.7%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# Greater Grand Crossing

Local Market Update / January 2021

**+ 14.3%**

**- 20.0%**

**- 49.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	21	24	+ 14.3%	317	313	- 1.3%
Under Contract (includes Contingent and Pending)	13	18	+ 38.5%	145	187	+ 29.0%
Closed Sales	14	12	- 14.3%	139	172	+ 23.7%
Median Sales Price*	\$62,000	<b>\$186,500</b>	+ 200.8%	\$84,000	<b>\$128,450</b>	+ 52.9%
Average Sales Price*	\$91,647	<b>\$201,283</b>	+ 119.6%	\$112,295	<b>\$137,220</b>	+ 22.2%
Percent of Original List Price Received*	87.4%	<b>96.5%</b>	+ 10.4%	93.3%	<b>91.8%</b>	- 1.6%
Average Market Time	96	<b>61</b>	- 36.5%	112	<b>97</b>	- 13.4%
Inventory of Homes for Sale at Month End	73	<b>37</b>	- 49.3%	--	--	--

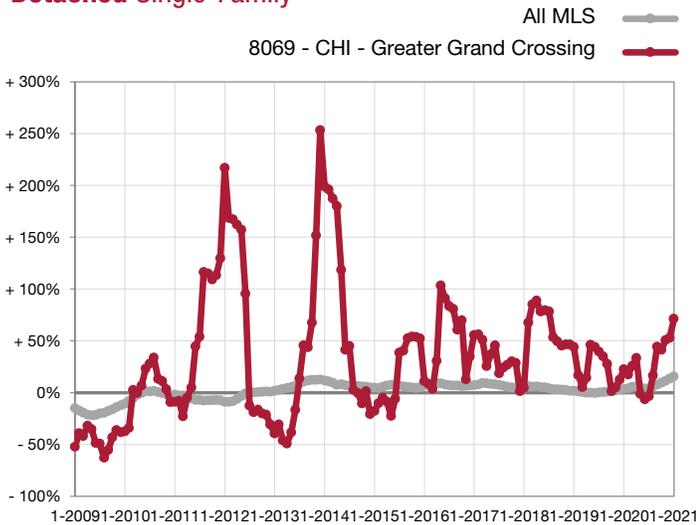
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	0	0	--	9	8	- 11.1%
Under Contract (includes Contingent and Pending)	0	0	--	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$40,000	<b>\$0</b>	- 100.0%	\$46,000	<b>\$45,500</b>	- 1.1%
Average Sales Price*	\$40,000	<b>\$0</b>	- 100.0%	\$47,333	<b>\$66,250</b>	+ 40.0%
Percent of Original List Price Received*	80.0%	<b>0.0%</b>	- 100.0%	72.5%	<b>82.7%</b>	+ 14.1%
Average Market Time	63	<b>0</b>	- 100.0%	72	<b>42</b>	- 41.7%
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

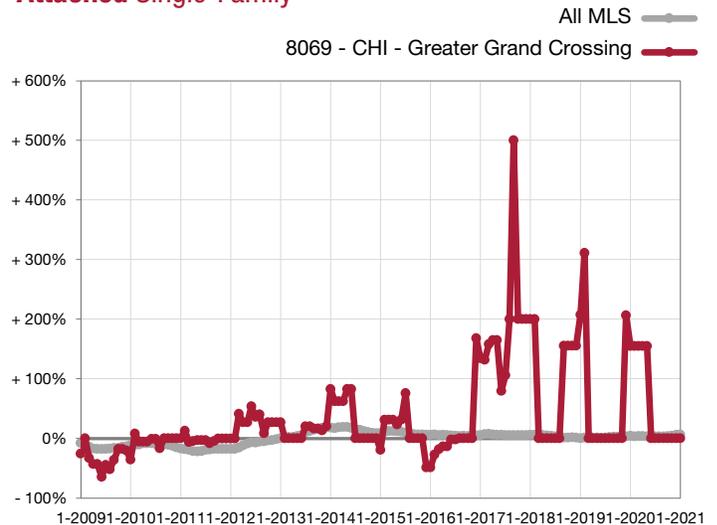
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hegewisch

Local Market Update / January 2021

**- 50.0%**      **+ 200.0%**      **- 31.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	6	3	- 50.0%	133	102	- 23.3%
Under Contract (includes Contingent and Pending)	3	3	0.0%	93	78	- 16.1%
Closed Sales	2	6	+ 200.0%	94	74	- 21.3%
Median Sales Price*	\$161,500	<b>\$202,450</b>	+ 25.4%	\$145,125	<b>\$156,450</b>	+ 7.8%
Average Sales Price*	\$161,500	<b>\$203,700</b>	+ 26.1%	\$141,771	<b>\$160,165</b>	+ 13.0%
Percent of Original List Price Received*	92.8%	<b>99.3%</b>	+ 7.0%	92.1%	<b>96.3%</b>	+ 4.6%
Average Market Time	106	19	- 82.1%	90	68	- 24.4%
Inventory of Homes for Sale at Month End	16	11	- 31.3%	--	--	--

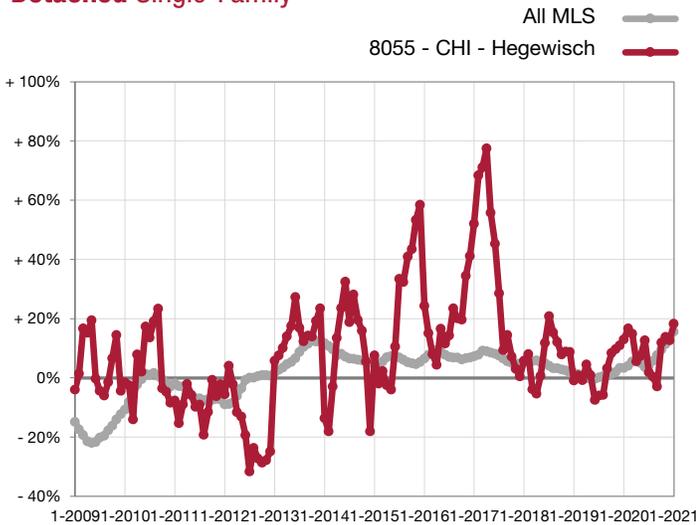
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

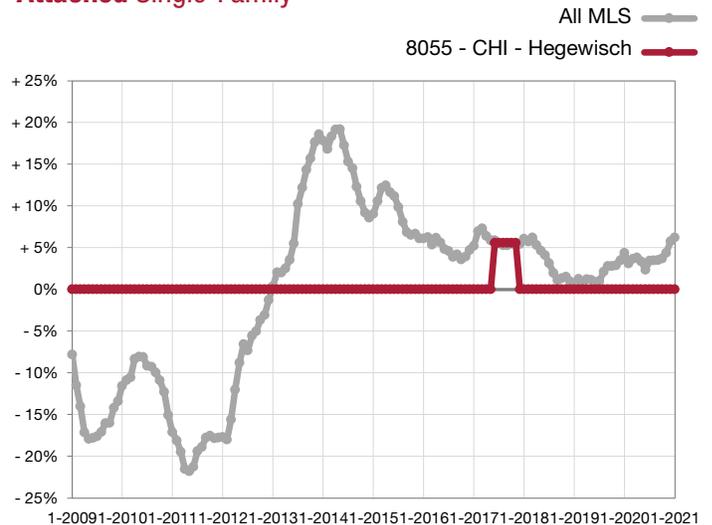
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Humboldt Park

Local Market Update / January 2021

**+ 7.7%**

**+ 17.6%**

**- 15.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	21	18	- 14.3%	336	305	- 9.2%
Under Contract (includes Contingent and Pending)	12	13	+ 8.3%	140	174	+ 24.3%
Closed Sales	13	13	0.0%	131	168	+ 28.2%
Median Sales Price*	\$329,900	<b>\$189,000</b>	- 42.7%	\$253,000	<b>\$264,750</b>	+ 4.6%
Average Sales Price*	\$359,300	<b>\$285,523</b>	- 20.5%	\$310,146	<b>\$313,355</b>	+ 1.0%
Percent of Original List Price Received*	94.2%	<b>93.5%</b>	- 0.7%	95.1%	<b>98.3%</b>	+ 3.4%
Average Market Time	78	71	- 9.0%	58	71	+ 22.4%
Inventory of Homes for Sale at Month End	50	33	- 34.0%	--	--	--

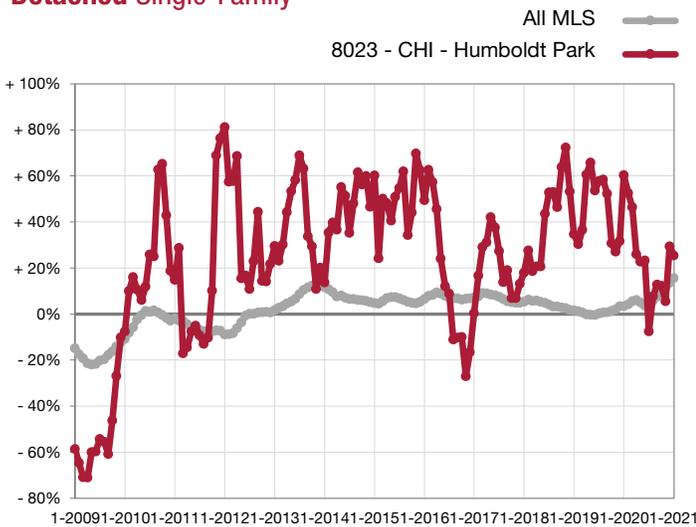
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	5	10	+ 100.0%	86	102	+ 18.6%
Under Contract (includes Contingent and Pending)	7	4	- 42.9%	33	44	+ 33.3%
Closed Sales	4	7	+ 75.0%	26	40	+ 53.8%
Median Sales Price*	\$242,500	<b>\$372,300</b>	+ 53.5%	\$267,500	<b>\$289,500</b>	+ 8.2%
Average Sales Price*	\$252,250	<b>\$304,269</b>	+ 20.6%	\$248,379	<b>\$301,316</b>	+ 21.3%
Percent of Original List Price Received*	93.4%	<b>95.7%</b>	+ 2.5%	95.1%	<b>93.4%</b>	- 1.8%
Average Market Time	96	101	+ 5.2%	66	85	+ 28.8%
Inventory of Homes for Sale at Month End	8	16	+ 100.0%	--	--	--

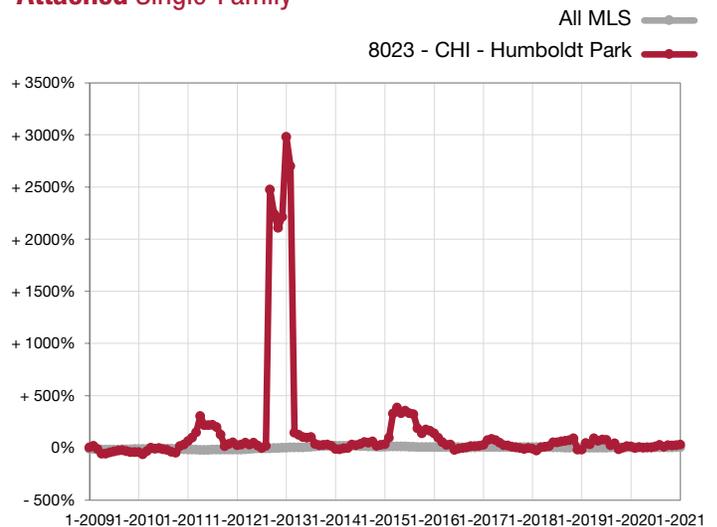
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hyde Park

Local Market Update / January 2021

**- 2.9%**

**- 50.0%**

**- 21.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	4	0	- 100.0%	59	34	- 42.4%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	26	26	0.0%
Closed Sales	1	0	- 100.0%	25	28	+ 12.0%
Median Sales Price*	\$675,000	\$0	- 100.0%	\$780,000	\$980,000	+ 25.6%
Average Sales Price*	\$675,000	\$0	- 100.0%	\$826,620	\$971,686	+ 17.5%
Percent of Original List Price Received*	84.4%	0.0%	- 100.0%	93.1%	91.6%	- 1.6%
Average Market Time	41	0	- 100.0%	134	136	+ 1.5%
Inventory of Homes for Sale at Month End	10	3	- 70.0%	--	--	--

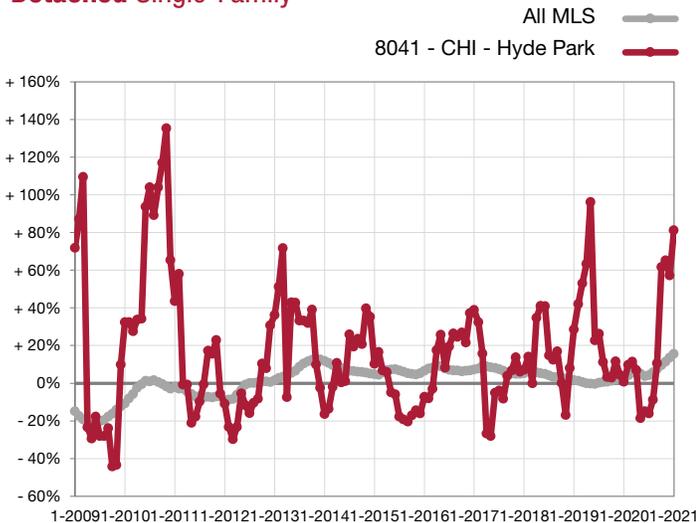
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	31	34	+ 9.7%	464	433	- 6.7%
Under Contract (includes Contingent and Pending)	12	29	+ 141.7%	277	263	- 5.1%
Closed Sales	17	9	- 47.1%	274	247	- 9.9%
Median Sales Price*	\$137,000	\$196,000	+ 43.1%	\$194,750	\$200,000	+ 2.7%
Average Sales Price*	\$232,412	\$232,000	- 0.2%	\$241,752	\$247,595	+ 2.4%
Percent of Original List Price Received*	93.3%	94.9%	+ 1.7%	92.9%	94.9%	+ 2.2%
Average Market Time	69	60	- 13.0%	75	81	+ 8.0%
Inventory of Homes for Sale at Month End	82	69	- 15.9%	--	--	--

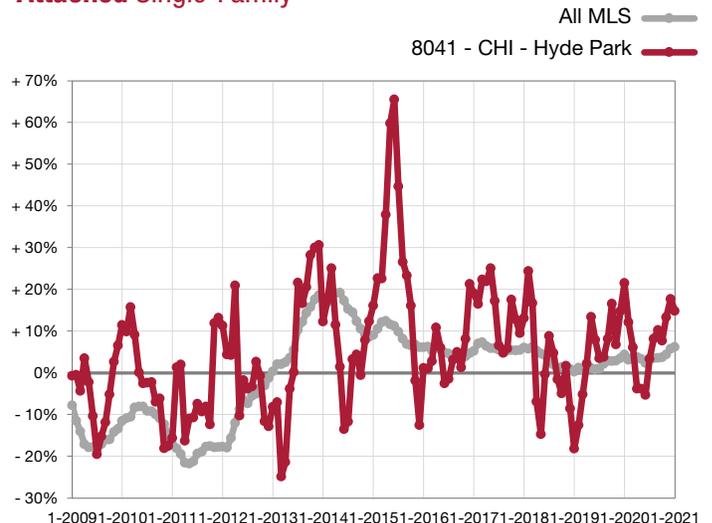
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Irving Park

Local Market Update / January 2021

**- 4.2%**

**+ 17.2%**

**- 18.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	34	24	- 29.4%	538	443	- 17.7%
Under Contract (includes Contingent and Pending)	21	21	0.0%	280	286	+ 2.1%
Closed Sales	15	16	+ 6.7%	283	287	+ 1.4%
Median Sales Price*	\$535,000	<b>\$459,950</b>	- 14.0%	\$492,000	<b>\$555,000</b>	+ 12.8%
Average Sales Price*	\$510,017	<b>\$570,175</b>	+ 11.8%	\$532,283	<b>\$583,753</b>	+ 9.7%
Percent of Original List Price Received*	93.5%	<b>96.5%</b>	+ 3.2%	95.7%	<b>97.0%</b>	+ 1.4%
Average Market Time	142	118	- 16.9%	88	74	- 15.9%
Inventory of Homes for Sale at Month End	55	30	- 45.5%	--	--	--

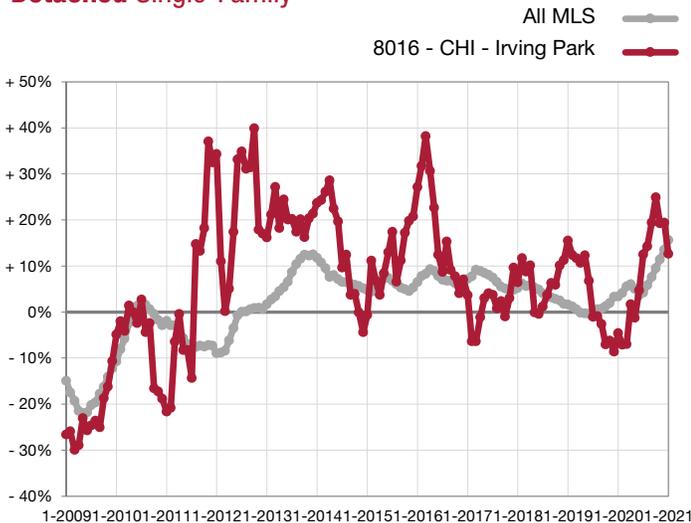
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	37	44	+ 18.9%	517	583	+ 12.8%
Under Contract (includes Contingent and Pending)	18	32	+ 77.8%	268	307	+ 14.6%
Closed Sales	14	18	+ 28.6%	271	284	+ 4.8%
Median Sales Price*	\$217,000	<b>\$217,250</b>	+ 0.1%	\$210,000	<b>\$230,000</b>	+ 9.5%
Average Sales Price*	\$243,357	<b>\$240,258</b>	- 1.3%	\$229,985	<b>\$259,830</b>	+ 13.0%
Percent of Original List Price Received*	94.2%	<b>96.2%</b>	+ 2.1%	96.6%	<b>97.5%</b>	+ 0.9%
Average Market Time	77	66	- 14.3%	60	51	- 15.0%
Inventory of Homes for Sale at Month End	45	52	+ 15.6%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# Jefferson Park

Local Market Update / January 2021

**- 54.1%**

**0.0%**

**- 67.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	28	12	- 57.1%	435	343	- 21.1%
Under Contract (includes Contingent and Pending)	16	13	- 18.8%	222	254	+ 14.4%
Closed Sales	16	13	- 18.8%	214	247	+ 15.4%
Median Sales Price*	\$319,000	<b>\$360,000</b>	+ 12.9%	\$329,500	<b>\$349,000</b>	+ 5.9%
Average Sales Price*	\$341,344	<b>\$387,102</b>	+ 13.4%	\$341,938	<b>\$371,601</b>	+ 8.7%
Percent of Original List Price Received*	95.2%	<b>96.5%</b>	+ 1.4%	96.5%	<b>97.1%</b>	+ 0.6%
Average Market Time	117	97	- 17.1%	64	64	0.0%
Inventory of Homes for Sale at Month End	38	10	- 73.7%	--	--	--

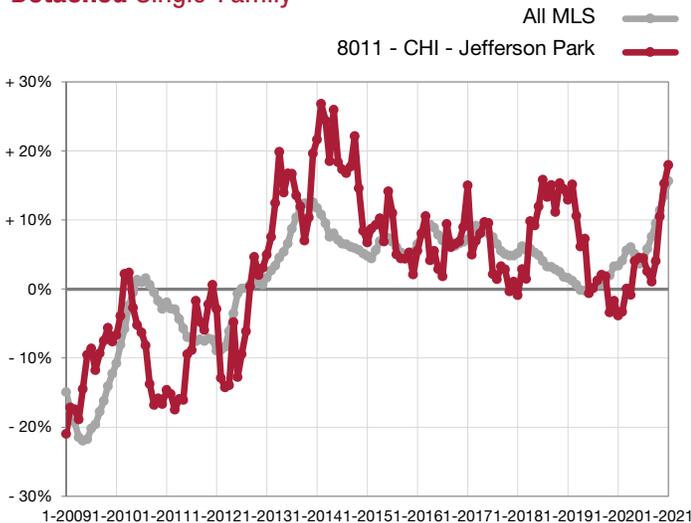
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	9	5	- 44.4%	114	132	+ 15.8%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	63	77	+ 22.2%
Closed Sales	4	7	+ 75.0%	62	74	+ 19.4%
Median Sales Price*	\$168,000	<b>\$193,500</b>	+ 15.2%	\$170,000	<b>\$151,576</b>	- 10.8%
Average Sales Price*	\$172,250	<b>\$191,143</b>	+ 11.0%	\$190,511	<b>\$171,863</b>	- 9.8%
Percent of Original List Price Received*	93.0%	<b>95.3%</b>	+ 2.5%	99.0%	<b>95.1%</b>	- 3.9%
Average Market Time	85	26	- 69.4%	62	85	+ 37.1%
Inventory of Homes for Sale at Month End	18	8	- 55.6%	--	--	--

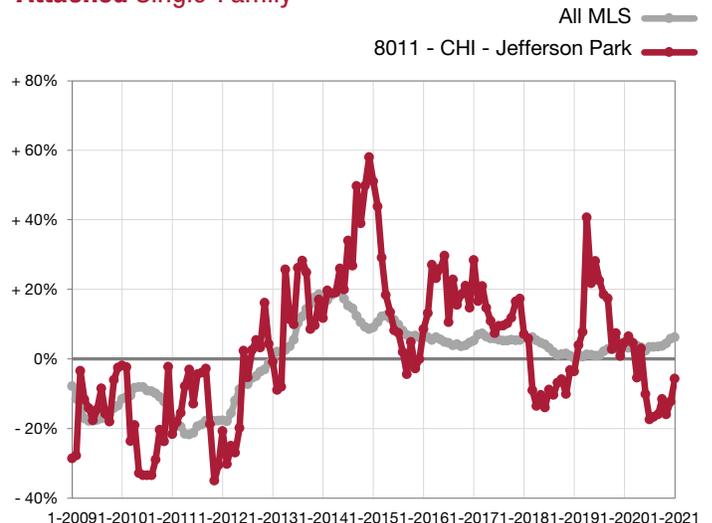
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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

# Kenwood

Local Market Update / January 2021

**0.0%**

**+ 25.0%**

**0.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	6	5	- 16.7%	100	70	- 30.0%
Under Contract (includes Contingent and Pending)	5	1	- 80.0%	43	23	- 46.5%
Closed Sales	1	0	- 100.0%	42	29	- 31.0%
Median Sales Price*	\$538,000	\$0	- 100.0%	\$539,000	<b>\$685,000</b>	+ 27.1%
Average Sales Price*	\$538,000	\$0	- 100.0%	\$668,702	<b>\$962,322</b>	+ 43.9%
Percent of Original List Price Received*	93.6%	<b>0.0%</b>	- 100.0%	95.0%	<b>95.8%</b>	+ 0.8%
Average Market Time	107	0	- 100.0%	157	<b>141</b>	- 10.2%
Inventory of Homes for Sale at Month End	17	<b>16</b>	- 5.9%	--	--	--

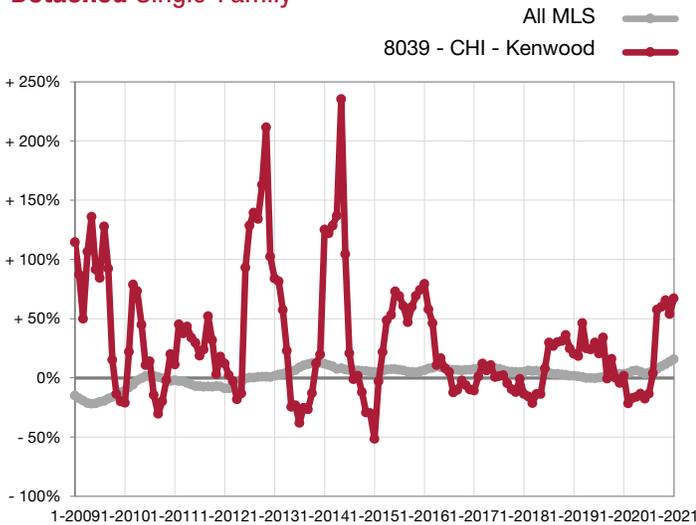
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	26	27	+ 3.8%	310	361	+ 16.5%
Under Contract (includes Contingent and Pending)	8	20	+ 150.0%	141	209	+ 48.2%
Closed Sales	11	15	+ 36.4%	143	190	+ 32.9%
Median Sales Price*	\$247,500	<b>\$245,000</b>	- 1.0%	\$220,000	<b>\$247,750</b>	+ 12.6%
Average Sales Price*	\$233,136	<b>\$266,983</b>	+ 14.5%	\$224,672	<b>\$249,123</b>	+ 10.9%
Percent of Original List Price Received*	88.7%	<b>97.2%</b>	+ 9.6%	94.2%	<b>96.2%</b>	+ 2.1%
Average Market Time	98	49	- 50.0%	106	85	- 19.8%
Inventory of Homes for Sale at Month End	57	<b>58</b>	+ 1.8%	--	--	--

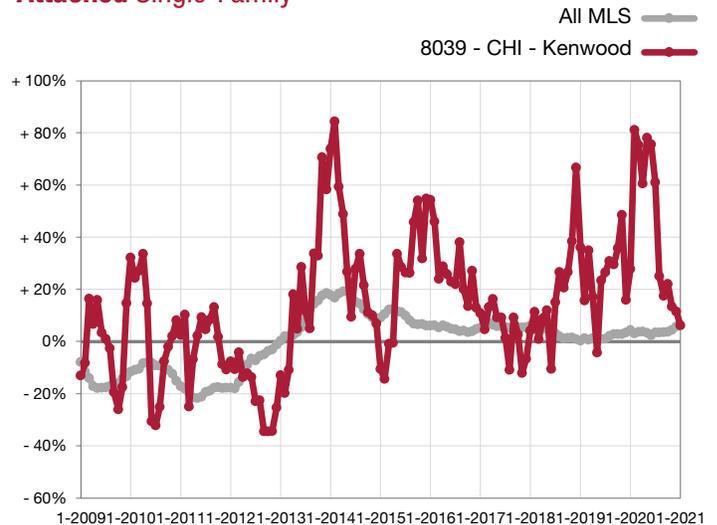
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lakeview

Local Market Update / January 2021

**+ 52.1%**

**+ 6.5%**

**+ 38.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	25	30	+ 20.0%	432	372	- 13.9%
Under Contract (includes Contingent and Pending)	9	11	+ 22.2%	143	153	+ 7.0%
Closed Sales	8	11	+ 37.5%	144	155	+ 7.6%
Median Sales Price*	\$1,199,000	<b>\$1,225,000</b>	+ 2.2%	\$1,270,000	<b>\$1,337,500</b>	+ 5.3%
Average Sales Price*	\$1,184,188	<b>\$1,166,045</b>	- 1.5%	\$1,364,764	<b>\$1,422,979</b>	+ 4.3%
Percent of Original List Price Received*	94.6%	<b>91.9%</b>	- 2.9%	95.8%	<b>95.0%</b>	- 0.8%
Average Market Time	270	<b>176</b>	- 34.8%	125	<b>134</b>	+ 7.2%
Inventory of Homes for Sale at Month End	51	<b>41</b>	- 19.6%	--	--	--

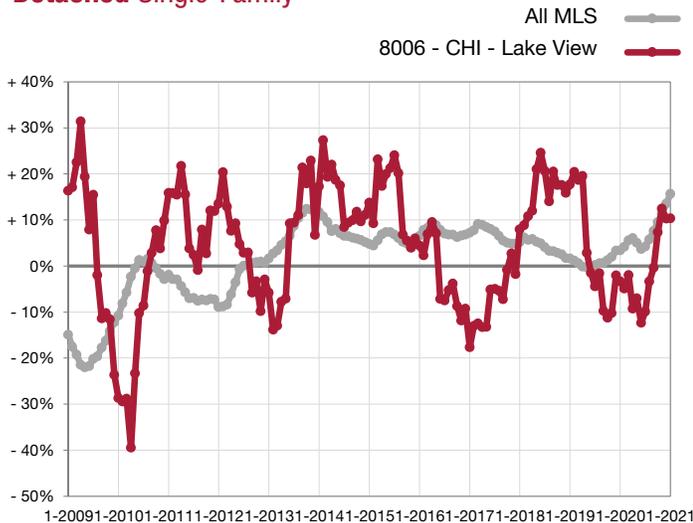
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	282	437	+ 55.0%	3,951	4,694	+ 18.8%
Under Contract (includes Contingent and Pending)	148	200	+ 35.1%	1,782	1,954	+ 9.7%
Closed Sales	100	104	+ 4.0%	1,767	1,872	+ 5.9%
Median Sales Price*	\$337,500	<b>\$399,750</b>	+ 18.4%	\$350,000	<b>\$416,250</b>	+ 18.9%
Average Sales Price*	\$387,682	<b>\$421,485</b>	+ 8.7%	\$394,317	<b>\$436,555</b>	+ 10.7%
Percent of Original List Price Received*	95.0%	<b>96.4%</b>	+ 1.5%	96.6%	<b>96.9%</b>	+ 0.3%
Average Market Time	109	<b>88</b>	- 19.3%	74	<b>71</b>	- 4.1%
Inventory of Homes for Sale at Month End	397	<b>578</b>	+ 45.6%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# Lincoln Park

Local Market Update / January 2021

**+ 6.3%**

**+ 46.2%**

**+ 16.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	40	55	+ 37.5%	581	592	+ 1.9%
Under Contract (includes Contingent and Pending)	15	16	+ 6.7%	200	213	+ 6.5%
Closed Sales	8	17	+ 112.5%	203	208	+ 2.5%
Median Sales Price*	\$1,387,500	<b>\$1,425,000</b>	+ 2.7%	\$1,585,000	<b>\$1,572,500</b>	- 0.8%
Average Sales Price*	\$1,501,365	<b>\$1,644,176</b>	+ 9.5%	\$1,817,443	<b>\$1,852,588</b>	+ 1.9%
Percent of Original List Price Received*	91.7%	<b>93.8%</b>	+ 2.3%	93.8%	<b>93.9%</b>	+ 0.1%
Average Market Time	245	93	- 62.0%	158	127	- 19.6%
Inventory of Homes for Sale at Month End	94	104	+ 10.6%	--	--	--

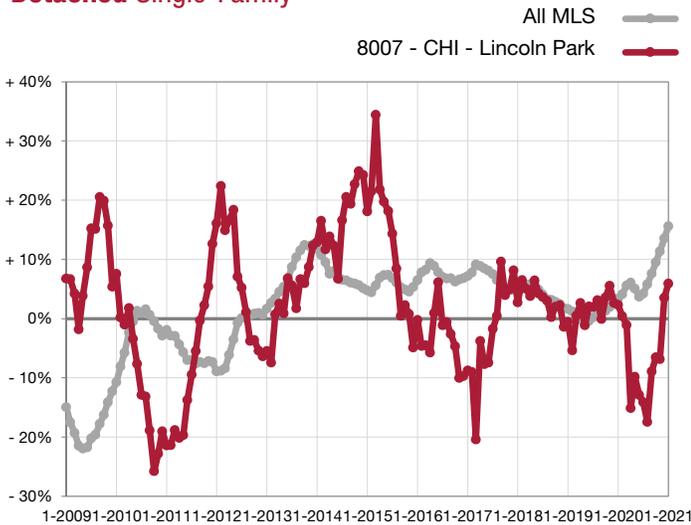
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	248	251	+ 1.2%	3,100	3,206	+ 3.4%
Under Contract (includes Contingent and Pending)	88	122	+ 38.6%	1,214	1,285	+ 5.8%
Closed Sales	57	78	+ 36.8%	1,257	1,236	- 1.7%
Median Sales Price*	\$530,000	<b>\$524,900</b>	- 1.0%	\$505,000	<b>\$516,750</b>	+ 2.3%
Average Sales Price*	\$549,735	<b>\$699,204</b>	+ 27.2%	\$605,175	<b>\$595,932</b>	- 1.5%
Percent of Original List Price Received*	95.9%	<b>95.6%</b>	- 0.3%	96.6%	<b>96.7%</b>	+ 0.1%
Average Market Time	122	103	- 15.6%	79	80	+ 1.3%
Inventory of Homes for Sale at Month End	356	418	+ 17.4%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# Lincoln Square

Local Market Update / January 2021

**+ 12.3%**

**+ 31.3%**

**+ 15.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	13	13	0.0%	224	237	+ 5.8%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	105	129	+ 22.9%
Closed Sales	6	7	+ 16.7%	112	118	+ 5.4%
Median Sales Price*	\$1,081,750	<b>\$755,000</b>	- 30.2%	\$718,750	<b>\$773,750</b>	+ 7.7%
Average Sales Price*	\$884,750	<b>\$885,369</b>	+ 0.1%	\$837,025	<b>\$801,611</b>	- 4.2%
Percent of Original List Price Received*	91.2%	<b>95.8%</b>	+ 5.0%	96.6%	<b>96.8%</b>	+ 0.2%
Average Market Time	195	51	- 73.8%	98	87	- 11.2%
Inventory of Homes for Sale at Month End	23	18	- 21.7%	--	--	--

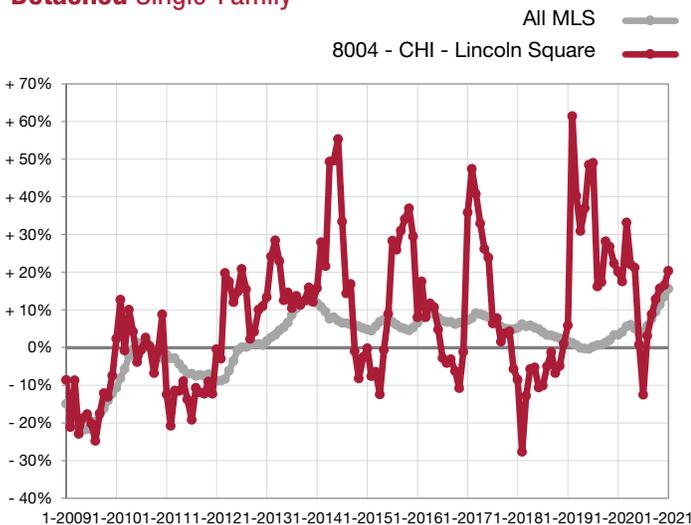
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	52	60	+ 15.4%	686	759	+ 10.6%
Under Contract (includes Contingent and Pending)	29	45	+ 55.2%	359	380	+ 5.8%
Closed Sales	10	14	+ 40.0%	353	366	+ 3.7%
Median Sales Price*	\$307,250	<b>\$292,500</b>	- 4.8%	\$318,500	<b>\$325,000</b>	+ 2.0%
Average Sales Price*	\$345,500	<b>\$342,393</b>	- 0.9%	\$359,042	<b>\$362,665</b>	+ 1.0%
Percent of Original List Price Received*	95.2%	<b>97.6%</b>	+ 2.5%	97.3%	<b>97.6%</b>	+ 0.3%
Average Market Time	72	76	+ 5.6%	56	57	+ 1.8%
Inventory of Homes for Sale at Month End	60	78	+ 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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# Logan Square

Local Market Update / January 2021

**+ 36.1%**

**+ 68.4%**

**+ 14.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	27	40	+ 48.1%	527	477	- 9.5%
Under Contract (includes Contingent and Pending)	22	24	+ 9.1%	247	279	+ 13.0%
Closed Sales	12	18	+ 50.0%	236	275	+ 16.5%
Median Sales Price*	\$855,000	<b>\$882,500</b>	+ 3.2%	\$767,550	<b>\$800,000</b>	+ 4.2%
Average Sales Price*	\$1,191,417	<b>\$953,167</b>	- 20.0%	\$839,834	<b>\$861,427</b>	+ 2.6%
Percent of Original List Price Received*	92.9%	<b>96.5%</b>	+ 3.9%	96.4%	<b>97.1%</b>	+ 0.7%
Average Market Time	124	78	- 37.1%	72	66	- 8.3%
Inventory of Homes for Sale at Month End	49	39	- 20.4%	--	--	--

## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	92	122	+ 32.6%	1,201	1,476	+ 22.9%
Under Contract (includes Contingent and Pending)	37	73	+ 97.3%	634	723	+ 14.0%
Closed Sales	26	46	+ 76.9%	623	658	+ 5.6%
Median Sales Price*	\$408,750	<b>\$445,750</b>	+ 9.1%	\$412,500	<b>\$420,000</b>	+ 1.8%
Average Sales Price*	\$439,592	<b>\$453,672</b>	+ 3.2%	\$432,531	<b>\$442,445</b>	+ 2.3%
Percent of Original List Price Received*	97.5%	<b>95.9%</b>	- 1.6%	98.2%	<b>98.1%</b>	- 0.1%
Average Market Time	111	96	- 13.5%	62	50	- 19.4%
Inventory of Homes for Sale at Month End	97	128	+ 32.0%	--	--	--

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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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# Loop

Local Market Update / January 2021

**+ 8.8%**

**+ 74.2%**

**+ 21.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	1	0	- 100.0%	4	2	- 50.0%
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	--	--	--	--

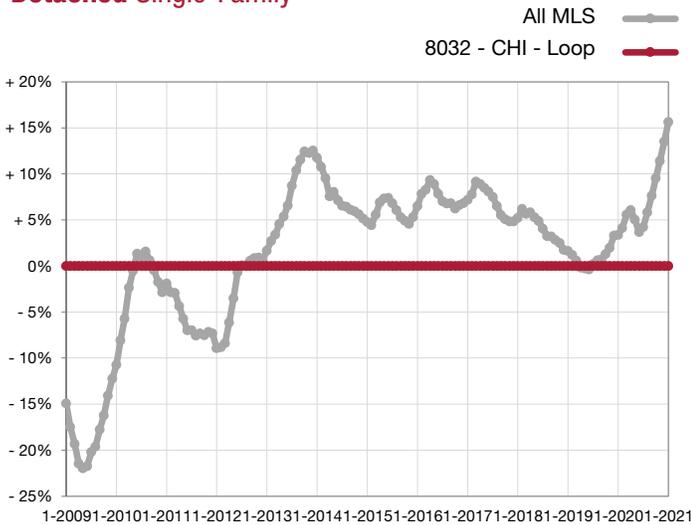
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	169	185	+ 9.5%	1,868	2,189	+ 17.2%
Under Contract (includes Contingent and Pending)	41	53	+ 29.3%	700	552	- 21.1%
Closed Sales	31	54	+ 74.2%	715	573	- 19.9%
Median Sales Price*	\$320,000	\$650,000	+ 103.1%	\$327,000	\$345,000	+ 5.5%
Average Sales Price*	\$429,348	\$1,008,003	+ 134.8%	\$412,567	\$505,927	+ 22.6%
Percent of Original List Price Received*	95.2%	95.3%	+ 0.1%	96.8%	95.7%	- 1.1%
Average Market Time	98	147	+ 50.0%	98	110	+ 12.2%
Inventory of Homes for Sale at Month End	467	567	+ 21.4%	--	--	--

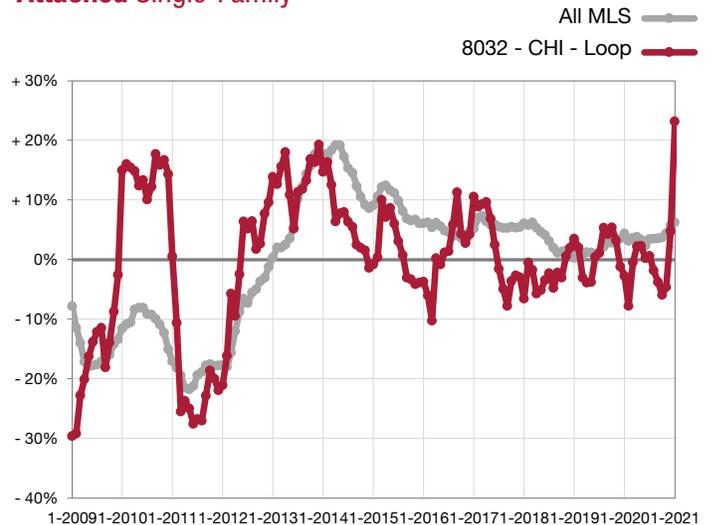
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near North Side

Local Market Update / January 2021

**+ 31.9%**      **- 23.0%**      **+ 53.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	14	4	- 71.4%	182	162	- 11.0%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	29	39	+ 34.5%
Closed Sales	2	1	- 50.0%	26	38	+ 46.2%
Median Sales Price*	\$1,912,500	<b>\$1,960,000</b>	+ 2.5%	\$1,212,000	<b>\$1,485,000</b>	+ 22.5%
Average Sales Price*	\$1,912,500	<b>\$1,960,000</b>	+ 2.5%	\$1,682,573	<b>\$1,915,922</b>	+ 13.9%
Percent of Original List Price Received*	89.4%	<b>98.2%</b>	+ 9.8%	89.6%	<b>89.1%</b>	- 0.6%
Average Market Time	95	<b>457</b>	+ 381.1%	141	<b>229</b>	+ 62.4%
Inventory of Homes for Sale at Month End	41	<b>45</b>	+ 9.8%	--	--	--

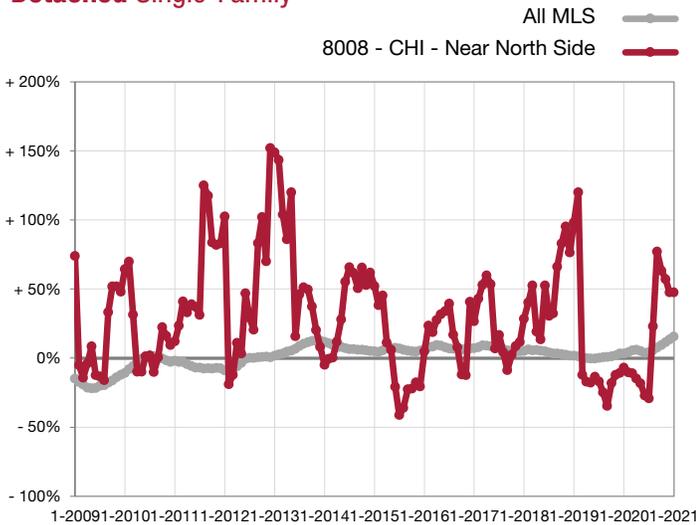
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	522	<b>703</b>	+ 34.7%	6,421	<b>7,340</b>	+ 14.3%
Under Contract (includes Contingent and Pending)	166	<b>163</b>	- 1.8%	2,311	<b>1,916</b>	- 17.1%
Closed Sales	124	<b>96</b>	- 22.6%	2,392	<b>1,910</b>	- 20.2%
Median Sales Price*	\$404,444	<b>\$400,000</b>	- 1.1%	\$395,000	<b>\$410,500</b>	+ 3.9%
Average Sales Price*	\$612,912	<b>\$520,099</b>	- 15.1%	\$623,828	<b>\$557,790</b>	- 10.6%
Percent of Original List Price Received*	94.2%	<b>92.2%</b>	- 2.1%	95.9%	<b>95.8%</b>	- 0.1%
Average Market Time	134	<b>139</b>	+ 3.7%	116	<b>125</b>	+ 7.8%
Inventory of Homes for Sale at Month End	1,172	<b>1,814</b>	+ 54.8%	--	--	--

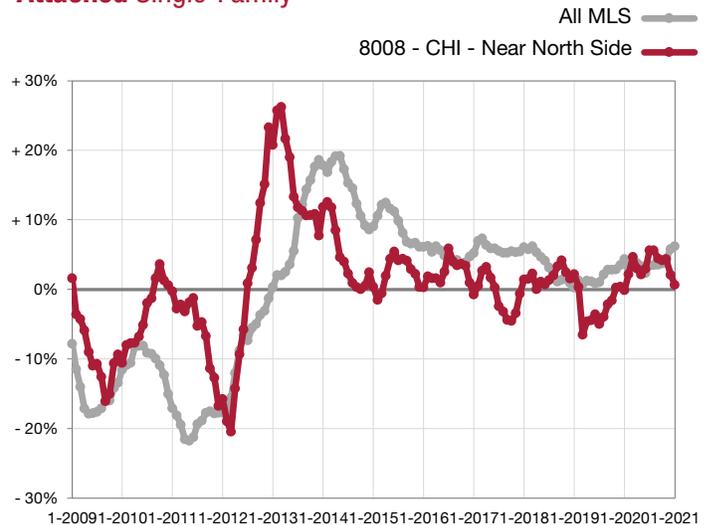
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near South Side

Local Market Update / January 2021

**+ 40.2%**

**+ 51.6%**

**+ 35.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	0	1	--	21	11	- 47.6%
Under Contract (includes Contingent and Pending)	0	0	--	6	4	- 33.3%
Closed Sales	0	2	--	6	4	- 33.3%
Median Sales Price*	\$0	<b>\$1,942,500</b>	--	\$1,250,000	<b>\$1,402,500</b>	+ 12.2%
Average Sales Price*	\$0	<b>\$1,942,500</b>	--	\$1,209,167	<b>\$1,535,500</b>	+ 27.0%
Percent of Original List Price Received*	0.0%	<b>91.8%</b>	--	92.4%	<b>91.1%</b>	- 1.4%
Average Market Time	0	<b>302</b>	--	152	<b>188</b>	+ 23.7%
Inventory of Homes for Sale at Month End	2	<b>3</b>	+ 50.0%	--	--	--

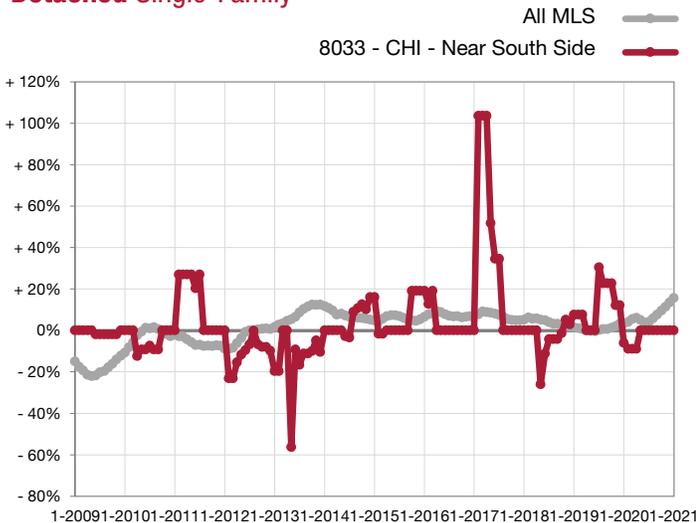
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	102	<b>142</b>	+ 39.2%	1,472	<b>1,701</b>	+ 15.6%
Under Contract (includes Contingent and Pending)	43	<b>75</b>	+ 74.4%	683	<b>677</b>	- 0.9%
Closed Sales	31	<b>45</b>	+ 45.2%	695	<b>645</b>	- 7.2%
Median Sales Price*	\$406,000	<b>\$399,950</b>	- 1.5%	\$373,000	<b>\$385,000</b>	+ 3.2%
Average Sales Price*	\$447,065	<b>\$445,703</b>	- 0.3%	\$439,864	<b>\$442,183</b>	+ 0.5%
Percent of Original List Price Received*	98.1%	<b>99.5%</b>	+ 1.4%	99.3%	<b>99.5%</b>	+ 0.2%
Average Market Time	124	<b>75</b>	- 39.5%	79	<b>83</b>	+ 5.1%
Inventory of Homes for Sale at Month End	217	<b>293</b>	+ 35.0%	--	--	--

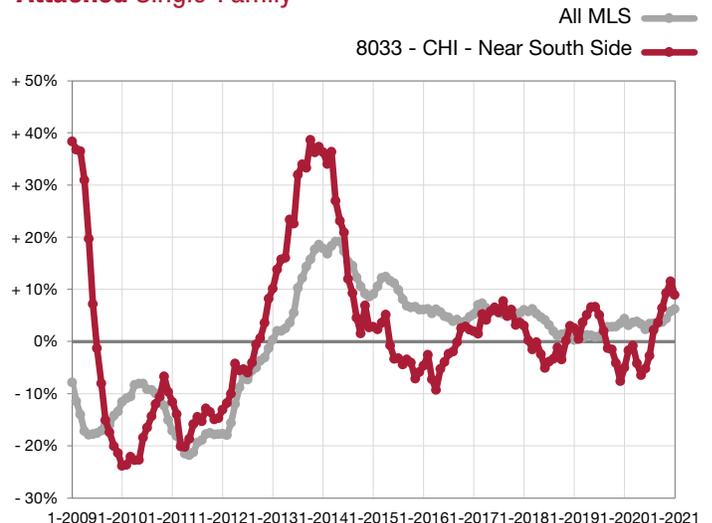
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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

# Near West Side

Local Market Update / January 2021

**+ 54.3%**      **+ 57.1%**      **+ 73.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	12	13	+ 8.3%	80	102	+ 27.5%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	38	39	+ 2.6%
Closed Sales	1	4	+ 300.0%	39	36	- 7.7%
Median Sales Price*	\$500,000	<b>\$572,250</b>	+ 14.5%	\$513,500	<b>\$494,500</b>	- 3.7%
Average Sales Price*	\$500,000	<b>\$508,875</b>	+ 1.8%	\$554,016	<b>\$489,862</b>	- 11.6%
Percent of Original List Price Received*	97.1%	<b>123.9%</b>	+ 27.6%	95.6%	<b>99.2%</b>	+ 3.8%
Average Market Time	259	<b>53</b>	- 79.5%	66	<b>60</b>	- 9.1%
Inventory of Homes for Sale at Month End	18	<b>21</b>	+ 16.7%	--	--	--

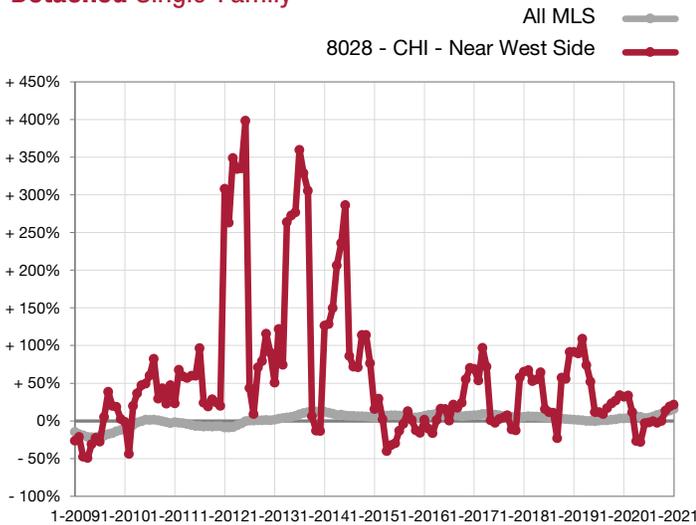
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	185	291	+ 57.3%	2,518	3,037	+ 20.6%
Under Contract (includes Contingent and Pending)	92	103	+ 12.0%	1,134	1,078	- 4.9%
Closed Sales	48	73	+ 52.1%	1,129	999	- 11.5%
Median Sales Price*	\$339,000	<b>\$395,000</b>	+ 16.5%	\$360,000	<b>\$375,000</b>	+ 4.2%
Average Sales Price*	\$401,733	<b>\$529,315</b>	+ 31.8%	\$503,704	<b>\$454,573</b>	- 9.8%
Percent of Original List Price Received*	98.0%	<b>96.3%</b>	- 1.7%	98.5%	<b>98.2%</b>	- 0.3%
Average Market Time	121	<b>94</b>	- 22.3%	78	<b>69</b>	- 11.5%
Inventory of Homes for Sale at Month End	253	<b>450</b>	+ 77.9%	--	--	--

\* 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 / January 2021

**+ 1.0%**

**- 6.5%**

**- 6.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	39	26	- 33.3%	511	420	- 17.8%
Under Contract (includes Contingent and Pending)	13	19	+ 46.2%	218	219	+ 0.5%
Closed Sales	15	14	- 6.7%	210	209	- 0.5%
Median Sales Price*	\$1,100,000	<b>\$1,057,250</b>	- 3.9%	\$1,116,250	<b>\$1,110,000</b>	- 0.6%
Average Sales Price*	\$1,121,533	<b>\$1,031,214</b>	- 8.1%	\$1,134,450	<b>\$1,139,474</b>	+ 0.4%
Percent of Original List Price Received*	94.7%	<b>95.8%</b>	+ 1.2%	96.2%	<b>96.7%</b>	+ 0.5%
Average Market Time	116	<b>66</b>	- 43.1%	93	<b>91</b>	- 2.2%
Inventory of Homes for Sale at Month End	56	<b>29</b>	- 48.2%	--	--	--

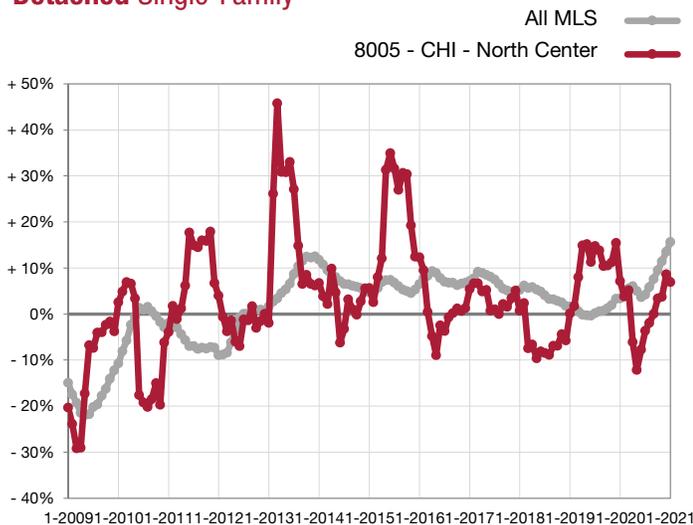
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	58	72	+ 24.1%	843	877	+ 4.0%
Under Contract (includes Contingent and Pending)	27	38	+ 40.7%	387	443	+ 14.5%
Closed Sales	16	15	- 6.3%	386	426	+ 10.4%
Median Sales Price*	\$430,000	<b>\$409,000</b>	- 4.9%	\$442,500	<b>\$446,000</b>	+ 0.8%
Average Sales Price*	\$428,344	<b>\$416,033</b>	- 2.9%	\$461,308	<b>\$453,389</b>	- 1.7%
Percent of Original List Price Received*	97.4%	<b>97.9%</b>	+ 0.5%	97.9%	<b>98.1%</b>	+ 0.2%
Average Market Time	97	<b>95</b>	- 2.1%	69	<b>56</b>	- 18.8%
Inventory of Homes for Sale at Month End	54	<b>74</b>	+ 37.0%	--	--	--

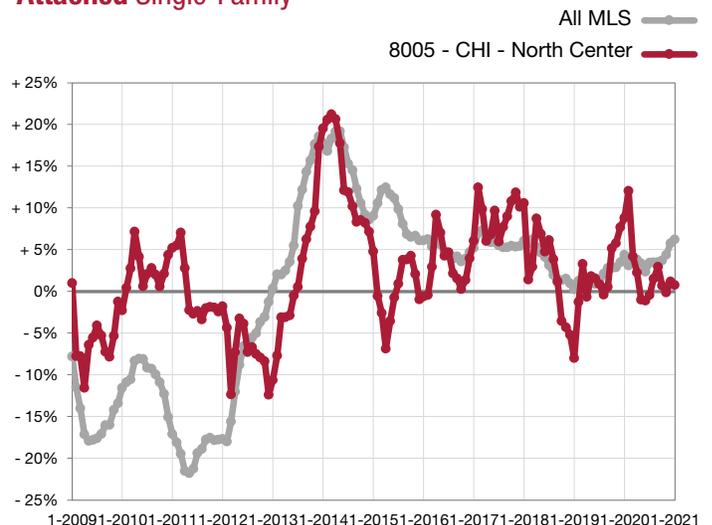
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# North Park

Local Market Update / January 2021

**0.0%**

**- 20.0%**

**- 22.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

### January

### Trailing 12 Months

	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	6	2	- 66.7%	131	97	- 26.0%
Under Contract (includes Contingent and Pending)	3	3	0.0%	66	71	+ 7.6%
Closed Sales	3	2	- 33.3%	69	69	0.0%
Median Sales Price*	\$360,000	<b>\$607,500</b>	+ 68.8%	\$400,000	<b>\$395,000</b>	- 1.3%
Average Sales Price*	\$380,000	<b>\$607,500</b>	+ 59.9%	\$415,910	<b>\$452,127</b>	+ 8.7%
Percent of Original List Price Received*	92.9%	<b>98.4%</b>	+ 5.9%	94.9%	<b>96.4%</b>	+ 1.6%
Average Market Time	101	<b>65</b>	- 35.6%	101	<b>69</b>	- 31.7%
Inventory of Homes for Sale at Month End	13	<b>6</b>	- 53.8%	--	--	--

## Attached Single-Family

### January

### Trailing 12 Months

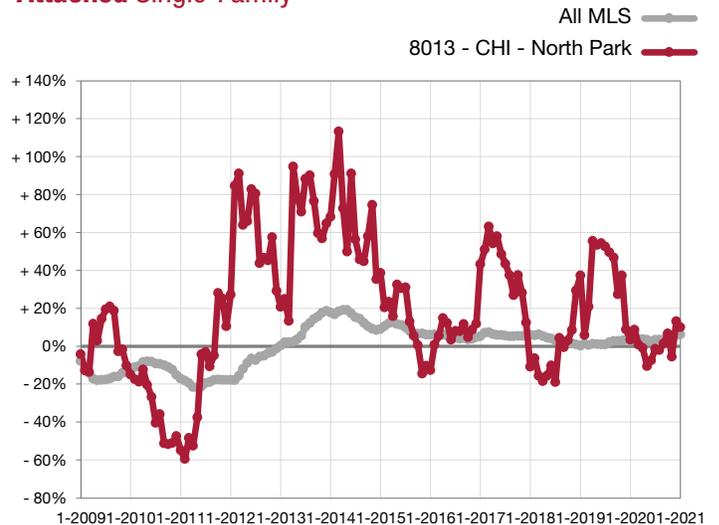
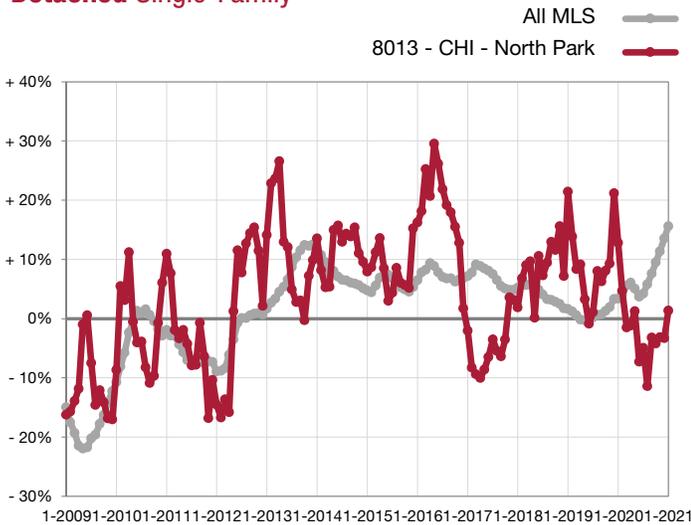
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	3	7	+ 133.3%	92	91	- 1.1%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	48	47	- 2.1%
Closed Sales	2	2	0.0%	43	46	+ 7.0%
Median Sales Price*	\$207,500	<b>\$245,250</b>	+ 18.2%	\$230,000	<b>\$214,251</b>	- 6.8%
Average Sales Price*	\$207,500	<b>\$245,250</b>	+ 18.2%	\$223,098	<b>\$220,114</b>	- 1.3%
Percent of Original List Price Received*	90.8%	<b>92.8%</b>	+ 2.2%	96.8%	<b>94.3%</b>	- 2.6%
Average Market Time	52	<b>78</b>	+ 50.0%	53	<b>77</b>	+ 45.3%
Inventory of Homes for Sale at Month End	14	<b>15</b>	+ 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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# Norwood Park

Local Market Update / January 2021

**- 16.0%**

**+ 95.5%**

**- 41.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

### January

### Trailing 12 Months

	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	41	37	- 9.8%	854	752	- 11.9%
Under Contract (includes Contingent and Pending)	30	40	+ 33.3%	409	494	+ 20.8%
Closed Sales	20	34	+ 70.0%	393	485	+ 23.4%
Median Sales Price*	\$368,750	<b>\$374,500</b>	+ 1.6%	\$335,000	<b>\$361,000</b>	+ 7.8%
Average Sales Price*	\$386,719	<b>\$377,441</b>	- 2.4%	\$358,949	<b>\$391,080</b>	+ 9.0%
Percent of Original List Price Received*	96.0%	<b>97.5%</b>	+ 1.6%	95.9%	<b>96.9%</b>	+ 1.0%
Average Market Time	73	<b>56</b>	- 23.3%	69	<b>61</b>	- 11.6%
Inventory of Homes for Sale at Month End	68	<b>31</b>	- 54.4%	--	--	--

## Attached Single-Family

### January

### Trailing 12 Months

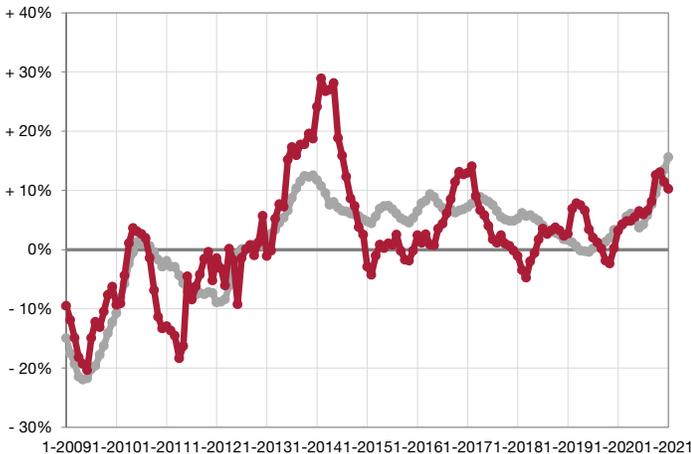
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	9	5	- 44.4%	159	140	- 11.9%
Under Contract (includes Contingent and Pending)	8	5	- 37.5%	83	91	+ 9.6%
Closed Sales	2	9	+ 350.0%	81	94	+ 16.0%
Median Sales Price*	\$255,000	<b>\$165,000</b>	- 35.3%	\$180,000	<b>\$169,500</b>	- 5.8%
Average Sales Price*	\$255,000	<b>\$172,444</b>	- 32.4%	\$193,631	<b>\$182,349</b>	- 5.8%
Percent of Original List Price Received*	96.9%	<b>91.8%</b>	- 5.3%	95.0%	<b>94.8%</b>	- 0.2%
Average Market Time	317	<b>179</b>	- 43.5%	83	<b>70</b>	- 15.7%
Inventory of Homes for Sale at Month End	11	<b>15</b>	+ 36.4%	--	--	--

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

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

### Detached Single-Family

All MLS —  
8010 - CHI - Norwood Park —



### Attached Single-Family

All MLS —  
8010 - CHI - Norwood Park —



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# Portage Park

Local Market Update / January 2021

**- 40.3%**

**+ 37.5%**

**- 46.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	52	31	- 40.4%	790	666	- 15.7%
Under Contract (includes Contingent and Pending)	26	34	+ 30.8%	383	441	+ 15.1%
Closed Sales	17	29	+ 70.6%	390	429	+ 10.0%
Median Sales Price*	\$300,000	<b>\$330,000</b>	+ 10.0%	\$335,000	<b>\$356,500</b>	+ 6.4%
Average Sales Price*	\$321,818	<b>\$359,134</b>	+ 11.6%	\$359,405	<b>\$377,153</b>	+ 4.9%
Percent of Original List Price Received*	91.2%	<b>98.5%</b>	+ 8.0%	97.2%	<b>98.0%</b>	+ 0.8%
Average Market Time	98	36	- 63.3%	63	49	- 22.2%
Inventory of Homes for Sale at Month End	84	32	- 61.9%	--	--	--

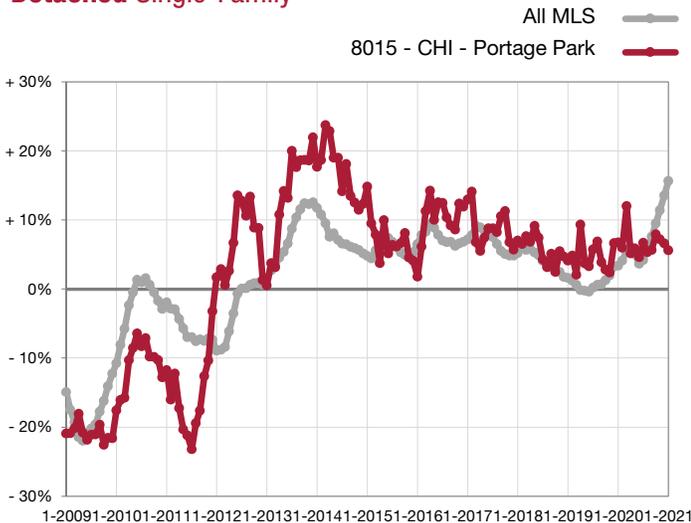
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	15	9	- 40.0%	162	227	+ 40.1%
Under Contract (includes Contingent and Pending)	12	7	- 41.7%	90	114	+ 26.7%
Closed Sales	7	4	- 42.9%	86	116	+ 34.9%
Median Sales Price*	\$137,500	<b>\$151,000</b>	+ 9.8%	\$152,000	<b>\$170,000</b>	+ 11.8%
Average Sales Price*	\$152,569	<b>\$144,750</b>	- 5.1%	\$179,386	<b>\$206,600</b>	+ 15.2%
Percent of Original List Price Received*	93.6%	<b>94.2%</b>	+ 0.6%	94.9%	<b>103.6%</b>	+ 9.2%
Average Market Time	37	253	+ 583.8%	67	66	- 1.5%
Inventory of Homes for Sale at Month End	23	25	+ 8.7%	--	--	--

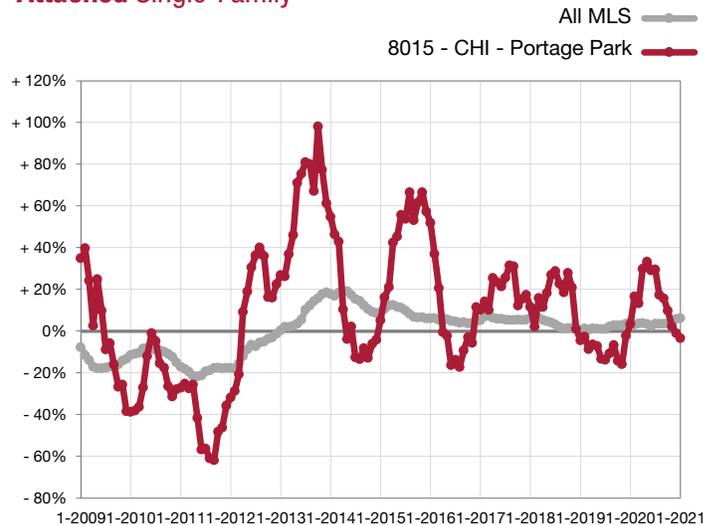
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / January 2021

**+ 44.7%**

**+ 36.0%**

**+ 2.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	4	4	0.0%	54	52	- 3.7%
Under Contract (includes Contingent and Pending)	5	2	- 60.0%	35	40	+ 14.3%
Closed Sales	2	0	- 100.0%	37	39	+ 5.4%
Median Sales Price*	\$552,500	\$0	- 100.0%	\$515,000	<b>\$485,000</b>	- 5.8%
Average Sales Price*	\$552,500	\$0	- 100.0%	\$545,731	<b>\$516,599</b>	- 5.3%
Percent of Original List Price Received*	95.7%	0.0%	- 100.0%	97.4%	<b>95.6%</b>	- 1.8%
Average Market Time	219	0	- 100.0%	106	54	- 49.1%
Inventory of Homes for Sale at Month End	7	4	- 42.9%	--	--	--

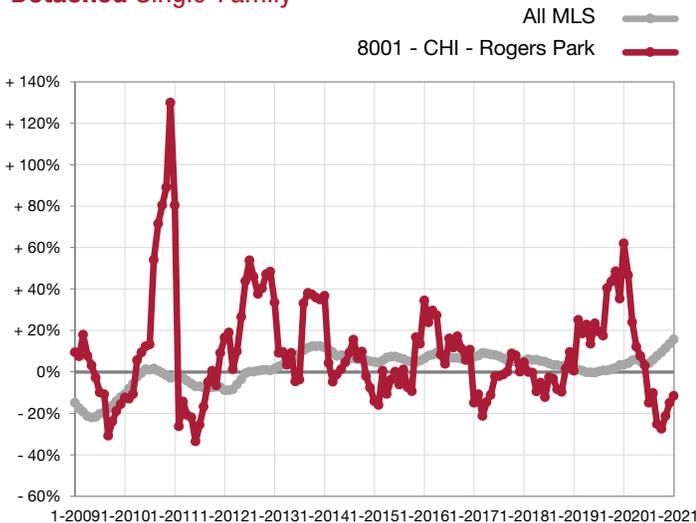
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	43	64	+ 48.8%	827	900	+ 8.8%
Under Contract (includes Contingent and Pending)	37	51	+ 37.8%	466	488	+ 4.7%
Closed Sales	23	34	+ 47.8%	457	463	+ 1.3%
Median Sales Price*	\$173,000	<b>\$205,500</b>	+ 18.8%	\$175,000	<b>\$179,000</b>	+ 2.3%
Average Sales Price*	\$190,989	<b>\$226,128</b>	+ 18.4%	\$192,812	<b>\$200,439</b>	+ 4.0%
Percent of Original List Price Received*	93.9%	<b>95.3%</b>	+ 1.5%	95.5%	<b>96.1%</b>	+ 0.6%
Average Market Time	74	63	- 14.9%	65	66	+ 1.5%
Inventory of Homes for Sale at Month End	99	105	+ 6.1%	--	--	--

\* 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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# South Shore

Local Market Update / January 2021

**- 11.4%**      **- 27.8%**      **- 39.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	25	17	- 32.0%	237	196	- 17.3%
Under Contract (includes Contingent and Pending)	15	7	- 53.3%	108	115	+ 6.5%
Closed Sales	11	4	- 63.6%	103	117	+ 13.6%
Median Sales Price*	\$158,400	<b>\$251,500</b>	+ 58.8%	\$126,000	<b>\$203,000</b>	+ 61.1%
Average Sales Price*	\$249,536	<b>\$259,750</b>	+ 4.1%	\$163,799	<b>\$218,274</b>	+ 33.3%
Percent of Original List Price Received*	97.0%	<b>99.8%</b>	+ 2.9%	92.6%	<b>96.0%</b>	+ 3.7%
Average Market Time	109	<b>64</b>	- 41.3%	107	<b>88</b>	- 17.8%
Inventory of Homes for Sale at Month End	45	<b>33</b>	- 26.7%	--	--	--

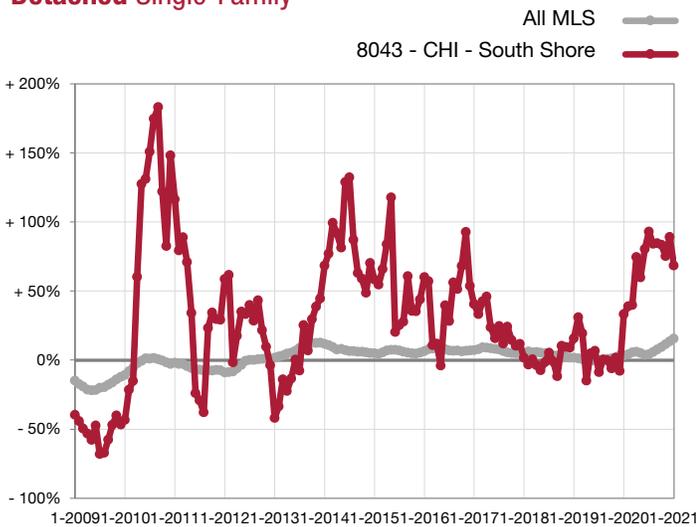
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	19	22	+ 15.8%	278	220	- 20.9%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	126	122	- 3.2%
Closed Sales	7	9	+ 28.6%	112	132	+ 17.9%
Median Sales Price*	\$39,000	<b>\$47,500</b>	+ 21.8%	\$66,000	<b>\$67,450</b>	+ 2.2%
Average Sales Price*	\$51,414	<b>\$63,178</b>	+ 22.9%	\$86,737	<b>\$77,895</b>	- 10.2%
Percent of Original List Price Received*	88.2%	<b>92.6%</b>	+ 5.0%	90.8%	<b>90.4%</b>	- 0.4%
Average Market Time	125	<b>99</b>	- 20.8%	117	<b>115</b>	- 1.7%
Inventory of Homes for Sale at Month End	80	<b>43</b>	- 46.3%	--	--	--

\* 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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# Uptown

Local Market Update / January 2021

**+ 24.0%**

**+ 62.5%**

**+ 47.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	7	4	- 42.9%	65	88	+ 35.4%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	29	42	+ 44.8%
Closed Sales	3	2	- 33.3%	27	39	+ 44.4%
Median Sales Price*	\$877,500	<b>\$1,117,500</b>	+ 27.4%	\$950,625	<b>\$900,000</b>	- 5.3%
Average Sales Price*	\$884,167	<b>\$1,117,500</b>	+ 26.4%	\$1,029,945	<b>\$966,885</b>	- 6.1%
Percent of Original List Price Received*	96.1%	<b>94.6%</b>	- 1.6%	94.9%	<b>94.2%</b>	- 0.7%
Average Market Time	304	<b>113</b>	- 62.8%	161	<b>124</b>	- 23.0%
Inventory of Homes for Sale at Month End	14	<b>9</b>	- 35.7%	--	--	--

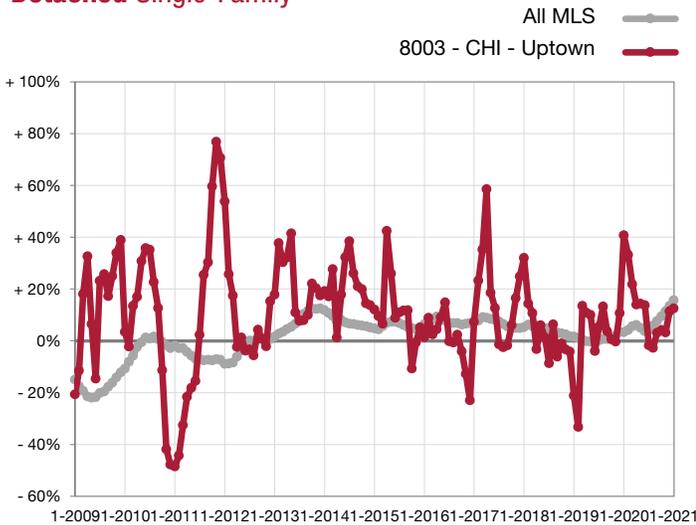
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	93	<b>120</b>	+ 29.0%	1,371	<b>1,573</b>	+ 14.7%
Under Contract (includes Contingent and Pending)	64	<b>88</b>	+ 37.5%	792	<b>853</b>	+ 7.7%
Closed Sales	21	<b>37</b>	+ 76.2%	792	<b>801</b>	+ 1.1%
Median Sales Price*	\$265,000	<b>\$265,000</b>	0.0%	\$281,000	<b>\$299,000</b>	+ 6.4%
Average Sales Price*	\$280,119	<b>\$291,581</b>	+ 4.1%	\$290,464	<b>\$305,694</b>	+ 5.2%
Percent of Original List Price Received*	96.6%	<b>96.1%</b>	- 0.5%	97.2%	<b>97.5%</b>	+ 0.3%
Average Market Time	73	<b>72</b>	- 1.4%	57	<b>55</b>	- 3.5%
Inventory of Homes for Sale at Month End	120	<b>189</b>	+ 57.5%	--	--	--

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

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

### Detached Single-Family



### Attached Single-Family



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# Washington Park

Local Market Update / January 2021

**- 70.0%**

--

**- 60.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

### January

### Trailing 12 Months

	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	3	0	- 100.0%	14	6	- 57.1%
Under Contract (includes Contingent and Pending)	0	1	--	4	4	0.0%
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%	0.0%	--	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	3	1	- 66.7%	--	--	--

## Attached Single-Family

### January

### Trailing 12 Months

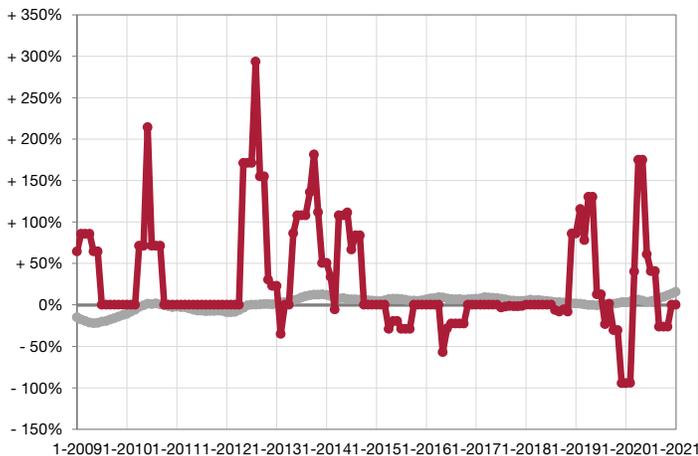
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	7	3	- 57.1%	71	67	- 5.6%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	33	42	+ 27.3%
Closed Sales	0	2	--	36	35	- 2.8%
Median Sales Price*	\$0	<b>\$207,000</b>	--	\$93,500	<b>\$185,000</b>	+ 97.9%
Average Sales Price*	\$0	<b>\$207,000</b>	--	\$101,579	<b>\$192,664</b>	+ 89.7%
Percent of Original List Price Received*	0.0%	<b>95.2%</b>	--	90.8%	<b>96.0%</b>	+ 5.7%
Average Market Time	0	63	--	114	82	- 28.1%
Inventory of Homes for Sale at Month End	22	9	- 59.1%	--	--	--

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

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

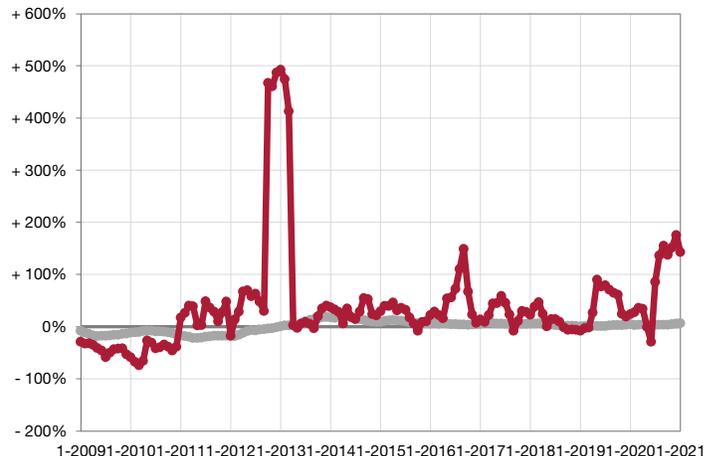
### Detached Single-Family

All MLS   
8040 - CHI - Washington Park



### Attached Single-Family

All MLS   
8040 - CHI - Washington Park



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# West Elsdon

Local Market Update / January 2021

**- 42.9%**

**+ 16.7%**

**- 54.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	14	7	- 50.0%	165	119	- 27.9%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	104	94	- 9.6%
Closed Sales	6	7	+ 16.7%	100	96	- 4.0%
Median Sales Price*	\$219,000	<b>\$250,000</b>	+ 14.2%	\$215,000	<b>\$234,450</b>	+ 9.0%
Average Sales Price*	\$205,917	<b>\$250,300</b>	+ 21.6%	\$211,767	<b>\$228,804</b>	+ 8.0%
Percent of Original List Price Received*	95.9%	<b>100.7%</b>	+ 5.0%	96.8%	<b>97.1%</b>	+ 0.3%
Average Market Time	56	<b>18</b>	- 67.9%	62	<b>60</b>	- 3.2%
Inventory of Homes for Sale at Month End	23	<b>8</b>	- 65.2%	--	--	--

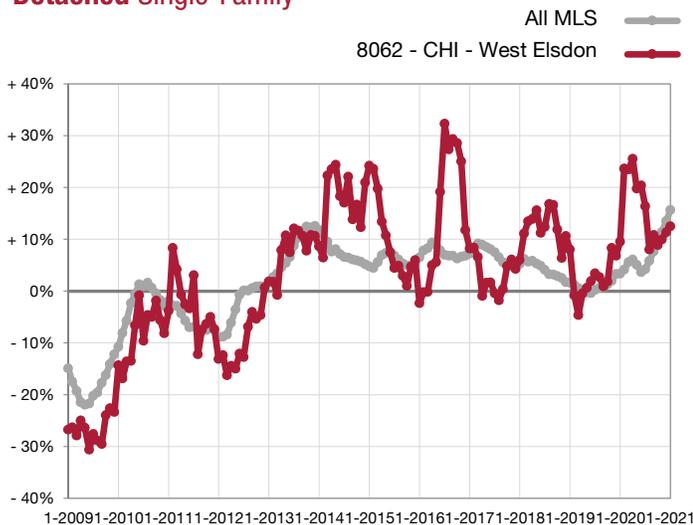
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	0	1	--	27	16	- 40.7%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	11	12	+ 9.1%
Closed Sales	0	0	--	11	12	+ 9.1%
Median Sales Price*	\$0	<b>\$0</b>	--	\$142,000	<b>\$118,220</b>	- 16.7%
Average Sales Price*	\$0	<b>\$0</b>	--	\$139,818	<b>\$129,537</b>	- 7.4%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	95.9%	<b>96.7%</b>	+ 0.8%
Average Market Time	0	0	--	80	<b>23</b>	- 71.3%
Inventory of Homes for Sale at Month End	1	3	+ 200.0%	--	--	--

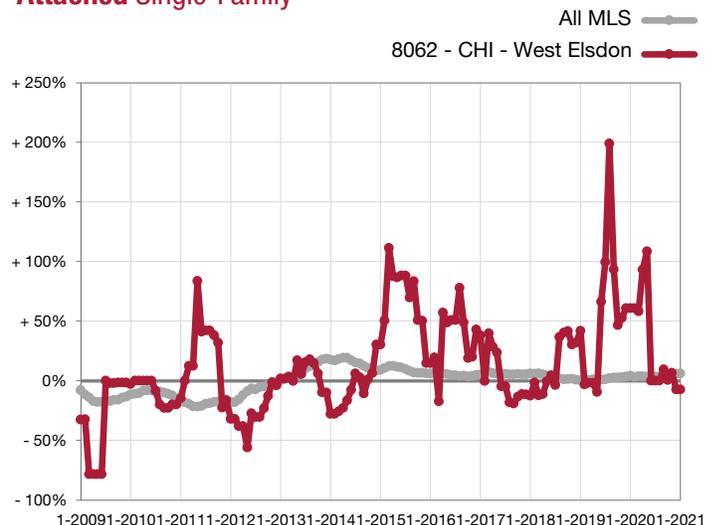
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Ridge

Local Market Update / January 2021

**+ 26.6%**

**- 11.1%**

**- 1.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	15	14	- 6.7%	262	185	- 29.4%
Under Contract (includes Contingent and Pending)	11	16	+ 45.5%	146	138	- 5.5%
Closed Sales	14	6	- 57.1%	142	134	- 5.6%
Median Sales Price*	\$354,000	<b>\$478,500</b>	+ 35.2%	\$370,500	<b>\$402,000</b>	+ 8.5%
Average Sales Price*	\$425,196	<b>\$470,333</b>	+ 10.6%	\$395,350	<b>\$419,471</b>	+ 6.1%
Percent of Original List Price Received*	95.9%	<b>98.1%</b>	+ 2.3%	95.7%	<b>96.9%</b>	+ 1.3%
Average Market Time	76	<b>36</b>	- 52.6%	91	<b>71</b>	- 22.0%
Inventory of Homes for Sale at Month End	29	<b>14</b>	- 51.7%	--	--	--

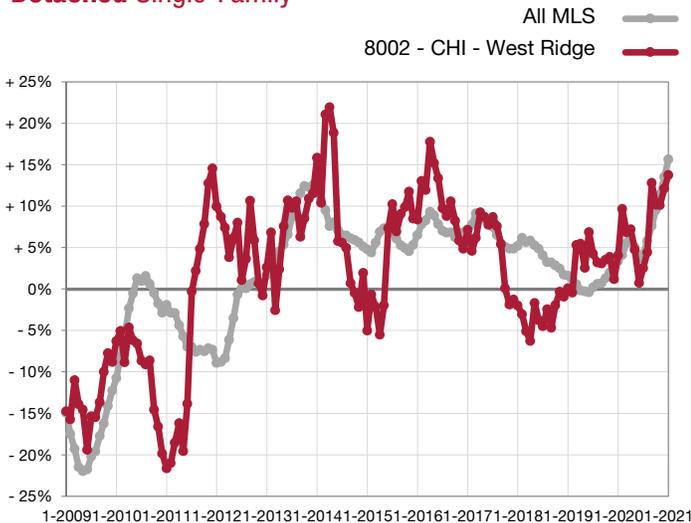
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	49	67	+ 36.7%	683	638	- 6.6%
Under Contract (includes Contingent and Pending)	27	28	+ 3.7%	347	321	- 7.5%
Closed Sales	22	26	+ 18.2%	352	308	- 12.5%
Median Sales Price*	\$126,000	<b>\$152,450</b>	+ 21.0%	\$144,000	<b>\$151,500</b>	+ 5.2%
Average Sales Price*	\$150,822	<b>\$173,565</b>	+ 15.1%	\$158,112	<b>\$167,173</b>	+ 5.7%
Percent of Original List Price Received*	89.8%	<b>93.8%</b>	+ 4.5%	93.5%	<b>94.3%</b>	+ 0.9%
Average Market Time	72	<b>88</b>	+ 22.2%	87	<b>74</b>	- 14.9%
Inventory of Homes for Sale at Month End	107	<b>120</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



### Attached Single-Family



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# West Town

Local Market Update / January 2021

**- 7.1%**

**+ 61.0%**

**+ 2.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	32	<b>33</b>	+ 3.1%	559	<b>535</b>	- 4.3%
Under Contract (includes Contingent and Pending)	14	<b>18</b>	+ 28.6%	227	<b>236</b>	+ 4.0%
Closed Sales	9	<b>19</b>	+ 111.1%	226	<b>226</b>	0.0%
Median Sales Price*	\$822,000	<b>\$942,500</b>	+ 14.7%	\$897,500	<b>\$950,000</b>	+ 5.8%
Average Sales Price*	\$886,778	<b>\$926,468</b>	+ 4.5%	\$985,667	<b>\$1,011,839</b>	+ 2.7%
Percent of Original List Price Received*	95.7%	<b>94.8%</b>	- 0.9%	96.0%	<b>96.2%</b>	+ 0.2%
Average Market Time	109	<b>83</b>	- 23.9%	103	<b>82</b>	- 20.4%
Inventory of Homes for Sale at Month End	58	<b>53</b>	- 8.6%	--	--	--

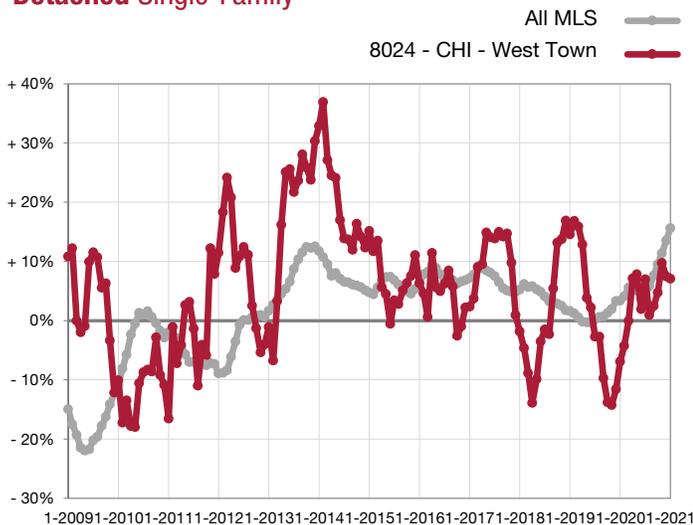
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	306	<b>281</b>	- 8.2%	3,470	<b>3,542</b>	+ 2.1%
Under Contract (includes Contingent and Pending)	154	<b>172</b>	+ 11.7%	1,547	<b>1,682</b>	+ 8.7%
Closed Sales	73	<b>113</b>	+ 54.8%	1,485	<b>1,648</b>	+ 11.0%
Median Sales Price*	\$489,000	<b>\$475,000</b>	- 2.9%	\$479,900	<b>\$500,000</b>	+ 4.2%
Average Sales Price*	\$528,121	<b>\$505,369</b>	- 4.3%	\$499,551	<b>\$517,749</b>	+ 3.6%
Percent of Original List Price Received*	96.7%	<b>97.7%</b>	+ 1.0%	97.7%	<b>98.1%</b>	+ 0.4%
Average Market Time	119	<b>72</b>	- 39.5%	66	<b>61</b>	- 7.6%
Inventory of Homes for Sale at Month End	330	<b>345</b>	+ 4.5%	--	--	--

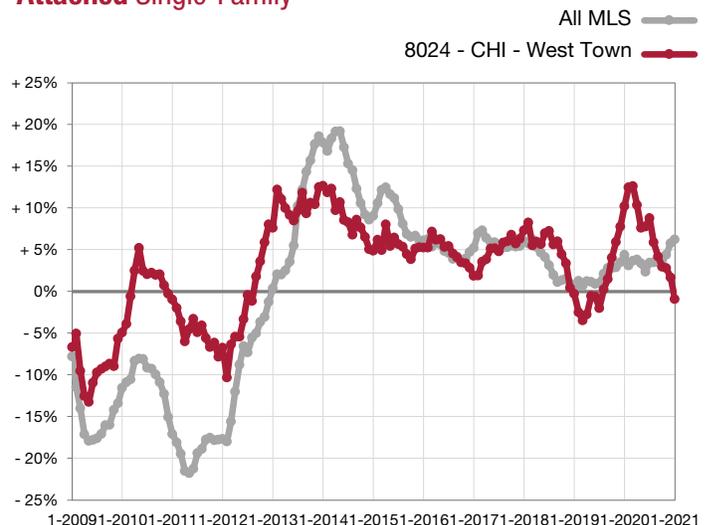
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Woodlawn

Local Market Update / January 2021

**- 32.0%**

**- 37.5%**

**- 6.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	7	9	+ 28.6%	77	83	+ 7.8%
Under Contract (includes Contingent and Pending)	2	6	+ 200.0%	23	46	+ 100.0%
Closed Sales	0	3	--	29	39	+ 34.5%
Median Sales Price*	\$0	<b>\$236,500</b>	--	\$145,000	<b>\$276,000</b>	+ 90.3%
Average Sales Price*	\$0	<b>\$326,500</b>	--	\$277,110	<b>\$293,249</b>	+ 5.8%
Percent of Original List Price Received*	0.0%	<b>93.1%</b>	--	87.8%	<b>93.8%</b>	+ 6.8%
Average Market Time	0	<b>60</b>	--	76	<b>85</b>	+ 11.8%
Inventory of Homes for Sale at Month End	12	<b>17</b>	+ 41.7%	--	--	--

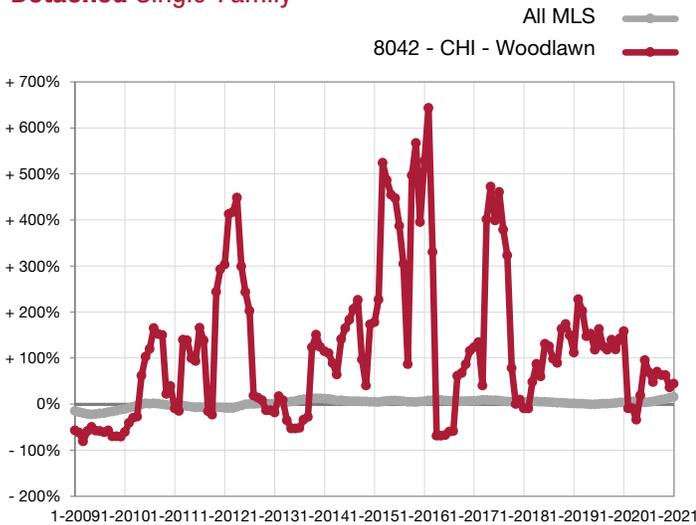
## Attached Single-Family

	January			Trailing 12 Months		
	1-2020	1-2021	+ / -	1-2020	1-2021	+ / -
New Listings	18	8	- 55.6%	174	161	- 7.5%
Under Contract (includes Contingent and Pending)	8	8	0.0%	90	89	- 1.1%
Closed Sales	8	2	- 75.0%	89	88	- 1.1%
Median Sales Price*	\$147,500	<b>\$240,000</b>	+ 62.7%	\$170,000	<b>\$195,000</b>	+ 14.7%
Average Sales Price*	\$152,125	<b>\$240,000</b>	+ 57.8%	\$194,927	<b>\$212,827</b>	+ 9.2%
Percent of Original List Price Received*	92.4%	<b>101.8%</b>	+ 10.2%	94.2%	<b>97.0%</b>	+ 3.0%
Average Market Time	206	<b>87</b>	- 57.8%	117	<b>101</b>	- 13.7%
Inventory of Homes for Sale at Month End	36	<b>28</b>	- 22.2%	--	--	--

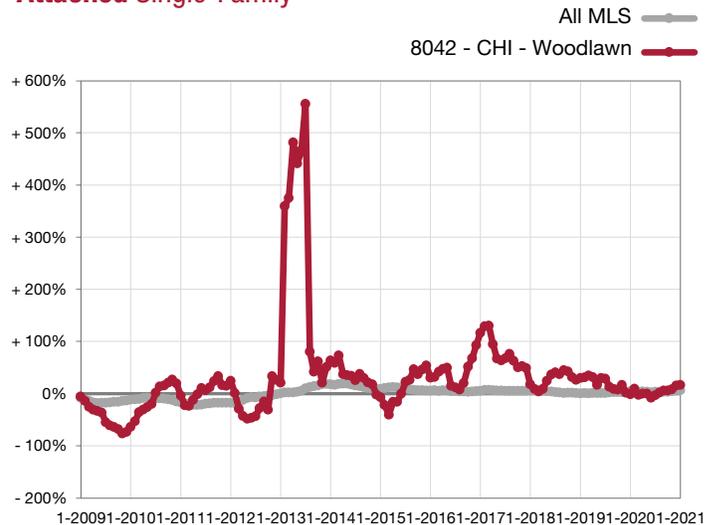
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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