

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JULY 16, 2021



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Albany Park

Local Market Update / June 2021

+ 80.9%

+ 147.4%

+ 4.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	18	29	+ 61.1%	247	216	- 12.6%
Under Contract (includes Contingent and Pending)	17	13	- 23.5%	133	154	+ 15.8%
Closed Sales	8	14	+ 75.0%	128	160	+ 25.0%
Median Sales Price*	\$633,000	\$495,375	- 21.7%	\$420,750	\$482,000	+ 14.6%
Average Sales Price*	\$670,500	\$526,394	- 21.5%	\$464,125	\$502,164	+ 8.2%
Percent of Original List Price Received*	98.1%	104.8%	+ 6.8%	97.4%	99.3%	+ 2.0%
Average Market Time	67	10	- 85.1%	73	50	- 31.5%
Inventory of Homes for Sale at Month End	26	26	0.0%	--	--	--

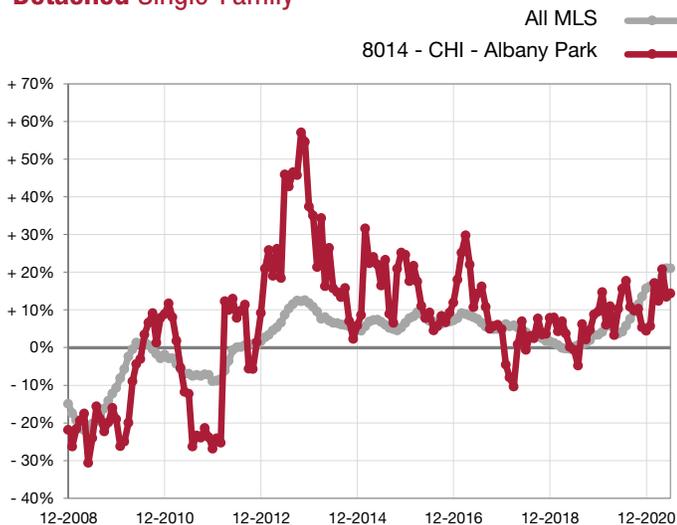
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	29	56	+ 93.1%	291	444	+ 52.6%
Under Contract (includes Contingent and Pending)	15	29	+ 93.3%	155	252	+ 62.6%
Closed Sales	11	33	+ 200.0%	155	226	+ 45.8%
Median Sales Price*	\$225,000	\$217,000	- 3.6%	\$205,000	\$213,250	+ 4.0%
Average Sales Price*	\$220,227	\$236,189	+ 7.2%	\$241,220	\$226,721	- 6.0%
Percent of Original List Price Received*	93.8%	96.7%	+ 3.1%	96.7%	98.0%	+ 1.3%
Average Market Time	105	47	- 55.2%	68	45	- 33.8%
Inventory of Homes for Sale at Month End	45	48	+ 6.7%	--	--	--

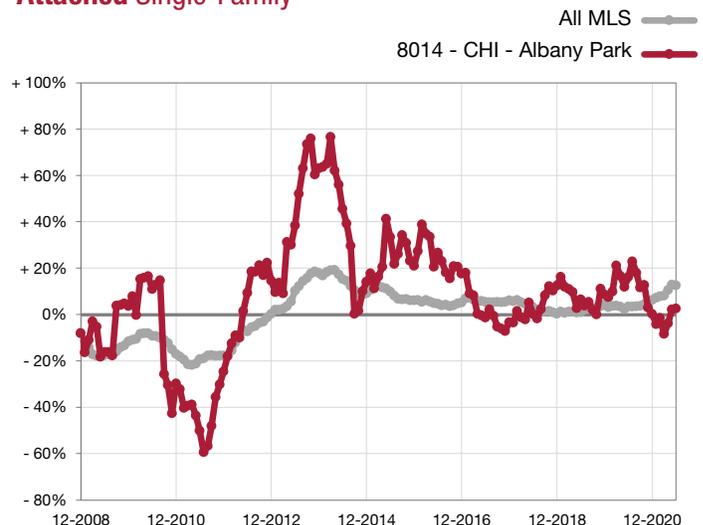
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / June 2021

- 23.1% **+ 107.7%** **- 23.5%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	20	10	- 50.0%	156	161	+ 3.2%
Under Contract (includes Contingent and Pending)	18	7	- 61.1%	100	111	+ 11.0%
Closed Sales	5	7	+ 40.0%	89	126	+ 41.6%
Median Sales Price*	\$540,000	\$429,000	- 20.6%	\$492,500	\$606,000	+ 23.0%
Average Sales Price*	\$513,700	\$518,000	+ 0.8%	\$493,880	\$582,391	+ 17.9%
Percent of Original List Price Received*	97.7%	97.3%	- 0.4%	97.8%	99.8%	+ 2.0%
Average Market Time	75	8	- 89.3%	55	46	- 16.4%
Inventory of Homes for Sale at Month End	20	13	- 35.0%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	32	30	- 6.3%	292	382	+ 30.8%
Under Contract (includes Contingent and Pending)	24	17	- 29.2%	153	229	+ 49.7%
Closed Sales	8	20	+ 150.0%	144	224	+ 55.6%
Median Sales Price*	\$308,500	\$400,000	+ 29.7%	\$373,750	\$381,750	+ 2.1%
Average Sales Price*	\$320,938	\$390,005	+ 21.5%	\$378,744	\$372,531	- 1.6%
Percent of Original List Price Received*	98.6%	100.6%	+ 2.0%	98.3%	99.1%	+ 0.8%
Average Market Time	10	30	+ 200.0%	57	39	- 31.6%
Inventory of Homes for Sale at Month End	31	26	- 16.1%	--	--	--

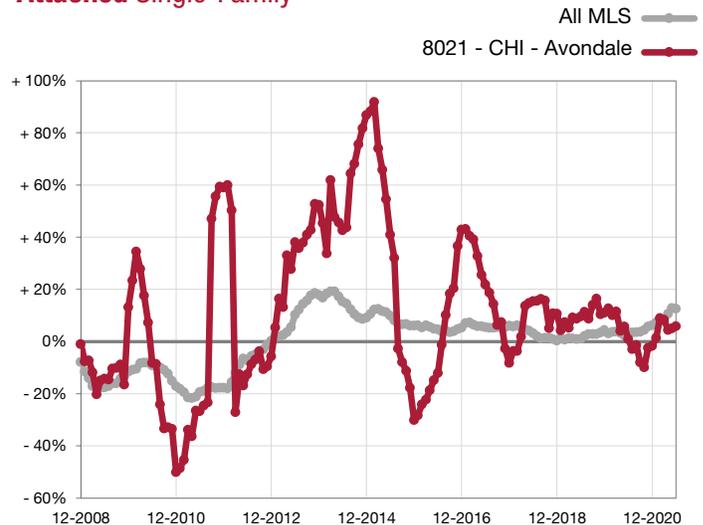
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / June 2021

- 31.1%

+ 12.0%

- 49.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	44	31	- 29.5%	388	364	- 6.2%
Under Contract (includes Contingent and Pending)	26	21	- 19.2%	195	276	+ 41.5%
Closed Sales	23	27	+ 17.4%	192	274	+ 42.7%
Median Sales Price*	\$391,000	\$410,000	+ 4.9%	\$322,000	\$357,500	+ 11.0%
Average Sales Price*	\$398,736	\$430,544	+ 8.0%	\$340,379	\$384,484	+ 13.0%
Percent of Original List Price Received*	95.5%	100.5%	+ 5.2%	96.8%	98.0%	+ 1.2%
Average Market Time	110	36	- 67.3%	80	90	+ 12.5%
Inventory of Homes for Sale at Month End	63	28	- 55.6%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	1	0	- 100.0%	24	28	+ 16.7%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	10	15	+ 50.0%
Closed Sales	2	1	- 50.0%	10	16	+ 60.0%
Median Sales Price*	\$117,000	\$54,975	- 53.0%	\$119,450	\$157,950	+ 32.2%
Average Sales Price*	\$117,000	\$54,975	- 53.0%	\$140,570	\$169,686	+ 20.7%
Percent of Original List Price Received*	93.6%	68.8%	- 26.5%	94.1%	95.8%	+ 1.8%
Average Market Time	515	19	- 96.3%	192	65	- 66.1%
Inventory of Homes for Sale at Month End	4	6	+ 50.0%	--	--	--

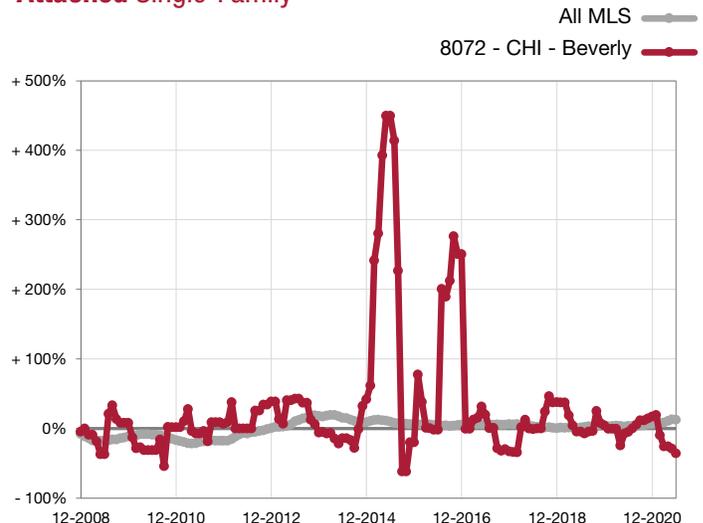
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / June 2021

- 5.4%

+ 180.0%

+ 9.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	21	18	- 14.3%	193	217	+ 12.4%
Under Contract (includes Contingent and Pending)	14	13	- 7.1%	94	142	+ 51.1%
Closed Sales	7	17	+ 142.9%	92	141	+ 53.3%
Median Sales Price*	\$579,000	\$404,000	- 30.2%	\$478,000	\$475,000	- 0.6%
Average Sales Price*	\$560,400	\$417,588	- 25.5%	\$480,980	\$487,579	+ 1.4%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	96.0%	97.5%	+ 1.6%
Average Market Time	42	26	- 38.1%	60	55	- 8.3%
Inventory of Homes for Sale at Month End	27	23	- 14.8%	--	--	--

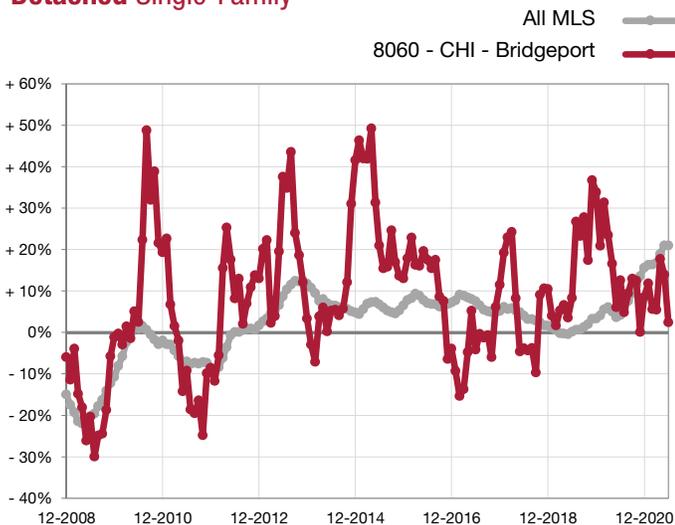
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	16	17	+ 6.3%	90	136	+ 51.1%
Under Contract (includes Contingent and Pending)	7	7	0.0%	49	84	+ 71.4%
Closed Sales	3	11	+ 266.7%	54	73	+ 35.2%
Median Sales Price*	\$300,000	\$293,500	- 2.2%	\$310,000	\$300,000	- 3.2%
Average Sales Price*	\$326,633	\$359,909	+ 10.2%	\$319,098	\$346,288	+ 8.5%
Percent of Original List Price Received*	95.1%	100.0%	+ 5.2%	96.5%	98.0%	+ 1.6%
Average Market Time	110	42	- 61.8%	81	59	- 27.2%
Inventory of Homes for Sale at Month End	17	25	+ 47.1%	--	--	--

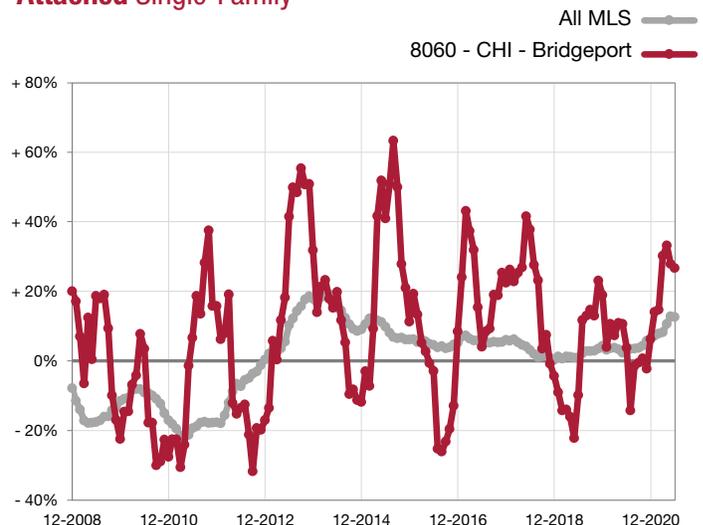
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / June 2021

+ 23.3% **+ 150.0%** **- 35.3%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	24	37	+ 54.2%	343	286	- 16.6%
Under Contract (includes Contingent and Pending)	11	20	+ 81.8%	178	216	+ 21.3%
Closed Sales	11	24	+ 118.2%	183	201	+ 9.8%
Median Sales Price*	\$171,500	\$234,500	+ 36.7%	\$149,900	\$198,500	+ 32.4%
Average Sales Price*	\$162,723	\$212,475	+ 30.6%	\$145,125	\$187,172	+ 29.0%
Percent of Original List Price Received*	93.7%	101.1%	+ 7.9%	95.3%	97.9%	+ 2.7%
Average Market Time	53	31	- 41.5%	78	79	+ 1.3%
Inventory of Homes for Sale at Month End	70	48	- 31.4%	--	--	--

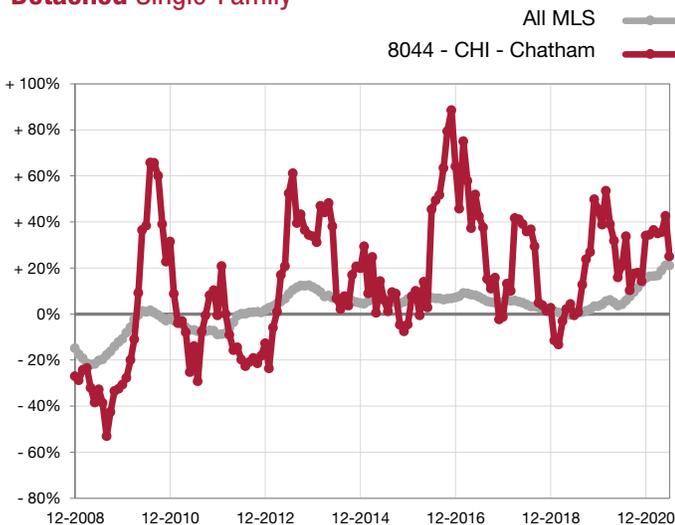
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	6	0	- 100.0%	39	53	+ 35.9%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	21	35	+ 66.7%
Closed Sales	1	6	+ 500.0%	18	32	+ 77.8%
Median Sales Price*	\$92,000	\$56,500	- 38.6%	\$37,750	\$48,500	+ 28.5%
Average Sales Price*	\$92,000	\$65,000	- 29.3%	\$44,306	\$85,639	+ 93.3%
Percent of Original List Price Received*	100.0%	90.2%	- 9.8%	87.7%	89.1%	+ 1.6%
Average Market Time	7	187	+ 2,571.4%	102	121	+ 18.6%
Inventory of Homes for Sale at Month End	15	7	- 53.3%	--	--	--

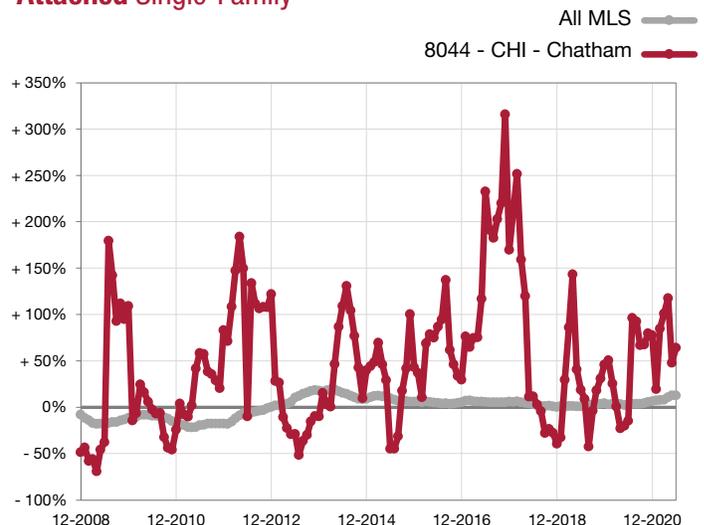
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / June 2021

+ 18.1%

+ 82.6%

0.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	15	16	+ 6.7%	181	122	- 32.6%
Under Contract (includes Contingent and Pending)	8	8	0.0%	68	85	+ 25.0%
Closed Sales	12	11	- 8.3%	70	85	+ 21.4%
Median Sales Price*	\$751,250	\$865,000	+ 15.1%	\$741,250	\$795,000	+ 7.3%
Average Sales Price*	\$769,954	\$887,488	+ 15.3%	\$796,208	\$865,928	+ 8.8%
Percent of Original List Price Received*	94.3%	100.0%	+ 6.0%	95.7%	98.0%	+ 2.4%
Average Market Time	148	47	- 68.2%	123	55	- 55.3%
Inventory of Homes for Sale at Month End	21	10	- 52.4%	--	--	--

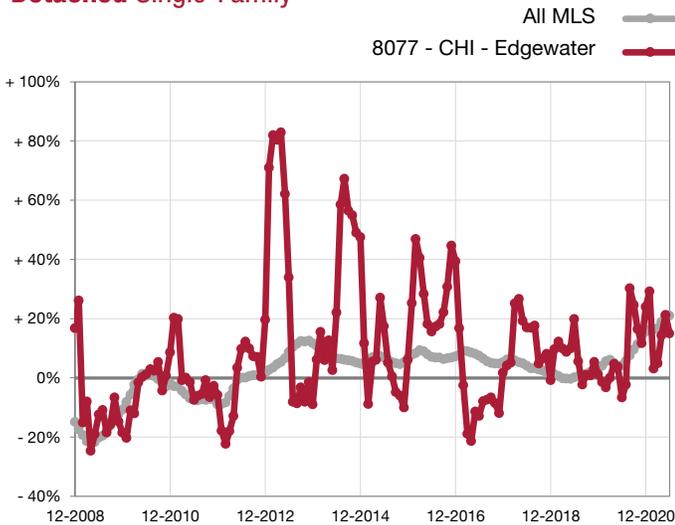
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	156	186	+ 19.2%	1,255	1,655	+ 31.9%
Under Contract (includes Contingent and Pending)	82	98	+ 19.5%	646	975	+ 50.9%
Closed Sales	57	115	+ 101.8%	642	933	+ 45.3%
Median Sales Price*	\$267,000	\$251,000	- 6.0%	\$225,000	\$248,000	+ 10.2%
Average Sales Price*	\$312,259	\$284,101	- 9.0%	\$253,924	\$274,757	+ 8.2%
Percent of Original List Price Received*	96.4%	98.2%	+ 1.9%	95.5%	96.5%	+ 1.0%
Average Market Time	78	68	- 12.8%	72	70	- 2.8%
Inventory of Homes for Sale at Month End	212	223	+ 5.2%	--	--	--

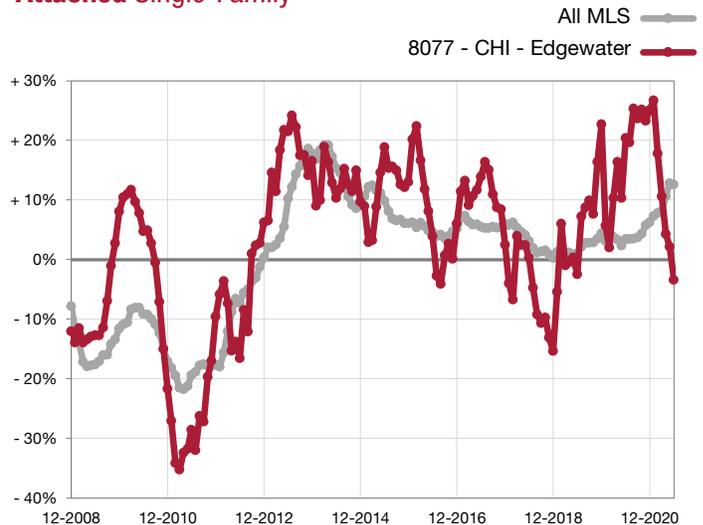
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / June 2021

+ 8.1%

- 4.3%

- 8.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	25	30	+ 20.0%	260	319	+ 22.7%
Under Contract (includes Contingent and Pending)	16	11	- 31.3%	121	168	+ 38.8%
Closed Sales	18	14	- 22.2%	129	162	+ 25.6%
Median Sales Price*	\$412,500	\$494,000	+ 19.8%	\$382,000	\$425,000	+ 11.3%
Average Sales Price*	\$473,756	\$549,129	+ 15.9%	\$431,239	\$468,847	+ 8.7%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	95.7%	97.5%	+ 1.9%
Average Market Time	66	36	- 45.5%	77	50	- 35.1%
Inventory of Homes for Sale at Month End	35	35	0.0%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	12	10	- 16.7%	94	95	+ 1.1%
Under Contract (includes Contingent and Pending)	5	5	0.0%	56	73	+ 30.4%
Closed Sales	5	8	+ 60.0%	58	72	+ 24.1%
Median Sales Price*	\$115,000	\$225,000	+ 95.7%	\$161,500	\$171,500	+ 6.2%
Average Sales Price*	\$123,800	\$215,125	+ 73.8%	\$165,727	\$175,854	+ 6.1%
Percent of Original List Price Received*	90.2%	98.4%	+ 9.1%	95.0%	96.4%	+ 1.5%
Average Market Time	41	16	- 61.0%	63	66	+ 4.8%
Inventory of Homes for Sale at Month End	14	10	- 28.6%	--	--	--

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

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / June 2021

- 6.3%

+ 220.0%

- 26.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	44	40	- 9.1%	388	441	+ 13.7%
Under Contract (includes Contingent and Pending)	26	26	0.0%	201	278	+ 38.3%
Closed Sales	9	30	+ 233.3%	188	285	+ 51.6%
Median Sales Price*	\$500,000	\$602,500	+ 20.5%	\$443,125	\$516,000	+ 16.4%
Average Sales Price*	\$623,222	\$662,338	+ 6.3%	\$489,357	\$549,913	+ 12.4%
Percent of Original List Price Received*	97.1%	99.4%	+ 2.4%	95.0%	97.6%	+ 2.7%
Average Market Time	96	48	- 50.0%	86	76	- 11.6%
Inventory of Homes for Sale at Month End	53	38	- 28.3%	--	--	--

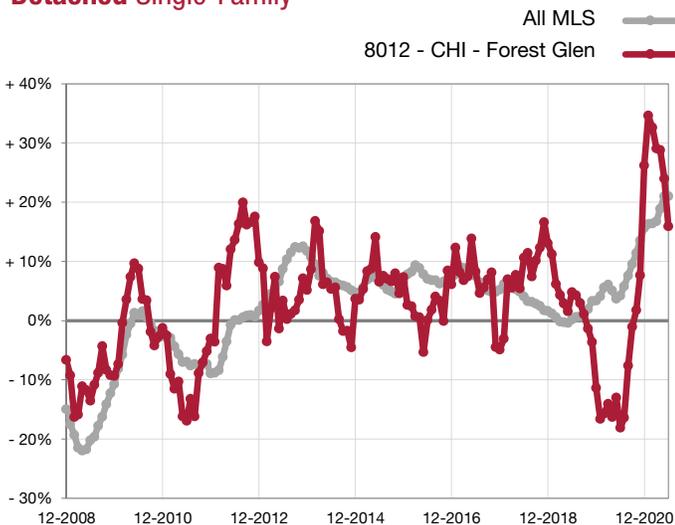
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	4	5	+ 25.0%	32	32	0.0%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	12	23	+ 91.7%
Closed Sales	1	2	+ 100.0%	12	22	+ 83.3%
Median Sales Price*	\$115,000	\$385,000	+ 234.8%	\$268,750	\$319,500	+ 18.9%
Average Sales Price*	\$115,000	\$385,000	+ 234.8%	\$304,292	\$346,657	+ 13.9%
Percent of Original List Price Received*	88.5%	99.8%	+ 12.8%	95.7%	98.3%	+ 2.7%
Average Market Time	13	7	- 46.2%	37	49	+ 32.4%
Inventory of Homes for Sale at Month End	3	3	0.0%	--	--	--

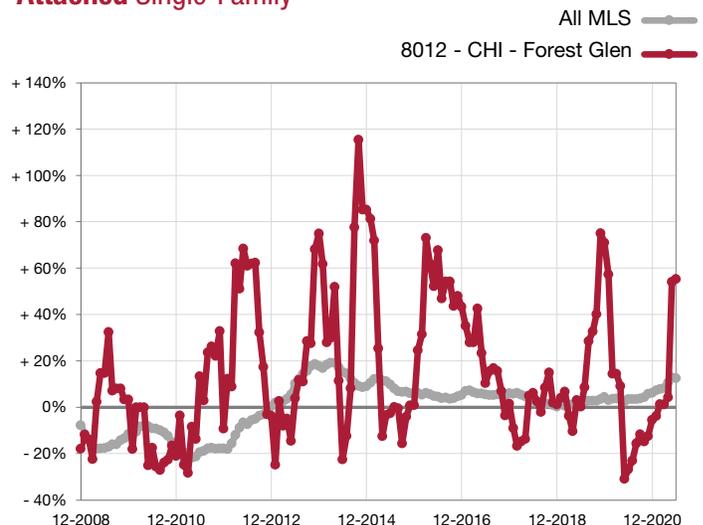
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / June 2021

+ 16.2% **+ 142.9%** **- 7.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	12	11	- 8.3%	194	146	- 24.7%
Under Contract (includes Contingent and Pending)	6	5	- 16.7%	94	84	- 10.6%
Closed Sales	7	6	- 14.3%	90	81	- 10.0%
Median Sales Price*	\$500,000	\$605,500	+ 21.1%	\$527,950	\$585,000	+ 10.8%
Average Sales Price*	\$567,500	\$653,942	+ 15.2%	\$527,265	\$539,847	+ 2.4%
Percent of Original List Price Received*	99.8%	99.8%	0.0%	98.1%	98.3%	+ 0.2%
Average Market Time	162	154	- 4.9%	100	89	- 11.0%
Inventory of Homes for Sale at Month End	33	19	- 42.4%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	25	32	+ 28.0%	316	397	+ 25.6%
Under Contract (includes Contingent and Pending)	15	29	+ 93.3%	137	181	+ 32.1%
Closed Sales	7	28	+ 300.0%	138	157	+ 13.8%
Median Sales Price*	\$261,000	\$270,250	+ 3.5%	\$226,750	\$240,000	+ 5.8%
Average Sales Price*	\$236,971	\$283,671	+ 19.7%	\$236,226	\$260,974	+ 10.5%
Percent of Original List Price Received*	92.8%	98.9%	+ 6.6%	95.5%	96.4%	+ 0.9%
Average Market Time	98	141	+ 43.9%	89	107	+ 20.2%
Inventory of Homes for Sale at Month End	57	64	+ 12.3%	--	--	--

* 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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Greater Grand Crossing

Local Market Update / June 2021

+ 63.0%

+ 42.9%

- 23.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	26	43	+ 65.4%	331	309	- 6.6%
Under Contract (includes Contingent and Pending)	16	14	- 12.5%	151	183	+ 21.2%
Closed Sales	11	19	+ 72.7%	142	177	+ 24.6%
Median Sales Price*	\$59,000	\$115,000	+ 94.9%	\$75,000	\$159,000	+ 112.0%
Average Sales Price*	\$113,136	\$160,468	+ 41.8%	\$106,630	\$158,729	+ 48.9%
Percent of Original List Price Received*	84.5%	102.5%	+ 21.3%	91.1%	96.7%	+ 6.1%
Average Market Time	131	61	- 53.4%	107	88	- 17.8%
Inventory of Homes for Sale at Month End	76	59	- 22.4%	--	--	--

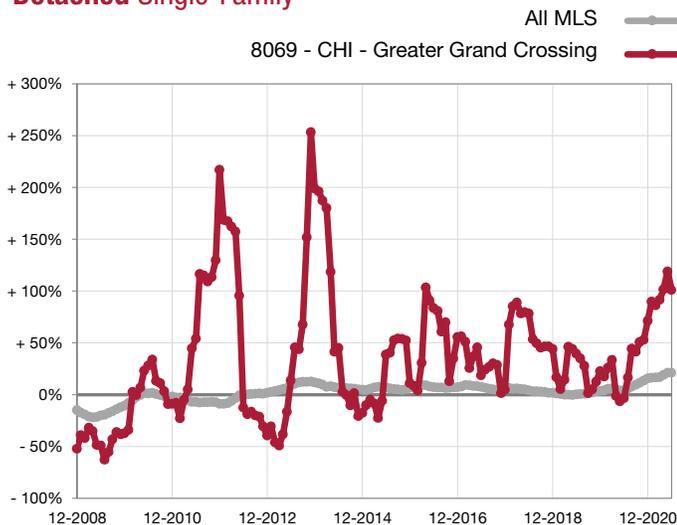
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	1	1	0.0%	16	3	- 81.3%
Under Contract (includes Contingent and Pending)	1	1	0.0%	8	2	- 75.0%
Closed Sales	3	1	- 66.7%	7	2	- 71.4%
Median Sales Price*	\$55,000	\$85,000	+ 54.5%	\$46,000	\$60,500	+ 31.5%
Average Sales Price*	\$76,333	\$85,000	+ 11.4%	\$58,286	\$60,500	+ 3.8%
Percent of Original List Price Received*	88.5%	100.0%	+ 13.0%	77.7%	82.7%	+ 6.4%
Average Market Time	51	3	- 94.1%	58	8	- 86.2%
Inventory of Homes for Sale at Month End	2	1	- 50.0%	--	--	--

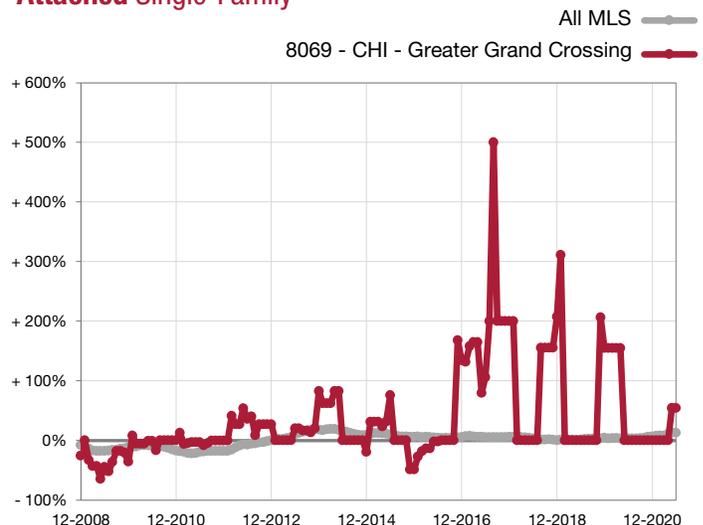
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / June 2021

+ 76.9%

--

- 10.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	13	23	+ 76.9%	101	118	+ 16.8%
Under Contract (includes Contingent and Pending)	8	11	+ 37.5%	67	88	+ 31.3%
Closed Sales	0	10	--	72	85	+ 18.1%
Median Sales Price*	\$0	\$226,000	--	\$142,900	\$175,000	+ 22.5%
Average Sales Price*	\$0	\$220,850	--	\$141,611	\$179,937	+ 27.1%
Percent of Original List Price Received*	0.0%	99.9%	--	92.7%	97.3%	+ 5.0%
Average Market Time	0	29	--	80	54	- 32.5%
Inventory of Homes for Sale at Month End	18	17	- 5.6%	--	--	--

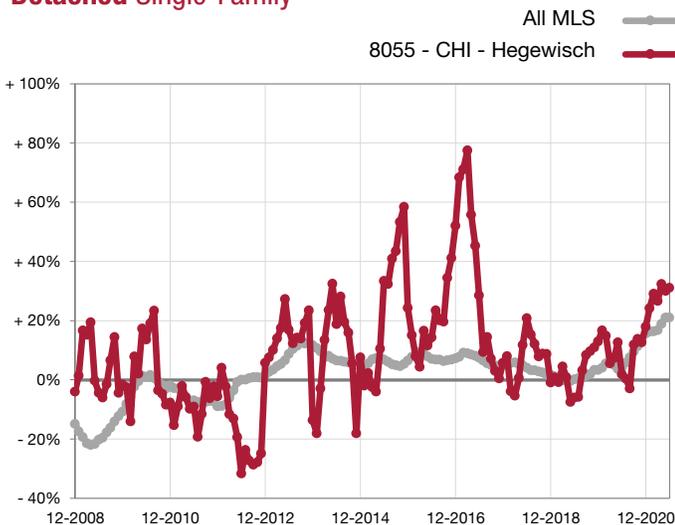
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	0	0	--	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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- 2.7% **+ 100.0%** **- 29.8%**

Humboldt Park

Local Market Update / June 2021

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	29	30	+ 3.4%	317	308	- 2.8%
Under Contract (includes Contingent and Pending)	18	18	0.0%	135	193	+ 43.0%
Closed Sales	7	18	+ 157.1%	125	193	+ 54.4%
Median Sales Price*	\$190,000	\$383,000	+ 101.6%	\$250,000	\$305,000	+ 22.0%
Average Sales Price*	\$263,257	\$424,778	+ 61.4%	\$298,937	\$357,110	+ 19.5%
Percent of Original List Price Received*	98.7%	99.3%	+ 0.6%	97.0%	98.2%	+ 1.2%
Average Market Time	65	59	- 9.2%	65	71	+ 9.2%
Inventory of Homes for Sale at Month End	41	34	- 17.1%	--	--	--

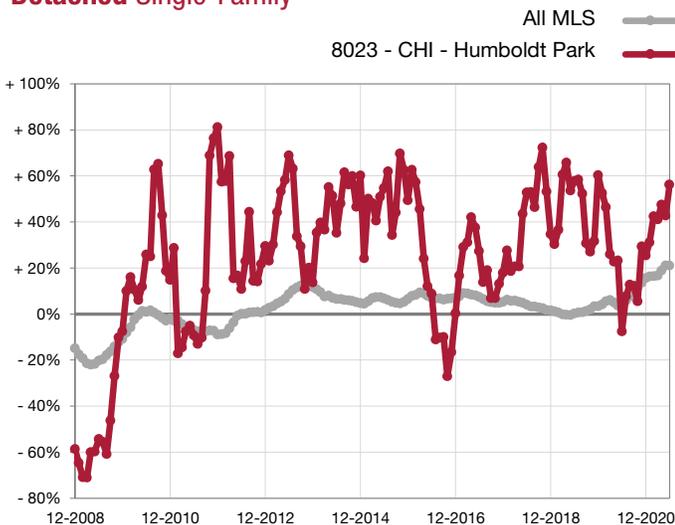
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	8	6	- 25.0%	89	101	+ 13.5%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	34	53	+ 55.9%
Closed Sales	3	2	- 33.3%	29	49	+ 69.0%
Median Sales Price*	\$330,000	\$299,000	- 9.4%	\$252,000	\$365,000	+ 44.8%
Average Sales Price*	\$300,667	\$299,000	- 0.6%	\$252,036	\$343,709	+ 36.4%
Percent of Original List Price Received*	81.3%	99.2%	+ 22.0%	92.4%	96.6%	+ 4.5%
Average Market Time	74	89	+ 20.3%	88	93	+ 5.7%
Inventory of Homes for Sale at Month End	16	6	- 62.5%	--	--	--

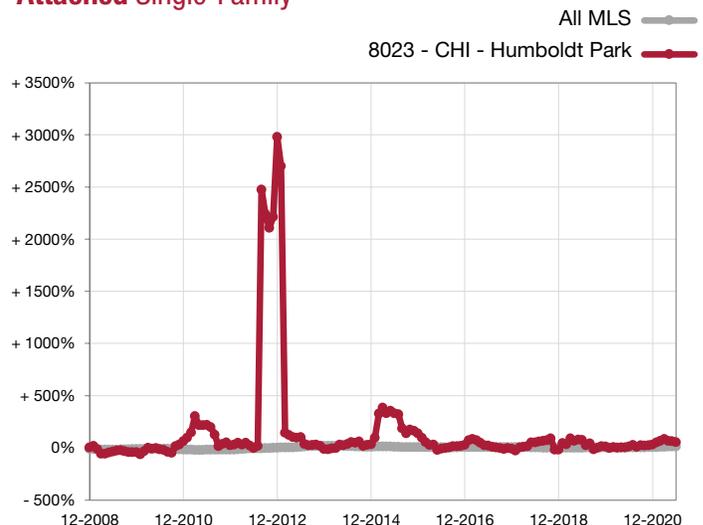
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / June 2021

+ 40.0%

+ 10.0%

- 31.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	6	1	- 83.3%	53	29	- 45.3%
Under Contract (includes Contingent and Pending)	4	0	- 100.0%	25	27	+ 8.0%
Closed Sales	0	5	--	24	30	+ 25.0%
Median Sales Price*	\$0	\$785,000	--	\$734,500	\$917,500	+ 24.9%
Average Sales Price*	\$0	\$785,000	--	\$780,104	\$941,440	+ 20.7%
Percent of Original List Price Received*	0.0%	97.1%	--	92.6%	93.0%	+ 0.4%
Average Market Time	0	29	--	170	68	- 60.0%
Inventory of Homes for Sale at Month End	13	5	- 61.5%	--	--	--

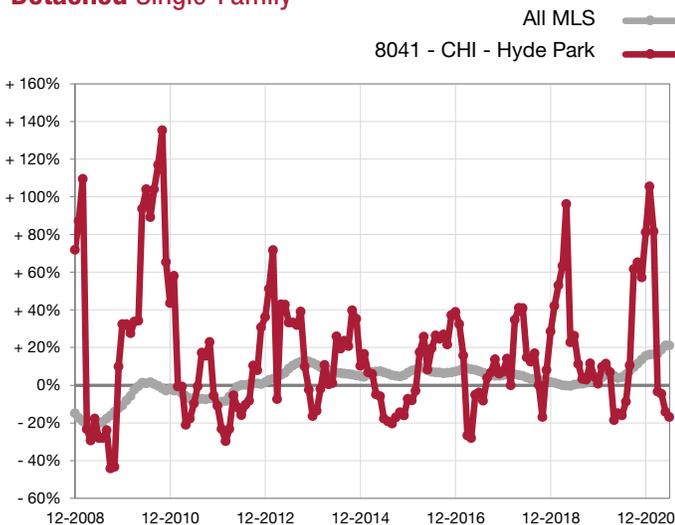
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	34	55	+ 61.8%	399	472	+ 18.3%
Under Contract (includes Contingent and Pending)	30	43	+ 43.3%	241	314	+ 30.3%
Closed Sales	30	28	- 6.7%	253	278	+ 9.9%
Median Sales Price*	\$220,000	\$205,250	- 6.7%	\$183,000	\$204,500	+ 11.7%
Average Sales Price*	\$268,837	\$299,639	+ 11.5%	\$238,297	\$251,962	+ 5.7%
Percent of Original List Price Received*	95.5%	96.4%	+ 0.9%	93.4%	94.9%	+ 1.6%
Average Market Time	71	53	- 25.4%	79	81	+ 2.5%
Inventory of Homes for Sale at Month End	86	63	- 26.7%	--	--	--

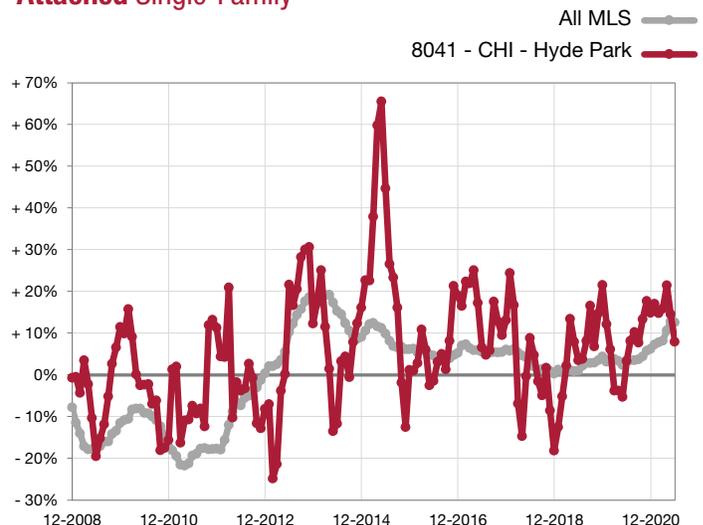
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / June 2021

- 9.3%

+ 68.8%

- 4.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	45	42	- 6.7%	471	466	- 1.1%
Under Contract (includes Contingent and Pending)	30	24	- 20.0%	260	315	+ 21.2%
Closed Sales	31	43	+ 38.7%	261	321	+ 23.0%
Median Sales Price*	\$545,000	\$605,000	+ 11.0%	\$510,000	\$595,000	+ 16.7%
Average Sales Price*	\$569,448	\$644,765	+ 13.2%	\$534,647	\$618,290	+ 15.6%
Percent of Original List Price Received*	96.6%	102.3%	+ 5.9%	95.9%	98.7%	+ 2.9%
Average Market Time	74	20	- 73.0%	84	53	- 36.9%
Inventory of Homes for Sale at Month End	59	39	- 33.9%	--	--	--

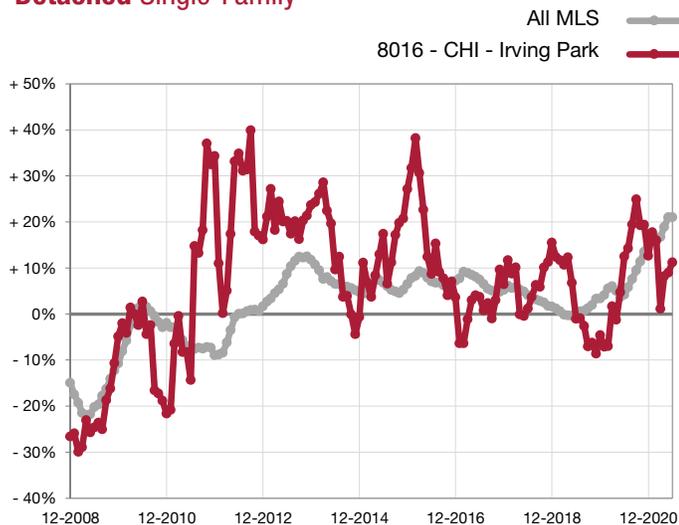
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	63	56	- 11.1%	495	675	+ 36.4%
Under Contract (includes Contingent and Pending)	35	36	+ 2.9%	257	367	+ 42.8%
Closed Sales	17	38	+ 123.5%	244	356	+ 45.9%
Median Sales Price*	\$212,500	\$251,500	+ 18.4%	\$219,500	\$232,750	+ 6.0%
Average Sales Price*	\$261,729	\$302,616	+ 15.6%	\$243,751	\$262,340	+ 7.6%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	96.7%	97.8%	+ 1.1%
Average Market Time	42	32	- 23.8%	58	49	- 15.5%
Inventory of Homes for Sale at Month End	66	80	+ 21.2%	--	--	--

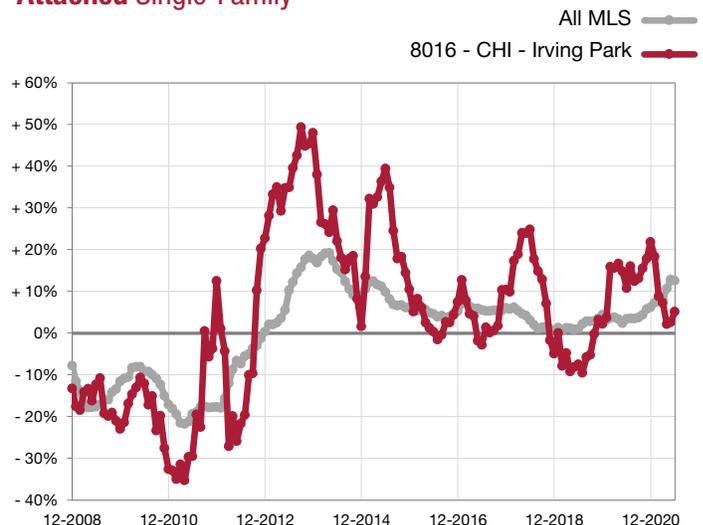
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / June 2021

+ 40.4%

+ 84.2%

+ 9.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	38	57	+ 50.0%	362	381	+ 5.2%
Under Contract (includes Contingent and Pending)	28	22	- 21.4%	211	260	+ 23.2%
Closed Sales	14	28	+ 100.0%	214	266	+ 24.3%
Median Sales Price*	\$320,000	\$373,750	+ 16.8%	\$329,500	\$365,000	+ 10.8%
Average Sales Price*	\$354,350	\$412,654	+ 16.5%	\$346,752	\$388,168	+ 11.9%
Percent of Original List Price Received*	94.7%	100.1%	+ 5.7%	96.2%	98.9%	+ 2.8%
Average Market Time	105	15	- 85.7%	74	45	- 39.2%
Inventory of Homes for Sale at Month End	37	43	+ 16.2%	--	--	--

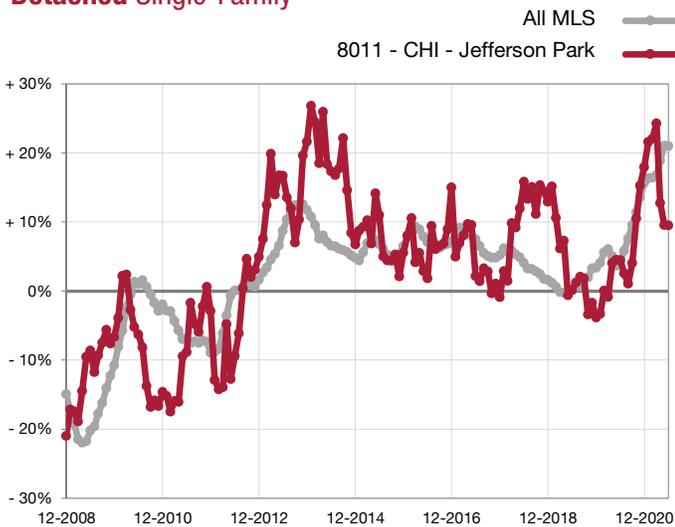
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	14	16	+ 14.3%	109	143	+ 31.2%
Under Contract (includes Contingent and Pending)	4	6	+ 50.0%	55	79	+ 43.6%
Closed Sales	5	7	+ 40.0%	59	77	+ 30.5%
Median Sales Price*	\$107,500	\$158,000	+ 47.0%	\$164,500	\$150,000	- 8.8%
Average Sales Price*	\$133,200	\$196,614	+ 47.6%	\$177,784	\$177,020	- 0.4%
Percent of Original List Price Received*	91.3%	99.1%	+ 8.5%	99.1%	95.4%	- 3.7%
Average Market Time	66	31	- 53.0%	94	55	- 41.5%
Inventory of Homes for Sale at Month End	15	14	- 6.7%	--	--	--

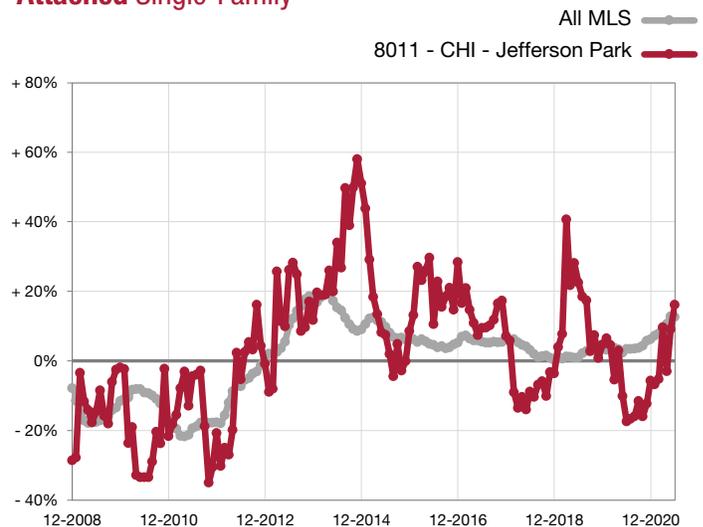
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / June 2021

+ 22.2% **+ 208.3%** **- 20.0%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5	9	+ 80.0%	84	80	- 4.8%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	28	43	+ 53.6%
Closed Sales	0	6	--	30	35	+ 16.7%
Median Sales Price*	\$0	\$597,500	--	\$532,000	\$735,000	+ 38.2%
Average Sales Price*	\$0	\$985,593	--	\$640,132	\$1,135,585	+ 77.4%
Percent of Original List Price Received*	0.0%	102.9%	--	95.8%	96.2%	+ 0.4%
Average Market Time	0	209	--	146	130	- 11.0%
Inventory of Homes for Sale at Month End	21	12	- 42.9%	--	--	--

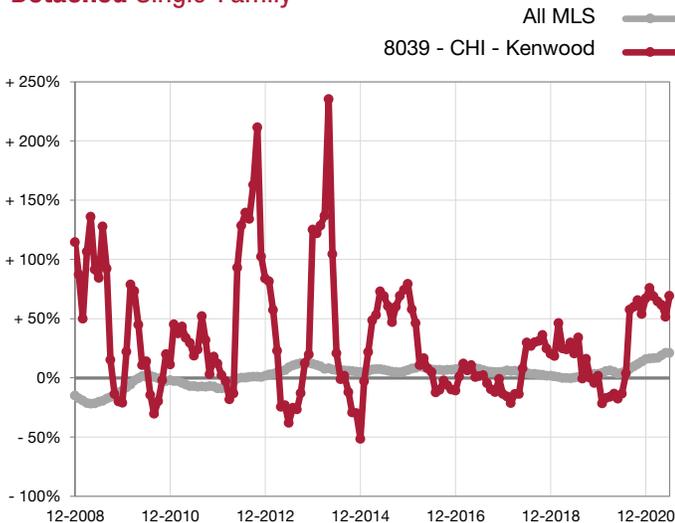
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	40	46	+ 15.0%	313	398	+ 27.2%
Under Contract (includes Contingent and Pending)	26	34	+ 30.8%	157	251	+ 59.9%
Closed Sales	12	31	+ 158.3%	134	245	+ 82.8%
Median Sales Price*	\$215,000	\$210,000	- 2.3%	\$235,000	\$245,500	+ 4.5%
Average Sales Price*	\$227,870	\$272,987	+ 19.8%	\$233,597	\$257,585	+ 10.3%
Percent of Original List Price Received*	93.4%	93.4%	0.0%	94.4%	95.9%	+ 1.6%
Average Market Time	90	74	- 17.8%	96	75	- 21.9%
Inventory of Homes for Sale at Month End	69	60	- 13.0%	--	--	--

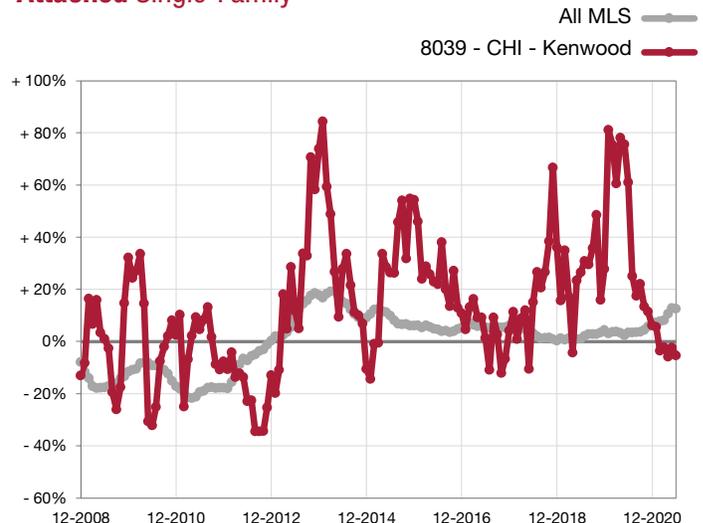
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / June 2021

+ 7.9%

+ 113.5%

+ 8.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	40	41	+ 2.5%	345	420	+ 21.7%
Under Contract (includes Contingent and Pending)	18	19	+ 5.6%	120	206	+ 71.7%
Closed Sales	4	31	+ 675.0%	126	196	+ 55.6%
Median Sales Price*	\$1,469,500	\$1,349,900	- 8.1%	\$1,255,000	\$1,375,000	+ 9.6%
Average Sales Price*	\$1,357,102	\$1,394,744	+ 2.8%	\$1,367,607	\$1,427,574	+ 4.4%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	95.4%	95.8%	+ 0.4%
Average Market Time	51	38	- 25.5%	120	105	- 12.5%
Inventory of Homes for Sale at Month End	71	60	- 15.5%	--	--	--

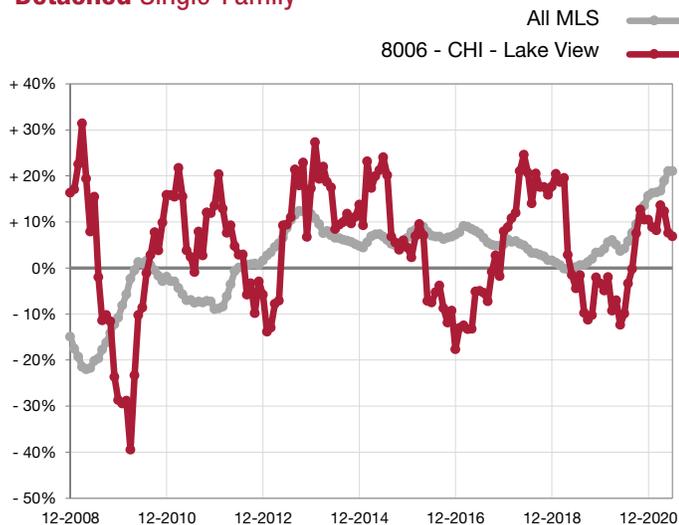
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	440	477	+ 8.4%	3,679	5,389	+ 46.5%
Under Contract (includes Contingent and Pending)	215	230	+ 7.0%	1,696	2,587	+ 52.5%
Closed Sales	166	332	+ 100.0%	1,625	2,536	+ 56.1%
Median Sales Price*	\$432,500	\$389,000	- 10.1%	\$385,000	\$404,750	+ 5.1%
Average Sales Price*	\$414,430	\$433,506	+ 4.6%	\$409,342	\$434,440	+ 6.1%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	96.5%	97.4%	+ 0.9%
Average Market Time	77	49	- 36.4%	78	70	- 10.3%
Inventory of Homes for Sale at Month End	500	557	+ 11.4%	--	--	--

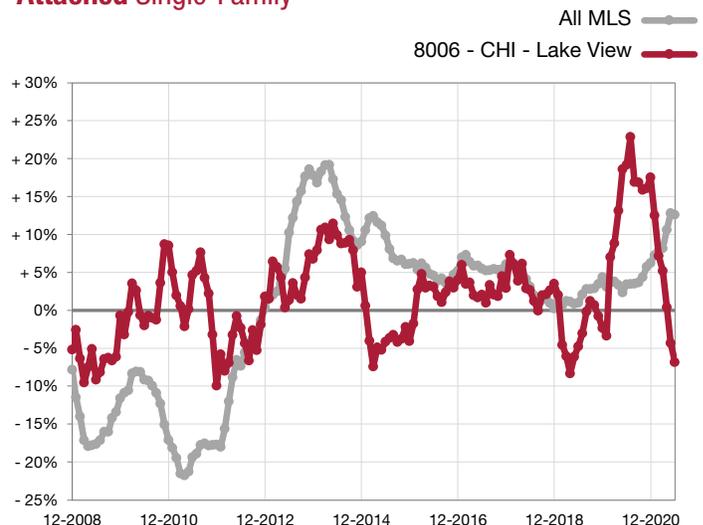
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / June 2021

- 10.0% **+ 134.8%** **- 15.4%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	70	61	- 12.9%	514	644	+ 25.3%
Under Contract (includes Contingent and Pending)	16	21	+ 31.3%	166	302	+ 81.9%
Closed Sales	18	41	+ 127.8%	175	279	+ 59.4%
Median Sales Price*	\$1,265,000	\$1,700,000	+ 34.4%	\$1,500,000	\$1,675,000	+ 11.7%
Average Sales Price*	\$1,402,940	\$1,910,300	+ 36.2%	\$1,769,538	\$2,003,856	+ 13.2%
Percent of Original List Price Received*	92.9%	97.3%	+ 4.7%	93.4%	94.9%	+ 1.6%
Average Market Time	96	103	+ 7.3%	155	125	- 19.4%
Inventory of Homes for Sale at Month End	134	92	- 31.3%	--	--	--

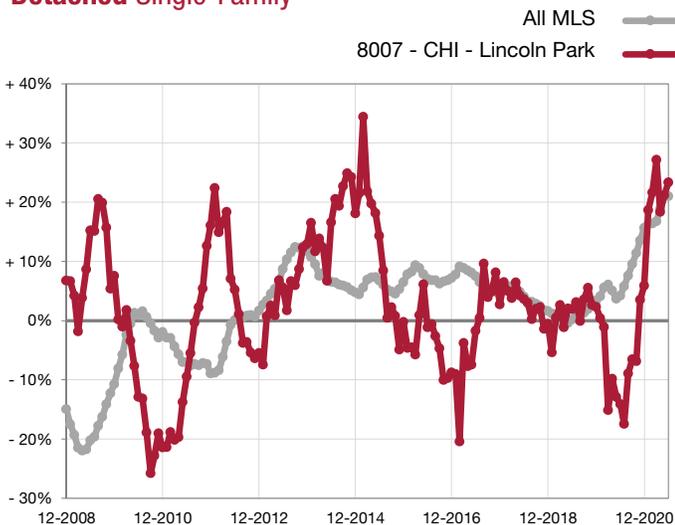
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	351	318	- 9.4%	2,754	3,592	+ 30.4%
Under Contract (includes Contingent and Pending)	167	159	- 4.8%	1,114	1,707	+ 53.2%
Closed Sales	94	222	+ 136.2%	1,100	1,683	+ 53.0%
Median Sales Price*	\$542,500	\$495,750	- 8.6%	\$499,500	\$525,000	+ 5.1%
Average Sales Price*	\$570,011	\$602,061	+ 5.6%	\$592,997	\$607,535	+ 2.5%
Percent of Original List Price Received*	96.4%	98.0%	+ 1.7%	96.4%	97.2%	+ 0.8%
Average Market Time	91	51	- 44.0%	89	75	- 15.7%
Inventory of Homes for Sale at Month End	462	412	- 10.8%	--	--	--

* 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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Lincoln Square

Local Market Update / June 2021

- 11.8%

+ 58.7%

- 22.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	25	35	+ 40.0%	209	254	+ 21.5%
Under Contract (includes Contingent and Pending)	17	11	- 35.3%	96	158	+ 64.6%
Closed Sales	12	18	+ 50.0%	83	162	+ 95.2%
Median Sales Price*	\$687,500	\$895,000	+ 30.2%	\$730,000	\$854,250	+ 17.0%
Average Sales Price*	\$631,458	\$894,444	+ 41.6%	\$759,595	\$880,959	+ 16.0%
Percent of Original List Price Received*	94.9%	100.6%	+ 6.0%	95.6%	98.4%	+ 2.9%
Average Market Time	79	38	- 51.9%	110	64	- 41.8%
Inventory of Homes for Sale at Month End	35	28	- 20.0%	--	--	--

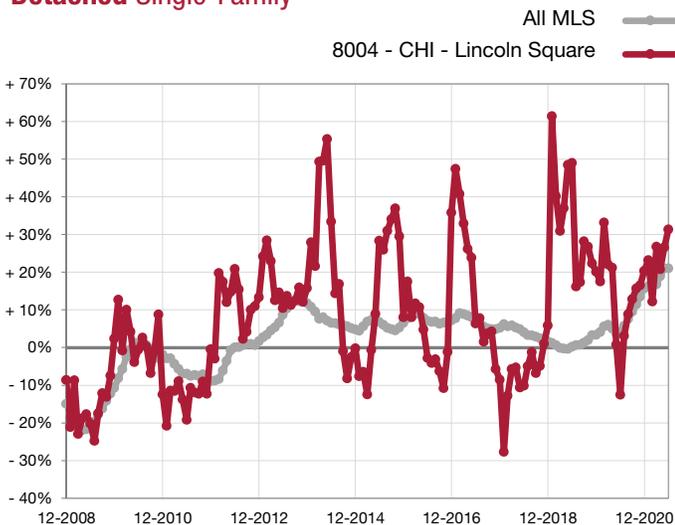
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	94	70	- 25.5%	616	822	+ 33.4%
Under Contract (includes Contingent and Pending)	38	42	+ 10.5%	310	490	+ 58.1%
Closed Sales	34	55	+ 61.8%	312	477	+ 52.9%
Median Sales Price*	\$330,500	\$314,000	- 5.0%	\$312,250	\$320,000	+ 2.5%
Average Sales Price*	\$389,147	\$333,424	- 14.3%	\$348,456	\$350,834	+ 0.7%
Percent of Original List Price Received*	98.1%	98.9%	+ 0.8%	96.9%	98.0%	+ 1.1%
Average Market Time	50	29	- 42.0%	64	54	- 15.6%
Inventory of Homes for Sale at Month End	87	67	- 23.0%	--	--	--

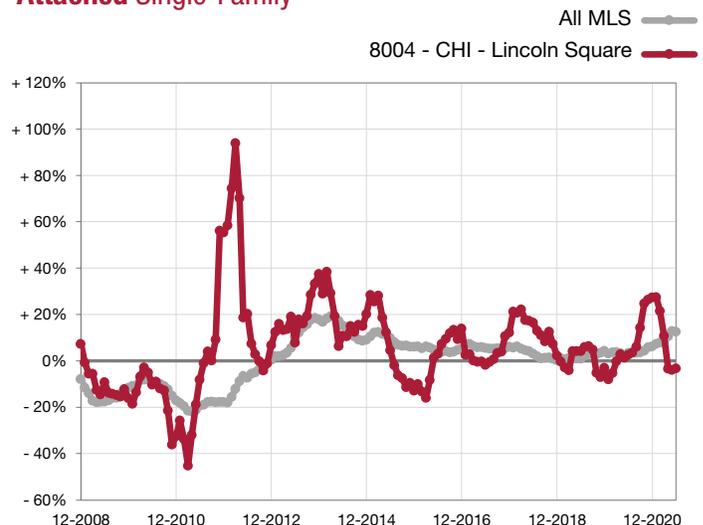
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / June 2021

+ 6.7%

+ 76.6%

- 0.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	50	50	0.0%	456	522	+ 14.5%
Under Contract (includes Contingent and Pending)	27	23	- 14.8%	231	322	+ 39.4%
Closed Sales	20	40	+ 100.0%	224	325	+ 45.1%
Median Sales Price*	\$781,750	\$1,021,500	+ 30.7%	\$788,250	\$850,000	+ 7.8%
Average Sales Price*	\$851,947	\$1,014,927	+ 19.1%	\$862,733	\$916,896	+ 6.3%
Percent of Original List Price Received*	96.4%	100.6%	+ 4.4%	96.3%	98.3%	+ 2.1%
Average Market Time	66	29	- 56.1%	72	55	- 23.6%
Inventory of Homes for Sale at Month End	66	56	- 15.2%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	144	157	+ 9.0%	1,108	1,618	+ 46.0%
Under Contract (includes Contingent and Pending)	90	64	- 28.9%	570	867	+ 52.1%
Closed Sales	57	96	+ 68.4%	514	873	+ 69.8%
Median Sales Price*	\$375,000	\$438,250	+ 16.9%	\$411,000	\$425,000	+ 3.4%
Average Sales Price*	\$402,553	\$477,971	+ 18.7%	\$428,973	\$452,053	+ 5.4%
Percent of Original List Price Received*	98.6%	100.7%	+ 2.1%	98.1%	99.6%	+ 1.5%
Average Market Time	49	25	- 49.0%	60	50	- 16.7%
Inventory of Homes for Sale at Month End	120	129	+ 7.5%	--	--	--

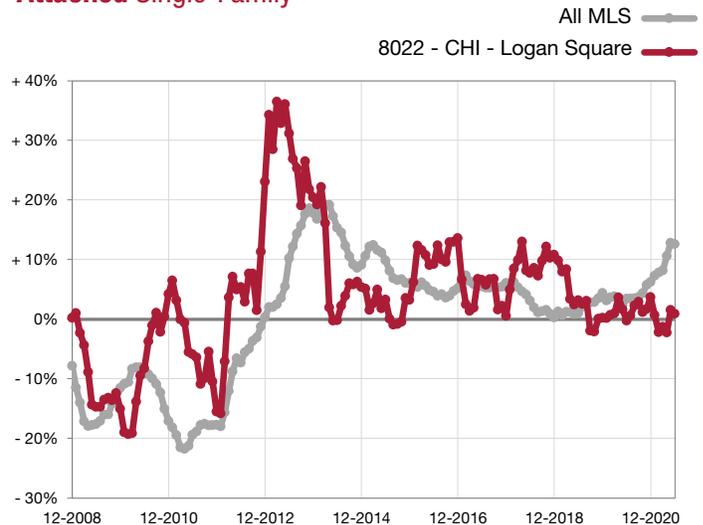
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / June 2021

+ 26.0%

+ 225.0%

+ 5.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	0	0	--	3	1	- 66.7%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

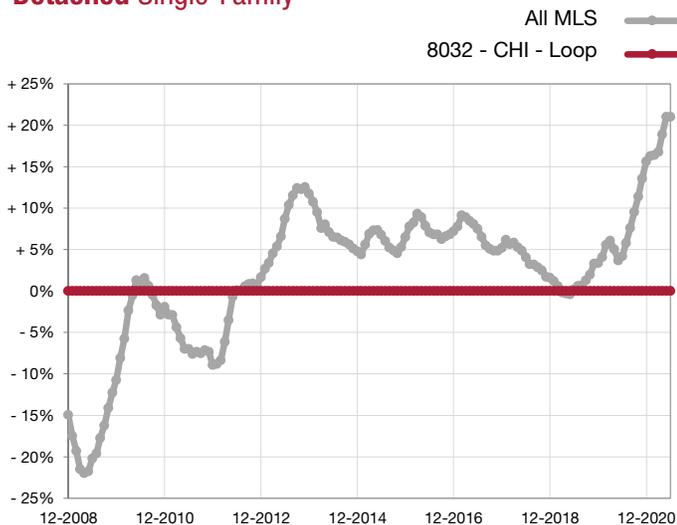
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	192	242	+ 26.0%	1,673	2,557	+ 52.8%
Under Contract (includes Contingent and Pending)	61	96	+ 57.4%	577	804	+ 39.3%
Closed Sales	44	143	+ 225.0%	595	847	+ 42.4%
Median Sales Price*	\$311,500	\$340,000	+ 9.1%	\$327,000	\$370,000	+ 13.1%
Average Sales Price*	\$347,184	\$578,258	+ 66.6%	\$406,223	\$658,092	+ 62.0%
Percent of Original List Price Received*	95.1%	96.9%	+ 1.9%	96.2%	95.8%	- 0.4%
Average Market Time	163	123	- 24.5%	106	117	+ 10.4%
Inventory of Homes for Sale at Month End	540	572	+ 5.9%	--	--	--

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

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / June 2021

+ 0.8%

+ 116.6%

+ 11.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	21	21	0.0%	175	180	+ 2.9%
Under Contract (includes Contingent and Pending)	4	11	+ 175.0%	28	61	+ 117.9%
Closed Sales	1	6	+ 500.0%	27	50	+ 85.2%
Median Sales Price*	\$930,000	\$2,299,500	+ 147.3%	\$1,340,000	\$1,775,000	+ 32.5%
Average Sales Price*	\$930,000	\$2,184,000	+ 134.8%	\$1,688,723	\$1,987,560	+ 17.7%
Percent of Original List Price Received*	97.9%	80.1%	- 18.2%	89.3%	88.2%	- 1.2%
Average Market Time	7	361	+ 5,057.1%	167	269	+ 61.1%
Inventory of Homes for Sale at Month End	52	47	- 9.6%	--	--	--

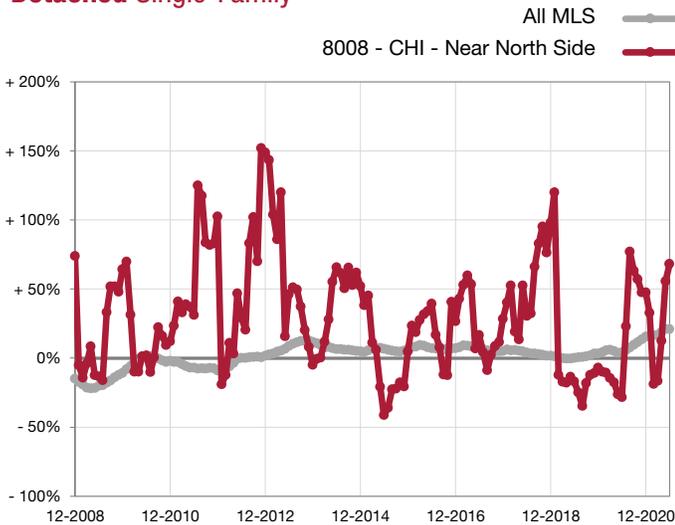
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	735	741	+ 0.8%	5,891	8,474	+ 43.8%
Under Contract (includes Contingent and Pending)	214	311	+ 45.3%	1,982	2,652	+ 33.8%
Closed Sales	174	373	+ 114.4%	2,079	2,482	+ 19.4%
Median Sales Price*	\$419,500	\$402,000	- 4.2%	\$405,000	\$410,000	+ 1.2%
Average Sales Price*	\$580,818	\$560,965	- 3.4%	\$607,535	\$555,062	- 8.6%
Percent of Original List Price Received*	96.1%	96.1%	0.0%	96.0%	95.7%	- 0.3%
Average Market Time	135	130	- 3.7%	123	130	+ 5.7%
Inventory of Homes for Sale at Month End	1,551	1,741	+ 12.3%	--	--	--

* 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 South Side

Local Market Update / June 2021

+ 24.0% **+ 142.3%** **+ 43.3%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	2	3	+ 50.0%	15	14	- 6.7%
Under Contract (includes Contingent and Pending)	0	0	--	3	7	+ 133.3%
Closed Sales	0	1	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$1,837,500	--	\$1,250,000	\$1,220,000	- 2.4%
Average Sales Price*	\$0	\$1,837,500	--	\$1,209,167	\$1,427,786	+ 18.1%
Percent of Original List Price Received*	0.0%	95.5%	--	92.4%	92.7%	+ 0.3%
Average Market Time	0	1	--	152	135	- 11.2%
Inventory of Homes for Sale at Month End	5	3	- 40.0%	--	--	--

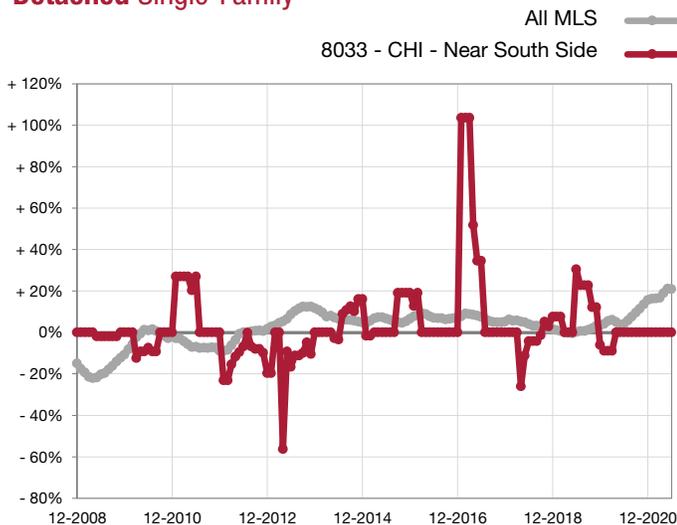
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	165	204	+ 23.6%	1,302	2,137	+ 64.1%
Under Contract (includes Contingent and Pending)	75	93	+ 24.0%	602	866	+ 43.9%
Closed Sales	52	125	+ 140.4%	601	841	+ 39.9%
Median Sales Price*	\$353,500	\$390,000	+ 10.3%	\$360,000	\$395,000	+ 9.7%
Average Sales Price*	\$420,279	\$444,249	+ 5.7%	\$422,428	\$448,845	+ 6.3%
Percent of Original List Price Received*	98.7%	99.7%	+ 1.0%	98.8%	99.8%	+ 1.0%
Average Market Time	95	82	- 13.7%	90	89	- 1.1%
Inventory of Homes for Sale at Month End	256	371	+ 44.9%	--	--	--

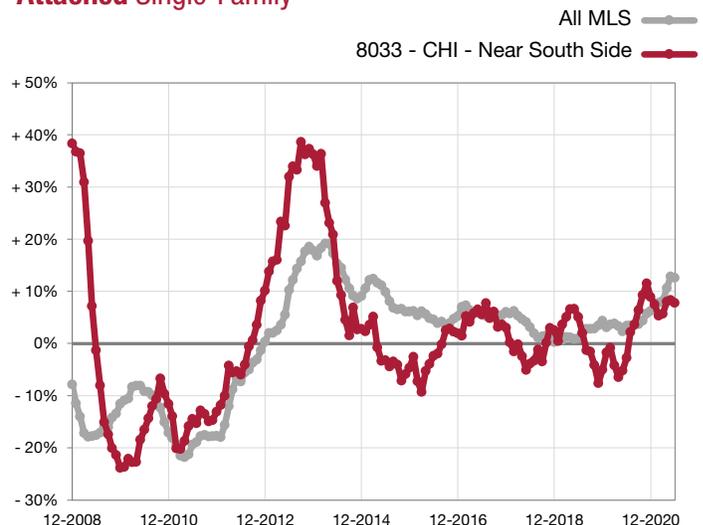
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / June 2021

+ 15.5% **+ 138.9%** **+ 16.5%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	12	14	+ 16.7%	77	138	+ 79.2%
Under Contract (includes Contingent and Pending)	6	10	+ 66.7%	31	66	+ 112.9%
Closed Sales	3	9	+ 200.0%	26	51	+ 96.2%
Median Sales Price*	\$442,900	\$630,000	+ 42.2%	\$510,000	\$575,000	+ 12.7%
Average Sales Price*	\$484,300	\$843,244	+ 74.1%	\$504,653	\$609,946	+ 20.9%
Percent of Original List Price Received*	95.1%	98.8%	+ 3.9%	95.5%	99.8%	+ 4.5%
Average Market Time	98	59	- 39.8%	64	71	+ 10.9%
Inventory of Homes for Sale at Month End	16	14	- 12.5%	--	--	--

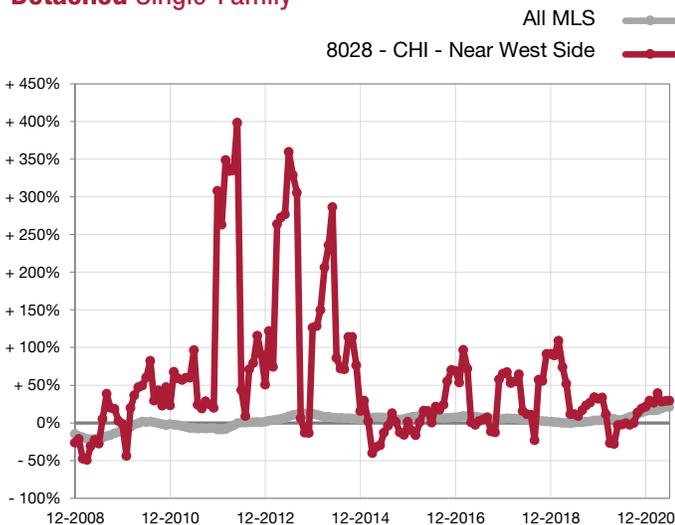
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	305	352	+ 15.4%	2,238	3,677	+ 64.3%
Under Contract (includes Contingent and Pending)	135	163	+ 20.7%	1,011	1,479	+ 46.3%
Closed Sales	87	206	+ 136.8%	987	1,378	+ 39.6%
Median Sales Price*	\$375,000	\$365,000	- 2.7%	\$360,000	\$378,000	+ 5.0%
Average Sales Price*	\$506,369	\$524,824	+ 3.6%	\$504,867	\$465,049	- 7.9%
Percent of Original List Price Received*	99.4%	99.8%	+ 0.4%	98.3%	98.6%	+ 0.3%
Average Market Time	64	73	+ 14.1%	75	78	+ 4.0%
Inventory of Homes for Sale at Month End	414	487	+ 17.6%	--	--	--

* 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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North Center

Local Market Update / June 2021

- 40.5%

+ 53.3%

- 42.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	41	32	- 22.0%	426	406	- 4.7%
Under Contract (includes Contingent and Pending)	22	20	- 9.1%	190	272	+ 43.2%
Closed Sales	20	31	+ 55.0%	197	264	+ 34.0%
Median Sales Price*	\$1,125,000	\$1,221,000	+ 8.5%	\$1,050,000	\$1,150,000	+ 9.5%
Average Sales Price*	\$1,156,350	\$1,174,303	+ 1.6%	\$1,100,163	\$1,155,535	+ 5.0%
Percent of Original List Price Received*	95.2%	98.7%	+ 3.7%	95.8%	97.8%	+ 2.1%
Average Market Time	106	48	- 54.7%	103	71	- 31.1%
Inventory of Homes for Sale at Month End	59	30	- 49.2%	--	--	--

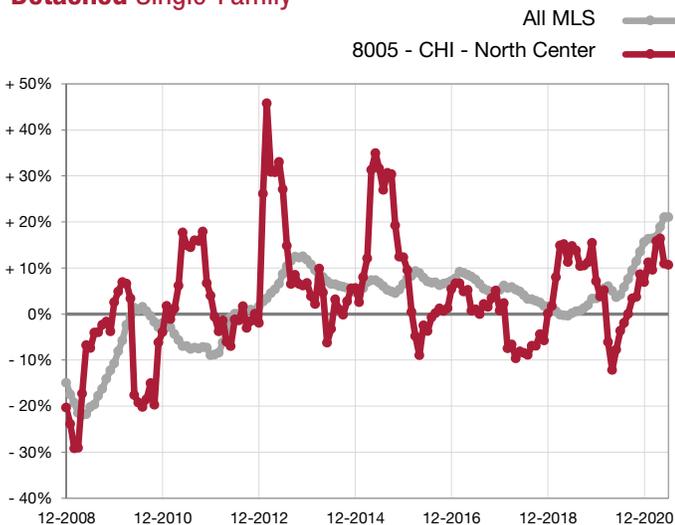
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	107	56	- 47.7%	726	925	+ 27.4%
Under Contract (includes Contingent and Pending)	48	36	- 25.0%	369	540	+ 46.3%
Closed Sales	40	61	+ 52.5%	360	551	+ 53.1%
Median Sales Price*	\$438,750	\$465,000	+ 6.0%	\$442,250	\$446,500	+ 1.0%
Average Sales Price*	\$436,729	\$492,488	+ 12.8%	\$459,719	\$464,243	+ 1.0%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	97.9%	98.7%	+ 0.8%
Average Market Time	56	44	- 21.4%	67	51	- 23.9%
Inventory of Homes for Sale at Month End	86	53	- 38.4%	--	--	--

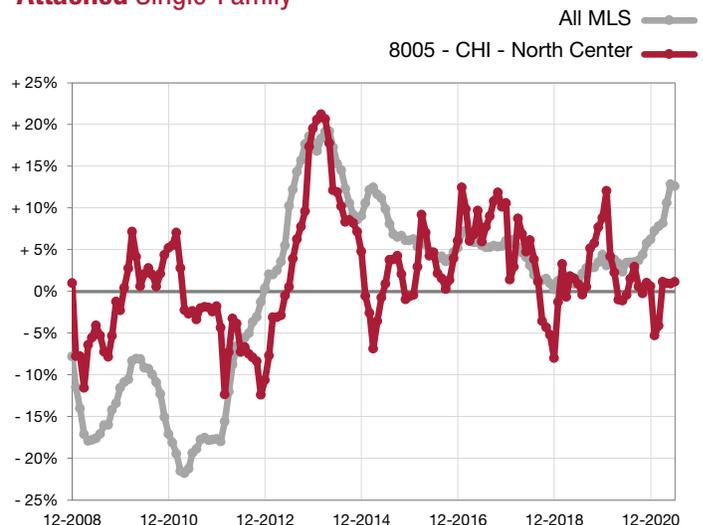
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / June 2021

- 36.8% **+ 112.5%** **- 21.7%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	10	7	- 30.0%	94	96	+ 2.1%
Under Contract (includes Contingent and Pending)	12	6	- 50.0%	60	72	+ 20.0%
Closed Sales	5	7	+ 40.0%	56	80	+ 42.9%
Median Sales Price*	\$439,000	\$525,000	+ 19.6%	\$402,500	\$432,500	+ 7.5%
Average Sales Price*	\$418,925	\$515,429	+ 23.0%	\$436,815	\$462,685	+ 5.9%
Percent of Original List Price Received*	93.4%	103.7%	+ 11.0%	94.5%	98.8%	+ 4.6%
Average Market Time	68	7	- 89.7%	113	54	- 52.2%
Inventory of Homes for Sale at Month End	9	8	- 11.1%	--	--	--

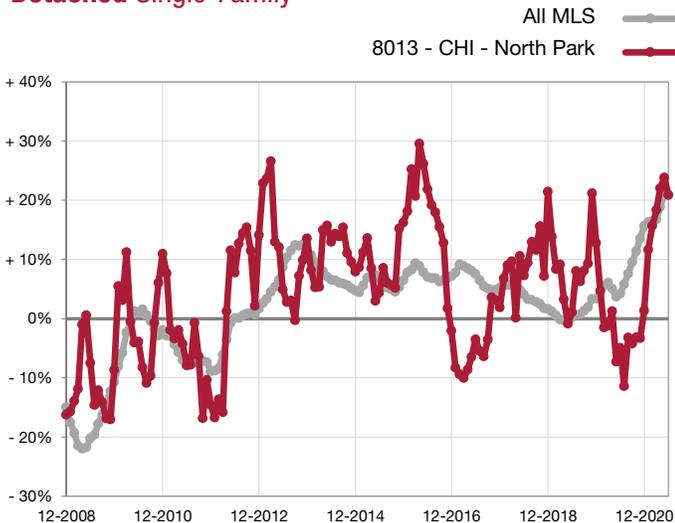
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	9	5	- 44.4%	76	97	+ 27.6%
Under Contract (includes Contingent and Pending)	4	1	- 75.0%	45	56	+ 24.4%
Closed Sales	3	10	+ 233.3%	43	59	+ 37.2%
Median Sales Price*	\$151,000	\$240,000	+ 58.9%	\$210,000	\$235,000	+ 11.9%
Average Sales Price*	\$135,333	\$213,390	+ 57.7%	\$220,606	\$223,115	+ 1.1%
Percent of Original List Price Received*	87.4%	98.4%	+ 12.6%	95.4%	95.6%	+ 0.2%
Average Market Time	136	72	- 47.1%	55	83	+ 50.9%
Inventory of Homes for Sale at Month End	14	10	- 28.6%	--	--	--

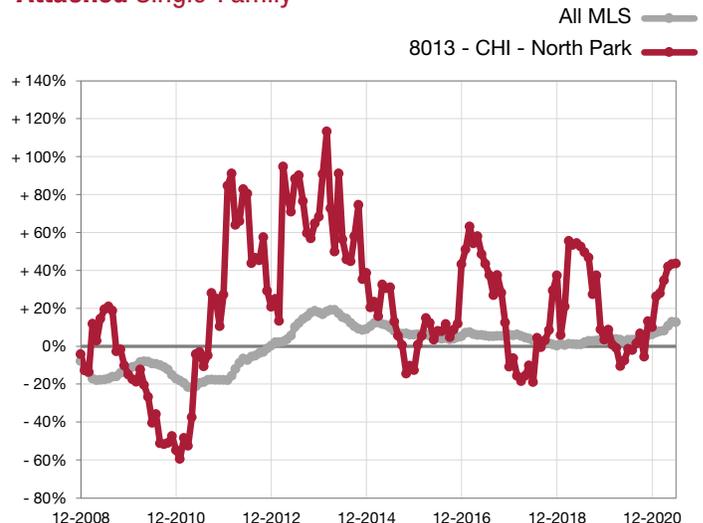
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / June 2021

- 8.0%

+ 54.8%

- 19.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	100	94	- 6.0%	797	773	- 3.0%
Under Contract (includes Contingent and Pending)	60	41	- 31.7%	401	518	+ 29.2%
Closed Sales	37	54	+ 45.9%	385	541	+ 40.5%
Median Sales Price*	\$359,000	\$382,500	+ 6.5%	\$340,000	\$371,000	+ 9.1%
Average Sales Price*	\$400,785	\$391,443	- 2.3%	\$364,095	\$402,498	+ 10.5%
Percent of Original List Price Received*	97.8%	100.1%	+ 2.4%	96.2%	97.7%	+ 1.6%
Average Market Time	58	26	- 55.2%	70	48	- 31.4%
Inventory of Homes for Sale at Month End	97	78	- 19.6%	--	--	--

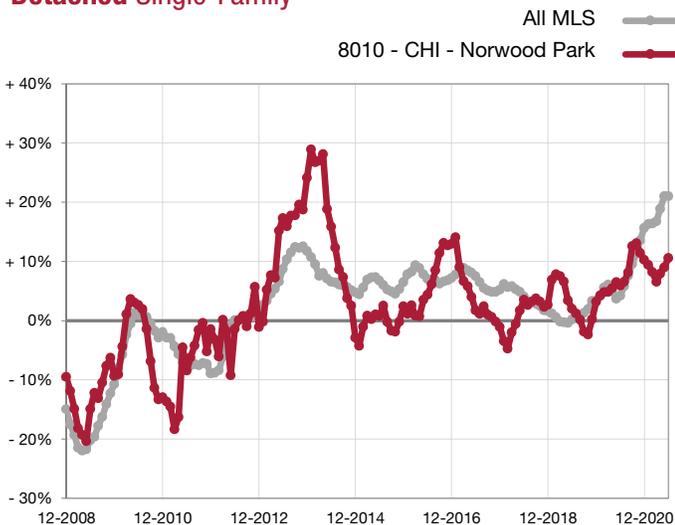
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	13	10	- 23.1%	125	162	+ 29.6%
Under Contract (includes Contingent and Pending)	8	6	- 25.0%	72	116	+ 61.1%
Closed Sales	5	11	+ 120.0%	71	114	+ 60.6%
Median Sales Price*	\$183,000	\$175,000	- 4.4%	\$168,000	\$170,000	+ 1.2%
Average Sales Price*	\$190,000	\$172,855	- 9.0%	\$185,788	\$178,638	- 3.8%
Percent of Original List Price Received*	95.9%	97.5%	+ 1.7%	94.7%	95.0%	+ 0.3%
Average Market Time	62	77	+ 24.2%	82	64	- 22.0%
Inventory of Homes for Sale at Month End	18	15	- 16.7%	--	--	--

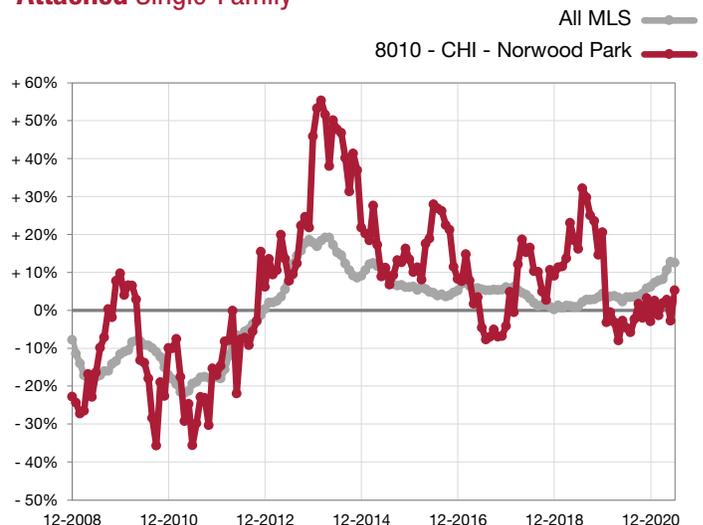
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / June 2021

- 3.1%

+ 126.5%

- 9.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	71	74	+ 4.2%	671	772	+ 15.1%
Under Contract (includes Contingent and Pending)	43	41	- 4.7%	350	526	+ 50.3%
Closed Sales	24	60	+ 150.0%	344	514	+ 49.4%
Median Sales Price*	\$375,000	\$415,000	+ 10.7%	\$339,000	\$368,950	+ 8.8%
Average Sales Price*	\$372,741	\$441,578	+ 18.5%	\$360,813	\$393,740	+ 9.1%
Percent of Original List Price Received*	99.0%	101.6%	+ 2.6%	96.8%	99.3%	+ 2.6%
Average Market Time	64	19	- 70.3%	65	41	- 36.9%
Inventory of Homes for Sale at Month End	66	58	- 12.1%	--	--	--

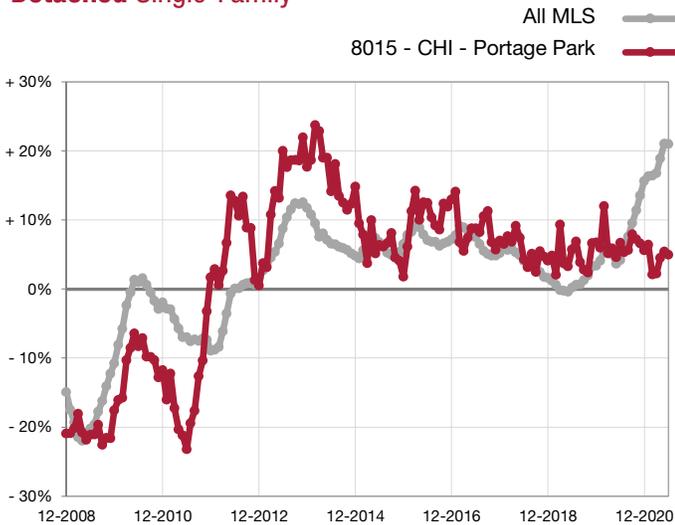
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	27	21	- 22.2%	173	241	+ 39.3%
Under Contract (includes Contingent and Pending)	14	15	+ 7.1%	93	131	+ 40.9%
Closed Sales	10	17	+ 70.0%	86	134	+ 55.8%
Median Sales Price*	\$165,000	\$170,000	+ 3.0%	\$166,000	\$170,000	+ 2.4%
Average Sales Price*	\$177,800	\$195,841	+ 10.1%	\$200,981	\$198,784	- 1.1%
Percent of Original List Price Received*	96.6%	96.5%	- 0.1%	94.6%	103.0%	+ 8.9%
Average Market Time	55	65	+ 18.2%	61	68	+ 11.5%
Inventory of Homes for Sale at Month End	31	30	- 3.2%	--	--	--

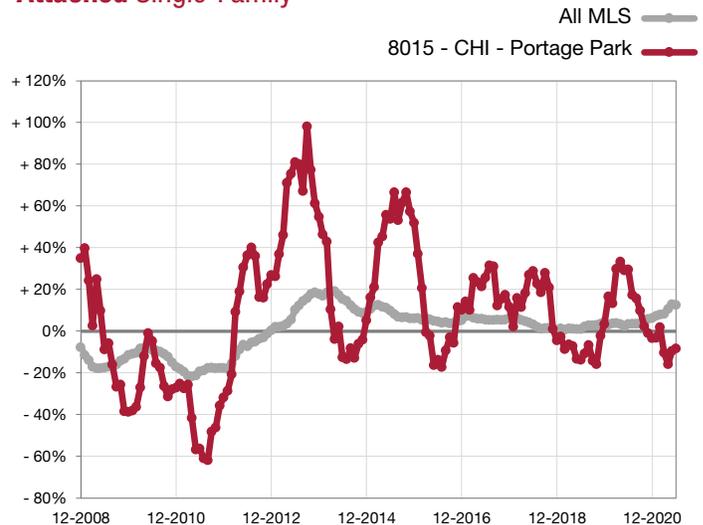
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / June 2021

+ 26.4% **+ 110.0%** **- 3.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5	13	+ 160.0%	48	79	+ 64.6%
Under Contract (includes Contingent and Pending)	3	8	+ 166.7%	30	51	+ 70.0%
Closed Sales	2	6	+ 200.0%	35	44	+ 25.7%
Median Sales Price*	\$428,750	\$660,000	+ 53.9%	\$510,000	\$553,000	+ 8.4%
Average Sales Price*	\$428,750	\$650,250	+ 51.7%	\$527,773	\$558,849	+ 5.9%
Percent of Original List Price Received*	95.3%	100.9%	+ 5.9%	95.0%	98.2%	+ 3.4%
Average Market Time	56	9	- 83.9%	70	45	- 35.7%
Inventory of Homes for Sale at Month End	7	8	+ 14.3%	--	--	--

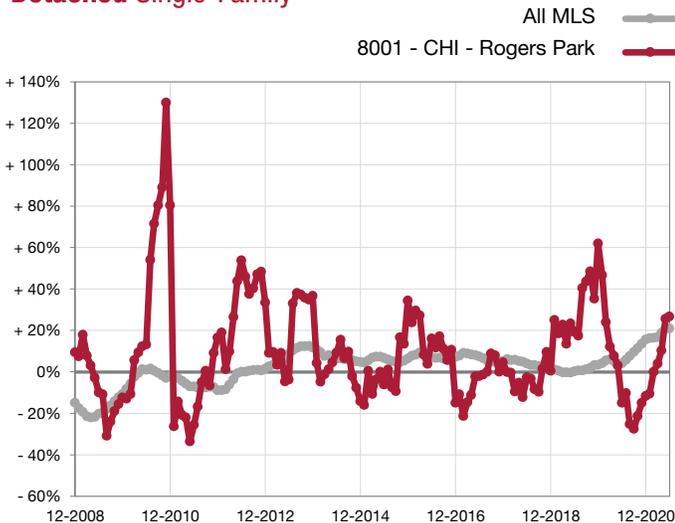
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	86	102	+ 18.6%	753	1,038	+ 37.8%
Under Contract (includes Contingent and Pending)	50	58	+ 16.0%	401	623	+ 55.4%
Closed Sales	38	78	+ 105.3%	409	592	+ 44.7%
Median Sales Price*	\$174,000	\$202,500	+ 16.4%	\$175,000	\$195,000	+ 11.4%
Average Sales Price*	\$191,980	\$216,441	+ 12.7%	\$188,342	\$212,529	+ 12.8%
Percent of Original List Price Received*	95.2%	99.2%	+ 4.2%	95.9%	97.1%	+ 1.3%
Average Market Time	94	51	- 45.7%	70	59	- 15.7%
Inventory of Homes for Sale at Month End	126	120	- 4.8%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / June 2021

+ 57.6%

- 15.0%

- 21.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	13	20	+ 53.8%	206	224	+ 8.7%
Under Contract (includes Contingent and Pending)	13	16	+ 23.1%	107	124	+ 15.9%
Closed Sales	7	11	+ 57.1%	105	122	+ 16.2%
Median Sales Price*	\$250,000	\$169,000	- 32.4%	\$165,000	\$207,500	+ 25.8%
Average Sales Price*	\$236,143	\$198,536	- 15.9%	\$188,493	\$226,357	+ 20.1%
Percent of Original List Price Received*	98.6%	101.9%	+ 3.3%	91.2%	98.6%	+ 8.1%
Average Market Time	160	80	- 50.0%	117	68	- 41.9%
Inventory of Homes for Sale at Month End	32	24	- 25.0%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	20	32	+ 60.0%	230	238	+ 3.5%
Under Contract (includes Contingent and Pending)	10	16	+ 60.0%	113	125	+ 10.6%
Closed Sales	13	6	- 53.8%	126	110	- 12.7%
Median Sales Price*	\$74,200	\$77,500	+ 4.4%	\$70,000	\$65,000	- 7.1%
Average Sales Price*	\$84,319	\$102,667	+ 21.8%	\$83,687	\$84,933	+ 1.5%
Percent of Original List Price Received*	94.3%	90.1%	- 4.5%	90.4%	91.9%	+ 1.7%
Average Market Time	160	142	- 11.3%	124	117	- 5.6%
Inventory of Homes for Sale at Month End	60	48	- 20.0%	--	--	--

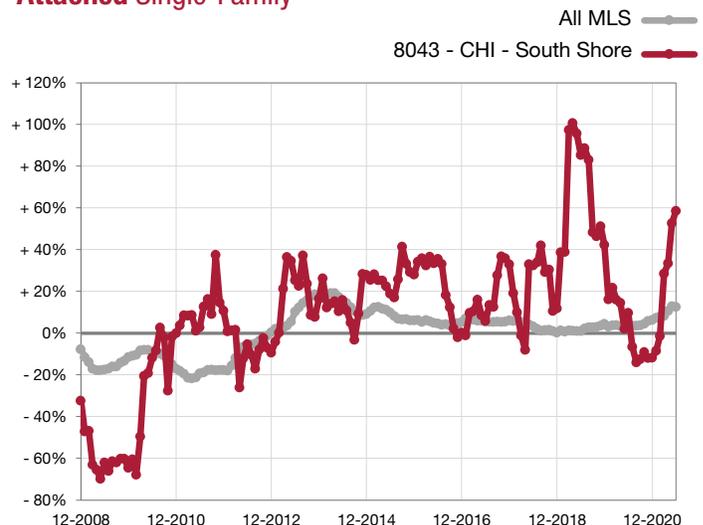
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / June 2021

+ 18.6%

+ 82.4%

+ 20.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	9	10	+ 11.1%	71	84	+ 18.3%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	27	46	+ 70.4%
Closed Sales	3	6	+ 100.0%	27	49	+ 81.5%
Median Sales Price*	\$680,000	\$909,500	+ 33.8%	\$900,000	\$950,000	+ 5.6%
Average Sales Price*	\$805,333	\$910,000	+ 13.0%	\$941,408	\$1,043,217	+ 10.8%
Percent of Original List Price Received*	95.1%	100.7%	+ 5.9%	94.9%	95.4%	+ 0.5%
Average Market Time	46	35	- 23.9%	143	113	- 21.0%
Inventory of Homes for Sale at Month End	21	16	- 23.8%	--	--	--

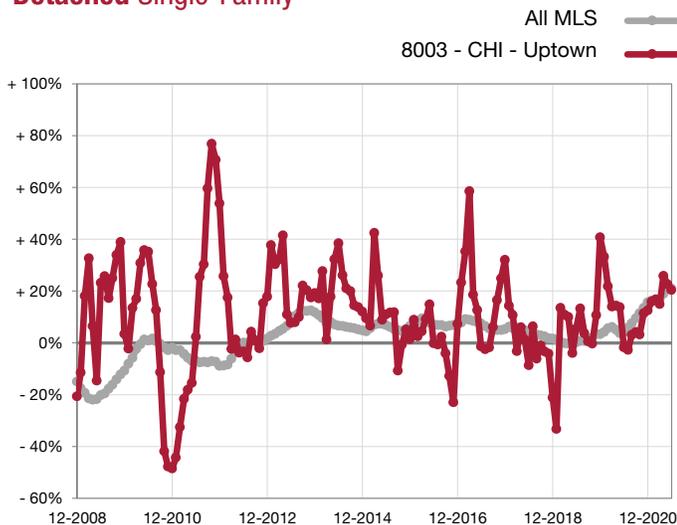
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	158	188	+ 19.0%	1,235	1,850	+ 49.8%
Under Contract (includes Contingent and Pending)	96	99	+ 3.1%	706	1,077	+ 52.5%
Closed Sales	71	129	+ 81.7%	714	1,037	+ 45.2%
Median Sales Price*	\$275,000	\$310,000	+ 12.7%	\$294,950	\$305,000	+ 3.4%
Average Sales Price*	\$292,561	\$325,552	+ 11.3%	\$296,886	\$312,243	+ 5.2%
Percent of Original List Price Received*	98.3%	99.4%	+ 1.1%	97.1%	98.0%	+ 0.9%
Average Market Time	64	35	- 45.3%	63	51	- 19.0%
Inventory of Homes for Sale at Month End	167	210	+ 25.7%	--	--	--

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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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- 30.8% **+ 25.0%** **+ 20.0%**

Washington Park

Local Market Update / June 2021

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	0	2	--	9	9	0.0%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$180,000	\$0	- 100.0%	\$36,500	\$235,000	+ 543.8%
Average Sales Price*	\$180,000	\$0	- 100.0%	\$64,750	\$280,000	+ 332.4%
Percent of Original List Price Received*	85.8%	0.0%	- 100.0%	66.7%	101.2%	+ 51.7%
Average Market Time	157	0	- 100.0%	170	58	- 65.9%
Inventory of Homes for Sale at Month End	0	3	--	--	--	--

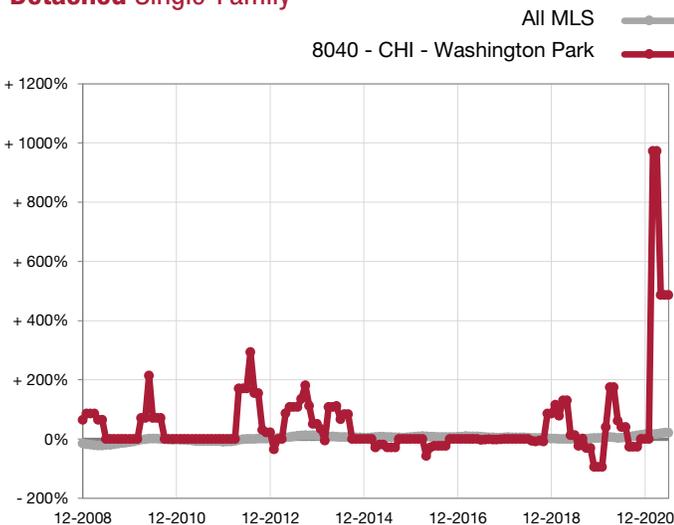
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	13	7	- 46.2%	58	77	+ 32.8%
Under Contract (includes Contingent and Pending)	6	0	- 100.0%	32	41	+ 28.1%
Closed Sales	3	5	+ 66.7%	25	48	+ 92.0%
Median Sales Price*	\$62,000	\$95,071	+ 53.3%	\$82,000	\$186,500	+ 127.4%
Average Sales Price*	\$113,667	\$120,843	+ 6.3%	\$99,704	\$201,258	+ 101.9%
Percent of Original List Price Received*	86.2%	95.5%	+ 10.8%	87.0%	99.0%	+ 13.8%
Average Market Time	160	19	- 88.1%	125	55	- 56.0%
Inventory of Homes for Sale at Month End	15	15	0.0%	--	--	--

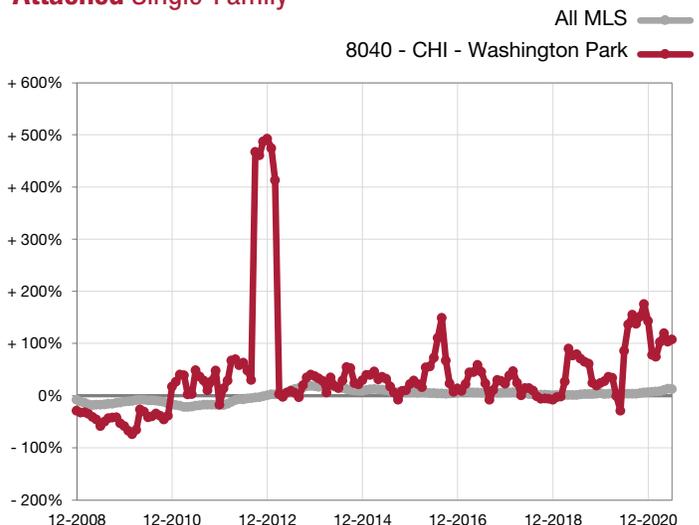
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Elsdon

Local Market Update / June 2021

+ 30.0%

0.0%

- 11.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	10	12	+ 20.0%	146	113	- 22.6%
Under Contract (includes Contingent and Pending)	10	9	- 10.0%	96	87	- 9.4%
Closed Sales	7	7	0.0%	100	90	- 10.0%
Median Sales Price*	\$240,000	\$266,000	+ 10.8%	\$220,000	\$249,950	+ 13.6%
Average Sales Price*	\$233,700	\$263,857	+ 12.9%	\$218,583	\$249,175	+ 14.0%
Percent of Original List Price Received*	96.8%	103.6%	+ 7.0%	96.9%	99.4%	+ 2.6%
Average Market Time	58	13	- 77.6%	50	53	+ 6.0%
Inventory of Homes for Sale at Month End	16	13	- 18.8%	--	--	--

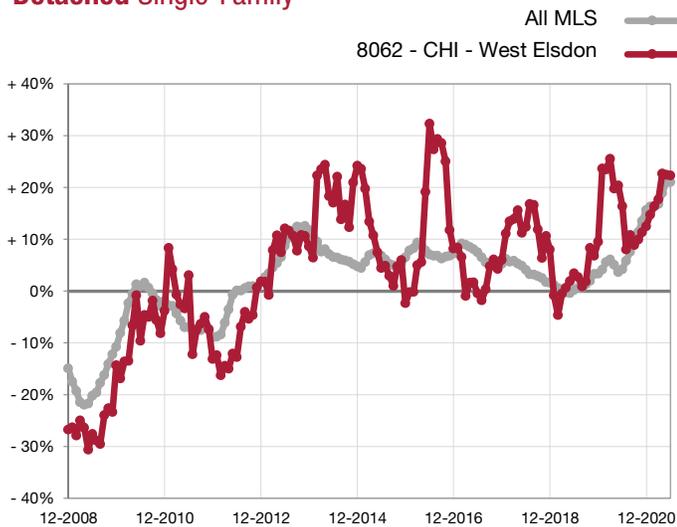
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	0	1	--	17	20	+ 17.6%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	12	15	+ 25.0%
Closed Sales	0	0	--	10	16	+ 60.0%
Median Sales Price*	\$0	\$0	--	\$136,250	\$128,450	- 5.7%
Average Sales Price*	\$0	\$0	--	\$142,754	\$141,050	- 1.2%
Percent of Original List Price Received*	0.0%	0.0%	--	95.0%	97.3%	+ 2.4%
Average Market Time	0	0	--	97	15	- 84.5%
Inventory of Homes for Sale at Month End	1	2	+ 100.0%	--	--	--

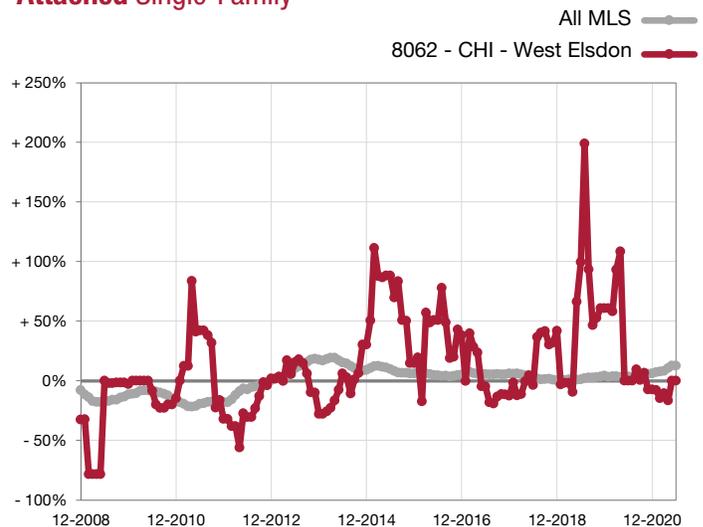
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Ridge

Local Market Update / June 2021

+ 56.8% **+ 146.7%** **+ 8.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	20	32	+ 60.0%	207	218	+ 5.3%
Under Contract (includes Contingent and Pending)	12	21	+ 75.0%	113	159	+ 40.7%
Closed Sales	10	24	+ 140.0%	119	152	+ 27.7%
Median Sales Price*	\$390,000	\$420,350	+ 7.8%	\$365,000	\$415,000	+ 13.7%
Average Sales Price*	\$438,650	\$470,029	+ 7.2%	\$389,825	\$434,994	+ 11.6%
Percent of Original List Price Received*	94.7%	99.7%	+ 5.3%	95.5%	98.1%	+ 2.7%
Average Market Time	78	15	- 80.8%	93	49	- 47.3%
Inventory of Homes for Sale at Month End	28	26	- 7.1%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	54	84	+ 55.6%	564	792	+ 40.4%
Under Contract (includes Contingent and Pending)	30	42	+ 40.0%	279	448	+ 60.6%
Closed Sales	20	50	+ 150.0%	295	414	+ 40.3%
Median Sales Price*	\$126,000	\$170,000	+ 34.9%	\$142,000	\$158,450	+ 11.6%
Average Sales Price*	\$149,503	\$178,715	+ 19.5%	\$160,480	\$172,534	+ 7.5%
Percent of Original List Price Received*	93.5%	96.6%	+ 3.3%	93.7%	94.9%	+ 1.3%
Average Market Time	91	36	- 60.4%	82	72	- 12.2%
Inventory of Homes for Sale at Month End	106	119	+ 12.3%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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

West Town

Local Market Update / June 2021

- 2.8%

+ 76.2%

- 8.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	59	52	- 11.9%	454	612	+ 34.8%
Under Contract (includes Contingent and Pending)	26	30	+ 15.4%	176	314	+ 78.4%
Closed Sales	12	44	+ 266.7%	183	302	+ 65.0%
Median Sales Price*	\$970,000	\$985,500	+ 1.6%	\$906,000	\$955,000	+ 5.4%
Average Sales Price*	\$1,091,117	\$1,034,761	- 5.2%	\$978,089	\$1,030,896	+ 5.4%
Percent of Original List Price Received*	98.1%	98.7%	+ 0.6%	95.9%	96.8%	+ 0.9%
Average Market Time	118	28	- 76.3%	108	67	- 38.0%
Inventory of Homes for Sale at Month End	75	56	- 25.3%	--	--	--

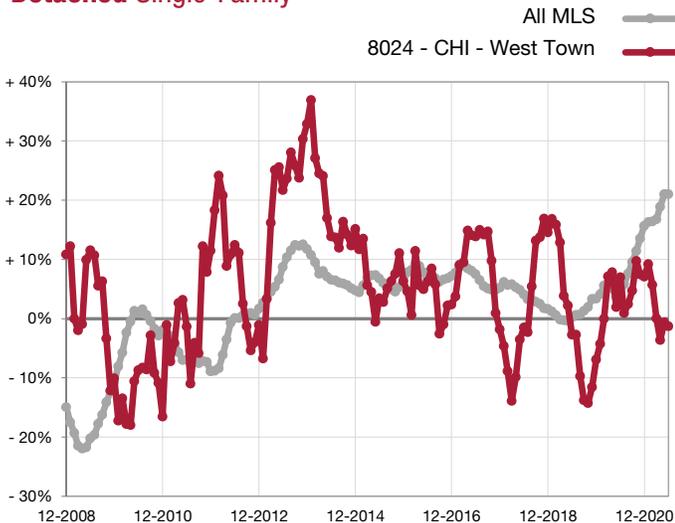
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	367	362	- 1.4%	3,159	3,909	+ 23.7%
Under Contract (includes Contingent and Pending)	194	159	- 18.0%	1,476	2,027	+ 37.3%
Closed Sales	152	245	+ 61.2%	1,439	2,034	+ 41.3%
Median Sales Price*	\$525,500	\$503,000	- 4.3%	\$496,000	\$500,000	+ 0.8%
Average Sales Price*	\$531,456	\$511,362	- 3.8%	\$516,773	\$514,752	- 0.4%
Percent of Original List Price Received*	98.0%	99.2%	+ 1.2%	97.8%	98.5%	+ 0.7%
Average Market Time	57	43	- 24.6%	71	58	- 18.3%
Inventory of Homes for Sale at Month End	375	357	- 4.8%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Woodlawn

Local Market Update / June 2021

+ 64.3% **+ 50.0%** **- 29.0%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5	11	+ 120.0%	73	95	+ 30.1%
Under Contract (includes Contingent and Pending)	3	6	+ 100.0%	29	62	+ 113.8%
Closed Sales	3	7	+ 133.3%	26	50	+ 92.3%
Median Sales Price*	\$345,000	\$230,000	- 33.3%	\$164,000	\$294,500	+ 79.6%
Average Sales Price*	\$435,667	\$292,571	- 32.8%	\$283,805	\$308,982	+ 8.9%
Percent of Original List Price Received*	94.3%	97.6%	+ 3.5%	89.2%	98.2%	+ 10.1%
Average Market Time	39	59	+ 51.3%	113	74	- 34.5%
Inventory of Homes for Sale at Month End	18	12	- 33.3%	--	--	--

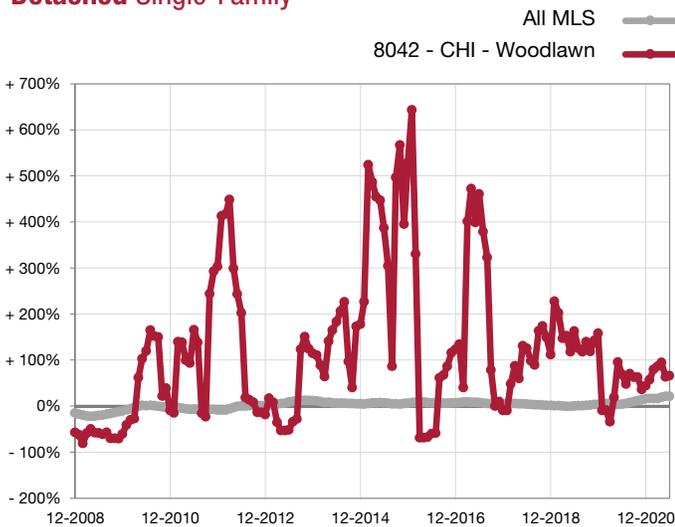
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	9	12	+ 33.3%	162	171	+ 5.6%
Under Contract (includes Contingent and Pending)	10	11	+ 10.0%	85	108	+ 27.1%
Closed Sales	7	8	+ 14.3%	80	109	+ 36.3%
Median Sales Price*	\$200,000	\$251,625	+ 25.8%	\$172,500	\$210,000	+ 21.7%
Average Sales Price*	\$197,571	\$265,281	+ 34.3%	\$190,249	\$225,299	+ 18.4%
Percent of Original List Price Received*	95.6%	98.7%	+ 3.2%	94.4%	97.8%	+ 3.6%
Average Market Time	49	31	- 36.7%	120	102	- 15.0%
Inventory of Homes for Sale at Month End	44	32	- 27.3%	--	--	--

* 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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