

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED AUGUST 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 / July 2021

- 7.1%

+ 42.4%

+ 12.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	24	29	+ 20.8%	248	224	- 9.7%
Under Contract (includes Contingent and Pending)	21	15	- 28.6%	145	149	+ 2.8%
Closed Sales	18	12	- 33.3%	129	156	+ 20.9%
Median Sales Price*	\$425,000	\$617,500	+ 45.3%	\$440,000	\$490,000	+ 11.4%
Average Sales Price*	\$466,445	\$601,333	+ 28.9%	\$474,803	\$518,098	+ 9.1%
Percent of Original List Price Received*	97.2%	102.2%	+ 5.1%	97.0%	99.8%	+ 2.9%
Average Market Time	49	13	- 73.5%	71	48	- 32.4%
Inventory of Homes for Sale at Month End	22	28	+ 27.3%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	46	36	- 21.7%	294	434	+ 47.6%
Under Contract (includes Contingent and Pending)	21	21	0.0%	157	251	+ 59.9%
Closed Sales	15	35	+ 133.3%	154	246	+ 59.7%
Median Sales Price*	\$257,000	\$220,500	- 14.2%	\$215,000	\$213,000	- 0.9%
Average Sales Price*	\$237,400	\$237,105	- 0.1%	\$243,295	\$227,547	- 6.5%
Percent of Original List Price Received*	98.7%	98.9%	+ 0.2%	96.7%	98.1%	+ 1.4%
Average Market Time	22	39	+ 77.3%	67	45	- 32.8%
Inventory of Homes for Sale at Month End	51	54	+ 5.9%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / July 2021

- 16.9%

+ 17.9%

- 1.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	21	15	- 28.6%	163	157	- 3.7%
Under Contract (includes Contingent and Pending)	14	5	- 64.3%	100	104	+ 4.0%
Closed Sales	14	9	- 35.7%	96	121	+ 26.0%
Median Sales Price*	\$662,000	\$525,000	- 20.7%	\$517,500	\$567,500	+ 9.7%
Average Sales Price*	\$634,243	\$560,889	- 11.6%	\$510,231	\$574,793	+ 12.7%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	98.2%	99.8%	+ 1.6%
Average Market Time	37	16	- 56.8%	52	45	- 13.5%
Inventory of Homes for Sale at Month End	18	21	+ 16.7%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	44	39	- 11.4%	306	378	+ 23.5%
Under Contract (includes Contingent and Pending)	17	18	+ 5.9%	158	230	+ 45.6%
Closed Sales	14	24	+ 71.4%	141	235	+ 66.7%
Median Sales Price*	\$346,000	\$455,000	+ 31.5%	\$370,000	\$390,000	+ 5.4%
Average Sales Price*	\$361,699	\$426,625	+ 18.0%	\$374,451	\$377,967	+ 0.9%
Percent of Original List Price Received*	98.7%	99.5%	+ 0.8%	98.5%	99.1%	+ 0.6%
Average Market Time	13	28	+ 115.4%	55	40	- 27.3%
Inventory of Homes for Sale at Month End	41	37	- 9.8%	--	--	--

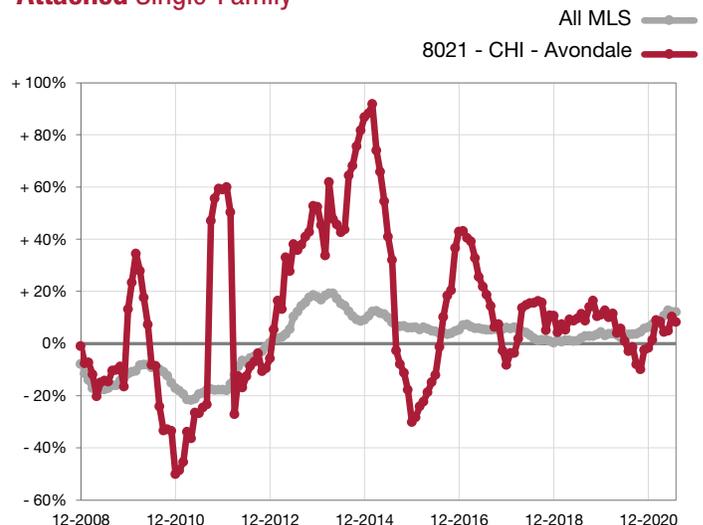
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / July 2021

- 14.0%

- 4.0%

- 34.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	39	34	- 12.8%	383	358	- 6.5%
Under Contract (includes Contingent and Pending)	34	19	- 44.1%	208	257	+ 23.6%
Closed Sales	24	24	0.0%	190	274	+ 44.2%
Median Sales Price*	\$402,000	\$395,750	- 1.6%	\$333,750	\$359,450	+ 7.7%
Average Sales Price*	\$374,967	\$389,069	+ 3.8%	\$343,794	\$385,720	+ 12.2%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	97.0%	98.2%	+ 1.2%
Average Market Time	81	84	+ 3.7%	80	90	+ 12.5%
Inventory of Homes for Sale at Month End	54	37	- 31.5%	--	--	--

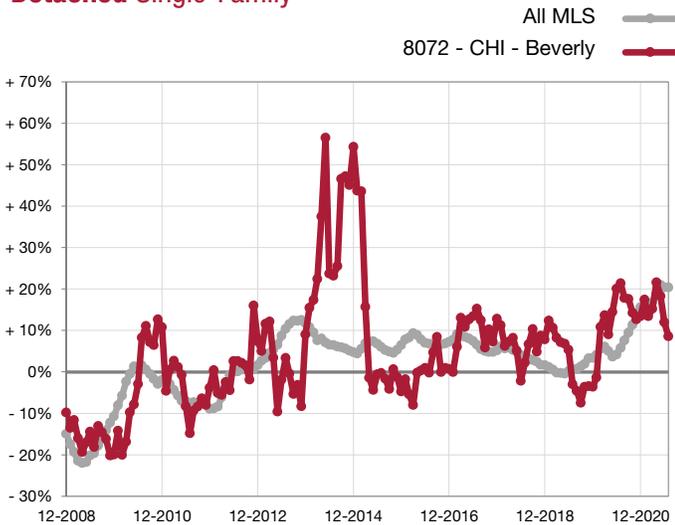
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	4	3	- 25.0%	23	27	+ 17.4%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	11	18	+ 63.6%
Closed Sales	1	0	- 100.0%	10	15	+ 50.0%
Median Sales Price*	\$151,000	\$0	- 100.0%	\$119,450	\$164,900	+ 38.0%
Average Sales Price*	\$151,000	\$0	- 100.0%	\$140,270	\$170,932	+ 21.9%
Percent of Original List Price Received*	87.8%	0.0%	- 100.0%	93.3%	96.3%	+ 3.2%
Average Market Time	423	0	- 100.0%	205	41	- 80.0%
Inventory of Homes for Sale at Month End	7	3	- 57.1%	--	--	--

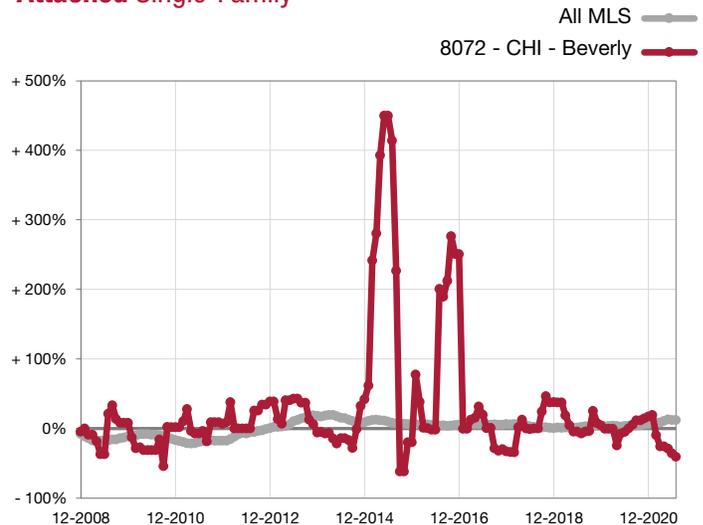
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / July 2021

- 3.2%

0.0%

+ 8.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	19	17	- 10.5%	189	215	+ 13.8%
Under Contract (includes Contingent and Pending)	12	8	- 33.3%	94	136	+ 44.7%
Closed Sales	12	7	- 41.7%	92	136	+ 47.8%
Median Sales Price*	\$511,000	\$415,000	- 18.8%	\$481,000	\$469,500	- 2.4%
Average Sales Price*	\$524,817	\$408,257	- 22.2%	\$487,473	\$480,211	- 1.5%
Percent of Original List Price Received*	99.9%	97.4%	- 2.5%	96.9%	97.3%	+ 0.4%
Average Market Time	40	23	- 42.5%	54	54	0.0%
Inventory of Homes for Sale at Month End	27	28	+ 3.7%	--	--	--

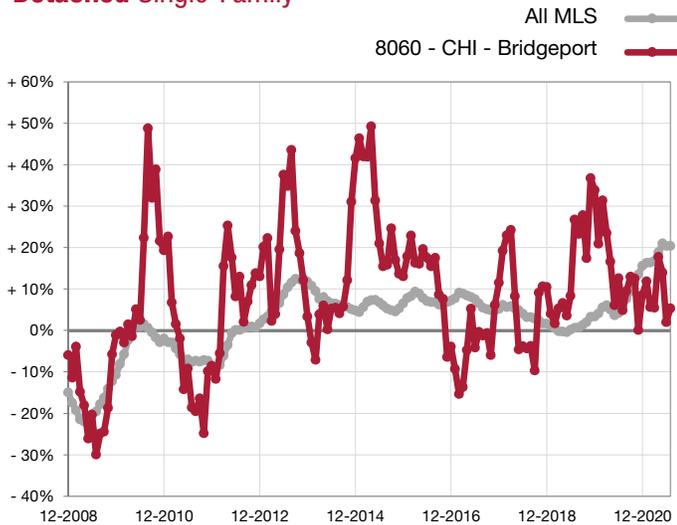
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	12	13	+ 8.3%	92	137	+ 48.9%
Under Contract (includes Contingent and Pending)	11	11	0.0%	54	84	+ 55.6%
Closed Sales	4	9	+ 125.0%	48	79	+ 64.6%
Median Sales Price*	\$249,000	\$265,000	+ 6.4%	\$300,000	\$305,000	+ 1.7%
Average Sales Price*	\$280,750	\$293,389	+ 4.5%	\$317,131	\$343,203	+ 8.2%
Percent of Original List Price Received*	95.8%	94.5%	- 1.4%	96.5%	97.6%	+ 1.1%
Average Market Time	37	55	+ 48.6%	82	59	- 28.0%
Inventory of Homes for Sale at Month End	18	21	+ 16.7%	--	--	--

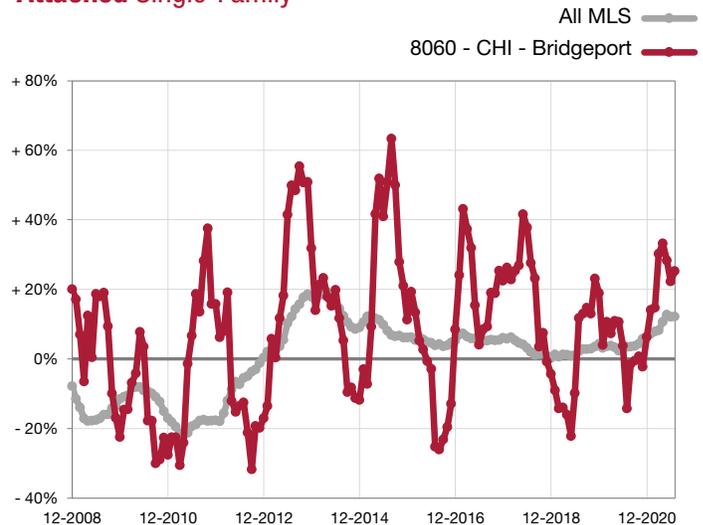
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / July 2021

+ 16.7%

- 10.0%

- 28.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	25	27	+ 8.0%	337	288	- 14.5%
Under Contract (includes Contingent and Pending)	22	18	- 18.2%	180	209	+ 16.1%
Closed Sales	17	16	- 5.9%	182	202	+ 11.0%
Median Sales Price*	\$131,000	\$176,500	+ 34.7%	\$147,000	\$198,750	+ 35.2%
Average Sales Price*	\$143,371	\$198,219	+ 38.3%	\$144,619	\$191,838	+ 32.7%
Percent of Original List Price Received*	88.5%	104.4%	+ 18.0%	94.5%	99.2%	+ 5.0%
Average Market Time	123	17	- 86.2%	81	70	- 13.6%
Inventory of Homes for Sale at Month End	67	44	- 34.3%	--	--	--

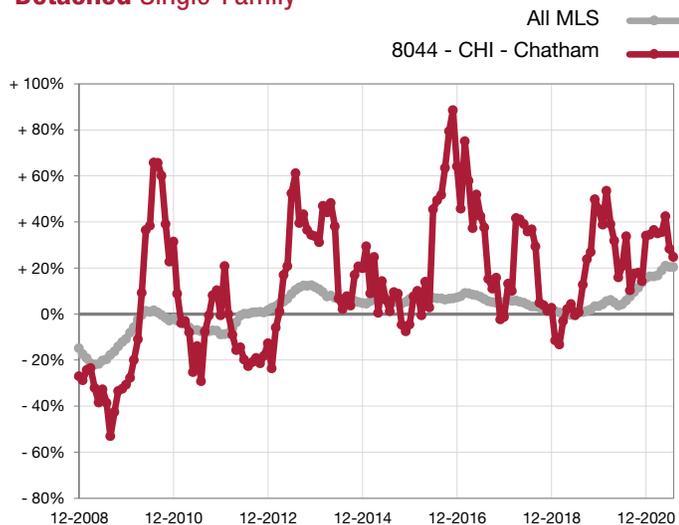
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	5	8	+ 60.0%	42	57	+ 35.7%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	22	35	+ 59.1%
Closed Sales	3	2	- 33.3%	19	31	+ 63.2%
Median Sales Price*	\$43,100	\$71,000	+ 64.7%	\$38,000	\$50,000	+ 31.6%
Average Sales Price*	\$107,700	\$71,000	- 34.1%	\$54,558	\$82,560	+ 51.3%
Percent of Original List Price Received*	96.1%	87.4%	- 9.1%	88.4%	88.3%	- 0.1%
Average Market Time	119	30	- 74.8%	111	115	+ 3.6%
Inventory of Homes for Sale at Month End	13	13	0.0%	--	--	--

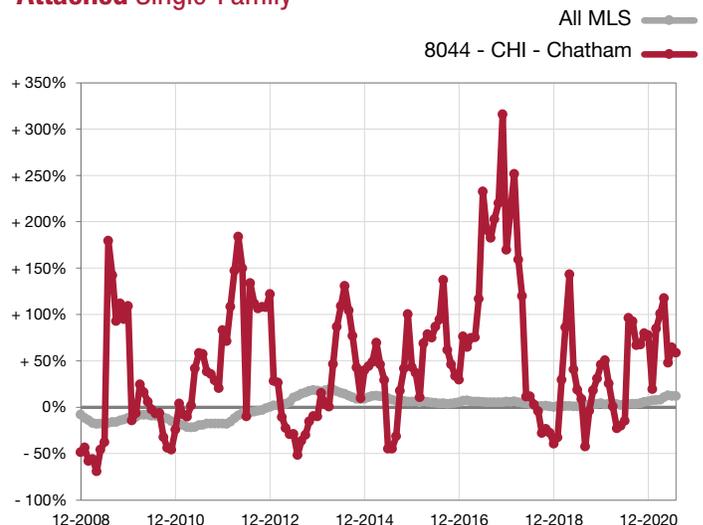
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / July 2021

+ 2.9%

+ 29.4%

- 6.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	15	13	- 13.3%	183	123	- 32.8%
Under Contract (includes Contingent and Pending)	10	7	- 30.0%	70	84	+ 20.0%
Closed Sales	7	8	+ 14.3%	70	86	+ 22.9%
Median Sales Price*	\$730,000	\$726,000	- 0.5%	\$727,500	\$805,000	+ 10.7%
Average Sales Price*	\$839,857	\$774,000	- 7.8%	\$776,994	\$859,499	+ 10.6%
Percent of Original List Price Received*	98.6%	98.7%	+ 0.1%	95.8%	98.1%	+ 2.4%
Average Market Time	41	93	+ 126.8%	120	59	- 50.8%
Inventory of Homes for Sale at Month End	20	13	- 35.0%	--	--	--

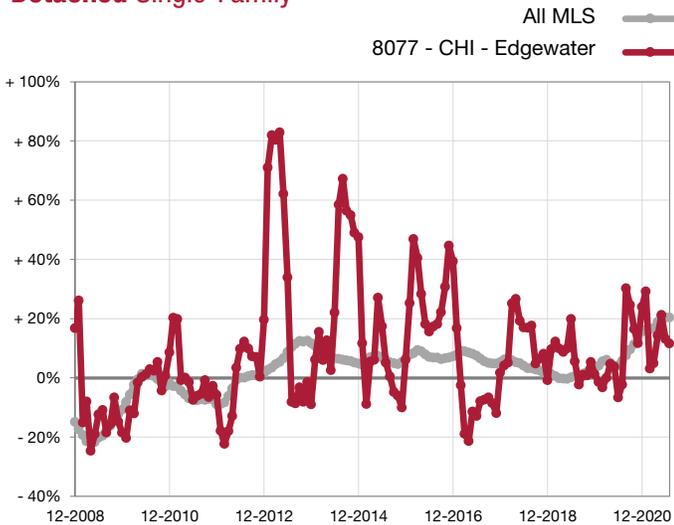
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	155	162	+ 4.5%	1,290	1,665	+ 29.1%
Under Contract (includes Contingent and Pending)	72	79	+ 9.7%	649	979	+ 50.8%
Closed Sales	78	102	+ 30.8%	647	959	+ 48.2%
Median Sales Price*	\$232,500	\$260,500	+ 12.0%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$272,505	\$298,730	+ 9.6%	\$261,421	\$277,264	+ 6.1%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	95.7%	96.5%	+ 0.8%
Average Market Time	77	62	- 19.5%	75	69	- 8.0%
Inventory of Homes for Sale at Month End	255	244	- 4.3%	--	--	--

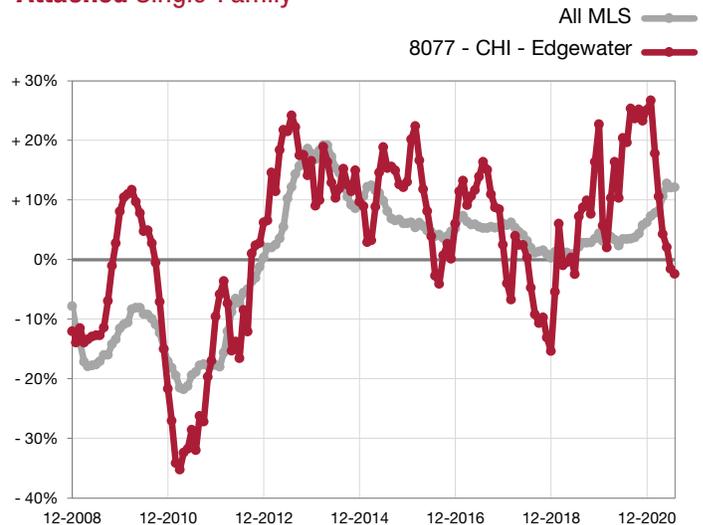
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / July 2021

+ 29.2%

+ 84.6%

+ 29.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	35	50	+ 42.9%	261	334	+ 28.0%
Under Contract (includes Contingent and Pending)	26	18	- 30.8%	135	158	+ 17.0%
Closed Sales	9	16	+ 77.8%	122	169	+ 38.5%
Median Sales Price*	\$375,000	\$490,250	+ 30.7%	\$385,500	\$430,000	+ 11.5%
Average Sales Price*	\$396,667	\$507,469	+ 27.9%	\$435,360	\$476,348	+ 9.4%
Percent of Original List Price Received*	97.4%	95.7%	- 1.7%	95.7%	97.4%	+ 1.8%
Average Market Time	31	27	- 12.9%	73	49	- 32.9%
Inventory of Homes for Sale at Month End	31	44	+ 41.9%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	13	12	- 7.7%	99	95	- 4.0%
Under Contract (includes Contingent and Pending)	10	6	- 40.0%	62	70	+ 12.9%
Closed Sales	4	8	+ 100.0%	56	76	+ 35.7%
Median Sales Price*	\$188,000	\$164,050	- 12.7%	\$165,500	\$170,750	+ 3.2%
Average Sales Price*	\$188,475	\$169,688	- 10.0%	\$168,232	\$174,541	+ 3.8%
Percent of Original List Price Received*	97.8%	99.4%	+ 1.6%	95.1%	96.6%	+ 1.6%
Average Market Time	43	22	- 48.8%	67	63	- 6.0%
Inventory of Homes for Sale at Month End	13	13	0.0%	--	--	--

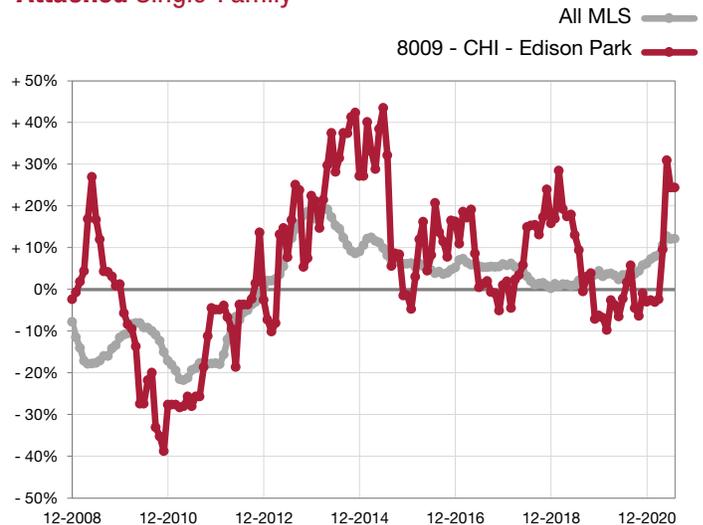
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / July 2021

- 16.1%

- 15.8%

- 11.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	58	48	- 17.2%	395	434	+ 9.9%
Under Contract (includes Contingent and Pending)	33	21	- 36.4%	211	268	+ 27.0%
Closed Sales	36	31	- 13.9%	202	280	+ 38.6%
Median Sales Price*	\$415,500	\$539,900	+ 29.9%	\$429,950	\$527,750	+ 22.7%
Average Sales Price*	\$496,333	\$547,719	+ 10.4%	\$478,005	\$556,559	+ 16.4%
Percent of Original List Price Received*	97.0%	99.4%	+ 2.5%	95.1%	97.8%	+ 2.8%
Average Market Time	54	25	- 53.7%	83	73	- 12.0%
Inventory of Homes for Sale at Month End	56	50	- 10.7%	--	--	--

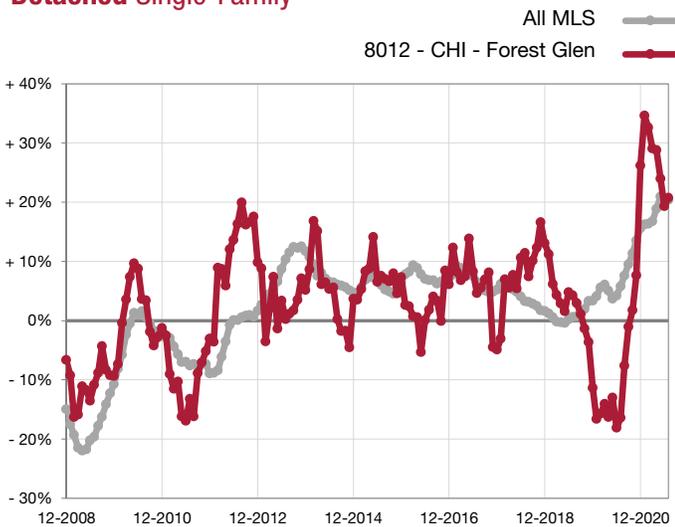
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	4	4	0.0%	33	32	- 3.0%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	10	23	+ 130.0%
Closed Sales	2	1	- 50.0%	13	21	+ 61.5%
Median Sales Price*	\$256,000	\$310,000	+ 21.1%	\$270,000	\$320,000	+ 18.5%
Average Sales Price*	\$256,000	\$310,000	+ 21.1%	\$302,385	\$353,546	+ 16.9%
Percent of Original List Price Received*	94.8%	100.0%	+ 5.5%	95.7%	98.7%	+ 3.1%
Average Market Time	25	4	- 84.0%	36	49	+ 36.1%
Inventory of Homes for Sale at Month End	6	5	- 16.7%	--	--	--

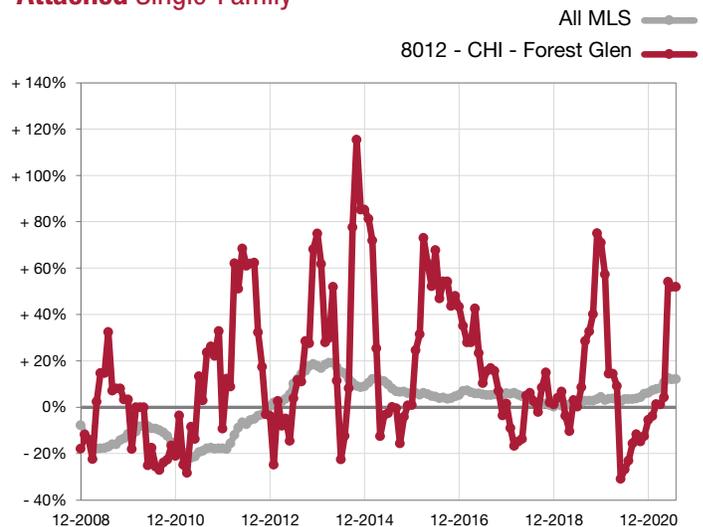
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / July 2021

- 43.3%

+ 21.7%

- 9.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	24	5	- 79.2%	204	127	- 37.7%
Under Contract (includes Contingent and Pending)	15	6	- 60.0%	99	70	- 29.3%
Closed Sales	8	4	- 50.0%	92	77	- 16.3%
Median Sales Price*	\$451,000	\$621,000	+ 37.7%	\$525,500	\$590,000	+ 12.3%
Average Sales Price*	\$419,922	\$568,775	+ 35.4%	\$517,612	\$553,810	+ 7.0%
Percent of Original List Price Received*	89.3%	98.5%	+ 10.3%	97.3%	99.2%	+ 2.0%
Average Market Time	113	64	- 43.4%	102	85	- 16.7%
Inventory of Homes for Sale at Month End	30	20	- 33.3%	--	--	--

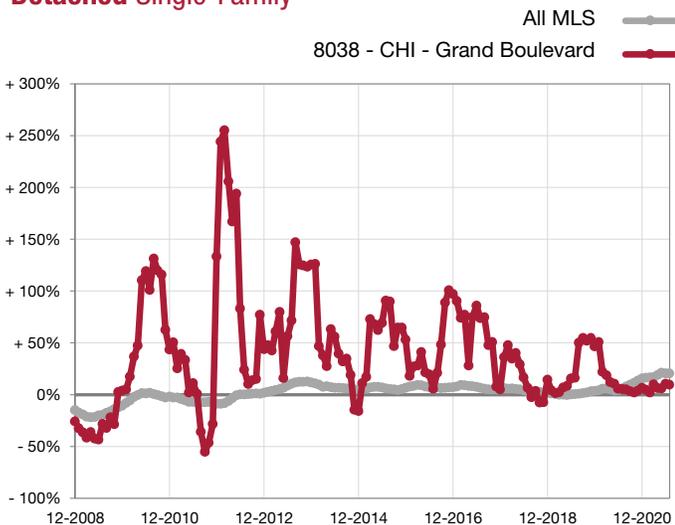
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	43	33	- 23.3%	329	387	+ 17.6%
Under Contract (includes Contingent and Pending)	15	21	+ 40.0%	137	181	+ 32.1%
Closed Sales	15	24	+ 60.0%	134	167	+ 24.6%
Median Sales Price*	\$237,500	\$240,000	+ 1.1%	\$229,500	\$240,000	+ 4.6%
Average Sales Price*	\$242,593	\$235,169	- 3.1%	\$238,124	\$258,707	+ 8.6%
Percent of Original List Price Received*	89.7%	104.3%	+ 16.3%	94.4%	98.1%	+ 3.9%
Average Market Time	117	41	- 65.0%	97	100	+ 3.1%
Inventory of Homes for Sale at Month End	64	65	+ 1.6%	--	--	--

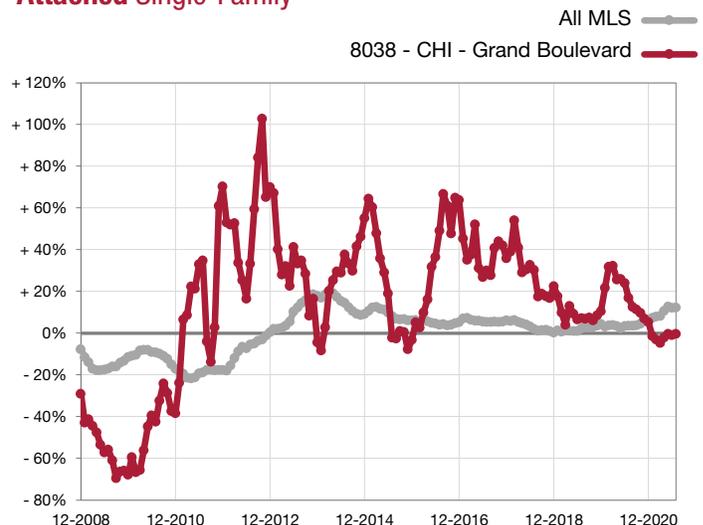
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Greater Grand Crossing

Local Market Update / July 2021

+ 40.7%

- 26.7%

- 2.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	27	35	+ 29.6%	328	318	- 3.0%
Under Contract (includes Contingent and Pending)	18	19	+ 5.6%	163	178	+ 9.2%
Closed Sales	15	10	- 33.3%	148	173	+ 16.9%
Median Sales Price*	\$124,000	\$130,000	+ 4.8%	\$81,500	\$159,000	+ 95.1%
Average Sales Price*	\$146,240	\$154,350	+ 5.5%	\$110,625	\$159,162	+ 43.9%
Percent of Original List Price Received*	94.0%	102.1%	+ 8.6%	91.8%	97.2%	+ 5.9%
Average Market Time	45	42	- 6.7%	100	89	- 11.0%
Inventory of Homes for Sale at Month End	72	69	- 4.2%	--	--	--

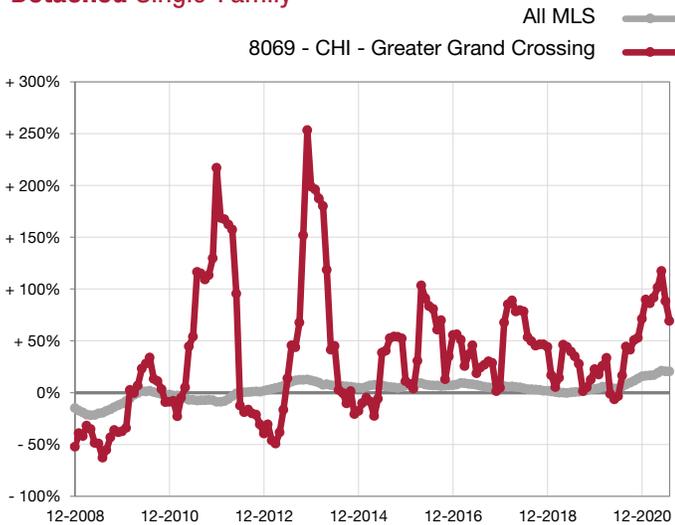
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	0	3	--	16	6	- 62.5%
Under Contract (includes Contingent and Pending)	0	1	--	8	3	- 62.5%
Closed Sales	0	1	--	7	3	- 57.1%
Median Sales Price*	\$0	\$42,000	--	\$46,000	\$42,000	- 8.7%
Average Sales Price*	\$0	\$42,000	--	\$58,286	\$54,333	- 6.8%
Percent of Original List Price Received*	0.0%	91.3%	--	77.7%	85.6%	+ 10.2%
Average Market Time	0	25	--	58	14	- 75.9%
Inventory of Homes for Sale at Month End	2	3	+ 50.0%	--	--	--

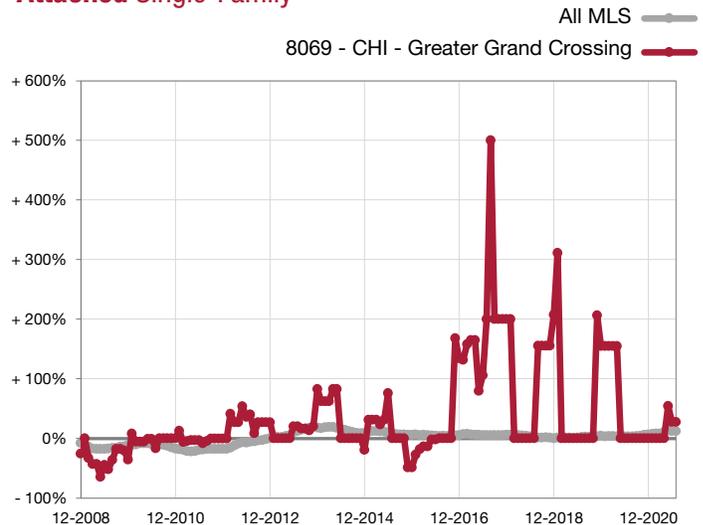
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / July 2021

+ 57.1%

- 16.7%

- 5.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	14	21	+ 50.0%	107	125	+ 16.8%
Under Contract (includes Contingent and Pending)	9	17	+ 88.9%	63	93	+ 47.6%
Closed Sales	6	5	- 16.7%	68	84	+ 23.5%
Median Sales Price*	\$120,750	\$167,000	+ 38.3%	\$140,000	\$175,950	+ 25.7%
Average Sales Price*	\$124,750	\$177,940	+ 42.6%	\$139,678	\$183,760	+ 31.6%
Percent of Original List Price Received*	93.0%	101.3%	+ 8.9%	92.5%	97.9%	+ 5.8%
Average Market Time	55	16	- 70.9%	71	51	- 28.2%
Inventory of Homes for Sale at Month End	18	17	- 5.6%	--	--	--

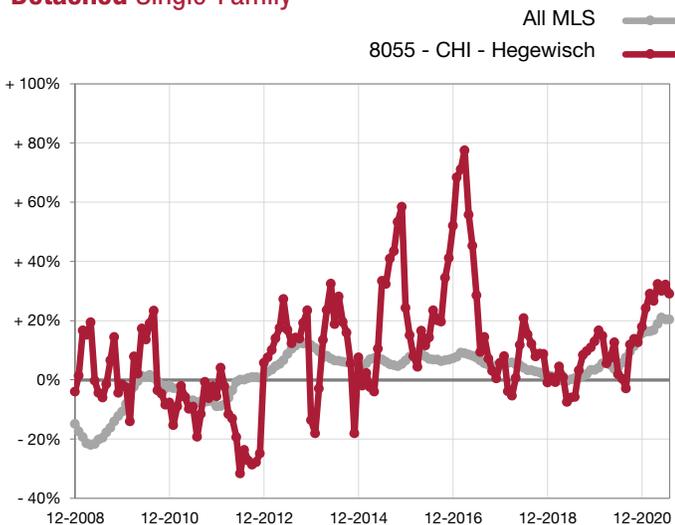
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	0	1	--	1	1	0.0%
Under Contract (includes Contingent and Pending)	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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- 35.3% **- 31.8%** **- 26.7%**

Humboldt Park

Local Market Update / July 2021

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	31	28	- 9.7%	319	306	- 4.1%
Under Contract (includes Contingent and Pending)	17	9	- 47.1%	144	182	+ 26.4%
Closed Sales	20	12	- 40.0%	130	185	+ 42.3%
Median Sales Price*	\$275,000	\$325,500	+ 18.4%	\$252,500	\$312,000	+ 23.6%
Average Sales Price*	\$372,565	\$364,008	- 2.3%	\$311,541	\$355,886	+ 14.2%
Percent of Original List Price Received*	95.2%	103.9%	+ 9.1%	96.5%	98.9%	+ 2.5%
Average Market Time	90	10	- 88.9%	73	65	- 11.0%
Inventory of Homes for Sale at Month End	49	48	- 2.0%	--	--	--

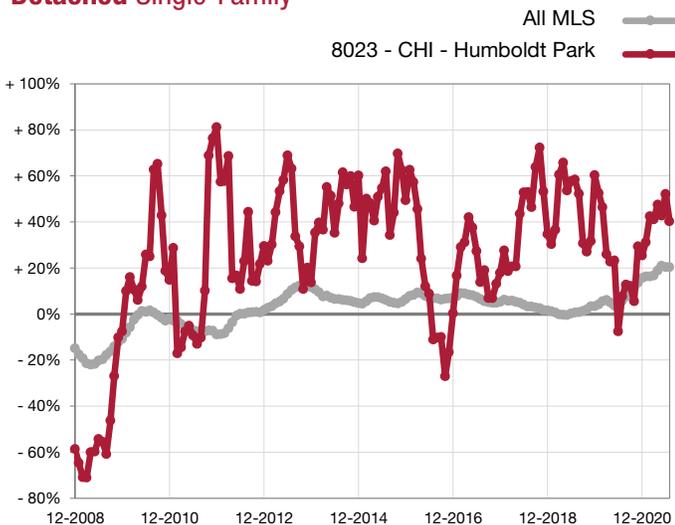
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	20	5	- 75.0%	99	86	- 13.1%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	39	48	+ 23.1%
Closed Sales	2	3	+ 50.0%	30	50	+ 66.7%
Median Sales Price*	\$369,500	\$220,000	- 40.5%	\$267,000	\$343,750	+ 28.7%
Average Sales Price*	\$369,500	\$197,333	- 46.6%	\$261,317	\$333,895	+ 27.8%
Percent of Original List Price Received*	97.1%	106.9%	+ 10.1%	92.6%	97.2%	+ 5.0%
Average Market Time	30	101	+ 236.7%	85	96	+ 12.9%
Inventory of Homes for Sale at Month End	26	7	- 73.1%	--	--	--

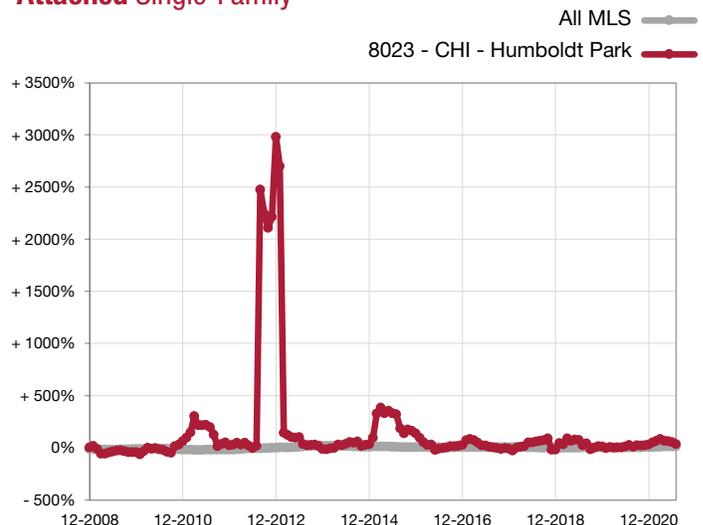
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / July 2021

- 7.4%

+ 41.7%

- 29.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	3	4	+ 33.3%	50	30	- 40.0%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	26	25	- 3.8%
Closed Sales	5	4	- 20.0%	28	29	+ 3.6%
Median Sales Price*	\$1,000,000	\$1,102,500	+ 10.3%	\$773,000	\$875,000	+ 13.2%
Average Sales Price*	\$949,600	\$1,092,100	+ 15.0%	\$796,268	\$960,814	+ 20.7%
Percent of Original List Price Received*	93.3%	94.7%	+ 1.5%	92.7%	93.2%	+ 0.5%
Average Market Time	48	23	- 52.1%	153	65	- 57.5%
Inventory of Homes for Sale at Month End	11	6	- 45.5%	--	--	--

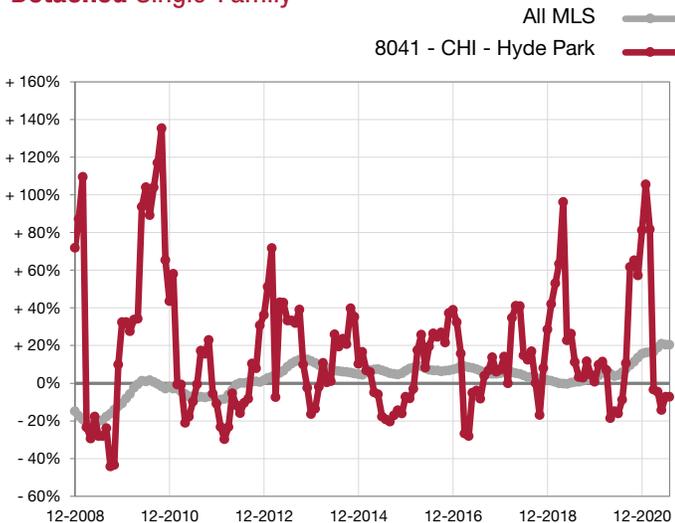
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	51	46	- 9.8%	397	467	+ 17.6%
Under Contract (includes Contingent and Pending)	30	35	+ 16.7%	246	313	+ 27.2%
Closed Sales	31	47	+ 51.6%	252	294	+ 16.7%
Median Sales Price*	\$238,000	\$204,900	- 13.9%	\$191,000	\$198,950	+ 4.2%
Average Sales Price*	\$268,658	\$235,783	- 12.2%	\$246,768	\$247,615	+ 0.3%
Percent of Original List Price Received*	96.8%	95.5%	- 1.3%	93.7%	94.8%	+ 1.2%
Average Market Time	117	71	- 39.3%	87	75	- 13.8%
Inventory of Homes for Sale at Month End	95	69	- 27.4%	--	--	--

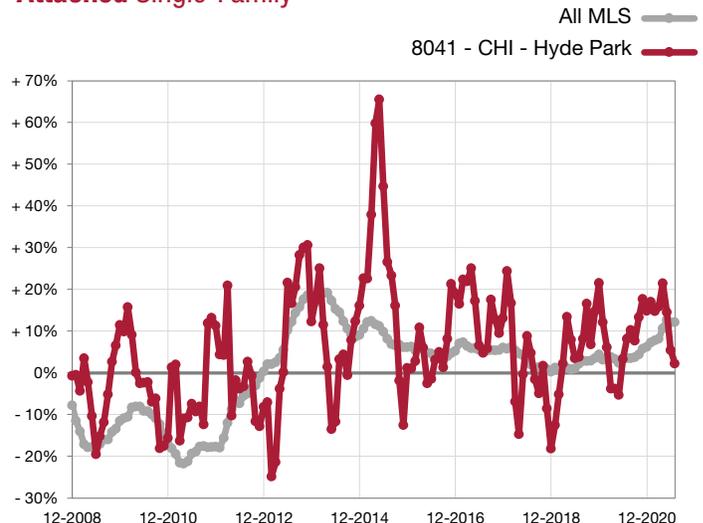
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / July 2021

- 15.7%

- 2.9%

- 10.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	43	45	+ 4.7%	453	469	+ 3.5%
Under Contract (includes Contingent and Pending)	25	19	- 24.0%	265	310	+ 17.0%
Closed Sales	31	23	- 25.8%	256	314	+ 22.7%
Median Sales Price*	\$550,000	\$565,000	+ 2.7%	\$532,450	\$594,500	+ 11.7%
Average Sales Price*	\$602,948	\$614,528	+ 1.9%	\$551,807	\$619,359	+ 12.2%
Percent of Original List Price Received*	97.2%	100.6%	+ 3.5%	96.0%	99.0%	+ 3.1%
Average Market Time	72	15	- 79.2%	84	48	- 42.9%
Inventory of Homes for Sale at Month End	60	46	- 23.3%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	84	62	- 26.2%	524	653	+ 24.6%
Under Contract (includes Contingent and Pending)	35	29	- 17.1%	265	362	+ 36.6%
Closed Sales	39	45	+ 15.4%	254	362	+ 42.5%
Median Sales Price*	\$216,000	\$275,000	+ 27.3%	\$216,250	\$240,500	+ 11.2%
Average Sales Price*	\$237,572	\$286,329	+ 20.5%	\$241,652	\$267,991	+ 10.9%
Percent of Original List Price Received*	98.1%	98.3%	+ 0.2%	96.9%	97.8%	+ 0.9%
Average Market Time	48	44	- 8.3%	58	48	- 17.2%
Inventory of Homes for Sale at Month End	89	88	- 1.1%	--	--	--

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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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Jefferson Park

Local Market Update / July 2021

+ 12.1%

+ 6.3%

+ 35.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	39	48	+ 23.1%	355	390	+ 9.9%
Under Contract (includes Contingent and Pending)	28	20	- 28.6%	215	252	+ 17.2%
Closed Sales	26	27	+ 3.8%	204	267	+ 30.9%
Median Sales Price*	\$351,250	\$390,000	+ 11.0%	\$328,750	\$367,500	+ 11.8%
Average Sales Price*	\$340,282	\$440,904	+ 29.6%	\$341,693	\$398,164	+ 16.5%
Percent of Original List Price Received*	96.5%	101.4%	+ 5.1%	95.9%	99.4%	+ 3.6%
Average Market Time	53	20	- 62.3%	76	42	- 44.7%
Inventory of Homes for Sale at Month End	34	51	+ 50.0%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	19	17	- 10.5%	117	141	+ 20.5%
Under Contract (includes Contingent and Pending)	9	7	- 22.2%	61	77	+ 26.2%
Closed Sales	6	7	+ 16.7%	59	78	+ 32.2%
Median Sales Price*	\$122,500	\$180,000	+ 46.9%	\$161,500	\$157,450	- 2.5%
Average Sales Price*	\$131,483	\$200,429	+ 52.4%	\$173,359	\$182,624	+ 5.3%
Percent of Original List Price Received*	91.3%	99.7%	+ 9.2%	98.9%	96.1%	- 2.8%
Average Market Time	40	11	- 72.5%	96	53	- 44.8%
Inventory of Homes for Sale at Month End	17	18	+ 5.9%	--	--	--

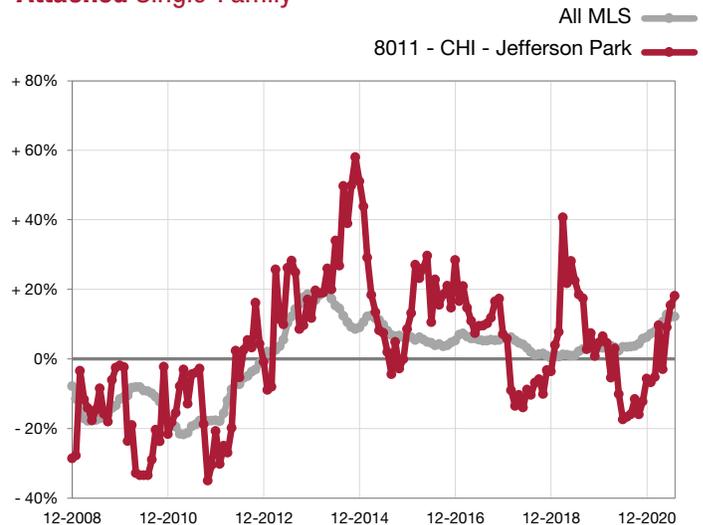
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / July 2021

- 41.7%

- 6.9%

- 18.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	11	7	- 36.4%	85	76	- 10.6%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	30	43	+ 43.3%
Closed Sales	4	8	+ 100.0%	30	39	+ 30.0%
Median Sales Price*	\$612,500	\$1,060,500	+ 73.1%	\$532,000	\$799,000	+ 50.2%
Average Sales Price*	\$1,027,475	\$1,245,813	+ 21.2%	\$699,412	\$1,169,284	+ 67.2%
Percent of Original List Price Received*	101.3%	94.5%	- 6.7%	95.8%	95.4%	- 0.4%
Average Market Time	181	156	- 13.8%	169	130	- 23.1%
Inventory of Homes for Sale at Month End	19	11	- 42.1%	--	--	--

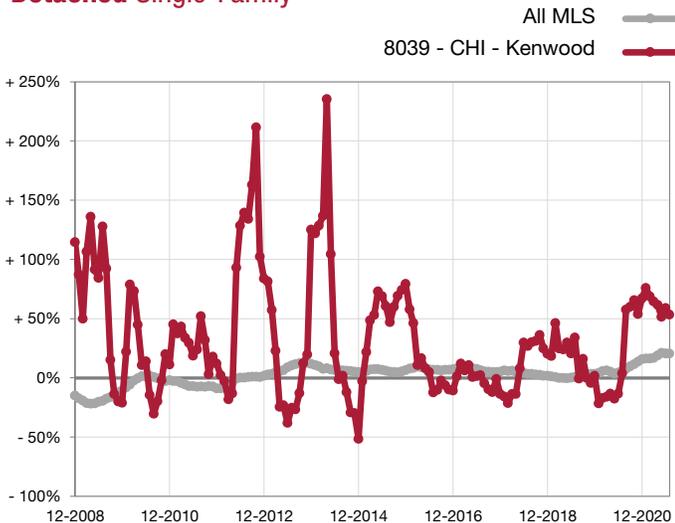
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	49	28	- 42.9%	331	378	+ 14.2%
Under Contract (includes Contingent and Pending)	26	14	- 46.2%	170	233	+ 37.1%
Closed Sales	25	19	- 24.0%	149	239	+ 60.4%
Median Sales Price*	\$272,000	\$197,900	- 27.2%	\$245,000	\$245,000	0.0%
Average Sales Price*	\$310,142	\$267,437	- 13.8%	\$244,363	\$252,870	+ 3.5%
Percent of Original List Price Received*	97.5%	98.5%	+ 1.0%	94.8%	95.9%	+ 1.2%
Average Market Time	80	103	+ 28.8%	90	76	- 15.6%
Inventory of Homes for Sale at Month End	80	70	- 12.5%	--	--	--

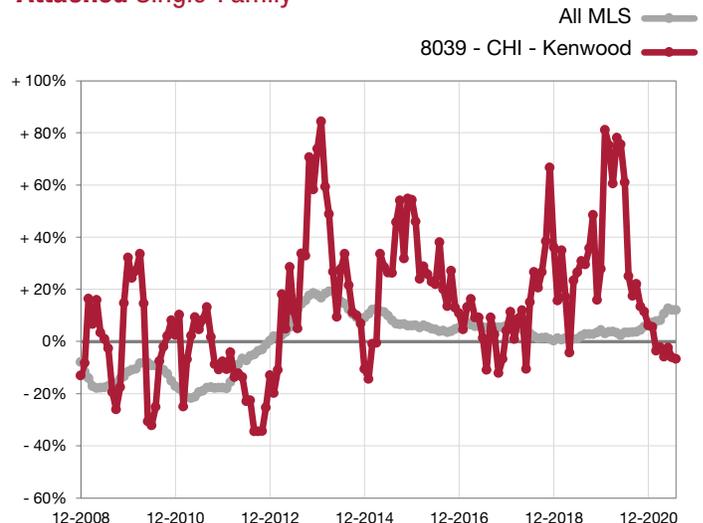
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / July 2021

- 15.9%

+ 26.3%

- 7.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	51	36	- 29.4%	355	408	+ 14.9%
Under Contract (includes Contingent and Pending)	22	13	- 40.9%	130	199	+ 53.1%
Closed Sales	9	22	+ 144.4%	119	210	+ 76.5%
Median Sales Price*	\$1,337,500	\$1,222,500	- 8.6%	\$1,275,000	\$1,352,500	+ 6.1%
Average Sales Price*	\$1,712,778	\$1,231,422	- 28.1%	\$1,385,294	\$1,393,003	+ 0.6%
Percent of Original List Price Received*	96.0%	96.9%	+ 0.9%	95.3%	95.9%	+ 0.6%
Average Market Time	44	67	+ 52.3%	118	103	- 12.7%
Inventory of Homes for Sale at Month End	72	60	- 16.7%	--	--	--

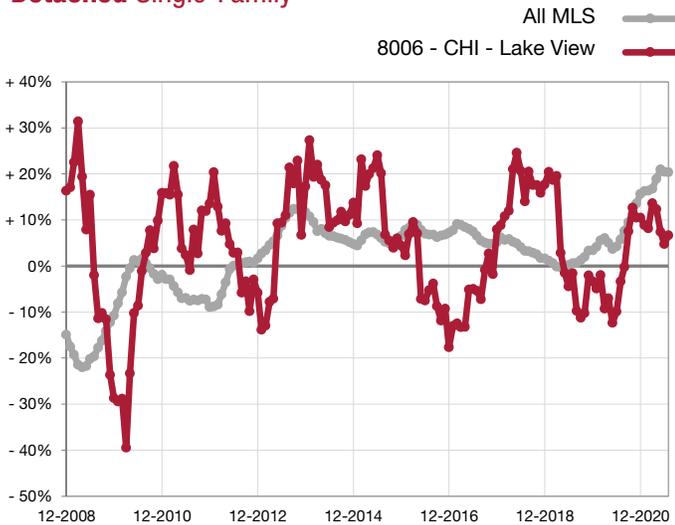
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	522	446	- 14.6%	3,834	5,326	+ 38.9%
Under Contract (includes Contingent and Pending)	184	181	- 1.6%	1,744	2,588	+ 48.4%
Closed Sales	234	285	+ 21.8%	1,679	2,590	+ 54.3%
Median Sales Price*	\$425,000	\$399,000	- 6.1%	\$390,000	\$400,000	+ 2.6%
Average Sales Price*	\$454,703	\$421,399	- 7.3%	\$416,312	\$430,924	+ 3.5%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	96.5%	97.5%	+ 1.0%
Average Market Time	70	37	- 47.1%	79	67	- 15.2%
Inventory of Homes for Sale at Month End	638	598	- 6.3%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / July 2021

- 20.9%

+ 24.3%

- 16.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	73	46	- 37.0%	537	623	+ 16.0%
Under Contract (includes Contingent and Pending)	28	15	- 46.4%	182	294	+ 61.5%
Closed Sales	14	33	+ 135.7%	167	299	+ 79.0%
Median Sales Price*	\$1,394,500	\$1,895,000	+ 35.9%	\$1,430,000	\$1,699,000	+ 18.8%
Average Sales Price*	\$1,453,916	\$1,938,180	+ 33.3%	\$1,722,452	\$2,020,839	+ 17.3%
Percent of Original List Price Received*	95.3%	98.0%	+ 2.8%	93.3%	95.2%	+ 2.0%
Average Market Time	186	70	- 62.4%	162	116	- 28.4%
Inventory of Homes for Sale at Month End	133	93	- 30.1%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	395	324	- 18.0%	2,836	3,533	+ 24.6%
Under Contract (includes Contingent and Pending)	140	133	- 5.0%	1,132	1,709	+ 51.0%
Closed Sales	159	182	+ 14.5%	1,131	1,709	+ 51.1%
Median Sales Price*	\$500,000	\$491,000	- 1.8%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$542,722	\$605,425	+ 11.6%	\$584,310	\$613,770	+ 5.0%
Percent of Original List Price Received*	97.3%	97.3%	0.0%	96.4%	97.2%	+ 0.8%
Average Market Time	68	77	+ 13.2%	88	76	- 13.6%
Inventory of Homes for Sale at Month End	526	458	- 12.9%	--	--	--

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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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Lincoln Square

Local Market Update / July 2021

- 21.3%

+ 10.5%

- 9.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	26	20	- 23.1%	218	252	+ 15.6%
Under Contract (includes Contingent and Pending)	13	11	- 15.4%	100	157	+ 57.0%
Closed Sales	16	16	0.0%	90	163	+ 81.1%
Median Sales Price*	\$684,500	\$842,500	+ 23.1%	\$718,000	\$865,000	+ 20.5%
Average Sales Price*	\$716,444	\$1,051,281	+ 46.7%	\$737,839	\$920,078	+ 24.7%
Percent of Original List Price Received*	93.7%	99.6%	+ 6.3%	94.8%	98.9%	+ 4.3%
Average Market Time	70	18	- 74.3%	110	59	- 46.4%
Inventory of Homes for Sale at Month End	33	26	- 21.2%	--	--	--

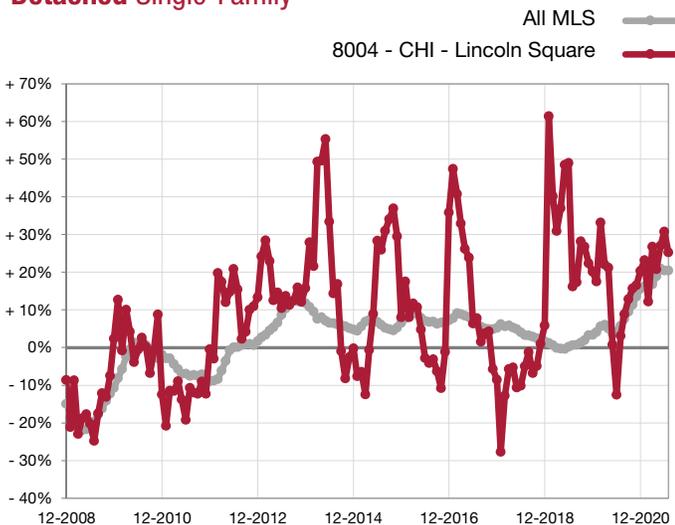
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	82	65	- 20.7%	643	806	+ 25.3%
Under Contract (includes Contingent and Pending)	43	22	- 48.8%	326	466	+ 42.9%
Closed Sales	41	47	+ 14.6%	314	483	+ 53.8%
Median Sales Price*	\$297,000	\$330,000	+ 11.1%	\$315,000	\$324,000	+ 2.9%
Average Sales Price*	\$347,007	\$338,549	- 2.4%	\$353,624	\$349,963	- 1.0%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.5%	97.2%	98.1%	+ 0.9%
Average Market Time	40	25	- 37.5%	62	52	- 16.1%
Inventory of Homes for Sale at Month End	87	83	- 4.6%	--	--	--

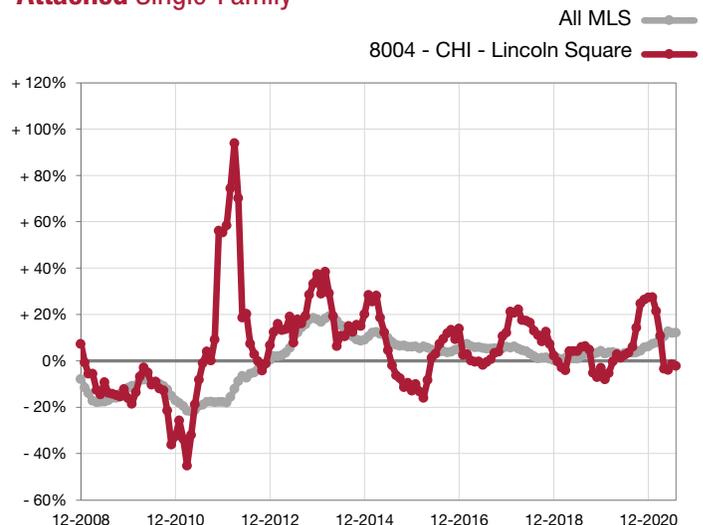
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / July 2021

- 14.2%

- 9.2%

+ 3.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	46	49	+ 6.5%	456	529	+ 16.0%
Under Contract (includes Contingent and Pending)	37	31	- 16.2%	248	318	+ 28.2%
Closed Sales	23	24	+ 4.3%	223	329	+ 47.5%
Median Sales Price*	\$799,000	\$956,250	+ 19.7%	\$786,500	\$855,000	+ 8.7%
Average Sales Price*	\$902,213	\$1,046,796	+ 16.0%	\$866,378	\$924,068	+ 6.7%
Percent of Original List Price Received*	95.4%	99.0%	+ 3.8%	96.2%	98.5%	+ 2.4%
Average Market Time	64	30	- 53.1%	74	53	- 28.4%
Inventory of Homes for Sale at Month End	57	56	- 1.8%	--	--	--

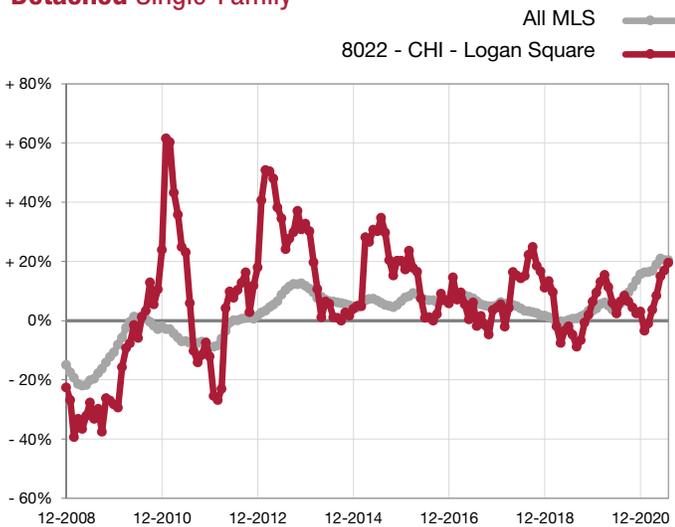
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	166	133	- 19.9%	1,175	1,591	+ 35.4%
Under Contract (includes Contingent and Pending)	73	50	- 31.5%	600	851	+ 41.8%
Closed Sales	86	75	- 12.8%	527	863	+ 63.8%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$410,000	\$427,500	+ 4.3%
Average Sales Price*	\$440,670	\$450,756	+ 2.3%	\$430,326	\$453,361	+ 5.4%
Percent of Original List Price Received*	99.5%	99.7%	+ 0.2%	98.3%	99.6%	+ 1.3%
Average Market Time	28	20	- 28.6%	58	49	- 15.5%
Inventory of Homes for Sale at Month End	138	146	+ 5.8%	--	--	--

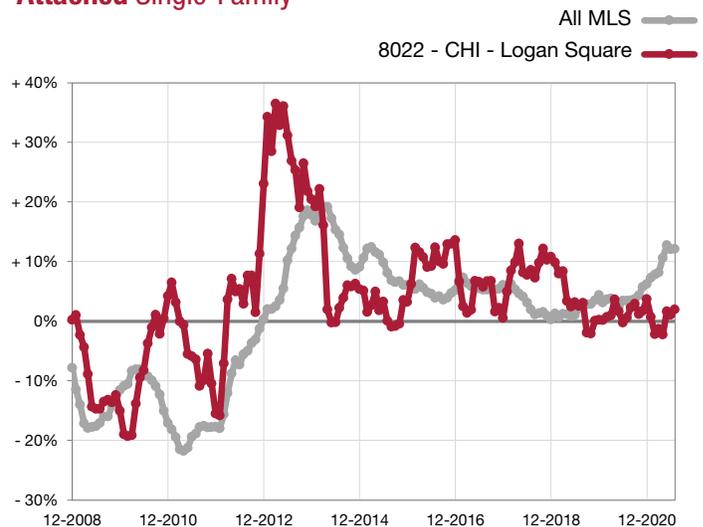
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / July 2021

- 37.2% **+ 115.7%** **- 16.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	1	0	- 100.0%	4	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	0	0	--	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	281	177	- 37.0%	1,775	2,455	+ 38.3%
Under Contract (includes Contingent and Pending)	57	96	+ 68.4%	572	842	+ 47.2%
Closed Sales	51	110	+ 115.7%	581	907	+ 56.1%
Median Sales Price*	\$330,000	\$392,750	+ 19.0%	\$325,000	\$377,500	+ 16.2%
Average Sales Price*	\$422,278	\$718,318	+ 70.1%	\$406,413	\$678,145	+ 66.9%
Percent of Original List Price Received*	97.1%	96.5%	- 0.6%	96.2%	95.8%	- 0.4%
Average Market Time	83	133	+ 60.2%	104	121	+ 16.3%
Inventory of Homes for Sale at Month End	625	524	- 16.2%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / July 2021

- 31.9% **+ 61.8%** **- 10.7%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	25	10	- 60.0%	180	165	- 8.3%
Under Contract (includes Contingent and Pending)	8	3	- 62.5%	35	56	+ 60.0%
Closed Sales	1	8	+ 700.0%	27	58	+ 114.8%
Median Sales Price*	\$1,212,000	\$1,778,750	+ 46.8%	\$1,340,000	\$1,775,000	+ 32.5%
Average Sales Price*	\$1,212,000	\$2,038,438	+ 68.2%	\$1,689,909	\$1,995,664	+ 18.1%
Percent of Original List Price Received*	67.1%	91.0%	+ 35.6%	88.7%	89.2%	+ 0.6%
Average Market Time	147	382	+ 159.9%	170	284	+ 67.1%
Inventory of Homes for Sale at Month End	59	45	- 23.7%	--	--	--

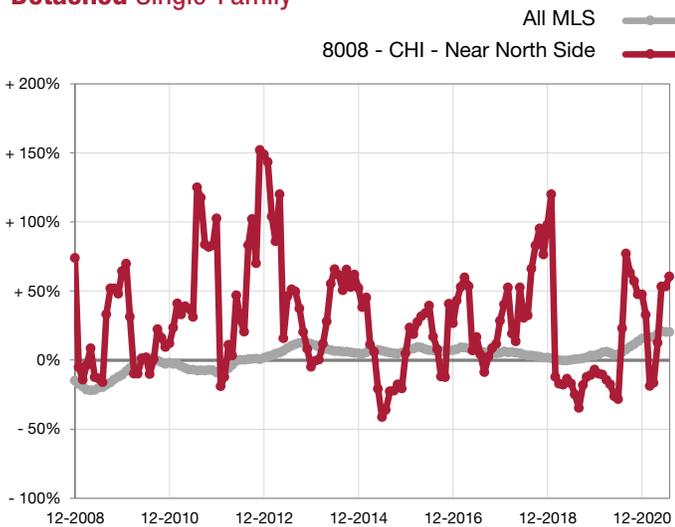
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	929	640	- 31.1%	6,251	8,192	+ 31.1%
Under Contract (includes Contingent and Pending)	207	294	+ 42.0%	1,967	2,748	+ 39.7%
Closed Sales	211	335	+ 58.8%	2,050	2,607	+ 27.2%
Median Sales Price*	\$424,724	\$402,500	- 5.2%	\$410,000	\$407,000	- 0.7%
Average Sales Price*	\$553,434	\$589,509	+ 6.5%	\$597,668	\$559,595	- 6.4%
Percent of Original List Price Received*	96.7%	96.6%	- 0.1%	96.0%	95.7%	- 0.3%
Average Market Time	119	126	+ 5.9%	125	131	+ 4.8%
Inventory of Homes for Sale at Month End	1,849	1,659	- 10.3%	--	--	--

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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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Near South Side

Local Market Update / July 2021

- 23.7%

+ 52.7%

+ 11.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	1	2	+ 100.0%	13	15	+ 15.4%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	4	6	+ 50.0%
Closed Sales	0	0	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$1,150,000	\$1,220,000	+ 6.1%
Average Sales Price*	\$0	\$0	--	\$1,096,667	\$1,427,786	+ 30.2%
Percent of Original List Price Received*	0.0%	0.0%	--	93.5%	92.7%	- 0.9%
Average Market Time	0	0	--	77	135	+ 75.3%
Inventory of Homes for Sale at Month End	3	4	+ 33.3%	--	--	--

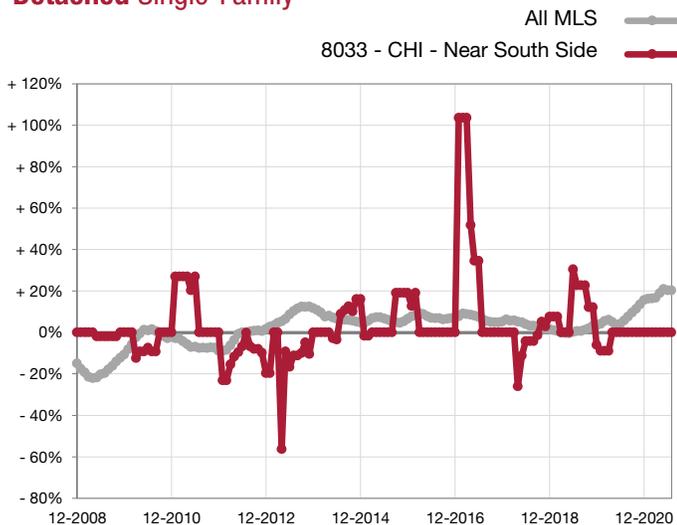
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	223	169	- 24.2%	1,389	2,083	+ 50.0%
Under Contract (includes Contingent and Pending)	81	94	+ 16.0%	633	875	+ 38.2%
Closed Sales	74	113	+ 52.7%	599	880	+ 46.9%
Median Sales Price*	\$415,000	\$392,500	- 5.4%	\$370,000	\$390,000	+ 5.4%
Average Sales Price*	\$458,337	\$455,240	- 0.7%	\$425,387	\$448,868	+ 5.5%
Percent of Original List Price Received*	100.1%	100.2%	+ 0.1%	98.7%	99.9%	+ 1.2%
Average Market Time	62	85	+ 37.1%	90	91	+ 1.1%
Inventory of Homes for Sale at Month End	317	352	+ 11.0%	--	--	--

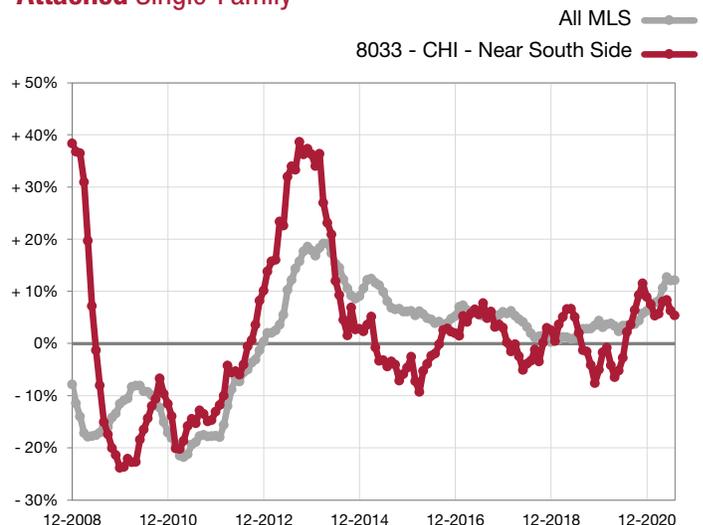
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / July 2021

- 23.3%

+ 25.6%

- 3.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	10	16	+ 60.0%	76	144	+ 89.5%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	29	67	+ 131.0%
Closed Sales	4	12	+ 200.0%	30	59	+ 96.7%
Median Sales Price*	\$460,450	\$605,550	+ 31.5%	\$494,500	\$599,000	+ 21.1%
Average Sales Price*	\$441,475	\$674,300	+ 52.7%	\$496,229	\$634,457	+ 27.9%
Percent of Original List Price Received*	98.8%	95.2%	- 3.6%	95.9%	98.9%	+ 3.1%
Average Market Time	137	69	- 49.6%	73	66	- 9.6%
Inventory of Homes for Sale at Month End	18	16	- 11.1%	--	--	--

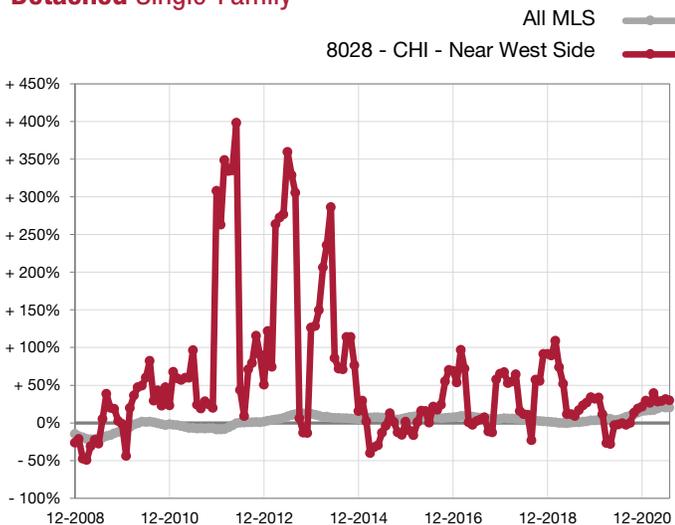
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	377	281	- 25.5%	2,388	3,584	+ 50.1%
Under Contract (includes Contingent and Pending)	133	141	+ 6.0%	1,040	1,482	+ 42.5%
Closed Sales	129	155	+ 20.2%	975	1,405	+ 44.1%
Median Sales Price*	\$365,000	\$377,500	+ 3.4%	\$358,500	\$380,000	+ 6.0%
Average Sales Price*	\$444,836	\$474,411	+ 6.6%	\$478,814	\$467,774	- 2.3%
Percent of Original List Price Received*	99.1%	99.3%	+ 0.2%	98.4%	98.6%	+ 0.2%
Average Market Time	56	69	+ 23.2%	73	79	+ 8.2%
Inventory of Homes for Sale at Month End	486	473	- 2.7%	--	--	--

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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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North Center

Local Market Update / July 2021

- 47.0%

- 15.5%

- 39.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	46	26	- 43.5%	423	388	- 8.3%
Under Contract (includes Contingent and Pending)	23	12	- 47.8%	194	263	+ 35.6%
Closed Sales	30	29	- 3.3%	194	264	+ 36.1%
Median Sales Price*	\$1,205,000	\$1,265,000	+ 5.0%	\$1,075,000	\$1,150,000	+ 7.0%
Average Sales Price*	\$1,220,900	\$1,204,573	- 1.3%	\$1,112,033	\$1,155,452	+ 3.9%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	96.1%	97.9%	+ 1.9%
Average Market Time	73	24	- 67.1%	100	69	- 31.0%
Inventory of Homes for Sale at Month End	67	35	- 47.8%	--	--	--

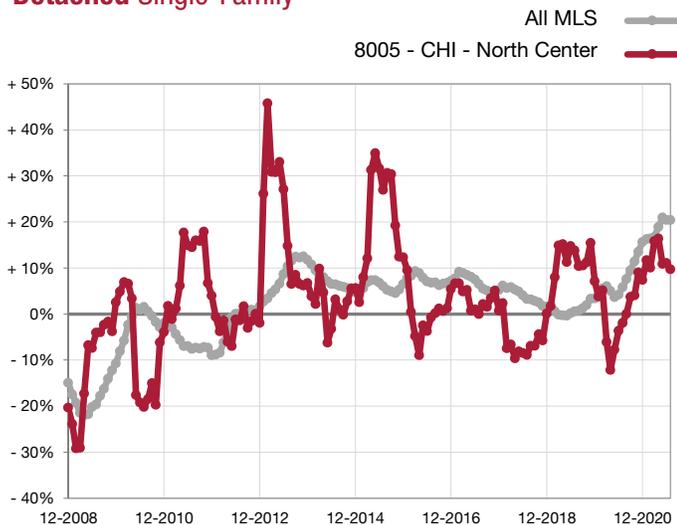
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	135	70	- 48.1%	779	862	+ 10.7%
Under Contract (includes Contingent and Pending)	61	24	- 60.7%	405	506	+ 24.9%
Closed Sales	54	42	- 22.2%	376	540	+ 43.6%
Median Sales Price*	\$437,551	\$449,000	+ 2.6%	\$442,250	\$447,750	+ 1.2%
Average Sales Price*	\$439,252	\$483,565	+ 10.1%	\$456,846	\$468,376	+ 2.5%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	98.0%	98.7%	+ 0.7%
Average Market Time	48	25	- 47.9%	66	49	- 25.8%
Inventory of Homes for Sale at Month End	107	71	- 33.6%	--	--	--

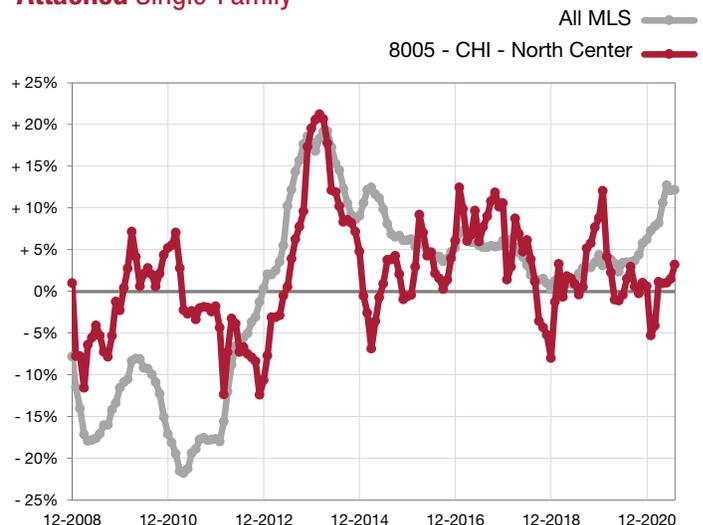
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / July 2021

- 4.5%

- 46.2%

- 14.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	13	15	+ 15.4%	101	98	- 3.0%
Under Contract (includes Contingent and Pending)	8	7	- 12.5%	63	71	+ 12.7%
Closed Sales	10	4	- 60.0%	56	74	+ 32.1%
Median Sales Price*	\$407,500	\$496,000	+ 21.7%	\$390,000	\$446,000	+ 14.4%
Average Sales Price*	\$446,565	\$553,875	+ 24.0%	\$438,469	\$469,793	+ 7.1%
Percent of Original List Price Received*	97.5%	100.0%	+ 2.6%	95.0%	99.1%	+ 4.3%
Average Market Time	118	14	- 88.1%	124	43	- 65.3%
Inventory of Homes for Sale at Month End	14	14	0.0%	--	--	--

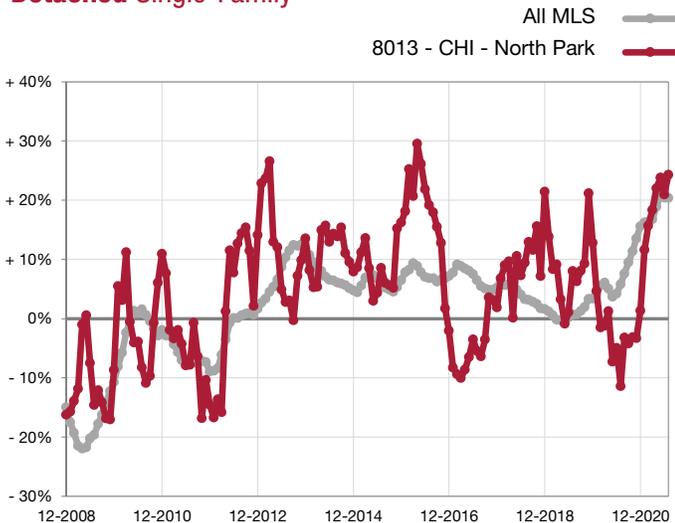
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	9	6	- 33.3%	77	94	+ 22.1%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	43	55	+ 27.9%
Closed Sales	3	3	0.0%	43	59	+ 37.2%
Median Sales Price*	\$282,000	\$238,000	- 15.6%	\$216,501	\$235,000	+ 8.5%
Average Sales Price*	\$241,000	\$233,833	- 3.0%	\$223,513	\$222,751	- 0.3%
Percent of Original List Price Received*	93.0%	100.8%	+ 8.4%	95.1%	96.0%	+ 0.9%
Average Market Time	78	102	+ 30.8%	58	84	+ 44.8%
Inventory of Homes for Sale at Month End	14	10	- 28.6%	--	--	--

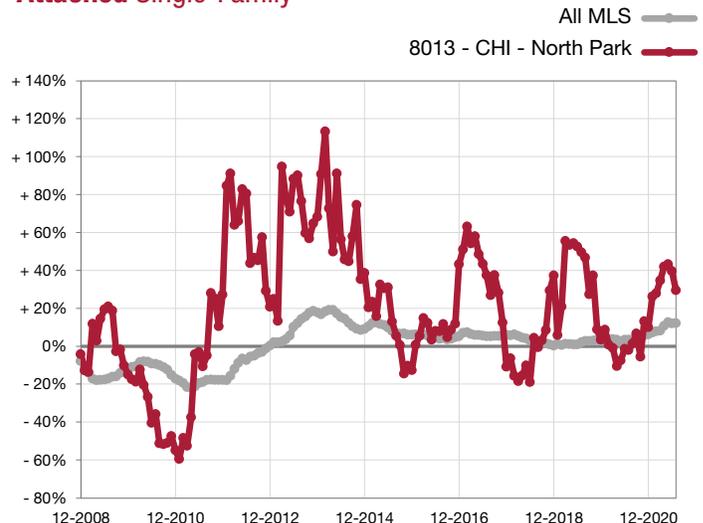
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / July 2021

+ 26.5%

- 19.7%

+ 16.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	81	107	+ 32.1%	791	799	+ 1.0%
Under Contract (includes Contingent and Pending)	72	41	- 43.1%	438	487	+ 11.2%
Closed Sales	54	40	- 25.9%	385	527	+ 36.9%
Median Sales Price*	\$377,500	\$372,500	- 1.3%	\$345,000	\$370,000	+ 7.2%
Average Sales Price*	\$424,509	\$433,575	+ 2.1%	\$373,426	\$402,602	+ 7.8%
Percent of Original List Price Received*	97.8%	96.9%	- 0.9%	96.4%	97.6%	+ 1.2%
Average Market Time	51	29	- 43.1%	70	46	- 34.3%
Inventory of Homes for Sale at Month End	74	93	+ 25.7%	--	--	--

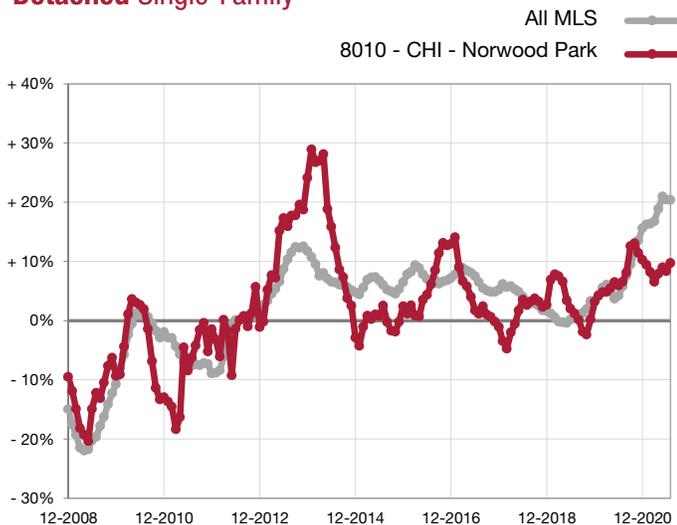
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	17	17	0.0%	124	162	+ 30.6%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	71	116	+ 63.4%
Closed Sales	7	9	+ 28.6%	70	117	+ 67.1%
Median Sales Price*	\$180,000	\$207,000	+ 15.0%	\$170,500	\$170,000	- 0.3%
Average Sales Price*	\$182,971	\$200,333	+ 9.5%	\$186,025	\$180,529	- 3.0%
Percent of Original List Price Received*	95.3%	100.3%	+ 5.2%	94.7%	95.5%	+ 0.8%
Average Market Time	50	26	- 48.0%	84	61	- 27.4%
Inventory of Homes for Sale at Month End	24	21	- 12.5%	--	--	--

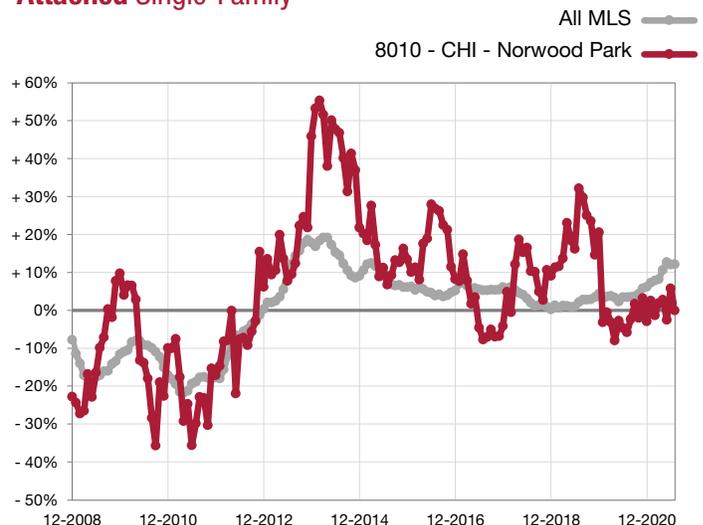
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / July 2021

+ 22.9%

+ 24.0%

+ 12.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	72	93	+ 29.2%	666	793	+ 19.1%
Under Contract (includes Contingent and Pending)	43	39	- 9.3%	360	521	+ 44.7%
Closed Sales	39	49	+ 25.6%	353	524	+ 48.4%
Median Sales Price*	\$375,000	\$375,000	0.0%	\$345,000	\$369,950	+ 7.2%
Average Sales Price*	\$377,044	\$406,658	+ 7.9%	\$363,152	\$396,191	+ 9.1%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	97.1%	99.4%	+ 2.4%
Average Market Time	40	20	- 50.0%	64	39	- 39.1%
Inventory of Homes for Sale at Month End	69	82	+ 18.8%	--	--	--

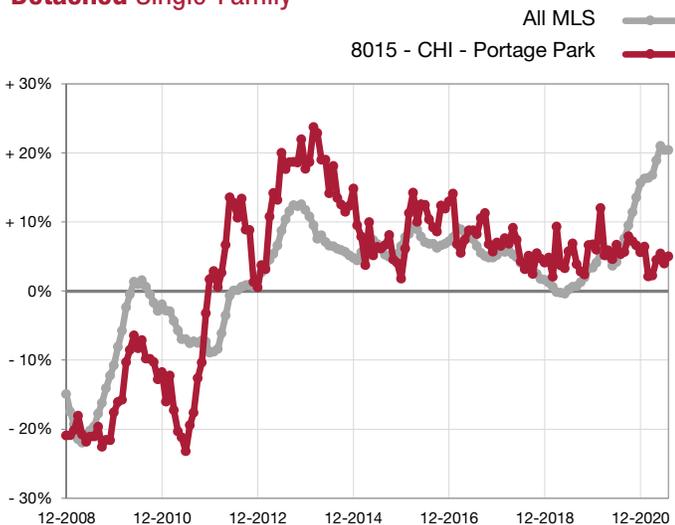
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	24	25	+ 4.2%	185	242	+ 30.8%
Under Contract (includes Contingent and Pending)	13	9	- 30.8%	99	127	+ 28.3%
Closed Sales	11	13	+ 18.2%	87	136	+ 56.3%
Median Sales Price*	\$212,000	\$225,000	+ 6.1%	\$170,000	\$170,000	0.0%
Average Sales Price*	\$239,591	\$256,192	+ 6.9%	\$206,728	\$200,971	- 2.8%
Percent of Original List Price Received*	97.3%	95.5%	- 1.8%	95.0%	102.8%	+ 8.2%
Average Market Time	75	36	- 52.0%	67	64	- 4.5%
Inventory of Homes for Sale at Month End	33	33	0.0%	--	--	--

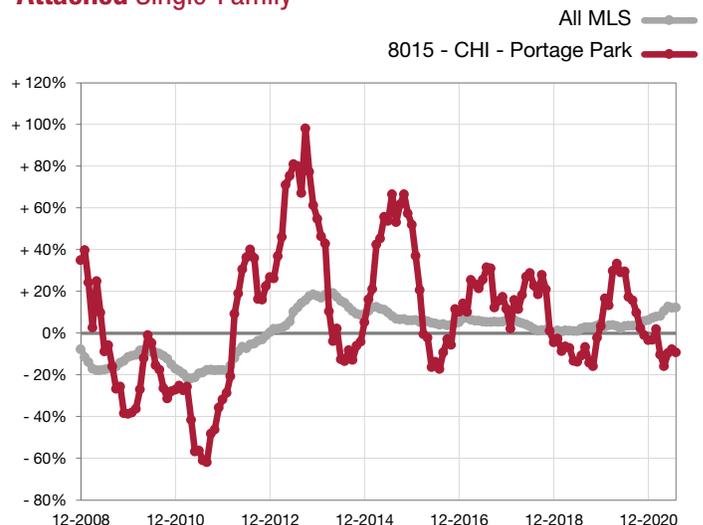
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / July 2021

- 4.3%

+ 56.3%

+ 0.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	5	9	+ 80.0%	47	83	+ 76.6%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	33	49	+ 48.5%
Closed Sales	3	5	+ 66.7%	32	46	+ 43.8%
Median Sales Price*	\$280,000	\$620,000	+ 121.4%	\$525,000	\$570,000	+ 8.6%
Average Sales Price*	\$360,000	\$586,400	+ 62.9%	\$529,911	\$574,812	+ 8.5%
Percent of Original List Price Received*	100.6%	101.8%	+ 1.2%	95.7%	98.4%	+ 2.8%
Average Market Time	55	33	- 40.0%	68	43	- 36.8%
Inventory of Homes for Sale at Month End	6	11	+ 83.3%	--	--	--

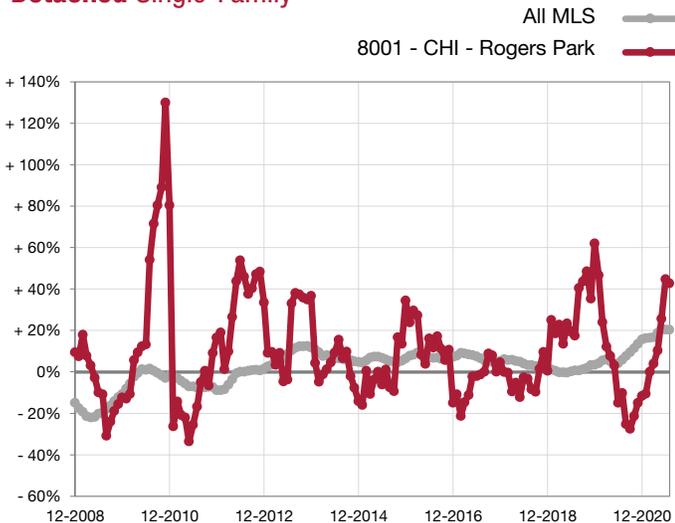
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	112	103	- 8.0%	777	1,032	+ 32.8%
Under Contract (includes Contingent and Pending)	58	53	- 8.6%	416	617	+ 48.3%
Closed Sales	45	70	+ 55.6%	404	617	+ 52.7%
Median Sales Price*	\$175,000	\$220,500	+ 26.0%	\$176,250	\$198,000	+ 12.3%
Average Sales Price*	\$202,998	\$231,522	+ 14.1%	\$190,039	\$215,379	+ 13.3%
Percent of Original List Price Received*	96.6%	98.6%	+ 2.1%	95.8%	97.3%	+ 1.6%
Average Market Time	69	37	- 46.4%	76	56	- 26.3%
Inventory of Homes for Sale at Month End	136	132	- 2.9%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / July 2021

+ 60.5%

- 5.3%

+ 3.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	18	22	+ 22.2%	204	228	+ 11.8%
Under Contract (includes Contingent and Pending)	14	10	- 28.6%	117	116	- 0.9%
Closed Sales	12	7	- 41.7%	106	118	+ 11.3%
Median Sales Price*	\$265,500	\$215,250	- 18.9%	\$171,500	\$202,000	+ 17.8%
Average Sales Price*	\$258,654	\$226,607	- 12.4%	\$196,678	\$222,441	+ 13.1%
Percent of Original List Price Received*	94.0%	97.1%	+ 3.3%	92.2%	98.8%	+ 7.2%
Average Market Time	45	67	+ 48.9%	113	70	- 38.1%
Inventory of Homes for Sale at Month End	32	31	- 3.1%	--	--	--

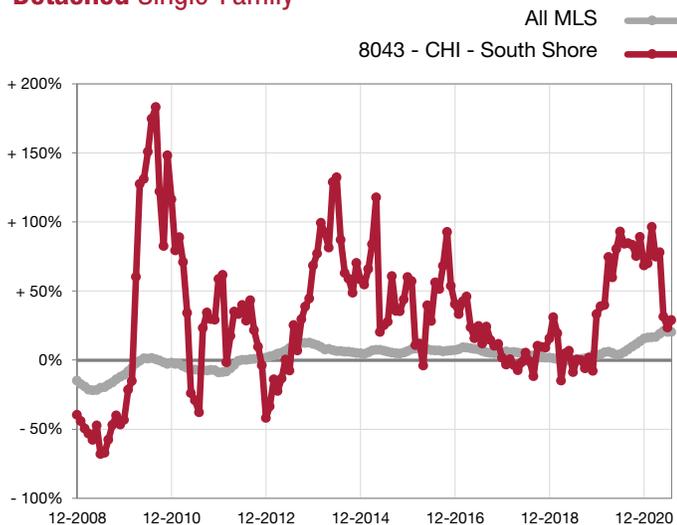
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	20	39	+ 95.0%	231	256	+ 10.8%
Under Contract (includes Contingent and Pending)	6	6	0.0%	114	121	+ 6.1%
Closed Sales	7	11	+ 57.1%	121	114	- 5.8%
Median Sales Price*	\$120,000	\$84,000	- 30.0%	\$70,000	\$66,000	- 5.7%
Average Sales Price*	\$108,786	\$88,850	- 18.3%	\$84,162	\$83,846	- 0.4%
Percent of Original List Price Received*	91.6%	97.5%	+ 6.4%	90.2%	92.4%	+ 2.4%
Average Market Time	89	33	- 62.9%	128	111	- 13.3%
Inventory of Homes for Sale at Month End	64	68	+ 6.3%	--	--	--

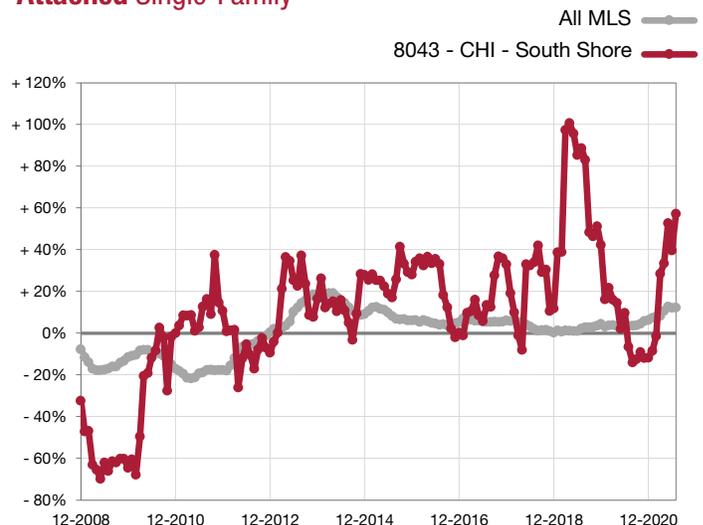
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / July 2021

- 3.1%

+ 29.9%

+ 18.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	8	3	- 62.5%	76	79	+ 3.9%
Under Contract (includes Contingent and Pending)	7	5	- 28.6%	33	44	+ 33.3%
Closed Sales	5	5	0.0%	28	49	+ 75.0%
Median Sales Price*	\$935,000	\$979,000	+ 4.7%	\$917,500	\$977,500	+ 6.5%
Average Sales Price*	\$893,000	\$1,045,800	+ 17.1%	\$927,982	\$1,058,809	+ 14.1%
Percent of Original List Price Received*	96.1%	96.8%	+ 0.7%	94.6%	95.5%	+ 1.0%
Average Market Time	128	63	- 50.8%	138	106	- 23.2%
Inventory of Homes for Sale at Month End	19	9	- 52.6%	--	--	--

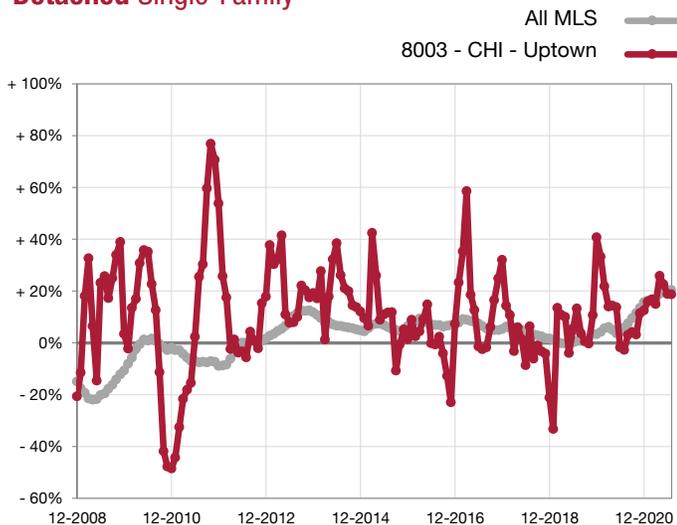
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	184	183	- 0.5%	1,289	1,853	+ 43.8%
Under Contract (includes Contingent and Pending)	90	79	- 12.2%	735	1,073	+ 46.0%
Closed Sales	92	121	+ 31.5%	714	1,068	+ 49.6%
Median Sales Price*	\$320,250	\$288,000	- 10.1%	\$295,000	\$300,500	+ 1.9%
Average Sales Price*	\$313,621	\$307,830	- 1.8%	\$297,716	\$311,271	+ 4.6%
Percent of Original List Price Received*	98.2%	98.6%	+ 0.4%	97.1%	98.0%	+ 0.9%
Average Market Time	40	47	+ 17.5%	62	52	- 16.1%
Inventory of Homes for Sale at Month End	195	245	+ 25.6%	--	--	--

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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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Washington Park

Local Market Update / July 2021

+ 50.0%

- 50.0%

+ 45.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	0	1	--	8	10	+ 25.0%
Under Contract (includes Contingent and Pending)	0	0	--	4	3	- 25.0%
Closed Sales	1	1	0.0%	5	3	- 40.0%
Median Sales Price*	\$15,000	\$33,500	+ 123.3%	\$18,000	\$235,000	+ 1,205.6%
Average Sales Price*	\$15,000	\$33,500	+ 123.3%	\$54,800	\$286,167	+ 422.2%
Percent of Original List Price Received*	100.0%	83.8%	- 16.2%	73.3%	95.8%	+ 30.7%
Average Market Time	147	7	- 95.2%	165	11	- 93.3%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

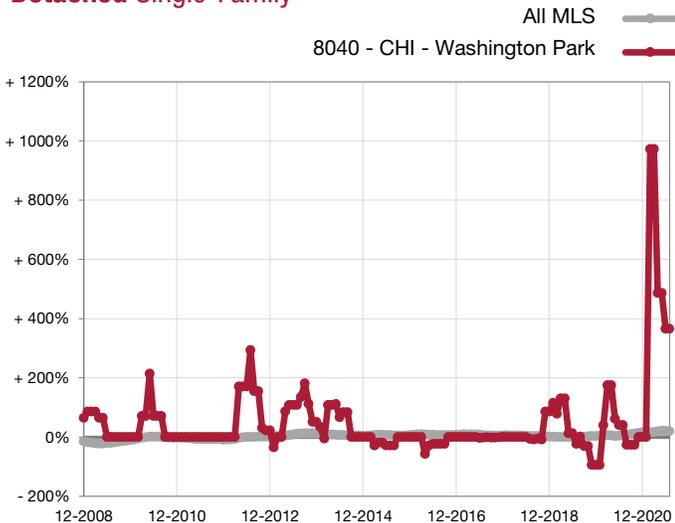
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	6	8	+ 33.3%	59	79	+ 33.9%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	32	39	+ 21.9%
Closed Sales	7	3	- 57.1%	31	44	+ 41.9%
Median Sales Price*	\$203,000	\$188,000	- 7.4%	\$125,000	\$186,500	+ 49.2%
Average Sales Price*	\$188,400	\$186,333	- 1.1%	\$120,884	\$202,285	+ 67.3%
Percent of Original List Price Received*	99.1%	88.6%	- 10.6%	89.6%	98.3%	+ 9.7%
Average Market Time	92	116	+ 26.1%	120	53	- 55.8%
Inventory of Homes for Sale at Month End	11	15	+ 36.4%	--	--	--

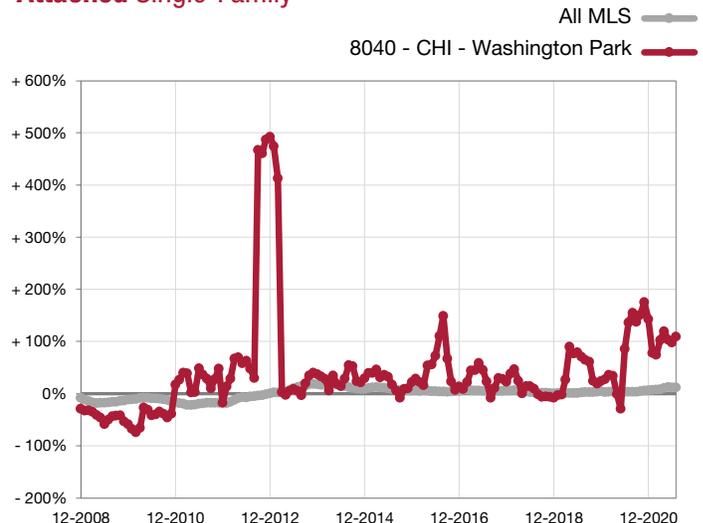
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Elsdon

Local Market Update / July 2021

+ 6.7%

- 38.5%

- 31.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	11	16	+ 45.5%	144	118	- 18.1%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	94	92	- 2.1%
Closed Sales	13	7	- 46.2%	102	84	- 17.6%
Median Sales Price*	\$245,000	\$260,000	+ 6.1%	\$222,000	\$250,000	+ 12.6%
Average Sales Price*	\$243,523	\$256,271	+ 5.2%	\$221,663	\$250,641	+ 13.1%
Percent of Original List Price Received*	96.8%	101.4%	+ 4.8%	97.0%	100.0%	+ 3.1%
Average Market Time	59	13	- 78.0%	52	49	- 5.8%
Inventory of Homes for Sale at Month End	13	10	- 23.1%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	4	0	- 100.0%	17	16	- 5.9%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	14	14	0.0%
Closed Sales	0	1	--	10	17	+ 70.0%
Median Sales Price*	\$0	\$135,000	--	\$136,250	\$135,000	- 0.9%
Average Sales Price*	\$0	\$135,000	--	\$142,754	\$140,694	- 1.4%
Percent of Original List Price Received*	0.0%	96.4%	--	95.0%	97.2%	+ 2.3%
Average Market Time	0	62	--	97	18	- 81.4%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

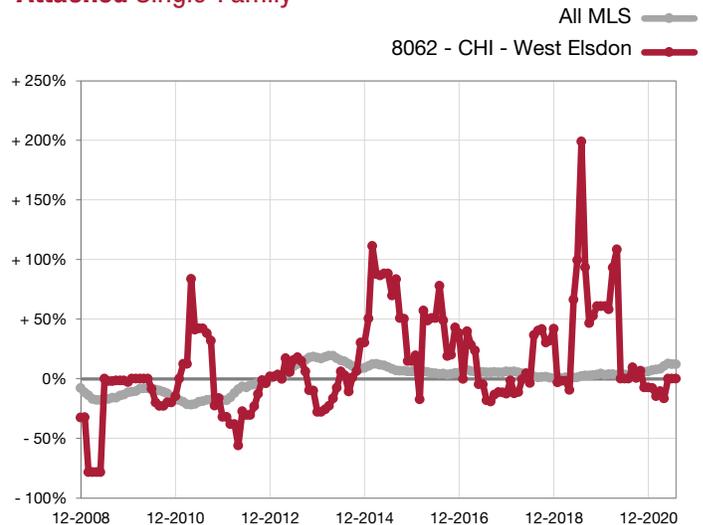
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Ridge

Local Market Update / July 2021

+ 21.8%

+ 83.3%

+ 11.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	27	22	- 18.5%	197	216	+ 9.6%
Under Contract (includes Contingent and Pending)	20	14	- 30.0%	119	156	+ 31.1%
Closed Sales	10	14	+ 40.0%	113	156	+ 38.1%
Median Sales Price*	\$392,450	\$462,500	+ 17.8%	\$375,000	\$420,500	+ 12.1%
Average Sales Price*	\$395,540	\$467,912	+ 18.3%	\$397,529	\$440,477	+ 10.8%
Percent of Original List Price Received*	96.8%	96.2%	- 0.6%	95.4%	98.0%	+ 2.7%
Average Market Time	71	80	+ 12.7%	89	50	- 43.8%
Inventory of Homes for Sale at Month End	25	24	- 4.0%	--	--	--

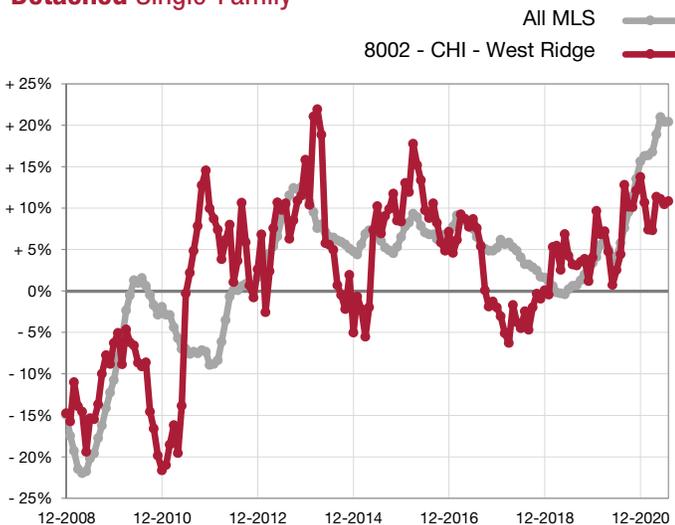
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	60	84	+ 40.0%	564	816	+ 44.7%
Under Contract (includes Contingent and Pending)	29	46	+ 58.6%	272	459	+ 68.8%
Closed Sales	26	52	+ 100.0%	284	441	+ 55.3%
Median Sales Price*	\$170,000	\$156,000	- 8.2%	\$143,000	\$155,000	+ 8.4%
Average Sales Price*	\$176,531	\$193,672	+ 9.7%	\$160,229	\$174,706	+ 9.0%
Percent of Original List Price Received*	92.9%	97.9%	+ 5.4%	93.7%	95.3%	+ 1.7%
Average Market Time	104	36	- 65.4%	86	66	- 23.3%
Inventory of Homes for Sale at Month End	116	133	+ 14.7%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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

West Town

Local Market Update / July 2021

- 17.6%

+ 9.3%

- 10.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	64	32	- 50.0%	465	582	+ 25.2%
Under Contract (includes Contingent and Pending)	38	18	- 52.6%	194	295	+ 52.1%
Closed Sales	22	32	+ 45.5%	175	312	+ 78.3%
Median Sales Price*	\$994,500	\$1,120,000	+ 12.6%	\$950,000	\$962,500	+ 1.3%
Average Sales Price*	\$978,302	\$1,210,823	+ 23.8%	\$992,054	\$1,053,059	+ 6.1%
Percent of Original List Price Received*	94.8%	97.4%	+ 2.7%	95.7%	97.0%	+ 1.4%
Average Market Time	109	46	- 57.8%	108	62	- 42.6%
Inventory of Homes for Sale at Month End	73	56	- 23.3%	--	--	--

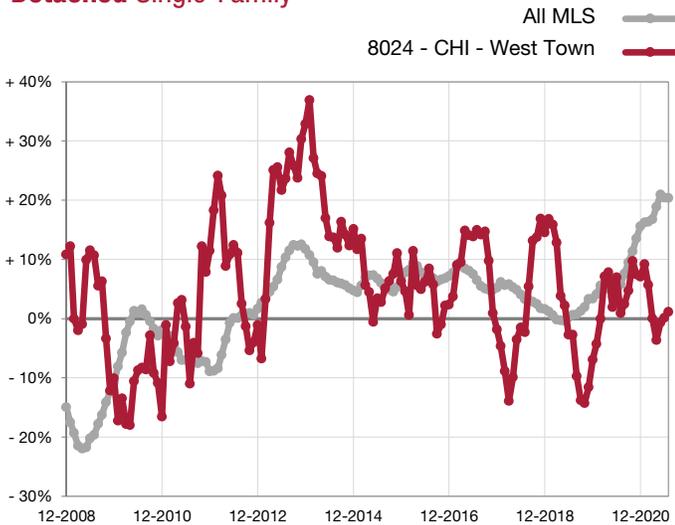
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	380	334	- 12.1%	3,180	3,874	+ 21.8%
Under Contract (includes Contingent and Pending)	174	127	- 27.0%	1,529	1,983	+ 29.7%
Closed Sales	183	192	+ 4.9%	1,470	2,049	+ 39.4%
Median Sales Price*	\$505,000	\$500,000	- 1.0%	\$500,000	\$500,000	0.0%
Average Sales Price*	\$512,142	\$528,663	+ 3.2%	\$519,747	\$516,489	- 0.6%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	97.9%	98.5%	+ 0.6%
Average Market Time	50	35	- 30.0%	70	57	- 18.6%
Inventory of Homes for Sale at Month End	439	404	- 8.0%	--	--	--

* 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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Woodlawn

Local Market Update / July 2021

- 24.0%

- 7.7%

- 29.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	4	5	+ 25.0%	68	96	+ 41.2%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	29	60	+ 106.9%
Closed Sales	4	3	- 25.0%	29	49	+ 69.0%
Median Sales Price*	\$260,000	\$224,000	- 13.8%	\$165,000	\$290,000	+ 75.8%
Average Sales Price*	\$263,750	\$257,333	- 2.4%	\$277,721	\$309,512	+ 11.4%
Percent of Original List Price Received*	96.8%	99.5%	+ 2.8%	90.2%	98.4%	+ 9.1%
Average Market Time	22	144	+ 554.5%	104	83	- 20.2%
Inventory of Homes for Sale at Month End	17	14	- 17.6%	--	--	--

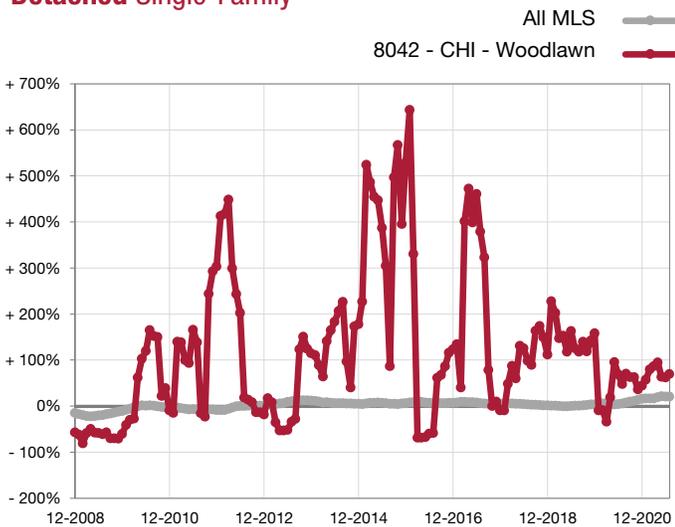
Attached Single-Family

	July			Trailing 12 Months		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	21	14	- 33.3%	170	165	- 2.9%
Under Contract (includes Contingent and Pending)	16	10	- 37.5%	92	102	+ 10.9%
Closed Sales	9	9	0.0%	83	109	+ 31.3%
Median Sales Price*	\$237,500	\$245,000	+ 3.2%	\$175,000	\$200,000	+ 14.3%
Average Sales Price*	\$269,189	\$264,927	- 1.6%	\$196,852	\$224,947	+ 14.3%
Percent of Original List Price Received*	98.3%	99.3%	+ 1.0%	94.8%	97.9%	+ 3.3%
Average Market Time	37	59	+ 59.5%	105	104	- 1.0%
Inventory of Homes for Sale at Month End	44	29	- 34.1%	--	--	--

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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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