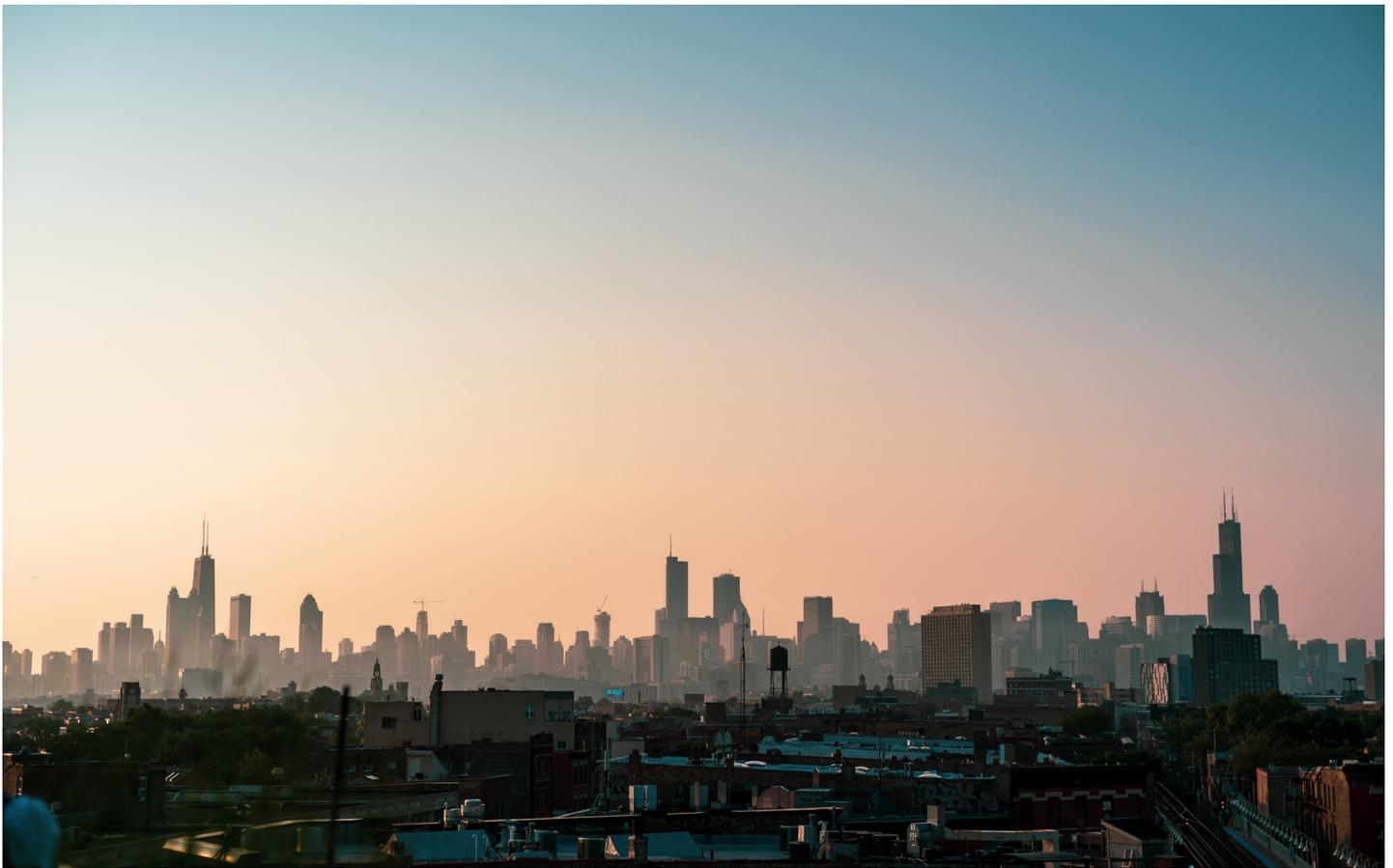


CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED SEPTEMBER 16, 2021



Area Name	Page	Sub-Neighborhoods	Area Name	Page	Sub-Neighborhoods
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Avondale	4	Avondale	Near South Side	25	Dearborn Park Near South Side Museum Park Prarie Ave. Historic District
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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 / August 2021

+ 18.9%

- 7.5%

+ 8.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	14	23	+ 64.3%	243	234	- 3.7%
Under Contract (includes Contingent and Pending)	19	22	+ 15.8%	150	152	+ 1.3%
Closed Sales	21	15	- 28.6%	138	150	+ 8.7%
Median Sales Price*	\$469,000	\$530,000	+ 13.0%	\$445,000	\$491,375	+ 10.4%
Average Sales Price*	\$474,948	\$602,486	+ 26.9%	\$479,377	\$532,578	+ 11.1%
Percent of Original List Price Received*	99.2%	96.8%	- 2.4%	97.4%	99.6%	+ 2.3%
Average Market Time	42	23	- 45.2%	69	46	- 33.3%
Inventory of Homes for Sale at Month End	13	22	+ 69.2%	--	--	--

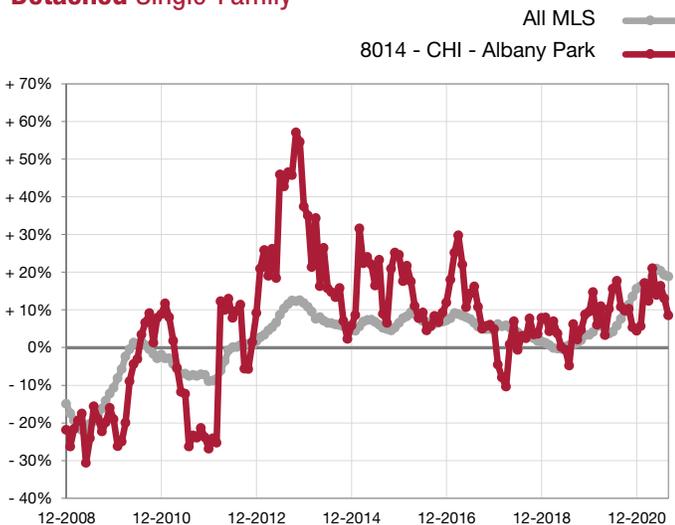
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	39	40	+ 2.6%	301	435	+ 44.5%
Under Contract (includes Contingent and Pending)	19	26	+ 36.8%	156	257	+ 64.7%
Closed Sales	19	22	+ 15.8%	155	249	+ 60.6%
Median Sales Price*	\$228,000	\$203,500	- 10.7%	\$226,000	\$210,000	- 7.1%
Average Sales Price*	\$236,408	\$226,266	- 4.3%	\$246,470	\$226,758	- 8.0%
Percent of Original List Price Received*	97.5%	98.5%	+ 1.0%	96.9%	98.2%	+ 1.3%
Average Market Time	42	39	- 7.1%	64	45	- 29.7%
Inventory of Homes for Sale at Month End	56	53	- 5.4%	--	--	--

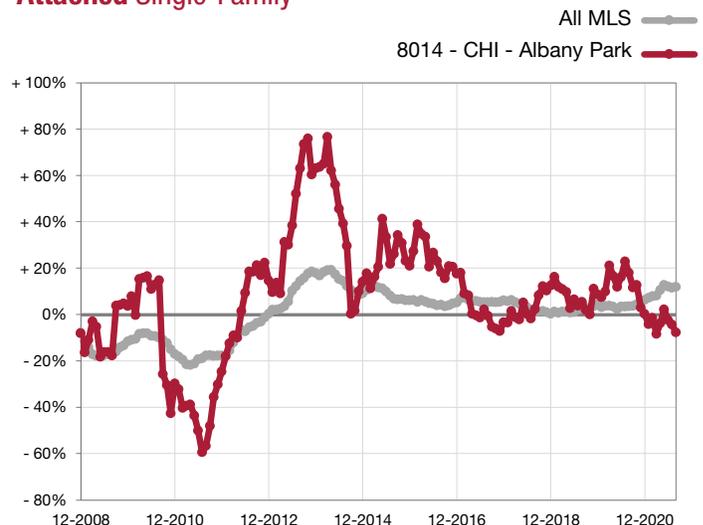
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / August 2021

+ 46.7% **- 33.3%** **+ 37.7%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	15	23	+ 53.3%	167	165	- 1.2%
Under Contract (includes Contingent and Pending)	10	8	- 20.0%	99	101	+ 2.0%
Closed Sales	10	4	- 60.0%	94	115	+ 22.3%
Median Sales Price*	\$652,500	\$566,500	- 13.2%	\$517,500	\$560,000	+ 8.2%
Average Sales Price*	\$623,952	\$569,000	- 8.8%	\$518,727	\$570,317	+ 9.9%
Percent of Original List Price Received*	97.8%	100.3%	+ 2.6%	98.2%	100.0%	+ 1.8%
Average Market Time	53	5	- 90.6%	53	43	- 18.9%
Inventory of Homes for Sale at Month End	18	28	+ 55.6%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	30	43	+ 43.3%	305	391	+ 28.2%
Under Contract (includes Contingent and Pending)	21	12	- 42.9%	168	221	+ 31.5%
Closed Sales	23	18	- 21.7%	149	231	+ 55.0%
Median Sales Price*	\$335,000	\$324,950	- 3.0%	\$365,000	\$399,000	+ 9.3%
Average Sales Price*	\$337,502	\$374,883	+ 11.1%	\$368,746	\$381,548	+ 3.5%
Percent of Original List Price Received*	98.5%	98.2%	- 0.3%	98.6%	99.1%	+ 0.5%
Average Market Time	43	34	- 20.9%	54	39	- 27.8%
Inventory of Homes for Sale at Month End	35	45	+ 28.6%	--	--	--

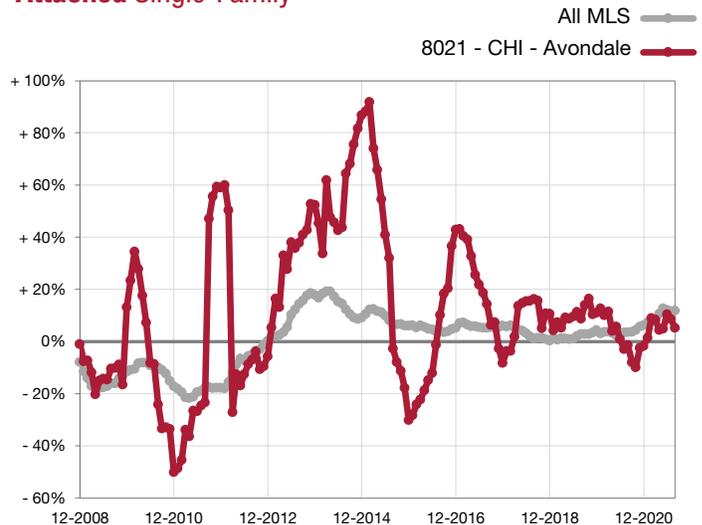
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / August 2021

+ 4.9%

- 14.8%

- 38.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	39	36	- 7.7%	377	358	- 5.0%
Under Contract (includes Contingent and Pending)	26	30	+ 15.4%	214	261	+ 22.0%
Closed Sales	26	20	- 23.1%	195	269	+ 37.9%
Median Sales Price*	\$330,000	\$476,000	+ 44.2%	\$334,500	\$370,000	+ 10.6%
Average Sales Price*	\$361,877	\$485,591	+ 34.2%	\$348,010	\$396,060	+ 13.8%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	97.3%	98.2%	+ 0.9%
Average Market Time	29	51	+ 75.9%	76	93	+ 22.4%
Inventory of Homes for Sale at Month End	54	32	- 40.7%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	2	7	+ 250.0%	23	32	+ 39.1%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	13	19	+ 46.2%
Closed Sales	1	3	+ 200.0%	11	17	+ 54.5%
Median Sales Price*	\$329,900	\$118,000	- 64.2%	\$119,900	\$129,000	+ 7.6%
Average Sales Price*	\$329,900	\$148,167	- 55.1%	\$157,509	\$157,563	+ 0.0%
Percent of Original List Price Received*	100.0%	95.5%	- 4.5%	93.9%	95.9%	+ 2.1%
Average Market Time	46	66	+ 43.5%	190	46	- 75.8%
Inventory of Homes for Sale at Month End	6	5	- 16.7%	--	--	--

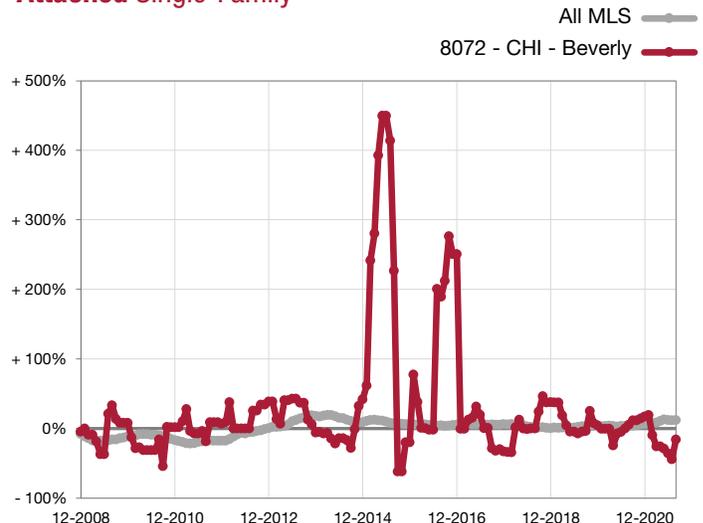
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / August 2021

- 10.8%

+ 50.0%

+ 6.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	22	20	- 9.1%	186	213	+ 14.5%
Under Contract (includes Contingent and Pending)	14	13	- 7.1%	95	133	+ 40.0%
Closed Sales	8	12	+ 50.0%	91	140	+ 53.8%
Median Sales Price*	\$466,290	\$567,500	+ 21.7%	\$476,000	\$472,500	- 0.7%
Average Sales Price*	\$528,323	\$501,158	- 5.1%	\$483,036	\$479,257	- 0.8%
Percent of Original List Price Received*	99.5%	98.2%	- 1.3%	97.4%	97.2%	- 0.2%
Average Market Time	57	39	- 31.6%	56	53	- 5.4%
Inventory of Homes for Sale at Month End	31	26	- 16.1%	--	--	--

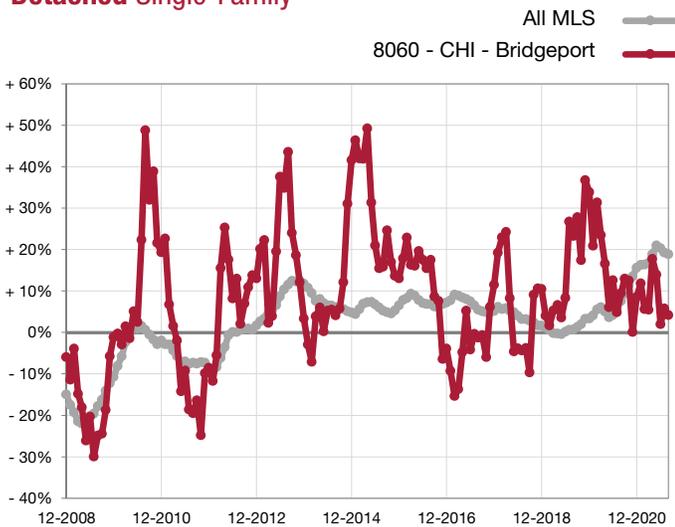
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	15	13	- 13.3%	92	135	+ 46.7%
Under Contract (includes Contingent and Pending)	11	2	- 81.8%	59	74	+ 25.4%
Closed Sales	6	9	+ 50.0%	46	83	+ 80.4%
Median Sales Price*	\$242,000	\$318,000	+ 31.4%	\$279,500	\$308,000	+ 10.2%
Average Sales Price*	\$295,000	\$316,111	+ 7.2%	\$299,333	\$346,229	+ 15.7%
Percent of Original List Price Received*	96.4%	98.0%	+ 1.7%	96.3%	97.7%	+ 1.5%
Average Market Time	85	32	- 62.4%	87	54	- 37.9%
Inventory of Homes for Sale at Month End	16	24	+ 50.0%	--	--	--

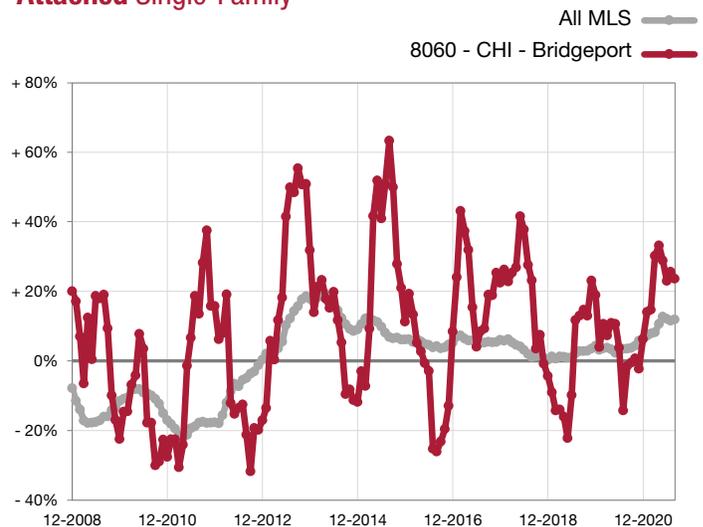
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / August 2021

+ 67.9%

+ 25.0%

- 4.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	21	41	+ 95.2%	324	309	- 4.6%
Under Contract (includes Contingent and Pending)	20	28	+ 40.0%	185	211	+ 14.1%
Closed Sales	14	16	+ 14.3%	176	204	+ 15.9%
Median Sales Price*	\$193,500	\$217,500	+ 12.4%	\$152,950	\$204,250	+ 33.5%
Average Sales Price*	\$174,179	\$199,828	+ 14.7%	\$146,898	\$193,677	+ 31.8%
Percent of Original List Price Received*	93.0%	107.5%	+ 15.6%	93.8%	100.2%	+ 6.8%
Average Market Time	66	57	- 13.6%	79	70	- 11.4%
Inventory of Homes for Sale at Month End	52	50	- 3.8%	--	--	--

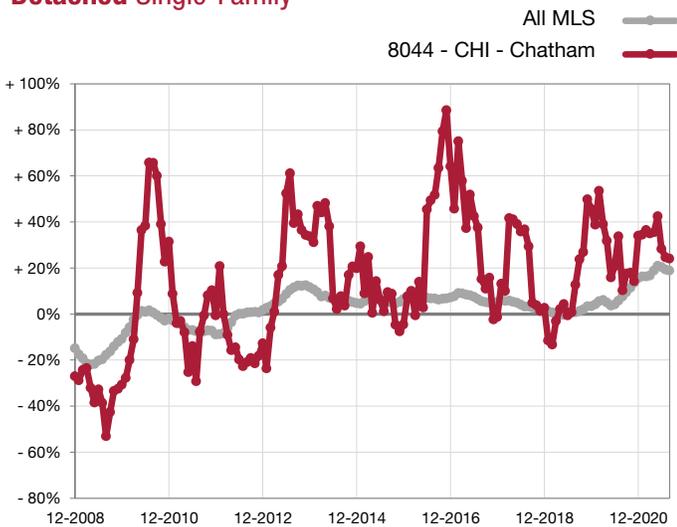
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	7	6	- 14.3%	42	56	+ 33.3%
Under Contract (includes Contingent and Pending)	4	5	+ 25.0%	23	33	+ 43.5%
Closed Sales	2	4	+ 100.0%	19	33	+ 73.7%
Median Sales Price*	\$161,000	\$80,000	- 50.3%	\$43,100	\$52,000	+ 20.6%
Average Sales Price*	\$161,000	\$83,475	- 48.2%	\$68,716	\$77,917	+ 13.4%
Percent of Original List Price Received*	101.9%	94.6%	- 7.2%	87.2%	88.2%	+ 1.1%
Average Market Time	254	40	- 84.3%	133	97	- 27.1%
Inventory of Homes for Sale at Month End	15	14	- 6.7%	--	--	--

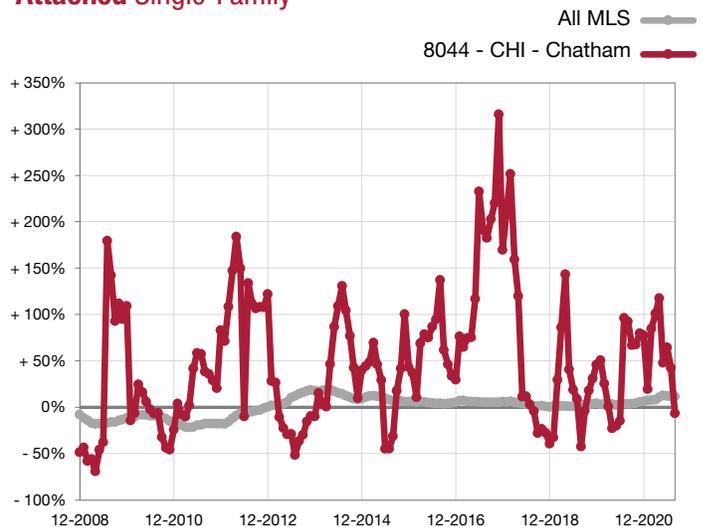
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / August 2021

+ 1.8%

+ 18.9%

- 8.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	14	11	- 21.4%	178	120	- 32.6%
Under Contract (includes Contingent and Pending)	13	7	- 46.2%	75	78	+ 4.0%
Closed Sales	9	8	- 11.1%	68	84	+ 23.5%
Median Sales Price*	\$755,000	\$828,250	+ 9.7%	\$737,500	\$828,750	+ 12.4%
Average Sales Price*	\$749,833	\$875,675	+ 16.8%	\$773,413	\$879,950	+ 13.8%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	95.9%	98.2%	+ 2.4%
Average Market Time	88	18	- 79.5%	113	53	- 53.1%
Inventory of Homes for Sale at Month End	17	13	- 23.5%	--	--	--

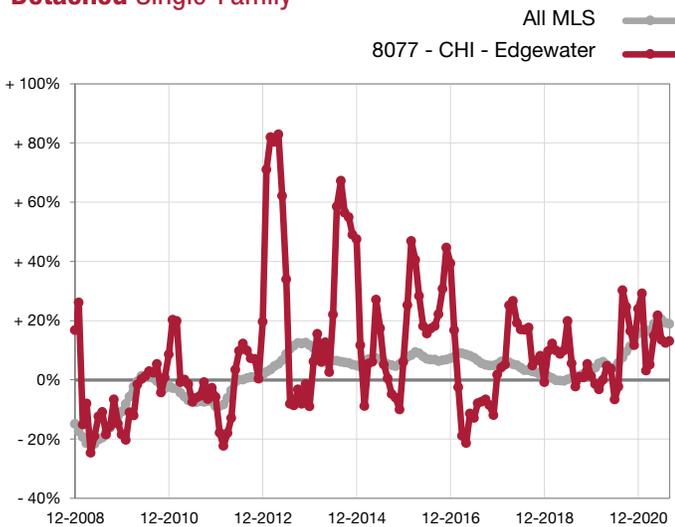
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	149	155	+ 4.0%	1,325	1,677	+ 26.6%
Under Contract (includes Contingent and Pending)	86	86	0.0%	677	982	+ 45.1%
Closed Sales	81	99	+ 22.2%	641	980	+ 52.9%
Median Sales Price*	\$267,000	\$230,000	- 13.9%	\$230,000	\$246,425	+ 7.1%
Average Sales Price*	\$293,634	\$255,749	- 12.9%	\$263,116	\$273,927	+ 4.1%
Percent of Original List Price Received*	96.8%	96.5%	- 0.3%	95.9%	96.5%	+ 0.6%
Average Market Time	61	57	- 6.6%	75	68	- 9.3%
Inventory of Homes for Sale at Month End	253	233	- 7.9%	--	--	--

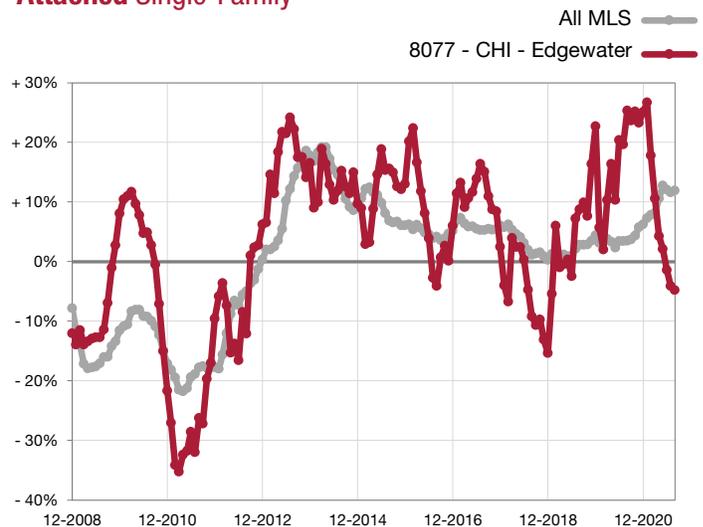
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / August 2021

+ 5.9%

- 30.3%

+ 20.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	27	25	- 7.4%	254	333	+ 31.1%
Under Contract (includes Contingent and Pending)	16	13	- 18.8%	140	158	+ 12.9%
Closed Sales	25	18	- 28.0%	133	163	+ 22.6%
Median Sales Price*	\$392,000	\$442,500	+ 12.9%	\$389,000	\$437,000	+ 12.3%
Average Sales Price*	\$431,105	\$495,790	+ 15.0%	\$433,663	\$484,567	+ 11.7%
Percent of Original List Price Received*	98.5%	98.1%	- 0.4%	96.3%	97.3%	+ 1.0%
Average Market Time	26	39	+ 50.0%	63	51	- 19.0%
Inventory of Homes for Sale at Month End	33	37	+ 12.1%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	7	11	+ 57.1%	97	99	+ 2.1%
Under Contract (includes Contingent and Pending)	6	5	- 16.7%	63	69	+ 9.5%
Closed Sales	8	5	- 37.5%	60	73	+ 21.7%
Median Sales Price*	\$176,000	\$190,000	+ 8.0%	\$169,500	\$170,000	+ 0.3%
Average Sales Price*	\$164,650	\$189,580	+ 15.1%	\$168,457	\$176,655	+ 4.9%
Percent of Original List Price Received*	97.4%	96.5%	- 0.9%	95.1%	96.5%	+ 1.5%
Average Market Time	168	29	- 82.7%	80	49	- 38.8%
Inventory of Homes for Sale at Month End	11	16	+ 45.5%	--	--	--

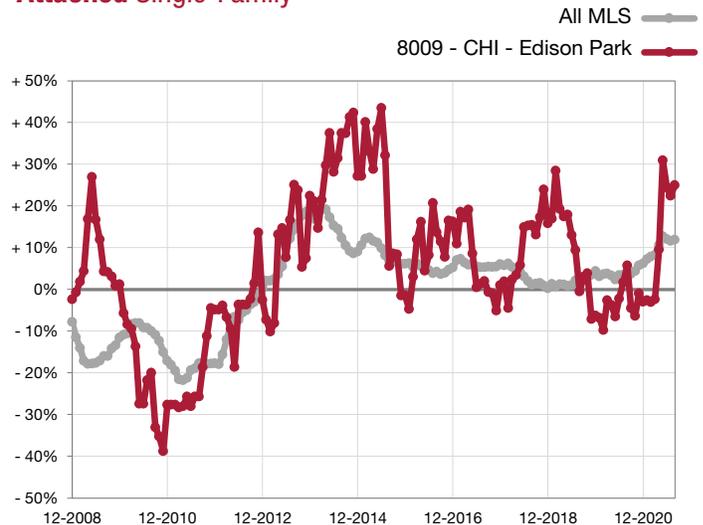
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / August 2021

- 32.7% **- 18.8%** **- 23.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	50	32	- 36.0%	409	416	+ 1.7%
Under Contract (includes Contingent and Pending)	28	19	- 32.1%	228	259	+ 13.6%
Closed Sales	31	23	- 25.8%	209	272	+ 30.1%
Median Sales Price*	\$447,000	\$615,000	+ 37.6%	\$425,000	\$535,500	+ 26.0%
Average Sales Price*	\$492,355	\$659,930	+ 34.0%	\$473,465	\$572,617	+ 20.9%
Percent of Original List Price Received*	97.4%	100.1%	+ 2.8%	95.4%	98.1%	+ 2.8%
Average Market Time	78	24	- 69.2%	83	69	- 16.9%
Inventory of Homes for Sale at Month End	59	44	- 25.4%	--	--	--

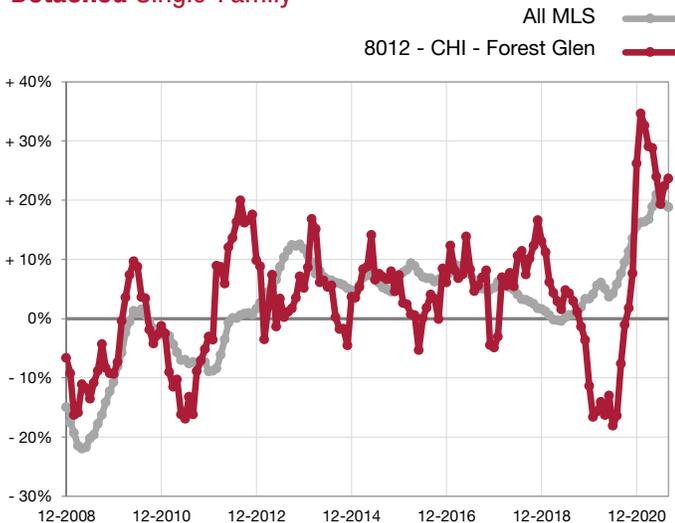
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	2	3	+ 50.0%	30	33	+ 10.0%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	13	22	+ 69.2%
Closed Sales	1	3	+ 200.0%	12	23	+ 91.7%
Median Sales Price*	\$307,500	\$406,000	+ 32.0%	\$256,000	\$340,000	+ 32.8%
Average Sales Price*	\$307,500	\$378,667	+ 23.1%	\$287,458	\$358,824	+ 24.8%
Percent of Original List Price Received*	94.6%	99.1%	+ 4.8%	95.0%	98.9%	+ 4.1%
Average Market Time	408	18	- 95.6%	67	30	- 55.2%
Inventory of Homes for Sale at Month End	4	4	0.0%	--	--	--

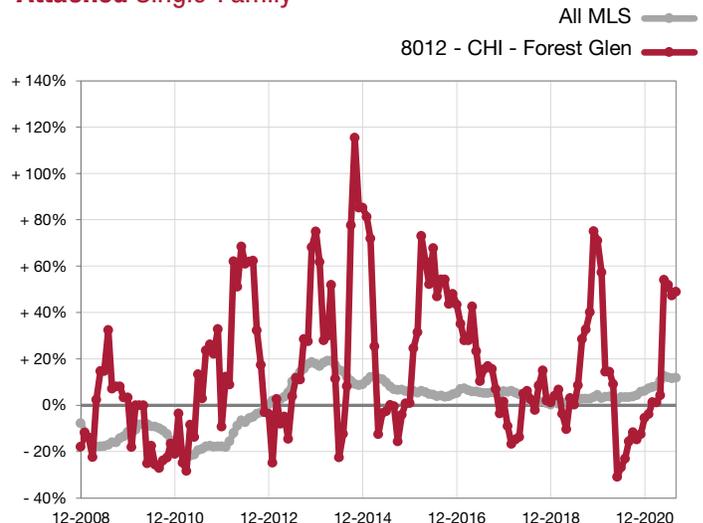
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / August 2021

- 32.4% **- 14.3%** **- 25.3%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	22	14	- 36.4%	203	119	- 41.4%
Under Contract (includes Contingent and Pending)	12	11	- 8.3%	99	67	- 32.3%
Closed Sales	13	7	- 46.2%	94	71	- 24.5%
Median Sales Price*	\$620,000	\$430,000	- 30.6%	\$534,000	\$585,000	+ 9.6%
Average Sales Price*	\$613,788	\$456,414	- 25.6%	\$526,576	\$533,226	+ 1.3%
Percent of Original List Price Received*	99.6%	102.9%	+ 3.3%	97.9%	99.5%	+ 1.6%
Average Market Time	104	105	+ 1.0%	101	84	- 16.8%
Inventory of Homes for Sale at Month End	30	19	- 36.7%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	46	32	- 30.4%	343	373	+ 8.7%
Under Contract (includes Contingent and Pending)	13	24	+ 84.6%	127	189	+ 48.8%
Closed Sales	15	17	+ 13.3%	134	171	+ 27.6%
Median Sales Price*	\$275,000	\$265,000	- 3.6%	\$235,000	\$240,000	+ 2.1%
Average Sales Price*	\$303,747	\$284,768	- 6.2%	\$248,661	\$256,427	+ 3.1%
Percent of Original List Price Received*	97.2%	96.0%	- 1.2%	94.8%	97.9%	+ 3.3%
Average Market Time	40	93	+ 132.5%	96	103	+ 7.3%
Inventory of Homes for Sale at Month End	65	52	- 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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Greater Grand Crossing

Local Market Update / August 2021

+ 4.0%

- 42.1%

- 8.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	25	26	+ 4.0%	325	319	- 1.8%
Under Contract (includes Contingent and Pending)	15	25	+ 66.7%	161	184	+ 14.3%
Closed Sales	18	11	- 38.9%	156	166	+ 6.4%
Median Sales Price*	\$165,500	\$130,000	- 21.5%	\$84,500	\$156,500	+ 85.2%
Average Sales Price*	\$158,268	\$174,841	+ 10.5%	\$116,301	\$160,298	+ 37.8%
Percent of Original List Price Received*	96.1%	104.3%	+ 8.5%	91.2%	97.8%	+ 7.2%
Average Market Time	58	52	- 10.3%	99	90	- 9.1%
Inventory of Homes for Sale at Month End	71	64	- 9.9%	--	--	--

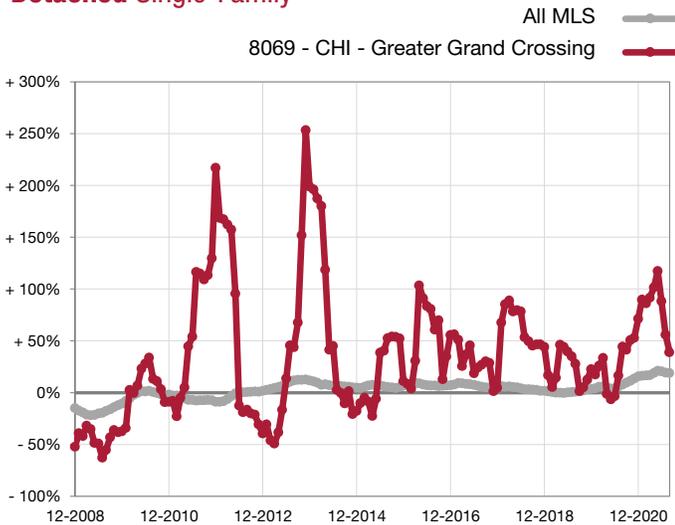
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	0	0	--	16	6	- 62.5%
Under Contract (includes Contingent and Pending)	0	1	--	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	8	2	- 75.0%
Median Sales Price*	\$36,000	\$0	- 100.0%	\$46,000	\$63,500	+ 38.0%
Average Sales Price*	\$36,000	\$0	- 100.0%	\$55,500	\$63,500	+ 14.4%
Percent of Original List Price Received*	65.5%	0.0%	- 100.0%	76.2%	95.7%	+ 25.6%
Average Market Time	13	0	- 100.0%	52	14	- 73.1%
Inventory of Homes for Sale at Month End	1	2	+ 100.0%	--	--	--

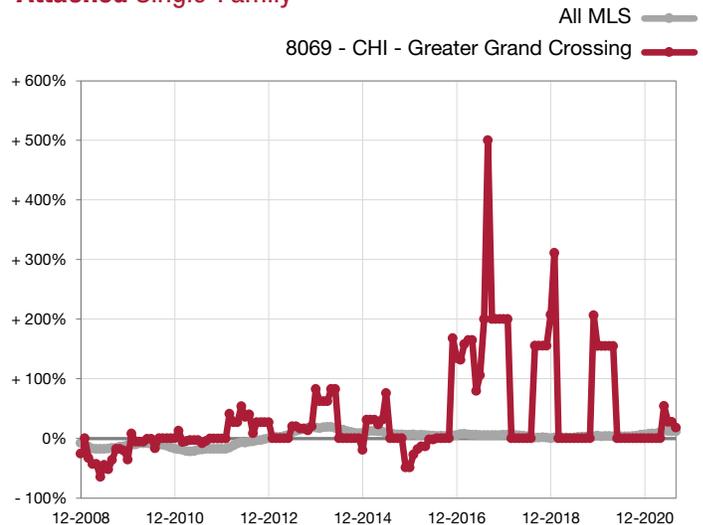
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / August 2021

- 11.1% **+ 133.3%** **+ 6.7%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	9	8	- 11.1%	105	124	+ 18.1%
Under Contract (includes Contingent and Pending)	10	4	- 60.0%	66	85	+ 28.8%
Closed Sales	6	13	+ 116.7%	63	91	+ 44.4%
Median Sales Price*	\$141,500	\$200,000	+ 41.3%	\$136,000	\$185,000	+ 36.0%
Average Sales Price*	\$141,133	\$202,223	+ 43.3%	\$139,321	\$189,208	+ 35.8%
Percent of Original List Price Received*	98.9%	101.5%	+ 2.6%	93.6%	98.3%	+ 5.0%
Average Market Time	84	21	- 75.0%	77	45	- 41.6%
Inventory of Homes for Sale at Month End	15	16	+ 6.7%	--	--	--

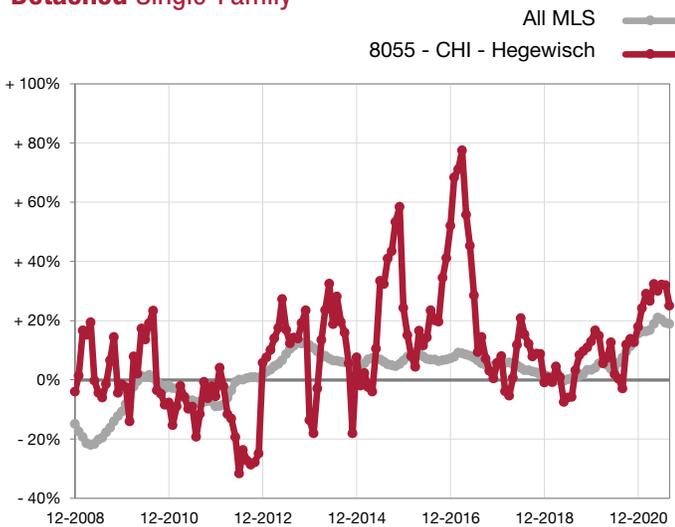
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	0	0	--	1	1	0.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$85,000	--	\$0	\$85,000	--
Average Sales Price*	\$0	\$85,000	--	\$0	\$85,000	--
Percent of Original List Price Received*	0.0%	85.9%	--	0.0%	85.9%	--
Average Market Time	0	5	--	0	5	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

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

Detached Single-Family



Attached Single-Family



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Humboldt Park

Local Market Update / August 2021

- 30.6%

- 30.4%

- 22.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	37	25	- 32.4%	306	295	- 3.6%
Under Contract (includes Contingent and Pending)	14	11	- 21.4%	143	177	+ 23.8%
Closed Sales	18	13	- 27.8%	144	180	+ 25.0%
Median Sales Price*	\$290,000	\$275,000	- 5.2%	\$256,250	\$300,000	+ 17.1%
Average Sales Price*	\$333,022	\$379,346	+ 13.9%	\$314,450	\$359,867	+ 14.4%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	96.5%	99.1%	+ 2.7%
Average Market Time	85	38	- 55.3%	74	61	- 17.6%
Inventory of Homes for Sale at Month End	62	54	- 12.9%	--	--	--

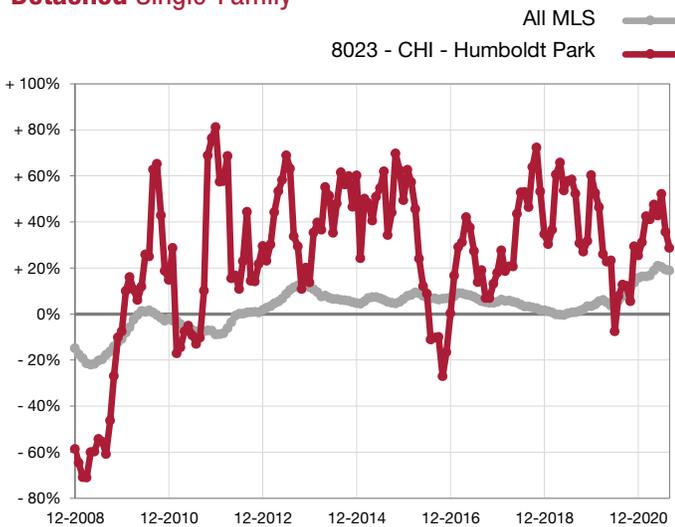
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	12	9	- 25.0%	103	83	- 19.4%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	44	42	- 4.5%
Closed Sales	5	3	- 40.0%	34	48	+ 41.2%
Median Sales Price*	\$332,000	\$298,000	- 10.2%	\$267,000	\$332,493	+ 24.5%
Average Sales Price*	\$380,600	\$284,333	- 25.3%	\$278,235	\$325,933	+ 17.1%
Percent of Original List Price Received*	97.8%	98.1%	+ 0.3%	93.2%	97.2%	+ 4.3%
Average Market Time	18	32	+ 77.8%	76	100	+ 31.6%
Inventory of Homes for Sale at Month End	19	9	- 52.6%	--	--	--

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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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Hyde Park

Local Market Update / August 2021

- 13.2%

+ 16.7%

- 28.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	2	5	+ 150.0%	48	33	- 31.3%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	26	23	- 11.5%
Closed Sales	4	1	- 75.0%	24	26	+ 8.3%
Median Sales Price*	\$885,000	\$1,485,000	+ 67.8%	\$765,000	\$917,500	+ 19.9%
Average Sales Price*	\$813,750	\$1,485,000	+ 82.5%	\$788,708	\$1,003,600	+ 27.2%
Percent of Original List Price Received*	89.2%	99.0%	+ 11.0%	91.1%	94.1%	+ 3.3%
Average Market Time	53	3	- 94.3%	153	65	- 57.5%
Inventory of Homes for Sale at Month End	11	10	- 9.1%	--	--	--

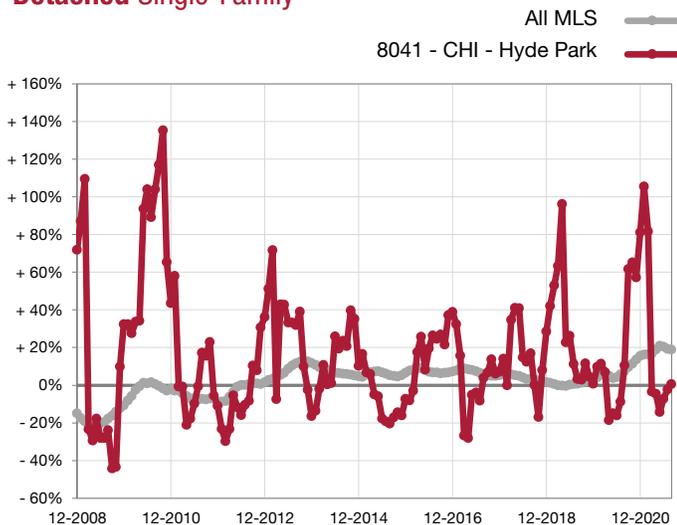
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	51	41	- 19.6%	413	460	+ 11.4%
Under Contract (includes Contingent and Pending)	29	28	- 3.4%	254	315	+ 24.0%
Closed Sales	26	34	+ 30.8%	246	303	+ 23.2%
Median Sales Price*	\$211,000	\$156,000	- 26.1%	\$192,250	\$195,000	+ 1.4%
Average Sales Price*	\$239,934	\$212,882	- 11.3%	\$245,335	\$244,022	- 0.5%
Percent of Original List Price Received*	96.0%	95.2%	- 0.8%	93.7%	94.7%	+ 1.1%
Average Market Time	52	58	+ 11.5%	87	75	- 13.8%
Inventory of Homes for Sale at Month End	100	69	- 31.0%	--	--	--

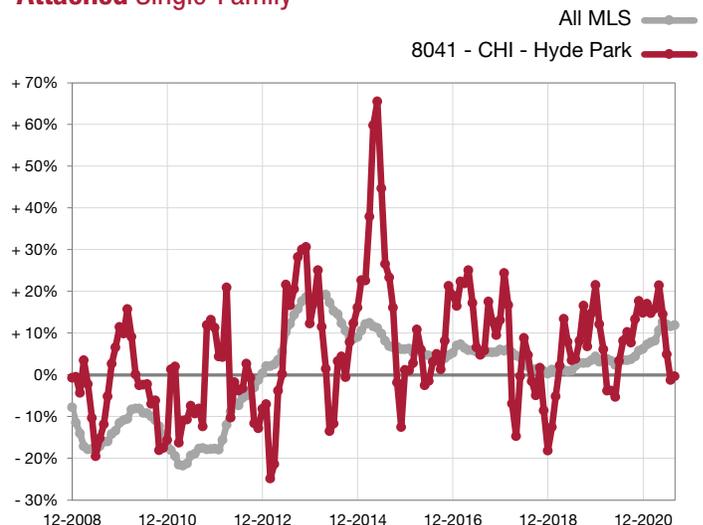
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / August 2021

- 22.0% **- 19.1%** **- 13.0%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	52	52	0.0%	452	469	+ 3.8%
Under Contract (includes Contingent and Pending)	30	19	- 36.7%	268	297	+ 10.8%
Closed Sales	31	21	- 32.3%	262	304	+ 16.0%
Median Sales Price*	\$528,000	\$520,000	- 1.5%	\$537,250	\$595,000	+ 10.7%
Average Sales Price*	\$562,306	\$595,048	+ 5.8%	\$556,770	\$623,498	+ 12.0%
Percent of Original List Price Received*	97.1%	97.5%	+ 0.4%	96.1%	99.1%	+ 3.1%
Average Market Time	44	27	- 38.6%	80	47	- 41.3%
Inventory of Homes for Sale at Month End	62	51	- 17.7%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	66	40	- 39.4%	553	630	+ 13.9%
Under Contract (includes Contingent and Pending)	29	27	- 6.9%	275	362	+ 31.6%
Closed Sales	37	34	- 8.1%	260	359	+ 38.1%
Median Sales Price*	\$230,000	\$215,000	- 6.5%	\$218,875	\$241,000	+ 10.1%
Average Sales Price*	\$264,554	\$245,153	- 7.3%	\$247,746	\$266,182	+ 7.4%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	97.1%	97.9%	+ 0.8%
Average Market Time	37	45	+ 21.6%	56	49	- 12.5%
Inventory of Homes for Sale at Month End	92	83	- 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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Jefferson Park

Local Market Update / August 2021

+ 26.5%

- 33.3%

+ 58.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	32	49	+ 53.1%	356	407	+ 14.3%
Under Contract (includes Contingent and Pending)	23	18	- 21.7%	219	245	+ 11.9%
Closed Sales	33	20	- 39.4%	211	254	+ 20.4%
Median Sales Price*	\$350,000	\$434,000	+ 24.0%	\$329,000	\$370,000	+ 12.5%
Average Sales Price*	\$376,683	\$407,645	+ 8.2%	\$347,270	\$401,701	+ 15.7%
Percent of Original List Price Received*	99.1%	97.4%	- 1.7%	96.4%	99.3%	+ 3.0%
Average Market Time	52	29	- 44.2%	76	40	- 47.4%
Inventory of Homes for Sale at Month End	30	59	+ 96.7%	--	--	--

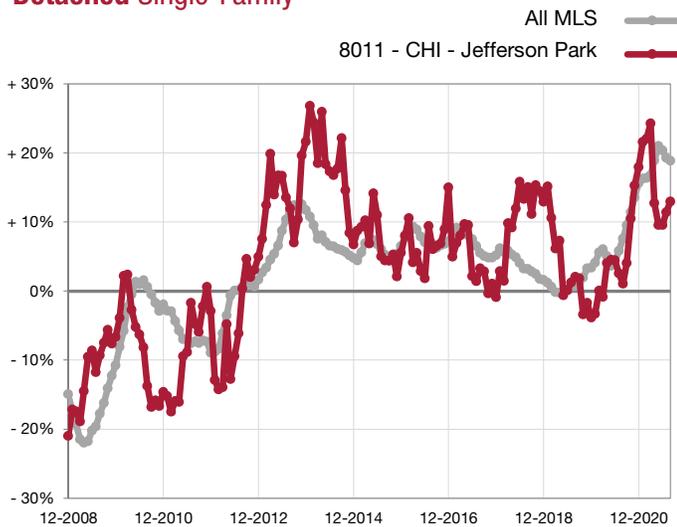
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	17	13	- 23.5%	126	137	+ 8.7%
Under Contract (includes Contingent and Pending)	9	7	- 22.2%	65	74	+ 13.8%
Closed Sales	6	6	0.0%	59	78	+ 32.2%
Median Sales Price*	\$168,375	\$186,500	+ 10.8%	\$163,750	\$157,450	- 3.8%
Average Sales Price*	\$169,625	\$226,250	+ 33.4%	\$173,394	\$186,979	+ 7.8%
Percent of Original List Price Received*	97.8%	97.4%	- 0.4%	98.7%	96.1%	- 2.6%
Average Market Time	72	52	- 27.8%	102	51	- 50.0%
Inventory of Homes for Sale at Month End	20	20	0.0%	--	--	--

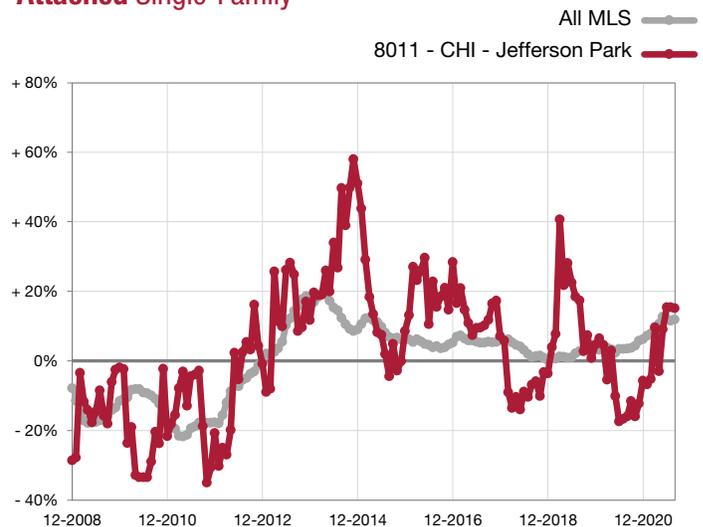
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / August 2021

- 3.1%

0.0%

- 8.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	6	7	+ 16.7%	80	78	- 2.5%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	32	42	+ 31.3%
Closed Sales	3	7	+ 133.3%	29	43	+ 48.3%
Median Sales Price*	\$1,300,000	\$650,000	- 50.0%	\$525,000	\$726,000	+ 38.3%
Average Sales Price*	\$1,181,667	\$1,358,036	+ 14.9%	\$708,357	\$1,199,147	+ 69.3%
Percent of Original List Price Received*	87.6%	103.4%	+ 18.0%	95.7%	97.2%	+ 1.6%
Average Market Time	183	34	- 81.4%	154	110	- 28.6%
Inventory of Homes for Sale at Month End	18	11	- 38.9%	--	--	--

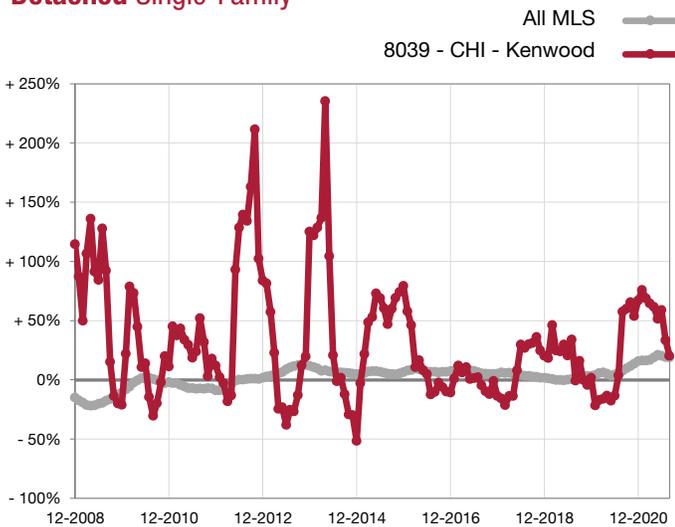
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	26	24	- 7.7%	324	376	+ 16.0%
Under Contract (includes Contingent and Pending)	21	16	- 23.8%	180	222	+ 23.3%
Closed Sales	22	18	- 18.2%	154	235	+ 52.6%
Median Sales Price*	\$265,000	\$260,500	- 1.7%	\$246,000	\$245,000	- 0.4%
Average Sales Price*	\$231,568	\$270,944	+ 17.0%	\$242,183	\$256,249	+ 5.8%
Percent of Original List Price Received*	99.2%	93.5%	- 5.7%	95.5%	95.4%	- 0.1%
Average Market Time	87	66	- 24.1%	91	75	- 17.6%
Inventory of Homes for Sale at Month End	69	69	0.0%	--	--	--

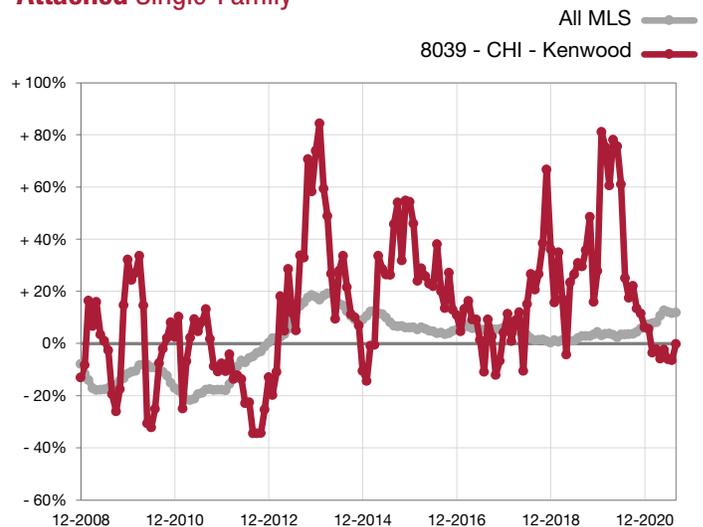
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / August 2021

- 45.5%

+ 2.3%

- 26.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	44	22	- 50.0%	375	388	+ 3.5%
Under Contract (includes Contingent and Pending)	11	15	+ 36.4%	128	204	+ 59.4%
Closed Sales	23	22	- 4.3%	128	209	+ 63.3%
Median Sales Price*	\$1,350,000	\$1,532,500	+ 13.5%	\$1,314,500	\$1,365,000	+ 3.8%
Average Sales Price*	\$1,440,087	\$1,616,420	+ 12.2%	\$1,408,488	\$1,411,339	+ 0.2%
Percent of Original List Price Received*	95.4%	97.3%	+ 2.0%	95.5%	96.1%	+ 0.6%
Average Market Time	254	39	- 84.6%	142	80	- 43.7%
Inventory of Homes for Sale at Month End	75	50	- 33.3%	--	--	--

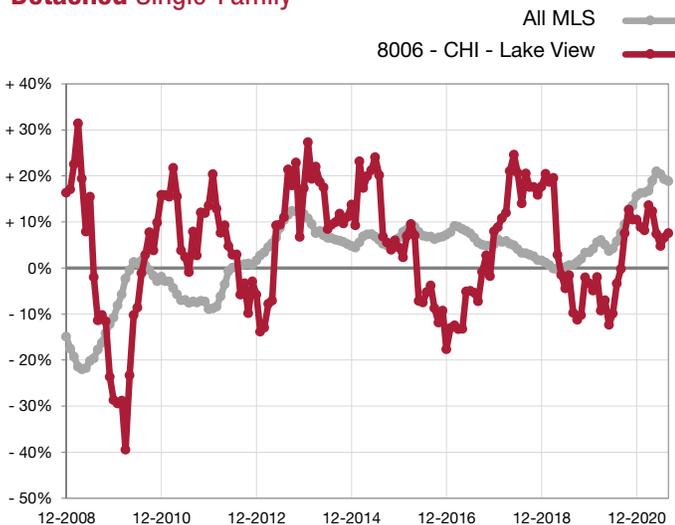
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	611	335	- 45.2%	4,140	5,058	+ 22.2%
Under Contract (includes Contingent and Pending)	185	157	- 15.1%	1,800	2,569	+ 42.7%
Closed Sales	196	202	+ 3.1%	1,711	2,599	+ 51.9%
Median Sales Price*	\$428,500	\$384,000	- 10.4%	\$398,000	\$400,000	+ 0.5%
Average Sales Price*	\$442,191	\$426,721	- 3.5%	\$421,115	\$429,660	+ 2.0%
Percent of Original List Price Received*	97.6%	97.5%	- 0.1%	96.6%	97.5%	+ 0.9%
Average Market Time	57	53	- 7.0%	78	66	- 15.4%
Inventory of Homes for Sale at Month End	787	584	- 25.8%	--	--	--

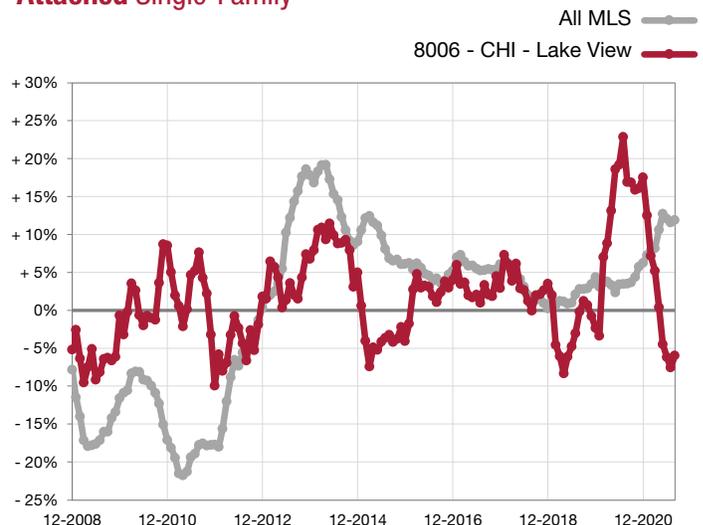
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / August 2021

- 35.1%

- 6.1%

- 34.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	56	26	- 53.6%	562	593	+ 5.5%
Under Contract (includes Contingent and Pending)	21	20	- 4.8%	187	292	+ 56.1%
Closed Sales	27	22	- 18.5%	179	294	+ 64.2%
Median Sales Price*	\$1,350,000	\$1,967,500	+ 45.7%	\$1,400,000	\$1,710,000	+ 22.1%
Average Sales Price*	\$1,675,281	\$2,146,202	+ 28.1%	\$1,716,492	\$2,061,955	+ 20.1%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	93.9%	95.2%	+ 1.4%
Average Market Time	115	64	- 44.3%	157	112	- 28.7%
Inventory of Homes for Sale at Month End	129	81	- 37.2%	--	--	--

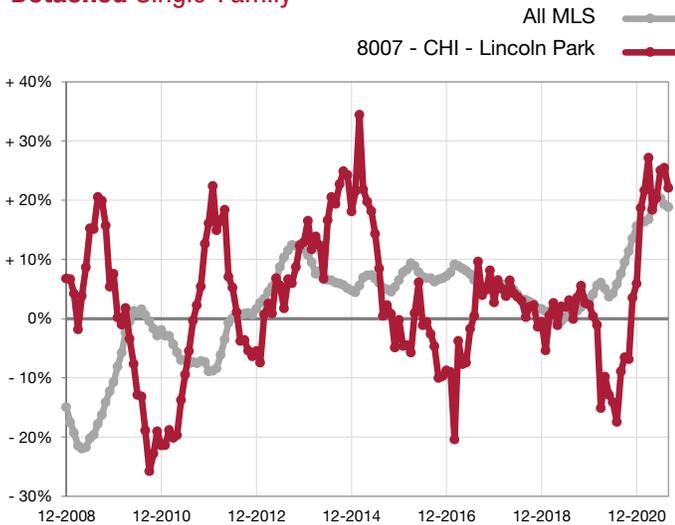
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	368	249	- 32.3%	2,965	3,416	+ 15.2%
Under Contract (includes Contingent and Pending)	120	138	+ 15.0%	1,157	1,727	+ 49.3%
Closed Sales	152	146	- 3.9%	1,148	1,706	+ 48.6%
Median Sales Price*	\$549,950	\$489,500	- 11.0%	\$521,200	\$519,000	- 0.4%
Average Sales Price*	\$611,267	\$569,174	- 6.9%	\$595,916	\$610,184	+ 2.4%
Percent of Original List Price Received*	97.4%	97.5%	+ 0.1%	96.6%	97.2%	+ 0.6%
Average Market Time	82	43	- 47.6%	90	73	- 18.9%
Inventory of Homes for Sale at Month End	578	383	- 33.7%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / August 2021

- 41.4%

- 8.3%

- 23.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	27	16	- 40.7%	227	241	+ 6.2%
Under Contract (includes Contingent and Pending)	13	5	- 61.5%	106	150	+ 41.5%
Closed Sales	12	10	- 16.7%	95	161	+ 69.5%
Median Sales Price*	\$837,500	\$918,750	+ 9.7%	\$730,000	\$875,000	+ 19.9%
Average Sales Price*	\$776,375	\$973,350	+ 25.4%	\$742,363	\$934,098	+ 25.8%
Percent of Original List Price Received*	97.2%	100.8%	+ 3.7%	95.1%	99.2%	+ 4.3%
Average Market Time	35	32	- 8.6%	104	59	- 43.3%
Inventory of Homes for Sale at Month End	35	26	- 25.7%	--	--	--

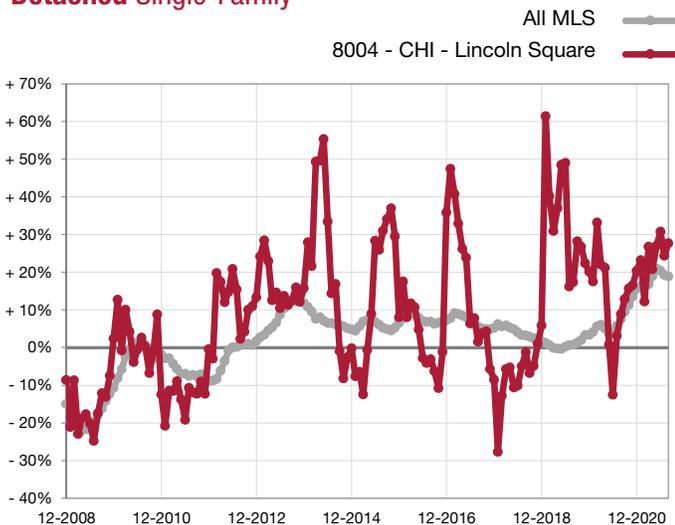
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	101	59	- 41.6%	677	769	+ 13.6%
Under Contract (includes Contingent and Pending)	35	29	- 17.1%	331	464	+ 40.2%
Closed Sales	36	34	- 5.6%	319	484	+ 51.7%
Median Sales Price*	\$342,000	\$337,450	- 1.3%	\$315,000	\$323,500	+ 2.7%
Average Sales Price*	\$367,188	\$365,478	- 0.5%	\$353,909	\$348,823	- 1.4%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	97.3%	98.1%	+ 0.8%
Average Market Time	64	28	- 56.3%	65	50	- 23.1%
Inventory of Homes for Sale at Month End	108	84	- 22.2%	--	--	--

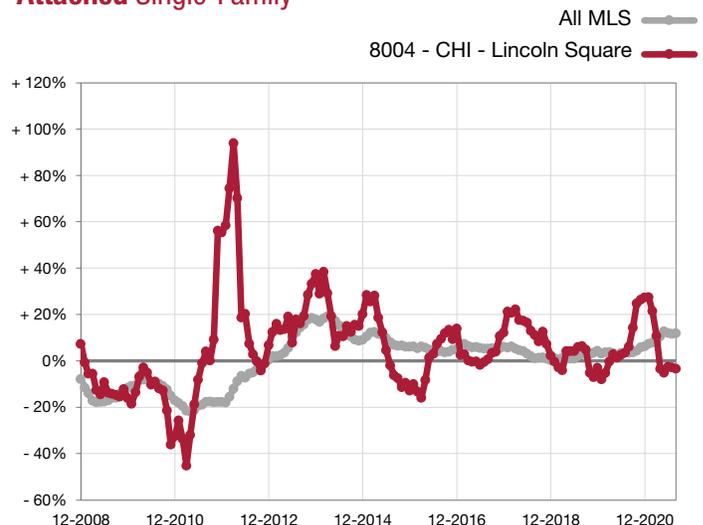
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / August 2021

- 34.8%

- 20.5%

- 24.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	57	37	- 35.1%	477	510	+ 6.9%
Under Contract (includes Contingent and Pending)	27	26	- 3.7%	258	318	+ 23.3%
Closed Sales	36	28	- 22.2%	235	321	+ 36.6%
Median Sales Price*	\$828,500	\$862,450	+ 4.1%	\$805,000	\$865,000	+ 7.5%
Average Sales Price*	\$846,515	\$902,299	+ 6.6%	\$876,098	\$930,867	+ 6.3%
Percent of Original List Price Received*	98.0%	98.4%	+ 0.4%	96.5%	98.6%	+ 2.2%
Average Market Time	41	37	- 9.8%	71	53	- 25.4%
Inventory of Homes for Sale at Month End	61	44	- 27.9%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	176	115	- 34.7%	1,263	1,531	+ 21.2%
Under Contract (includes Contingent and Pending)	66	54	- 18.2%	617	838	+ 35.8%
Closed Sales	76	61	- 19.7%	563	849	+ 50.8%
Median Sales Price*	\$435,000	\$465,000	+ 6.9%	\$415,000	\$427,500	+ 3.0%
Average Sales Price*	\$464,000	\$482,433	+ 4.0%	\$436,086	\$454,712	+ 4.3%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	98.3%	99.7%	+ 1.4%
Average Market Time	47	27	- 42.6%	54	48	- 11.1%
Inventory of Homes for Sale at Month End	177	136	- 23.2%	--	--	--

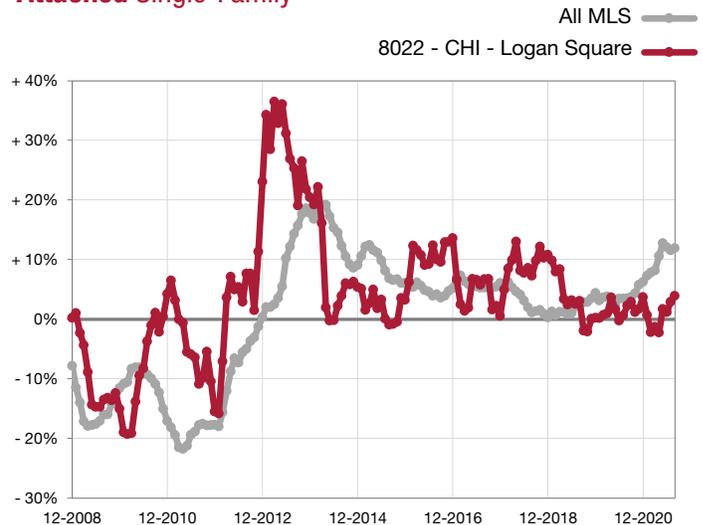
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / August 2021

- 43.3%

+ 75.8%

- 34.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	0	0	--	3	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	--	--	--	--

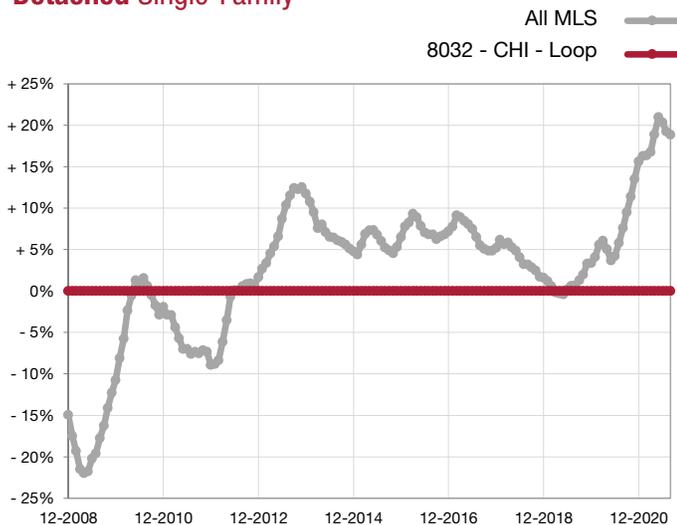
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	300	170	- 43.3%	1,924	2,327	+ 20.9%
Under Contract (includes Contingent and Pending)	51	87	+ 70.6%	548	880	+ 60.6%
Closed Sales	62	109	+ 75.8%	565	955	+ 69.0%
Median Sales Price*	\$307,500	\$370,000	+ 20.3%	\$325,000	\$380,000	+ 16.9%
Average Sales Price*	\$421,200	\$573,057	+ 36.1%	\$397,765	\$682,342	+ 71.5%
Percent of Original List Price Received*	94.4%	96.0%	+ 1.7%	95.9%	95.9%	0.0%
Average Market Time	106	114	+ 7.5%	108	121	+ 12.0%
Inventory of Homes for Sale at Month End	727	473	- 34.9%	--	--	--

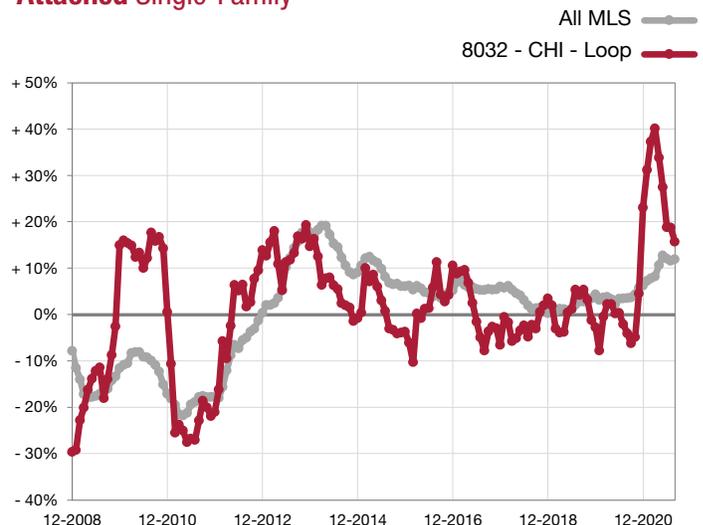
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / August 2021

- 37.9% **+ 44.6%** **- 25.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	19	6	- 68.4%	184	152	- 17.4%
Under Contract (includes Contingent and Pending)	7	2	- 71.4%	41	50	+ 22.0%
Closed Sales	7	4	- 42.9%	32	55	+ 71.9%
Median Sales Price*	\$2,150,000	\$1,681,250	- 21.8%	\$1,345,000	\$1,750,000	+ 30.1%
Average Sales Price*	\$2,534,286	\$2,086,875	- 17.7%	\$1,898,985	\$1,933,745	+ 1.8%
Percent of Original List Price Received*	90.0%	94.3%	+ 4.8%	88.6%	89.5%	+ 1.0%
Average Market Time	214	166	- 22.4%	190	284	+ 49.5%
Inventory of Homes for Sale at Month End	62	42	- 32.3%	--	--	--

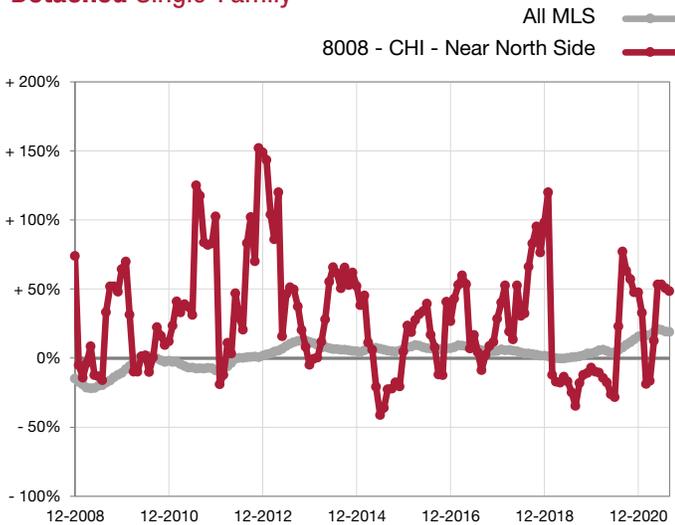
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	918	576	- 37.3%	6,698	7,856	+ 17.3%
Under Contract (includes Contingent and Pending)	172	248	+ 44.2%	1,963	2,828	+ 44.1%
Closed Sales	206	304	+ 47.6%	1,995	2,712	+ 35.9%
Median Sales Price*	\$425,000	\$403,750	- 5.0%	\$412,000	\$405,000	- 1.7%
Average Sales Price*	\$541,439	\$540,174	- 0.2%	\$580,628	\$559,767	- 3.6%
Percent of Original List Price Received*	96.3%	96.4%	+ 0.1%	95.9%	95.7%	- 0.2%
Average Market Time	114	132	+ 15.8%	129	132	+ 2.3%
Inventory of Homes for Sale at Month End	2,111	1,571	- 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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Near South Side

Local Market Update / August 2021

- 19.6%

- 1.2%

- 7.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	1	1	0.0%	14	15	+ 7.1%
Under Contract (includes Contingent and Pending)	0	0	--	4	6	+ 50.0%
Closed Sales	0	0	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$0	--	\$1,070,000	\$1,220,000	+ 14.0%
Average Sales Price*	\$0	\$0	--	\$1,070,000	\$1,427,786	+ 33.4%
Percent of Original List Price Received*	0.0%	0.0%	--	93.6%	92.7%	- 1.0%
Average Market Time	0	0	--	64	135	+ 110.9%
Inventory of Homes for Sale at Month End	3	4	+ 33.3%	--	--	--

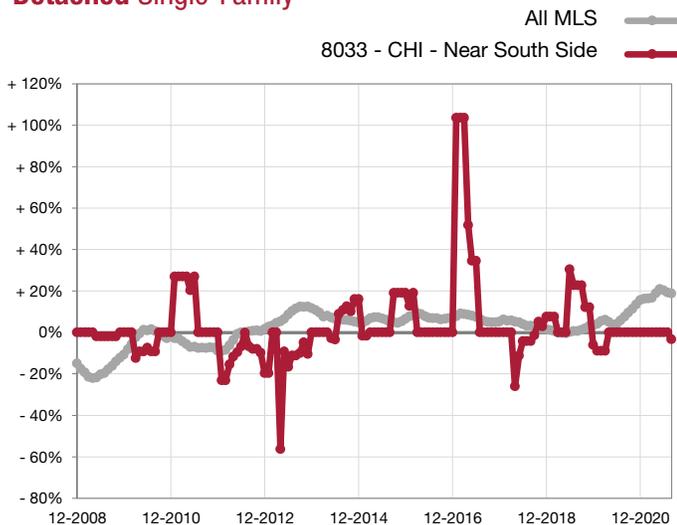
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	203	163	- 19.7%	1,469	2,044	+ 39.1%
Under Contract (includes Contingent and Pending)	61	63	+ 3.3%	636	874	+ 37.4%
Closed Sales	84	83	- 1.2%	611	880	+ 44.0%
Median Sales Price*	\$404,500	\$392,500	- 3.0%	\$375,000	\$390,000	+ 4.0%
Average Sales Price*	\$451,288	\$444,686	- 1.5%	\$427,197	\$447,858	+ 4.8%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	98.9%	99.8%	+ 0.9%
Average Market Time	81	75	- 7.4%	90	91	+ 1.1%
Inventory of Homes for Sale at Month End	372	344	- 7.5%	--	--	--

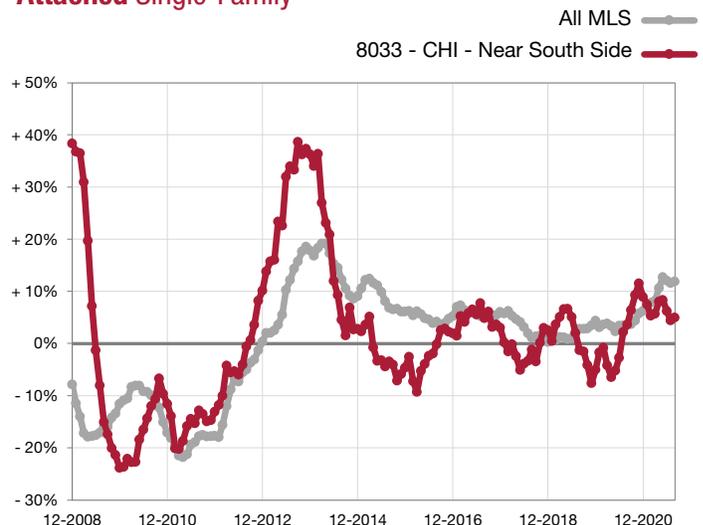
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / August 2021

- 23.2% **+ 20.0%** **- 17.9%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	15	8	- 46.7%	85	137	+ 61.2%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	32	67	+ 109.4%
Closed Sales	6	10	+ 66.7%	33	63	+ 90.9%
Median Sales Price*	\$430,500	\$621,300	+ 44.3%	\$500,000	\$606,100	+ 21.2%
Average Sales Price*	\$556,333	\$727,855	+ 30.8%	\$494,420	\$656,722	+ 32.8%
Percent of Original List Price Received*	89.9%	100.2%	+ 11.5%	94.3%	100.0%	+ 6.0%
Average Market Time	52	98	+ 88.5%	74	72	- 2.7%
Inventory of Homes for Sale at Month End	19	16	- 15.8%	--	--	--

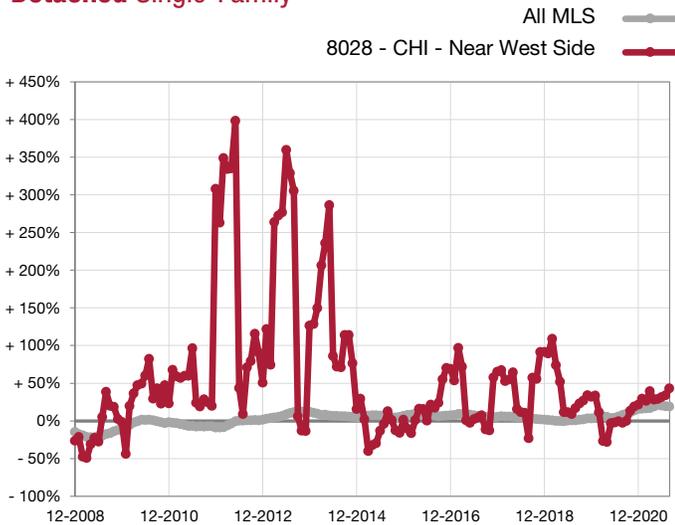
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	356	277	- 22.2%	2,539	3,507	+ 38.1%
Under Contract (includes Contingent and Pending)	100	102	+ 2.0%	1,042	1,483	+ 42.3%
Closed Sales	119	140	+ 17.6%	972	1,429	+ 47.0%
Median Sales Price*	\$365,000	\$375,500	+ 2.9%	\$360,000	\$380,000	+ 5.6%
Average Sales Price*	\$430,454	\$522,184	+ 21.3%	\$465,561	\$478,421	+ 2.8%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	98.4%	98.7%	+ 0.3%
Average Market Time	69	68	- 1.4%	74	79	+ 6.8%
Inventory of Homes for Sale at Month End	551	452	- 18.0%	--	--	--

* 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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North Center

Local Market Update / August 2021

- 40.1%

- 12.5%

- 43.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	36	29	- 19.4%	416	384	- 7.7%
Under Contract (includes Contingent and Pending)	21	19	- 9.5%	198	265	+ 33.8%
Closed Sales	18	25	+ 38.9%	192	271	+ 41.1%
Median Sales Price*	\$1,145,000	\$1,300,000	+ 13.5%	\$1,075,000	\$1,160,000	+ 7.9%
Average Sales Price*	\$1,152,500	\$1,261,001	+ 9.4%	\$1,110,638	\$1,165,385	+ 4.9%
Percent of Original List Price Received*	96.4%	97.6%	+ 1.2%	96.1%	97.9%	+ 1.9%
Average Market Time	92	47	- 48.9%	106	65	- 38.7%
Inventory of Homes for Sale at Month End	59	31	- 47.5%	--	--	--

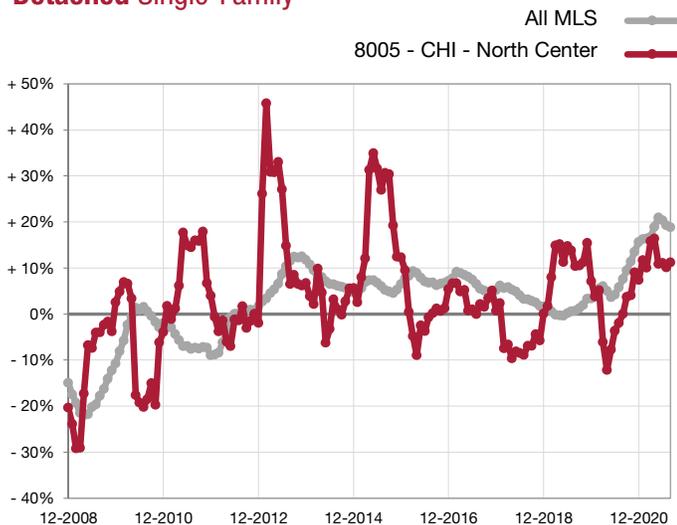
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	106	56	- 47.2%	821	813	- 1.0%
Under Contract (includes Contingent and Pending)	39	27	- 30.8%	421	494	+ 17.3%
Closed Sales	46	31	- 32.6%	393	524	+ 33.3%
Median Sales Price*	\$450,250	\$515,000	+ 14.4%	\$445,000	\$450,500	+ 1.2%
Average Sales Price*	\$462,208	\$536,406	+ 16.1%	\$459,784	\$473,031	+ 2.9%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.1%	98.7%	+ 0.6%
Average Market Time	26	42	+ 61.5%	62	51	- 17.7%
Inventory of Homes for Sale at Month End	128	75	- 41.4%	--	--	--

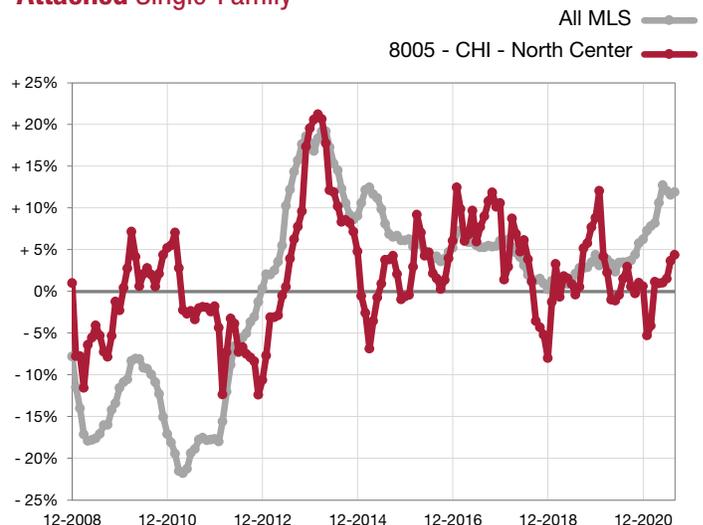
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / August 2021

+ 25.0%

- 64.7%

0.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	13	16	+ 23.1%	105	101	- 3.8%
Under Contract (includes Contingent and Pending)	12	10	- 16.7%	70	69	- 1.4%
Closed Sales	12	4	- 66.7%	61	66	+ 8.2%
Median Sales Price*	\$390,000	\$530,000	+ 35.9%	\$385,000	\$453,500	+ 17.8%
Average Sales Price*	\$454,000	\$531,250	+ 17.0%	\$430,005	\$476,389	+ 10.8%
Percent of Original List Price Received*	95.7%	105.2%	+ 9.9%	95.0%	100.1%	+ 5.4%
Average Market Time	82	11	- 86.6%	111	34	- 69.4%
Inventory of Homes for Sale at Month End	10	11	+ 10.0%	--	--	--

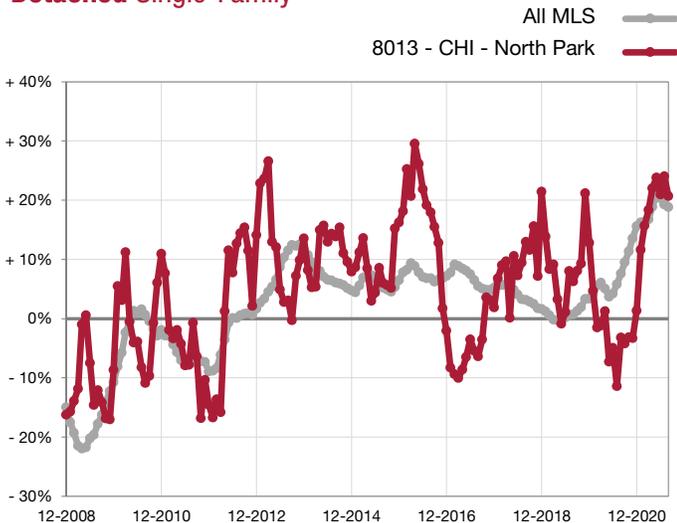
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	7	9	+ 28.6%	80	96	+ 20.0%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	45	54	+ 20.0%
Closed Sales	5	2	- 60.0%	44	56	+ 27.3%
Median Sales Price*	\$278,000	\$222,000	- 20.1%	\$220,751	\$231,000	+ 4.6%
Average Sales Price*	\$256,400	\$222,000	- 13.4%	\$225,843	\$219,720	- 2.7%
Percent of Original List Price Received*	96.7%	97.5%	+ 0.8%	95.1%	96.0%	+ 0.9%
Average Market Time	79	35	- 55.7%	63	83	+ 31.7%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / August 2021

+ 2.2%

- 32.1%

+ 25.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	78	77	- 1.3%	792	801	+ 1.1%
Under Contract (includes Contingent and Pending)	47	42	- 10.6%	452	478	+ 5.8%
Closed Sales	76	50	- 34.2%	422	501	+ 18.7%
Median Sales Price*	\$355,250	\$389,950	+ 9.8%	\$349,950	\$375,000	+ 7.2%
Average Sales Price*	\$414,674	\$445,428	+ 7.4%	\$382,948	\$405,044	+ 5.8%
Percent of Original List Price Received*	96.9%	98.0%	+ 1.1%	96.5%	97.8%	+ 1.3%
Average Market Time	55	22	- 60.0%	69	43	- 37.7%
Inventory of Homes for Sale at Month End	79	98	+ 24.1%	--	--	--

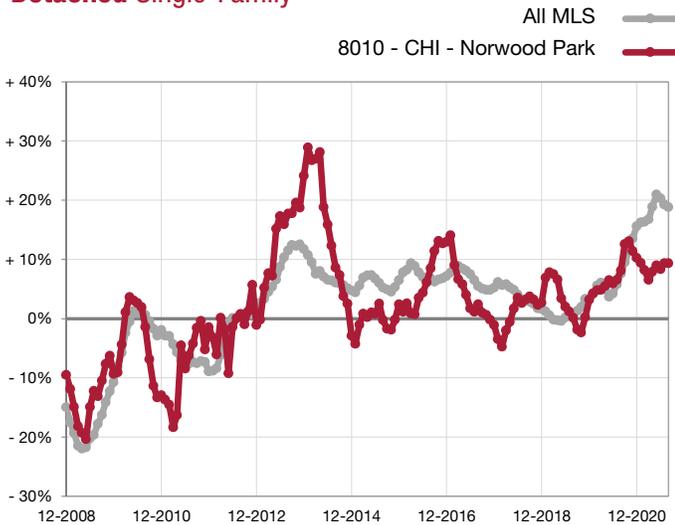
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	15	18	+ 20.0%	125	165	+ 32.0%
Under Contract (includes Contingent and Pending)	13	8	- 38.5%	79	111	+ 40.5%
Closed Sales	8	7	- 12.5%	68	116	+ 70.6%
Median Sales Price*	\$200,500	\$222,500	+ 11.0%	\$164,500	\$170,000	+ 3.3%
Average Sales Price*	\$205,203	\$231,871	+ 13.0%	\$178,733	\$181,926	+ 1.8%
Percent of Original List Price Received*	95.1%	96.7%	+ 1.7%	94.2%	95.6%	+ 1.5%
Average Market Time	33	56	+ 69.7%	77	63	- 18.2%
Inventory of Homes for Sale at Month End	21	27	+ 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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Portage Park

Local Market Update / August 2021

- 12.0%

- 30.6%

+ 2.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	90	80	- 11.1%	680	783	+ 15.1%
Under Contract (includes Contingent and Pending)	55	43	- 21.8%	389	508	+ 30.6%
Closed Sales	46	35	- 23.9%	363	514	+ 41.6%
Median Sales Price*	\$330,000	\$370,000	+ 12.1%	\$340,000	\$370,000	+ 8.8%
Average Sales Price*	\$363,112	\$405,721	+ 11.7%	\$363,143	\$399,438	+ 10.0%
Percent of Original List Price Received*	96.3%	98.3%	+ 2.1%	97.0%	99.5%	+ 2.6%
Average Market Time	63	28	- 55.6%	63	36	- 42.9%
Inventory of Homes for Sale at Month End	68	82	+ 20.6%	--	--	--

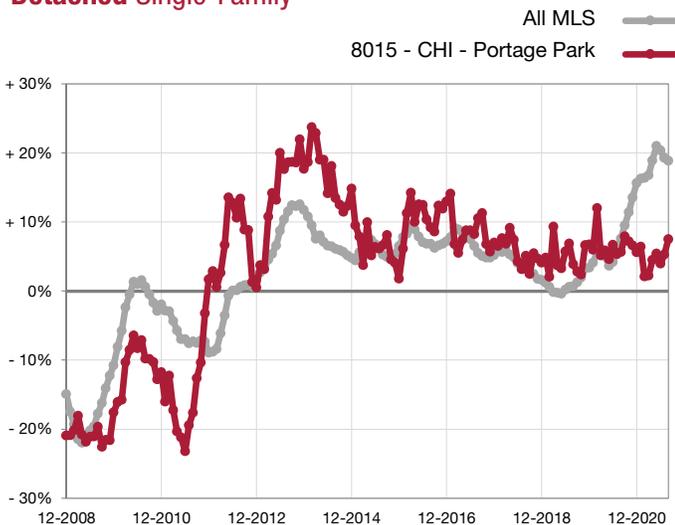
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	27	23	- 14.8%	203	239	+ 17.7%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	102	133	+ 30.4%
Closed Sales	16	8	- 50.0%	94	129	+ 37.2%
Median Sales Price*	\$167,250	\$176,000	+ 5.2%	\$168,500	\$170,000	+ 0.9%
Average Sales Price*	\$192,150	\$211,563	+ 10.1%	\$204,814	\$202,715	- 1.0%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	95.4%	103.0%	+ 8.0%
Average Market Time	21	55	+ 161.9%	61	69	+ 13.1%
Inventory of Homes for Sale at Month End	40	29	- 27.5%	--	--	--

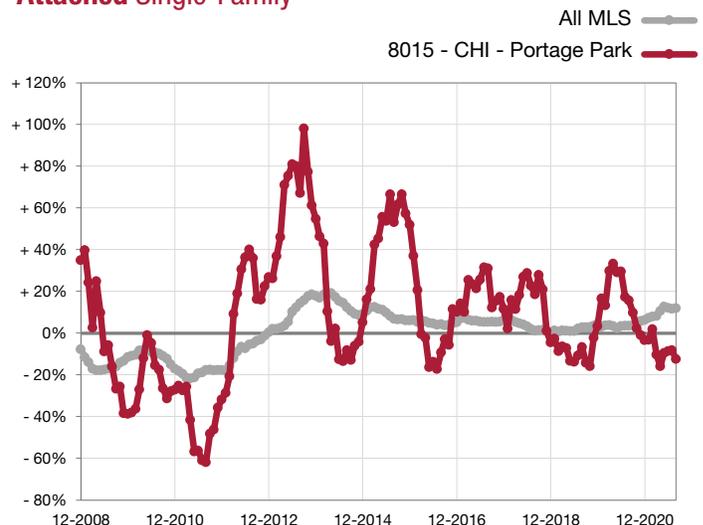
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / August 2021

+ 26.6%

+ 11.5%

+ 4.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	7	11	+ 57.1%	51	87	+ 70.6%
Under Contract (includes Contingent and Pending)	2	8	+ 300.0%	32	55	+ 71.9%
Closed Sales	4	7	+ 75.0%	33	49	+ 48.5%
Median Sales Price*	\$602,500	\$548,000	- 9.0%	\$515,000	\$555,000	+ 7.8%
Average Sales Price*	\$677,591	\$542,557	- 19.9%	\$538,940	\$561,814	+ 4.2%
Percent of Original List Price Received*	97.7%	97.9%	+ 0.2%	95.6%	98.4%	+ 2.9%
Average Market Time	58	30	- 48.3%	72	40	- 44.4%
Inventory of Homes for Sale at Month End	11	7	- 36.4%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	102	127	+ 24.5%	802	1,059	+ 32.0%
Under Contract (includes Contingent and Pending)	50	50	0.0%	427	614	+ 43.8%
Closed Sales	48	51	+ 6.3%	405	620	+ 53.1%
Median Sales Price*	\$160,250	\$180,000	+ 12.3%	\$175,000	\$199,950	+ 14.3%
Average Sales Price*	\$188,429	\$209,714	+ 11.3%	\$190,126	\$217,000	+ 14.1%
Percent of Original List Price Received*	96.9%	97.2%	+ 0.3%	96.0%	97.3%	+ 1.4%
Average Market Time	43	46	+ 7.0%	71	56	- 21.1%
Inventory of Homes for Sale at Month End	140	151	+ 7.9%	--	--	--

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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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South Shore

Local Market Update / August 2021

+ 77.4%

- 5.3%

+ 12.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	20	31	+ 55.0%	206	239	+ 16.0%
Under Contract (includes Contingent and Pending)	13	16	+ 23.1%	126	116	- 7.9%
Closed Sales	12	9	- 25.0%	111	116	+ 4.5%
Median Sales Price*	\$215,000	\$290,734	+ 35.2%	\$173,000	\$207,000	+ 19.7%
Average Sales Price*	\$211,292	\$285,582	+ 35.2%	\$198,603	\$228,343	+ 15.0%
Percent of Original List Price Received*	106.1%	98.6%	- 7.1%	93.6%	98.0%	+ 4.7%
Average Market Time	67	57	- 14.9%	103	69	- 33.0%
Inventory of Homes for Sale at Month End	30	40	+ 33.3%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	11	24	+ 118.2%	223	271	+ 21.5%
Under Contract (includes Contingent and Pending)	8	16	+ 100.0%	115	129	+ 12.2%
Closed Sales	7	9	+ 28.6%	113	116	+ 2.7%
Median Sales Price*	\$45,000	\$70,000	+ 55.6%	\$70,000	\$67,500	- 3.6%
Average Sales Price*	\$76,929	\$104,222	+ 35.5%	\$79,085	\$85,844	+ 8.5%
Percent of Original List Price Received*	90.2%	87.8%	- 2.7%	90.0%	92.2%	+ 2.4%
Average Market Time	180	120	- 33.3%	133	107	- 19.5%
Inventory of Homes for Sale at Month End	55	56	+ 1.8%	--	--	--

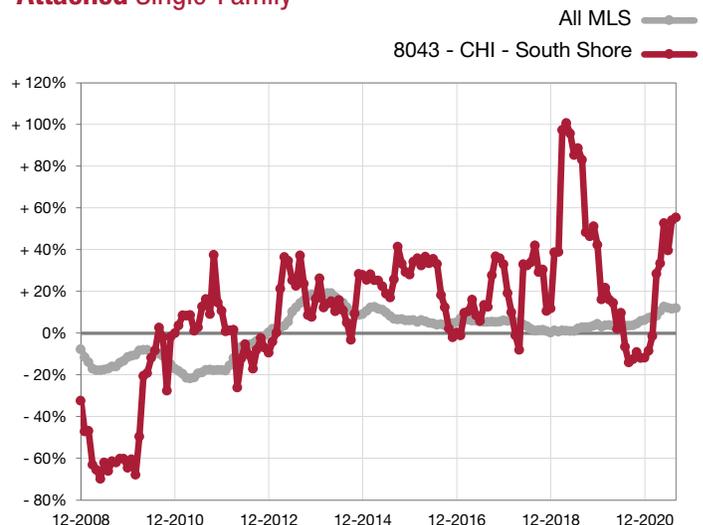
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / August 2021

- 5.5%

+ 16.7%

+ 9.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	11	12	+ 9.1%	83	80	- 3.6%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	37	42	+ 13.5%
Closed Sales	3	3	0.0%	28	49	+ 75.0%
Median Sales Price*	\$977,500	\$837,316	- 14.3%	\$917,500	\$960,000	+ 4.6%
Average Sales Price*	\$1,017,833	\$1,002,439	- 1.5%	\$922,750	\$1,057,866	+ 14.6%
Percent of Original List Price Received*	97.0%	84.2%	- 13.2%	95.0%	94.7%	- 0.3%
Average Market Time	53	63	+ 18.9%	137	107	- 21.9%
Inventory of Homes for Sale at Month End	19	12	- 36.8%	--	--	--

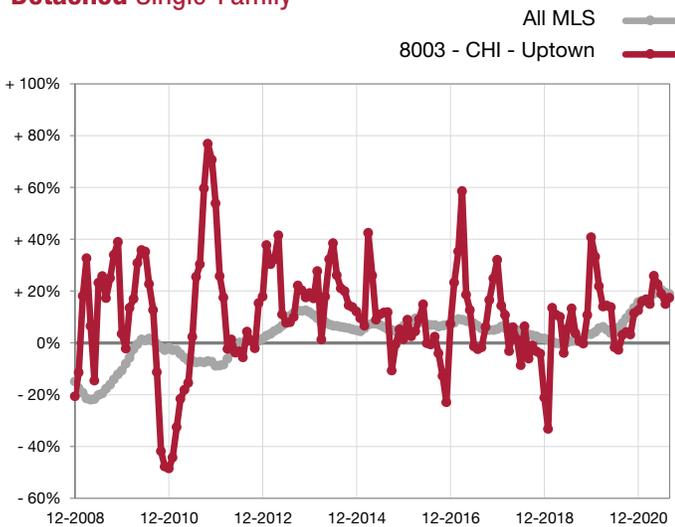
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	172	161	- 6.4%	1,349	1,844	+ 36.7%
Under Contract (includes Contingent and Pending)	81	83	+ 2.5%	763	1,072	+ 40.5%
Closed Sales	75	88	+ 17.3%	717	1,083	+ 51.0%
Median Sales Price*	\$310,000	\$292,000	- 5.8%	\$298,000	\$300,000	+ 0.7%
Average Sales Price*	\$311,731	\$296,567	- 4.9%	\$300,734	\$310,365	+ 3.2%
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	97.3%	98.0%	+ 0.7%
Average Market Time	44	40	- 9.1%	61	51	- 16.4%
Inventory of Homes for Sale at Month End	223	254	+ 13.9%	--	--	--

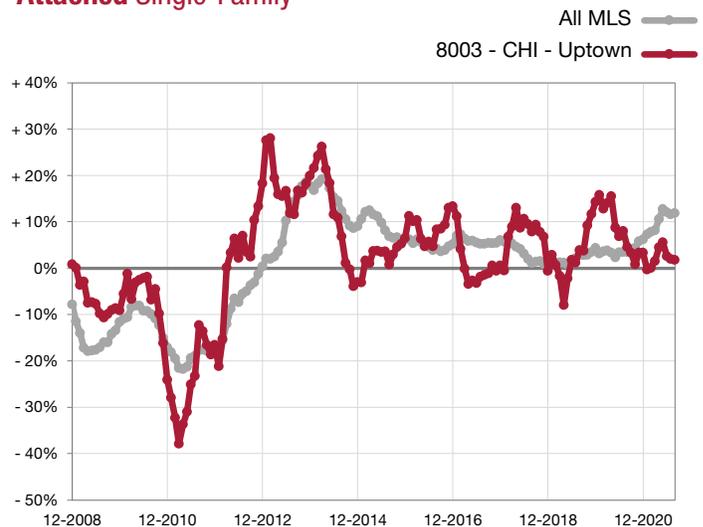
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Washington Park

Local Market Update / August 2021

+ 80.0% **- 25.0%** **+ 100.0%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	0	2	--	8	12	+ 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	3	3	0.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$36,500	\$235,000	+ 543.8%
Average Sales Price*	\$0	\$0	--	\$67,000	\$286,167	+ 327.1%
Percent of Original List Price Received*	0.0%	0.0%	--	87.4%	95.8%	+ 9.6%
Average Market Time	0	0	--	204	11	- 94.6%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

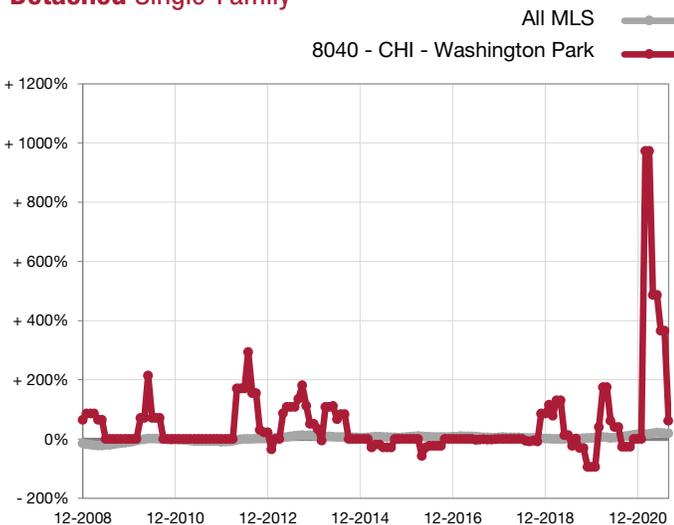
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	5	7	+ 40.0%	64	81	+ 26.6%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	33	40	+ 21.2%
Closed Sales	4	3	- 25.0%	31	43	+ 38.7%
Median Sales Price*	\$369,900	\$156,000	- 57.8%	\$128,500	\$167,000	+ 30.0%
Average Sales Price*	\$301,700	\$126,967	- 57.9%	\$147,910	\$187,783	+ 27.0%
Percent of Original List Price Received*	99.0%	99.2%	+ 0.2%	91.1%	98.3%	+ 7.9%
Average Market Time	29	6	- 79.3%	112	52	- 53.6%
Inventory of Homes for Sale at Month End	9	17	+ 88.9%	--	--	--

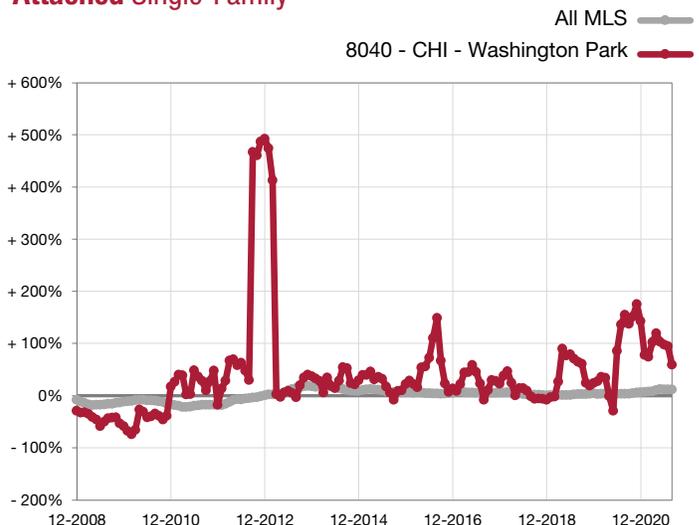
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Elsdon

Local Market Update / August 2021

+ 9.1%

+ 14.3%

- 46.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	8	8	0.0%	141	118	- 16.3%
Under Contract (includes Contingent and Pending)	6	8	+ 33.3%	92	92	0.0%
Closed Sales	5	7	+ 40.0%	93	86	- 7.5%
Median Sales Price*	\$209,900	\$251,085	+ 19.6%	\$224,000	\$253,043	+ 13.0%
Average Sales Price*	\$222,460	\$263,869	+ 18.6%	\$223,164	\$253,356	+ 13.5%
Percent of Original List Price Received*	100.0%	101.8%	+ 1.8%	96.4%	100.1%	+ 3.8%
Average Market Time	48	17	- 64.6%	56	46	- 17.9%
Inventory of Homes for Sale at Month End	13	7	- 46.2%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	3	4	+ 33.3%	15	17	+ 13.3%
Under Contract (includes Contingent and Pending)	4	4	0.0%	15	14	- 6.7%
Closed Sales	2	1	- 50.0%	12	16	+ 33.3%
Median Sales Price*	\$107,500	\$158,500	+ 47.4%	\$136,250	\$136,000	- 0.2%
Average Sales Price*	\$107,500	\$158,500	+ 47.4%	\$136,878	\$145,956	+ 6.6%
Percent of Original List Price Received*	93.1%	93.8%	+ 0.8%	94.7%	97.5%	+ 3.0%
Average Market Time	30	48	+ 60.0%	86	18	- 79.1%
Inventory of Homes for Sale at Month End	2	1	- 50.0%	--	--	--

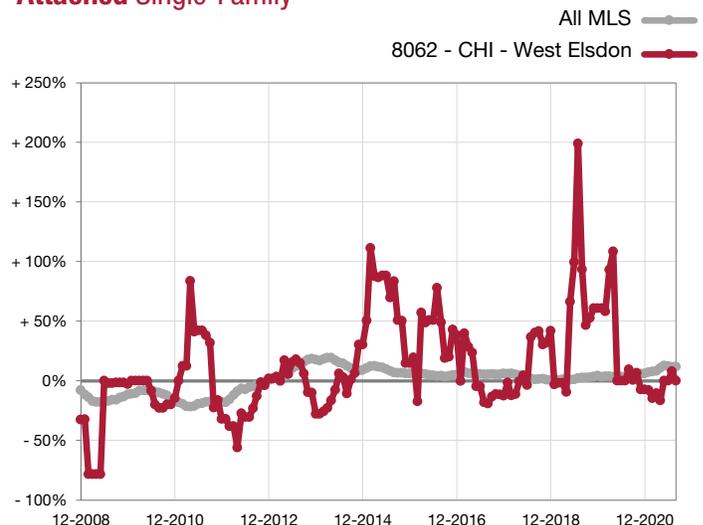
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Ridge

Local Market Update / August 2021

+ 15.1%

+ 26.5%

+ 14.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	19	14	- 26.3%	205	214	+ 4.4%
Under Contract (includes Contingent and Pending)	17	16	- 5.9%	129	155	+ 20.2%
Closed Sales	18	22	+ 22.2%	120	161	+ 34.2%
Median Sales Price*	\$422,000	\$437,500	+ 3.7%	\$382,500	\$425,000	+ 11.1%
Average Sales Price*	\$411,008	\$516,717	+ 25.7%	\$401,262	\$453,398	+ 13.0%
Percent of Original List Price Received*	98.1%	97.7%	- 0.4%	95.7%	98.0%	+ 2.4%
Average Market Time	65	34	- 47.7%	87	46	- 47.1%
Inventory of Homes for Sale at Month End	22	21	- 4.5%	--	--	--

Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	67	85	+ 26.9%	560	834	+ 48.9%
Under Contract (includes Contingent and Pending)	33	40	+ 21.2%	289	459	+ 58.8%
Closed Sales	31	40	+ 29.0%	268	450	+ 67.9%
Median Sales Price*	\$139,200	\$173,750	+ 24.8%	\$142,055	\$158,450	+ 11.5%
Average Sales Price*	\$165,219	\$184,991	+ 12.0%	\$159,887	\$176,274	+ 10.2%
Percent of Original List Price Received*	94.3%	96.2%	+ 2.0%	93.7%	95.5%	+ 1.9%
Average Market Time	52	44	- 15.4%	85	65	- 23.5%
Inventory of Homes for Sale at Month End	122	144	+ 18.0%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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

West Town

Local Market Update / August 2021

- 35.0%

- 21.2%

- 25.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	68	28	- 58.8%	495	543	+ 9.7%
Under Contract (includes Contingent and Pending)	22	13	- 40.9%	200	287	+ 43.5%
Closed Sales	33	22	- 33.3%	182	301	+ 65.4%
Median Sales Price*	\$930,000	\$930,000	0.0%	\$943,173	\$965,000	+ 2.3%
Average Sales Price*	\$1,017,942	\$1,043,109	+ 2.5%	\$1,002,087	\$1,057,295	+ 5.5%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	95.9%	96.9%	+ 1.0%
Average Market Time	83	47	- 43.4%	105	58	- 44.8%
Inventory of Homes for Sale at Month End	89	54	- 39.3%	--	--	--

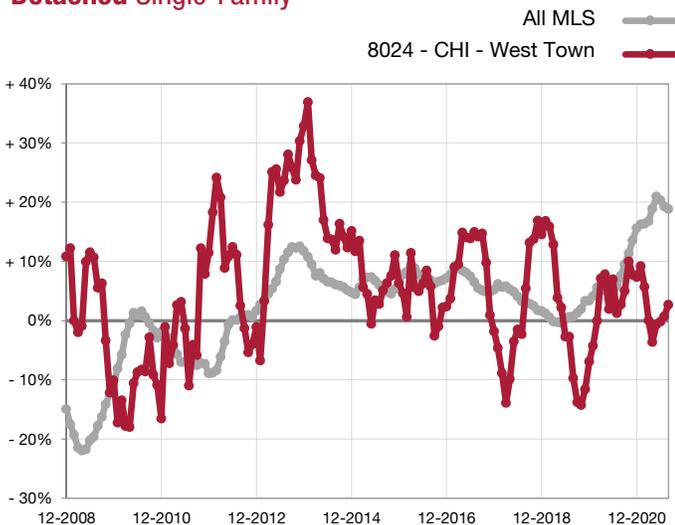
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	415	286	- 31.1%	3,330	3,754	+ 12.7%
Under Contract (includes Contingent and Pending)	128	127	- 0.8%	1,556	1,992	+ 28.0%
Closed Sales	184	149	- 19.0%	1,522	2,015	+ 32.4%
Median Sales Price*	\$500,000	\$507,000	+ 1.4%	\$500,000	\$500,000	0.0%
Average Sales Price*	\$518,294	\$516,497	- 0.3%	\$520,293	\$516,476	- 0.7%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	98.0%	98.5%	+ 0.5%
Average Market Time	39	54	+ 38.5%	68	58	- 14.7%
Inventory of Homes for Sale at Month End	516	395	- 23.4%	--	--	--

* 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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Woodlawn

Local Market Update / August 2021

+ 15.0%

- 40.9%

- 24.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	9	11	+ 22.2%	68	98	+ 44.1%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	29	62	+ 113.8%
Closed Sales	5	4	- 20.0%	32	48	+ 50.0%
Median Sales Price*	\$120,000	\$198,968	+ 65.8%	\$160,000	\$283,000	+ 76.9%
Average Sales Price*	\$229,600	\$296,359	+ 29.1%	\$272,404	\$316,740	+ 16.3%
Percent of Original List Price Received*	98.0%	99.9%	+ 1.9%	92.4%	98.6%	+ 6.7%
Average Market Time	100	52	- 48.0%	105	78	- 25.7%
Inventory of Homes for Sale at Month End	19	17	- 10.5%	--	--	--

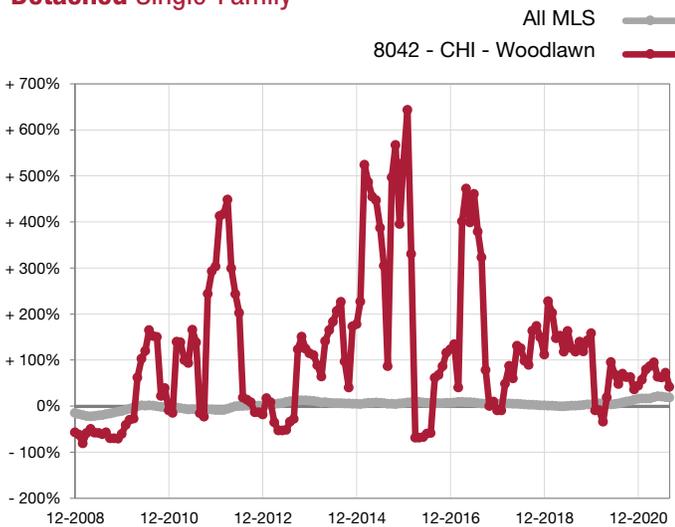
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	11	12	+ 9.1%	165	166	+ 0.6%
Under Contract (includes Contingent and Pending)	6	5	- 16.7%	94	100	+ 6.4%
Closed Sales	17	9	- 47.1%	86	102	+ 18.6%
Median Sales Price*	\$195,300	\$265,000	+ 35.7%	\$183,500	\$225,000	+ 22.6%
Average Sales Price*	\$222,000	\$288,544	+ 30.0%	\$197,559	\$231,178	+ 17.0%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	95.5%	98.0%	+ 2.6%
Average Market Time	174	51	- 70.7%	112	88	- 21.4%
Inventory of Homes for Sale at Month End	46	32	- 30.4%	--	--	--

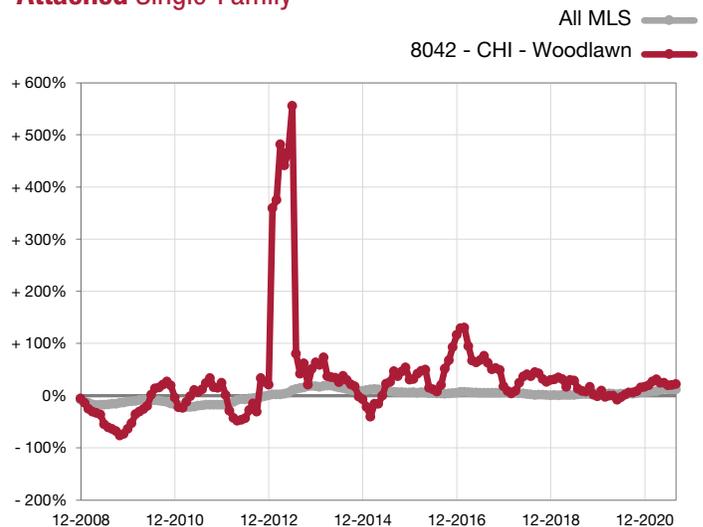
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



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