

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED NOVEMBER 16, 2020



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**+ 16.7%**      **+ 45.0%**      **- 19.8%**

# Albany Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	26	<b>23</b>	- 11.5%	279	<b>233</b>	- 16.5%
Under Contract (includes Contingent and Pending)	7	<b>13</b>	+ 85.7%	129	<b>155</b>	+ 20.2%
Closed Sales	12	<b>8</b>	- 33.3%	125	<b>143</b>	+ 14.4%
Median Sales Price*	\$353,700	<b>\$425,000</b>	+ 20.2%	\$394,950	<b>\$439,900</b>	+ 11.4%
Average Sales Price*	\$439,150	<b>\$406,375</b>	- 7.5%	\$443,603	<b>\$472,109</b>	+ 6.4%
Percent of Original List Price Received*	95.6%	<b>97.5%</b>	+ 2.0%	96.5%	<b>97.6%</b>	+ 1.1%
Average Market Time	109	<b>69</b>	- 36.7%	78	<b>70</b>	- 10.3%
Inventory of Homes for Sale at Month End	42	<b>24</b>	- 42.9%	--	--	--

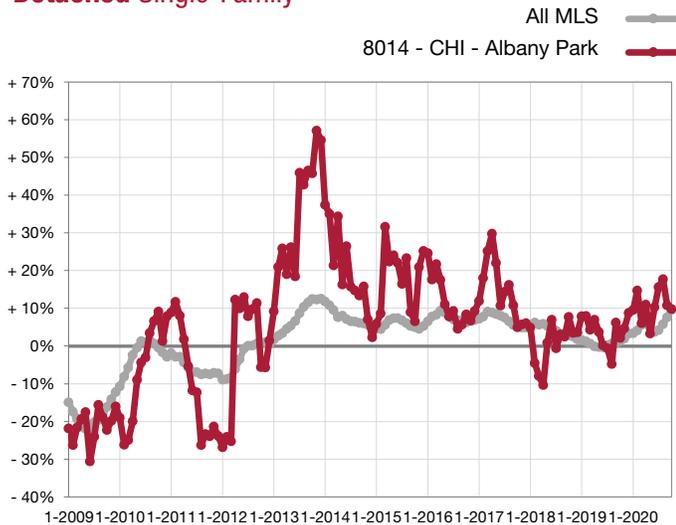
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	22	<b>33</b>	+ 50.0%	325	<b>324</b>	- 0.3%
Under Contract (includes Contingent and Pending)	9	<b>20</b>	+ 122.2%	164	<b>181</b>	+ 10.4%
Closed Sales	8	<b>21</b>	+ 162.5%	165	<b>168</b>	+ 1.8%
Median Sales Price*	\$173,000	<b>\$188,000</b>	+ 8.7%	\$196,000	<b>\$224,250</b>	+ 14.4%
Average Sales Price*	\$196,463	<b>\$209,187</b>	+ 6.5%	\$211,972	<b>\$243,760</b>	+ 15.0%
Percent of Original List Price Received*	91.7%	<b>99.6%</b>	+ 8.6%	96.0%	<b>97.7%</b>	+ 1.8%
Average Market Time	45	<b>39</b>	- 13.3%	55	<b>61</b>	+ 10.9%
Inventory of Homes for Sale at Month End	54	<b>53</b>	- 1.9%	--	--	--

\* 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



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

# Avondale

Local Market Update / October 2020

**+ 134.6%**

**- 7.1%**

**+ 30.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	4	<b>21</b>	+ 425.0%	170	<b>184</b>	+ 8.2%
Under Contract (includes Contingent and Pending)	5	<b>8</b>	+ 60.0%	103	<b>113</b>	+ 9.7%
Closed Sales	13	<b>13</b>	0.0%	108	<b>103</b>	- 4.6%
Median Sales Price*	\$471,000	<b>\$567,500</b>	+ 20.5%	\$491,250	<b>\$550,000</b>	+ 12.0%
Average Sales Price*	\$487,923	<b>\$516,738</b>	+ 5.9%	\$510,970	<b>\$550,610</b>	+ 7.8%
Percent of Original List Price Received*	98.8%	<b>103.8%</b>	+ 5.1%	96.7%	<b>99.3%</b>	+ 2.7%
Average Market Time	62	<b>51</b>	- 17.7%	63	<b>48</b>	- 23.8%
Inventory of Homes for Sale at Month End	18	<b>22</b>	+ 22.2%	--	--	--

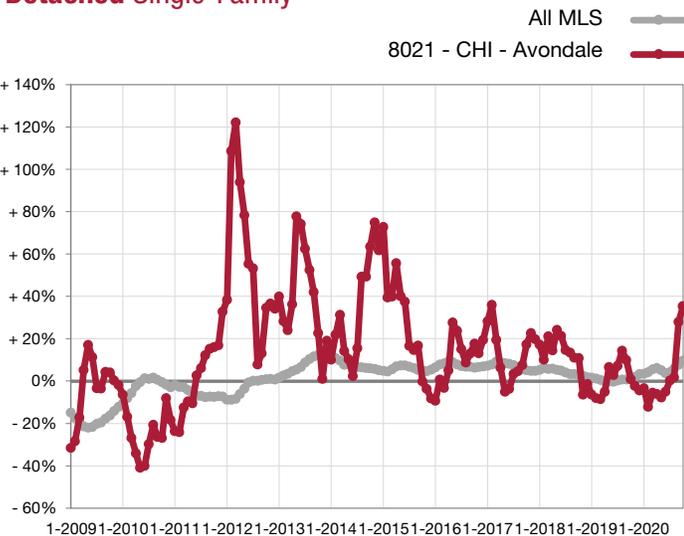
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	22	<b>40</b>	+ 81.8%	356	<b>325</b>	- 8.7%
Under Contract (includes Contingent and Pending)	13	<b>19</b>	+ 46.2%	175	<b>164</b>	- 6.3%
Closed Sales	15	<b>13</b>	- 13.3%	175	<b>162</b>	- 7.4%
Median Sales Price*	\$367,000	<b>\$295,000</b>	- 19.6%	\$370,000	<b>\$365,000</b>	- 1.4%
Average Sales Price*	\$382,996	<b>\$325,327</b>	- 15.1%	\$368,669	<b>\$360,354</b>	- 2.3%
Percent of Original List Price Received*	96.5%	<b>97.6%</b>	+ 1.1%	97.5%	<b>99.0%</b>	+ 1.5%
Average Market Time	56	<b>43</b>	- 23.2%	55	<b>49</b>	- 10.9%
Inventory of Homes for Sale at Month End	38	<b>51</b>	+ 34.2%	--	--	--

\* 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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# Beverly

Local Market Update / October 2020

**- 10.5%**      **+ 28.0%**      **- 51.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	36	32	- 11.1%	468	364	- 22.2%
Under Contract (includes Contingent and Pending)	11	21	+ 90.9%	222	234	+ 5.4%
Closed Sales	24	28	+ 16.7%	225	211	- 6.2%
Median Sales Price*	\$316,500	<b>\$347,500</b>	+ 9.8%	\$305,000	<b>\$340,000</b>	+ 11.5%
Average Sales Price*	\$341,627	<b>\$359,737</b>	+ 5.3%	\$331,682	<b>\$353,507</b>	+ 6.6%
Percent of Original List Price Received*	97.8%	<b>96.2%</b>	- 1.6%	96.3%	<b>97.1%</b>	+ 0.8%
Average Market Time	65	105	+ 61.5%	85	83	- 2.4%
Inventory of Homes for Sale at Month End	86	43	- 50.0%	--	--	--

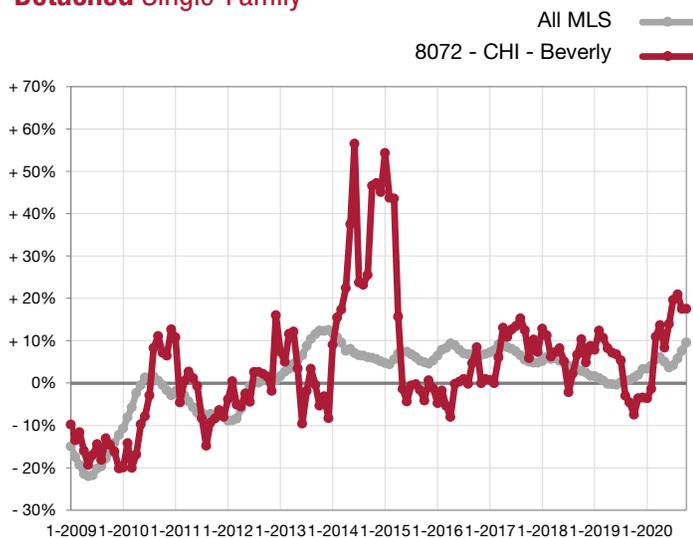
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	2	2	0.0%	21	23	+ 9.5%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	11	17	+ 54.5%
Closed Sales	1	4	+ 300.0%	11	15	+ 36.4%
Median Sales Price*	\$125,000	<b>\$150,750</b>	+ 20.6%	\$118,500	<b>\$128,500</b>	+ 8.4%
Average Sales Price*	\$125,000	<b>\$175,000</b>	+ 40.0%	\$126,118	<b>\$164,573</b>	+ 30.5%
Percent of Original List Price Received*	100.0%	<b>97.8%</b>	- 2.2%	98.1%	<b>94.4%</b>	- 3.8%
Average Market Time	1	37	+ 3,600.0%	85	155	+ 82.4%
Inventory of Homes for Sale at Month End	8	3	- 62.5%	--	--	--

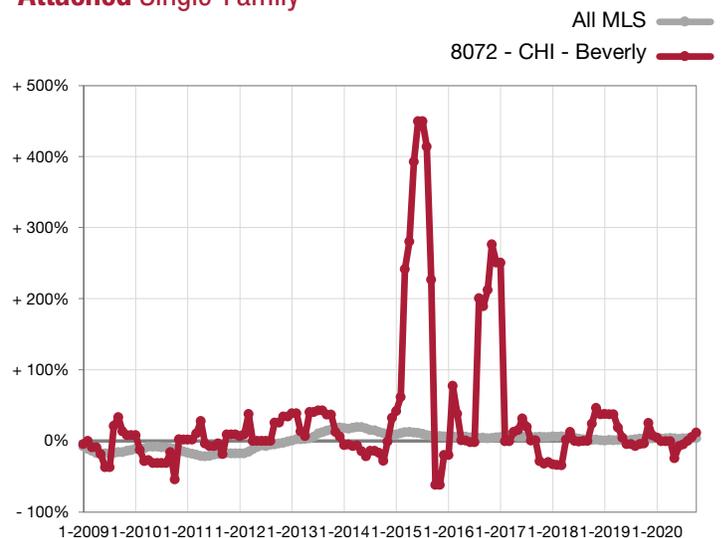
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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**+ 43.5%**      **+ 116.7%**      **- 19.3%**

# Bridgeport

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	17	26	+ 52.9%	214	195	- 8.9%
Under Contract (includes Contingent and Pending)	6	15	+ 150.0%	98	112	+ 14.3%
Closed Sales	5	14	+ 180.0%	100	101	+ 1.0%
Median Sales Price*	\$460,000	<b>\$539,000</b>	+ 17.2%	\$457,500	<b>\$505,000</b>	+ 10.4%
Average Sales Price*	\$446,800	<b>\$513,063</b>	+ 14.8%	\$477,393	<b>\$506,658</b>	+ 6.1%
Percent of Original List Price Received*	92.7%	<b>95.7%</b>	+ 3.2%	96.2%	<b>97.2%</b>	+ 1.0%
Average Market Time	68	72	+ 5.9%	69	66	- 4.3%
Inventory of Homes for Sale at Month End	40	30	- 25.0%	--	--	--

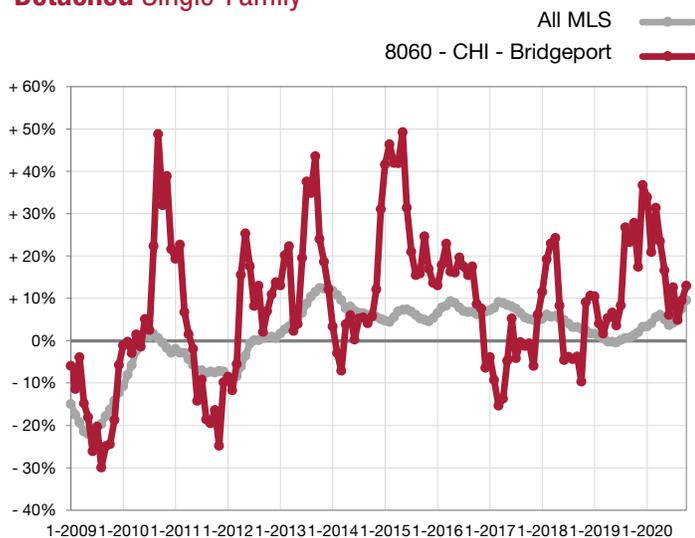
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	6	7	+ 16.7%	132	100	- 24.2%
Under Contract (includes Contingent and Pending)	7	6	- 14.3%	73	62	- 15.1%
Closed Sales	7	12	+ 71.4%	71	53	- 25.4%
Median Sales Price*	\$305,000	<b>\$307,575</b>	+ 0.8%	\$299,000	<b>\$288,965</b>	- 3.4%
Average Sales Price*	\$308,071	<b>\$360,426</b>	+ 17.0%	\$311,763	<b>\$314,659</b>	+ 0.9%
Percent of Original List Price Received*	92.9%	<b>98.5%</b>	+ 6.0%	95.9%	<b>97.3%</b>	+ 1.5%
Average Market Time	132	55	- 58.3%	76	68	- 10.5%
Inventory of Homes for Sale at Month End	17	16	- 5.9%	--	--	--

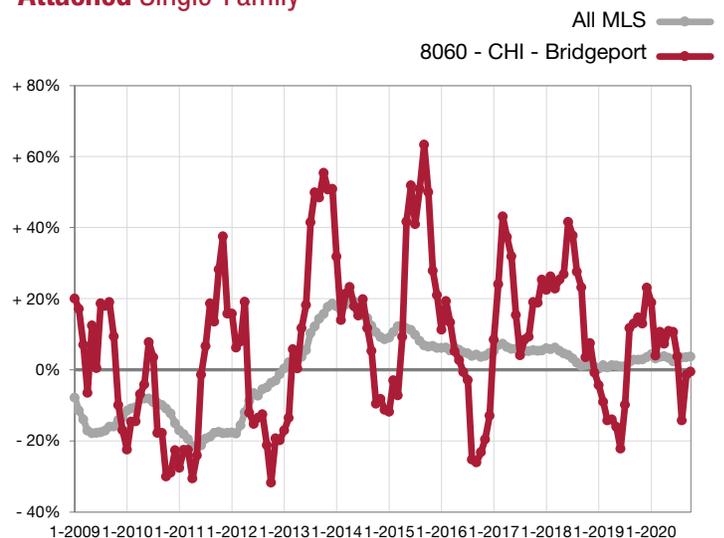
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Chatham

Local Market Update / October 2020

**- 7.7%**

**+ 44.4%**

**- 36.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	36	<b>33</b>	- 8.3%	377	<b>309</b>	- 18.0%
Under Contract (includes Contingent and Pending)	18	<b>26</b>	+ 44.4%	195	<b>197</b>	+ 1.0%
Closed Sales	16	<b>23</b>	+ 43.8%	192	<b>179</b>	- 6.8%
Median Sales Price*	\$136,750	<b>\$181,000</b>	+ 32.4%	\$139,900	<b>\$160,000</b>	+ 14.4%
Average Sales Price*	\$148,206	<b>\$169,765</b>	+ 14.5%	\$136,321	<b>\$152,546</b>	+ 11.9%
Percent of Original List Price Received*	95.6%	<b>97.6%</b>	+ 2.1%	93.9%	<b>94.1%</b>	+ 0.2%
Average Market Time	58	<b>95</b>	+ 63.8%	86	<b>92</b>	+ 7.0%
Inventory of Homes for Sale at Month End	81	<b>47</b>	- 42.0%	--	--	--

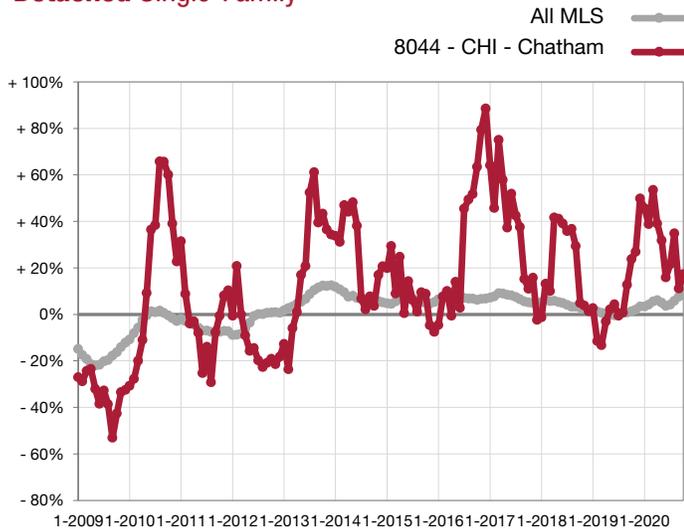
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	3	<b>3</b>	0.0%	38	<b>45</b>	+ 18.4%
Under Contract (includes Contingent and Pending)	0	<b>5</b>	--	14	<b>28</b>	+ 100.0%
Closed Sales	2	<b>3</b>	+ 50.0%	15	<b>25</b>	+ 66.7%
Median Sales Price*	\$69,750	<b>\$45,000</b>	- 35.5%	\$40,000	<b>\$43,100</b>	+ 7.7%
Average Sales Price*	\$69,750	<b>\$47,333</b>	- 32.1%	\$56,627	<b>\$72,056</b>	+ 27.2%
Percent of Original List Price Received*	99.8%	<b>91.5%</b>	- 8.3%	98.8%	<b>86.7%</b>	- 12.2%
Average Market Time	80	<b>35</b>	- 56.3%	95	<b>116</b>	+ 22.1%
Inventory of Homes for Sale at Month End	17	<b>15</b>	- 11.8%	--	--	--

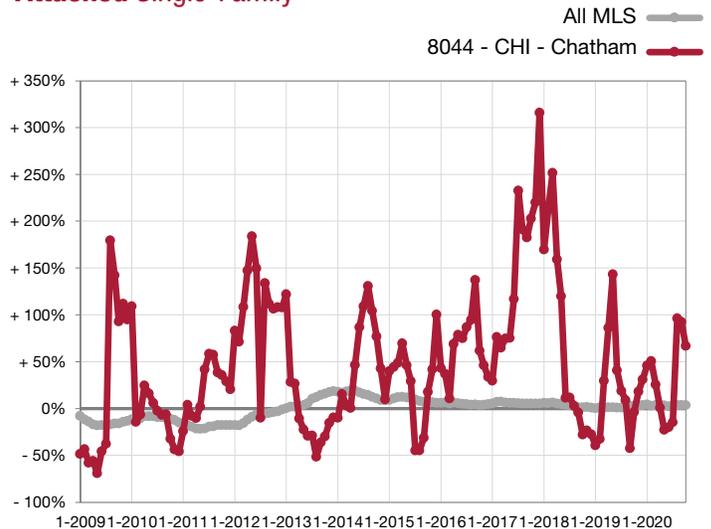
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edgewater

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**- 11.9%**      **+ 23.8%**      **- 1.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	23	5	- 78.3%	181	153	- 15.5%
Under Contract (includes Contingent and Pending)	3	9	+ 200.0%	65	82	+ 26.2%
Closed Sales	7	7	0.0%	65	74	+ 13.8%
Median Sales Price*	\$725,000	<b>\$685,000</b>	- 5.5%	\$690,000	<b>\$752,500</b>	+ 9.1%
Average Sales Price*	\$916,071	<b>\$897,429</b>	- 2.0%	\$766,474	<b>\$797,502</b>	+ 4.0%
Percent of Original List Price Received*	99.5%	<b>95.9%</b>	- 3.6%	95.4%	<b>95.9%</b>	+ 0.5%
Average Market Time	54	<b>38</b>	- 29.6%	100	<b>101</b>	+ 1.0%
Inventory of Homes for Sale at Month End	31	<b>10</b>	- 67.7%	--	--	--

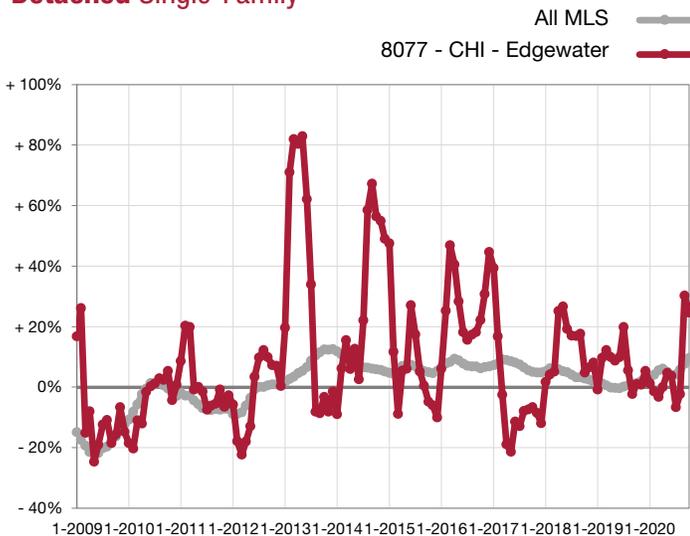
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	128	128	0.0%	1,347	1,361	+ 1.0%
Under Contract (includes Contingent and Pending)	60	68	+ 13.3%	752	703	- 6.5%
Closed Sales	56	71	+ 26.8%	743	683	- 8.1%
Median Sales Price*	\$184,200	<b>\$220,000</b>	+ 19.4%	\$210,000	<b>\$240,000</b>	+ 14.3%
Average Sales Price*	\$213,481	<b>\$250,524</b>	+ 17.4%	\$237,506	<b>\$269,024</b>	+ 13.3%
Percent of Original List Price Received*	94.9%	<b>95.3%</b>	+ 0.4%	95.5%	<b>96.0%</b>	+ 0.5%
Average Market Time	64	59	- 7.8%	73	74	+ 1.4%
Inventory of Homes for Sale at Month End	247	264	+ 6.9%	--	--	--

\* 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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# Edison Park

Local Market Update / October 2020

**+ 17.2%**

**+ 62.5%**

**- 21.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	21	<b>28</b>	+ 33.3%	305	<b>252</b>	- 17.4%
Under Contract (includes Contingent and Pending)	7	<b>6</b>	- 14.3%	124	<b>140</b>	+ 12.9%
Closed Sales	13	<b>15</b>	+ 15.4%	124	<b>140</b>	+ 12.9%
Median Sales Price*	\$440,000	<b>\$392,500</b>	- 10.8%	\$389,995	<b>\$389,000</b>	- 0.3%
Average Sales Price*	\$457,492	<b>\$465,367</b>	+ 1.7%	\$448,357	<b>\$431,016</b>	- 3.9%
Percent of Original List Price Received*	94.8%	<b>96.9%</b>	+ 2.2%	95.2%	<b>96.8%</b>	+ 1.7%
Average Market Time	77	<b>41</b>	- 46.8%	71	<b>58</b>	- 18.3%
Inventory of Homes for Sale at Month End	39	<b>33</b>	- 15.4%	--	--	--

## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	8	<b>6</b>	- 25.0%	97	<b>102</b>	+ 5.2%
Under Contract (includes Contingent and Pending)	3	<b>6</b>	+ 100.0%	58	<b>71</b>	+ 22.4%
Closed Sales	3	<b>11</b>	+ 266.7%	56	<b>69</b>	+ 23.2%
Median Sales Price*	\$175,000	<b>\$150,000</b>	- 14.3%	\$170,000	<b>\$169,999</b>	- 0.0%
Average Sales Price*	\$179,000	<b>\$160,636</b>	- 10.3%	\$171,873	<b>\$168,657</b>	- 1.9%
Percent of Original List Price Received*	98.1%	<b>95.0%</b>	- 3.2%	95.9%	<b>95.2%</b>	- 0.7%
Average Market Time	14	<b>80</b>	+ 471.4%	78	<b>81</b>	+ 3.8%
Inventory of Homes for Sale at Month End	17	<b>11</b>	- 35.3%	--	--	--

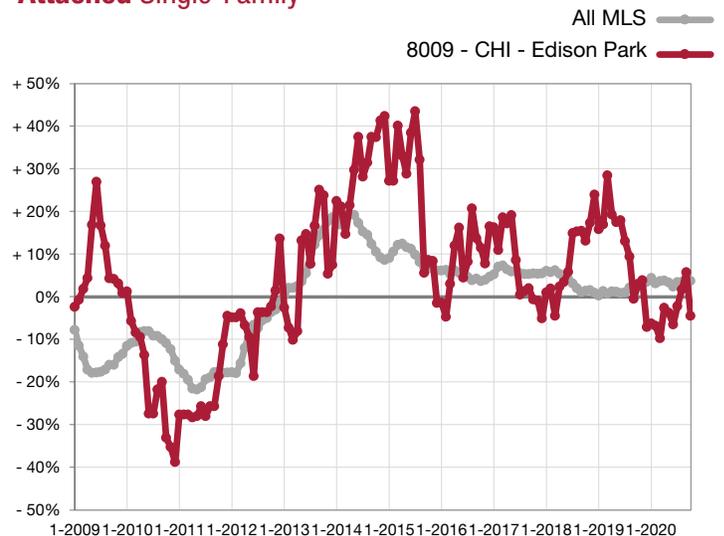
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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**+ 55.6%**      **+ 123.1%**      **- 21.0%**

# Forest Glen

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	24	<b>40</b>	+ 66.7%	466	<b>430</b>	- 7.7%
Under Contract (includes Contingent and Pending)	14	<b>13</b>	- 7.1%	209	<b>241</b>	+ 15.3%
Closed Sales	13	<b>27</b>	+ 107.7%	211	<b>239</b>	+ 13.3%
Median Sales Price*	\$390,000	<b>\$505,000</b>	+ 29.5%	\$482,500	<b>\$450,000</b>	- 6.7%
Average Sales Price*	\$430,615	<b>\$522,256</b>	+ 21.3%	\$515,466	<b>\$500,584</b>	- 2.9%
Percent of Original List Price Received*	91.7%	<b>95.7%</b>	+ 4.4%	95.5%	<b>95.9%</b>	+ 0.4%
Average Market Time	100	<b>99</b>	- 1.0%	91	<b>84</b>	- 7.7%
Inventory of Homes for Sale at Month End	73	<b>60</b>	- 17.8%	--	--	--

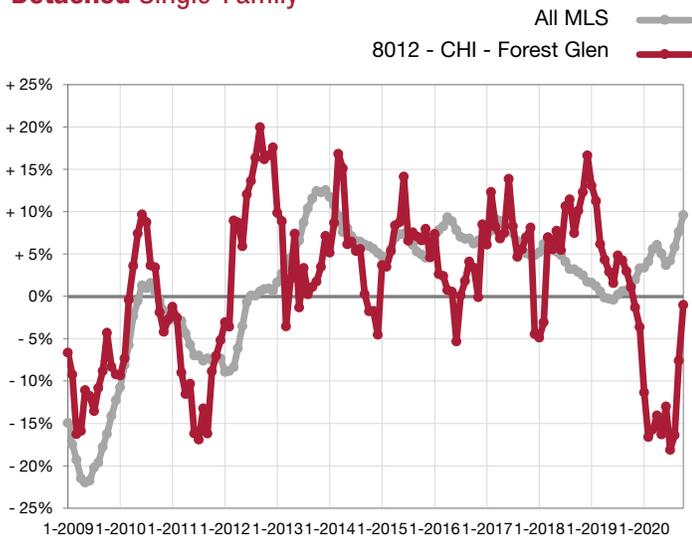
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	3	<b>2</b>	- 33.3%	38	<b>29</b>	- 23.7%
Under Contract (includes Contingent and Pending)	1	<b>1</b>	0.0%	25	<b>13</b>	- 48.0%
Closed Sales	0	<b>2</b>	--	25	<b>14</b>	- 44.0%
Median Sales Price*	\$0	<b>\$406,250</b>	--	\$310,000	<b>\$287,500</b>	- 7.3%
Average Sales Price*	\$0	<b>\$406,250</b>	--	\$312,300	<b>\$298,857</b>	- 4.3%
Percent of Original List Price Received*	0.0%	<b>98.3%</b>	--	96.0%	<b>95.0%</b>	- 1.0%
Average Market Time	0	<b>36</b>	--	79	<b>63</b>	- 20.3%
Inventory of Homes for Sale at Month End	8	<b>4</b>	- 50.0%	--	--	--

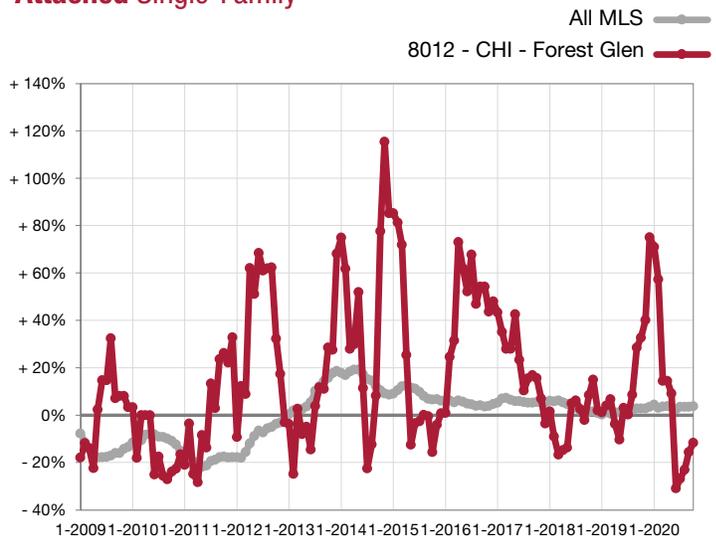
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Grand Boulevard

Local Market Update / October 2020

**- 9.8%**

**+ 9.5%**

**- 33.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

### October

### Trailing 12 Months

	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	16	12	- 25.0%	205	191	- 6.8%
Under Contract (includes Contingent and Pending)	6	8	+ 33.3%	90	105	+ 16.7%
Closed Sales	6	10	+ 66.7%	86	99	+ 15.1%
Median Sales Price*	\$543,000	<b>\$477,500</b>	- 12.1%	\$484,675	<b>\$549,000</b>	+ 13.3%
Average Sales Price*	\$475,979	<b>\$464,509</b>	- 2.4%	\$483,265	<b>\$532,110</b>	+ 10.1%
Percent of Original List Price Received*	108.5%	<b>100.2%</b>	- 7.6%	96.6%	<b>98.2%</b>	+ 1.7%
Average Market Time	105	34	- 67.6%	121	96	- 20.7%
Inventory of Homes for Sale at Month End	49	25	- 49.0%	--	--	--

## Attached Single-Family

### October

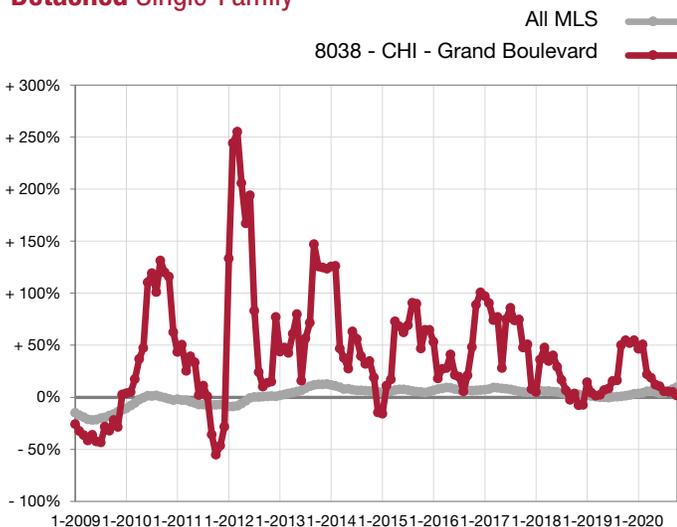
### Trailing 12 Months

	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	25	25	0.0%	392	340	- 13.3%
Under Contract (includes Contingent and Pending)	5	15	+ 200.0%	185	138	- 25.4%
Closed Sales	15	13	- 13.3%	180	129	- 28.3%
Median Sales Price*	\$227,500	<b>\$233,900</b>	+ 2.8%	\$204,000	<b>\$238,100</b>	+ 16.7%
Average Sales Price*	\$234,193	<b>\$291,554</b>	+ 24.5%	\$213,183	<b>\$259,552</b>	+ 21.8%
Percent of Original List Price Received*	95.0%	<b>97.4%</b>	+ 2.5%	95.7%	<b>95.7%</b>	0.0%
Average Market Time	84	58	- 31.0%	86	98	+ 14.0%
Inventory of Homes for Sale at Month End	75	57	- 24.0%	--	--	--

\* 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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# Greater Grand Crossing

Local Market Update / October 2020

**- 32.4%**      **+ 100.0%**      **- 53.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	36	25	- 30.6%	330	308	- 6.7%
Under Contract (includes Contingent and Pending)	11	26	+ 136.4%	130	192	+ 47.7%
Closed Sales	10	20	+ 100.0%	130	168	+ 29.2%
Median Sales Price*	\$63,000	<b>\$80,000</b>	+ 27.0%	\$75,000	<b>\$102,000</b>	+ 36.0%
Average Sales Price*	\$96,390	<b>\$115,313</b>	+ 19.6%	\$106,338	<b>\$122,247</b>	+ 15.0%
Percent of Original List Price Received*	92.5%	<b>91.0%</b>	- 1.6%	93.2%	<b>90.2%</b>	- 3.2%
Average Market Time	181	124	- 31.5%	112	98	- 12.5%
Inventory of Homes for Sale at Month End	90	44	- 51.1%	--	--	--

## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	1	0	- 100.0%	7	11	+ 57.1%
Under Contract (includes Contingent and Pending)	0	0	--	1	8	+ 700.0%
Closed Sales	0	0	--	3	8	+ 166.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$42,000	<b>\$46,000</b>	+ 9.5%
Average Sales Price*	\$0	<b>\$0</b>	--	\$40,000	<b>\$55,500</b>	+ 38.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	85.4%	<b>76.2%</b>	- 10.8%
Average Market Time	0	0	--	71	52	- 26.8%
Inventory of Homes for Sale at Month End	4	0	- 100.0%	--	--	--

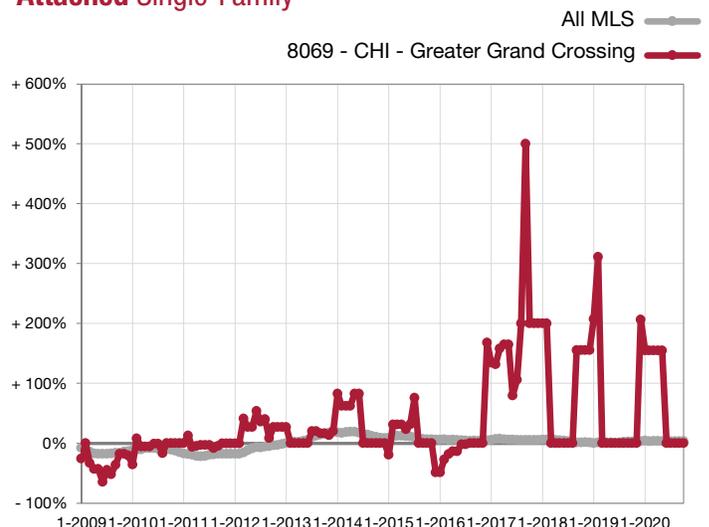
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hegewisch

Local Market Update / October 2020

**- 58.8%**      **+ 37.5%**      **- 54.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	17	7	- 58.8%	133	98	- 26.3%
Under Contract (includes Contingent and Pending)	9	8	- 11.1%	96	70	- 27.1%
Closed Sales	8	11	+ 37.5%	91	66	- 27.5%
Median Sales Price*	\$143,000	<b>\$200,000</b>	+ 39.9%	\$145,000	<b>\$146,000</b>	+ 0.7%
Average Sales Price*	\$152,125	<b>\$206,809</b>	+ 35.9%	\$141,316	<b>\$149,696</b>	+ 5.9%
Percent of Original List Price Received*	93.5%	<b>98.6%</b>	+ 5.5%	91.9%	<b>94.6%</b>	+ 2.9%
Average Market Time	108	<b>60</b>	- 44.4%	95	<b>83</b>	- 12.6%
Inventory of Homes for Sale at Month End	24	<b>11</b>	- 54.2%	--	--	--

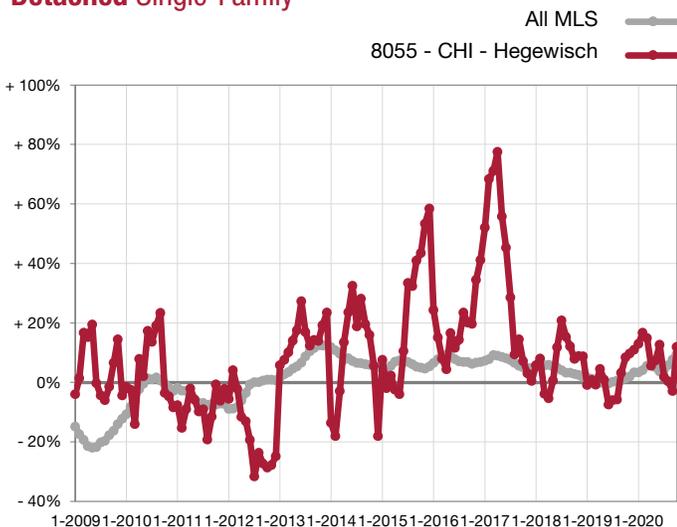
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

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

### Detached Single-Family



### Attached Single-Family



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**- 14.0%**

**- 11.8%**

**- 20.3%**

# Humboldt Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	28	28	0.0%	321	301	- 6.2%
Under Contract (includes Contingent and Pending)	11	21	+ 90.9%	131	164	+ 25.2%
Closed Sales	15	13	- 13.3%	136	143	+ 5.1%
Median Sales Price*	\$315,000	<b>\$287,000</b>	- 8.9%	\$240,000	<b>\$260,000</b>	+ 8.3%
Average Sales Price*	\$331,343	<b>\$306,115</b>	- 7.6%	\$293,336	<b>\$310,222</b>	+ 5.8%
Percent of Original List Price Received*	92.1%	<b>101.3%</b>	+ 10.0%	96.5%	<b>97.3%</b>	+ 0.8%
Average Market Time	92	<b>107</b>	+ 16.3%	55	<b>80</b>	+ 45.5%
Inventory of Homes for Sale at Month End	59	<b>44</b>	- 25.4%	--	--	--

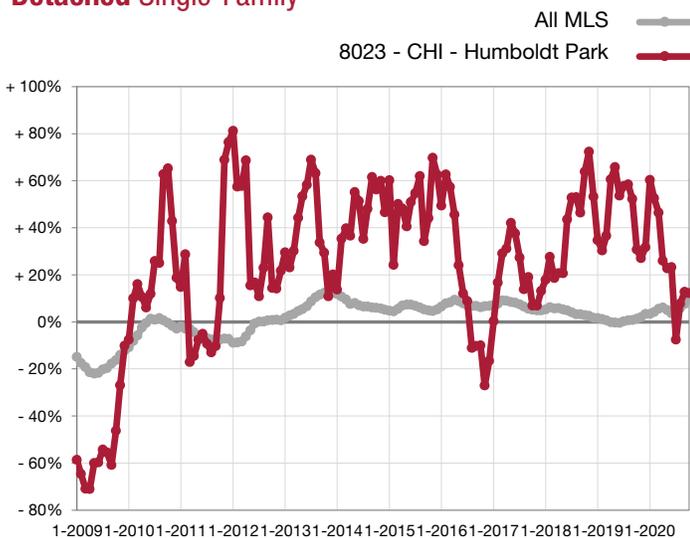
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	15	9	- 40.0%	82	93	+ 13.4%
Under Contract (includes Contingent and Pending)	2	6	+ 200.0%	25	45	+ 80.0%
Closed Sales	2	2	0.0%	25	39	+ 56.0%
Median Sales Price*	\$182,625	<b>\$393,500</b>	+ 115.5%	\$235,000	<b>\$269,000</b>	+ 14.5%
Average Sales Price*	\$182,625	<b>\$393,500</b>	+ 115.5%	\$237,661	<b>\$292,686</b>	+ 23.2%
Percent of Original List Price Received*	97.6%	<b>109.1%</b>	+ 11.8%	93.8%	<b>93.0%</b>	- 0.9%
Average Market Time	7	<b>39</b>	+ 457.1%	73	<b>79</b>	+ 8.2%
Inventory of Homes for Sale at Month End	20	<b>19</b>	- 5.0%	--	--	--

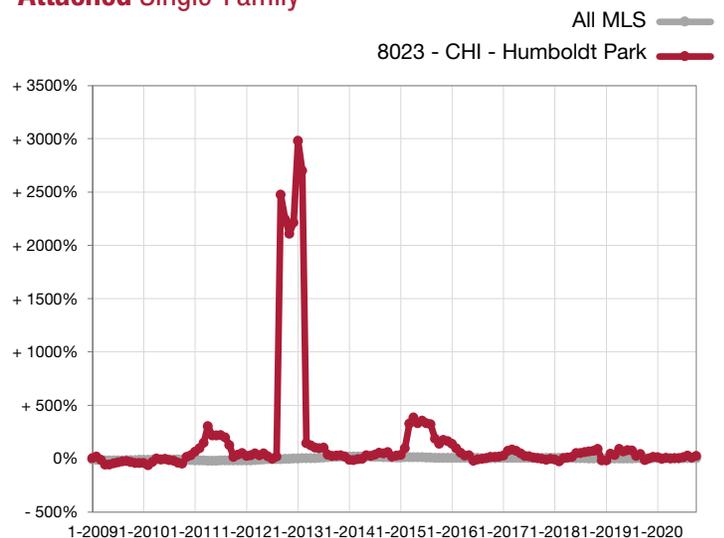
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hyde Park

Local Market Update / October 2020

**+ 8.8%**

**0.0%**

**- 21.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	7	4	- 42.9%	63	39	- 38.1%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	27	28	+ 3.7%
Closed Sales	1	4	+ 300.0%	24	28	+ 16.7%
Median Sales Price*	\$465,000	<b>\$1,408,500</b>	+ 202.9%	\$773,000	<b>\$905,000</b>	+ 17.1%
Average Sales Price*	\$465,000	<b>\$1,519,250</b>	+ 226.7%	\$872,271	<b>\$953,250</b>	+ 9.3%
Percent of Original List Price Received*	93.4%	<b>89.7%</b>	- 4.0%	93.5%	<b>91.2%</b>	- 2.5%
Average Market Time	125	<b>96</b>	- 23.2%	147	<b>131</b>	- 10.9%
Inventory of Homes for Sale at Month End	15	<b>6</b>	- 60.0%	--	--	--

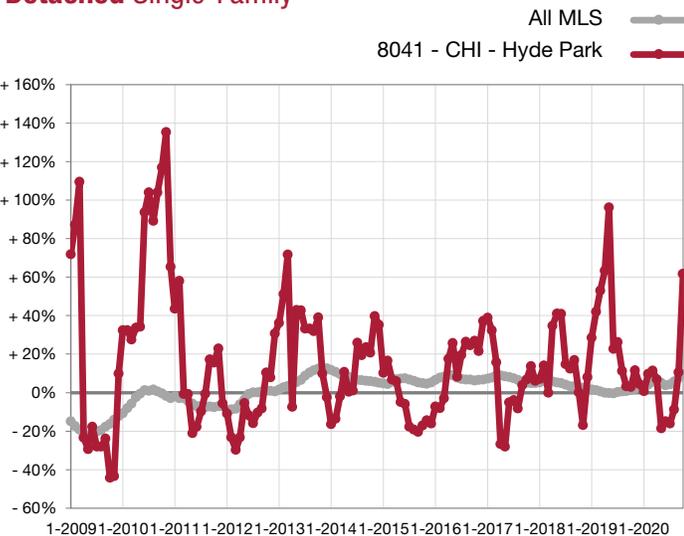
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	27	<b>33</b>	+ 22.2%	466	<b>423</b>	- 9.2%
Under Contract (includes Contingent and Pending)	16	<b>23</b>	+ 43.8%	258	<b>260</b>	+ 0.8%
Closed Sales	22	<b>19</b>	- 13.6%	255	<b>249</b>	- 2.4%
Median Sales Price*	\$246,750	<b>\$240,000</b>	- 2.7%	\$195,000	<b>\$200,000</b>	+ 2.6%
Average Sales Price*	\$319,182	<b>\$284,021</b>	- 11.0%	\$241,124	<b>\$246,286</b>	+ 2.1%
Percent of Original List Price Received*	90.5%	<b>94.1%</b>	+ 4.0%	93.4%	<b>94.3%</b>	+ 1.0%
Average Market Time	99	<b>42</b>	- 57.6%	74	<b>84</b>	+ 13.5%
Inventory of Homes for Sale at Month End	104	<b>88</b>	- 15.4%	--	--	--

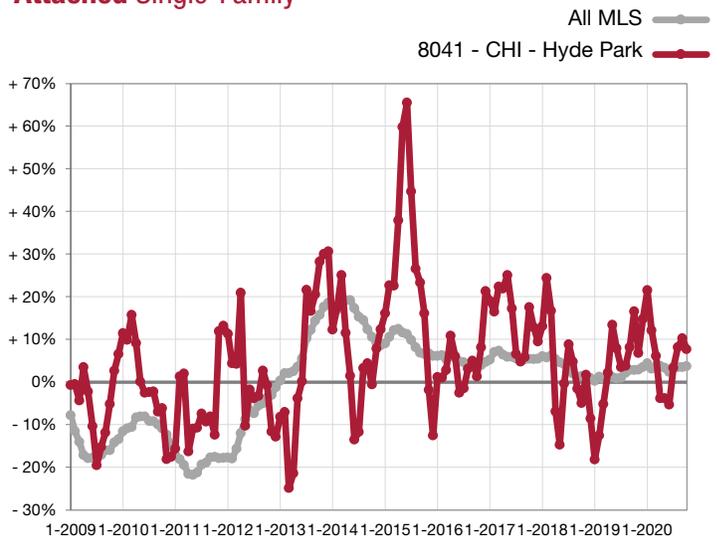
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Irving Park

Local Market Update / October 2020

**+ 7.4%**

**+ 6.8%**

**- 12.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	44	39	- 11.4%	563	461	- 18.1%
Under Contract (includes Contingent and Pending)	23	34	+ 47.8%	287	292	+ 1.7%
Closed Sales	23	27	+ 17.4%	285	271	- 4.9%
Median Sales Price*	\$378,000	<b>\$579,000</b>	+ 53.2%	\$495,000	<b>\$555,000</b>	+ 12.1%
Average Sales Price*	\$483,517	<b>\$612,631</b>	+ 26.7%	\$533,696	<b>\$576,324</b>	+ 8.0%
Percent of Original List Price Received*	95.3%	<b>99.2%</b>	+ 4.1%	95.9%	<b>96.7%</b>	+ 0.8%
Average Market Time	64	64	0.0%	89	77	- 13.5%
Inventory of Homes for Sale at Month End	92	49	- 46.7%	--	--	--

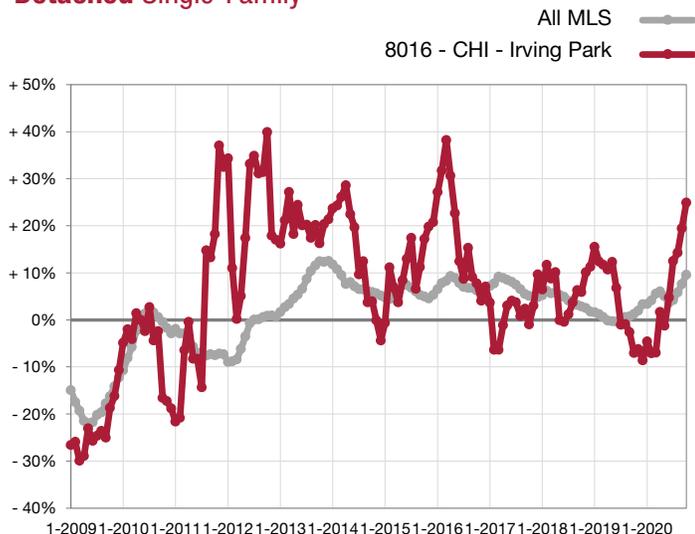
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	50	62	+ 24.0%	489	577	+ 18.0%
Under Contract (includes Contingent and Pending)	18	23	+ 27.8%	258	281	+ 8.9%
Closed Sales	21	20	- 4.8%	258	270	+ 4.7%
Median Sales Price*	\$189,000	<b>\$206,000</b>	+ 9.0%	\$204,500	<b>\$226,500</b>	+ 10.8%
Average Sales Price*	\$219,869	<b>\$232,823</b>	+ 5.9%	\$226,958	<b>\$252,443</b>	+ 11.2%
Percent of Original List Price Received*	96.4%	<b>97.1%</b>	+ 0.7%	96.7%	<b>97.3%</b>	+ 0.6%
Average Market Time	78	64	- 17.9%	61	52	- 14.8%
Inventory of Homes for Sale at Month End	72	95	+ 31.9%	--	--	--

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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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**+ 30.2%**      **+ 50.0%**      **- 36.7%**

# Jefferson Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	32	43	+ 34.4%	417	369	- 11.5%
Under Contract (includes Contingent and Pending)	11	31	+ 181.8%	209	250	+ 19.6%
Closed Sales	20	20	0.0%	218	220	+ 0.9%
Median Sales Price*	\$308,500	<b>\$343,000</b>	+ 11.2%	\$332,525	<b>\$331,750</b>	- 0.2%
Average Sales Price*	\$310,940	<b>\$362,500</b>	+ 16.6%	\$348,822	<b>\$357,086</b>	+ 2.4%
Percent of Original List Price Received*	95.0%	<b>98.0%</b>	+ 3.2%	96.2%	<b>96.9%</b>	+ 0.7%
Average Market Time	102	45	- 55.9%	66	68	+ 3.0%
Inventory of Homes for Sale at Month End	57	35	- 38.6%	--	--	--

## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	11	13	+ 18.2%	105	135	+ 28.6%
Under Contract (includes Contingent and Pending)	5	12	+ 140.0%	56	76	+ 35.7%
Closed Sales	2	13	+ 550.0%	53	71	+ 34.0%
Median Sales Price*	\$172,400	<b>\$145,000</b>	- 15.9%	\$170,000	<b>\$155,000</b>	- 8.8%
Average Sales Price*	\$172,400	<b>\$171,692</b>	- 0.4%	\$186,993	<b>\$172,359</b>	- 7.8%
Percent of Original List Price Received*	98.2%	<b>94.8%</b>	- 3.5%	96.0%	<b>98.2%</b>	+ 2.3%
Average Market Time	72	61	- 15.3%	63	87	+ 38.1%
Inventory of Homes for Sale at Month End	22	15	- 31.8%	--	--	--

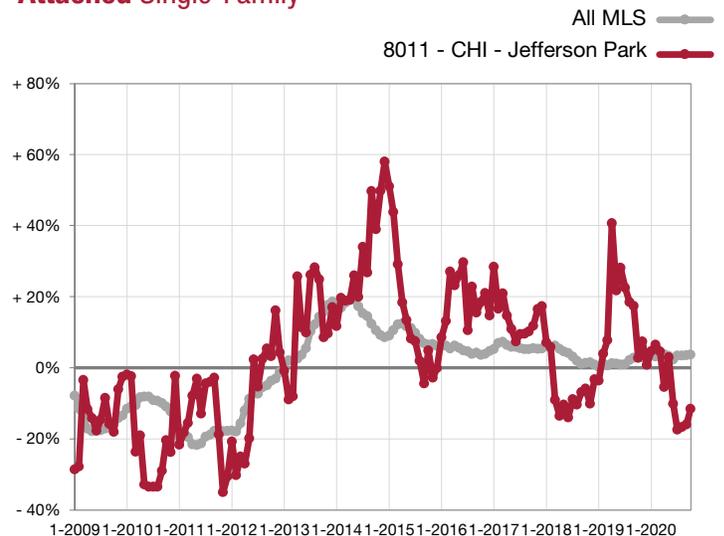
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Kenwood

Local Market Update / October 2020

**+ 45.8%**

**+ 57.1%**

**- 5.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	3	5	+ 66.7%	92	79	- 14.1%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	41	31	- 24.4%
Closed Sales	3	4	+ 33.3%	43	31	- 27.9%
Median Sales Price*	\$525,000	<b>\$852,500</b>	+ 62.4%	\$550,000	<b>\$584,450</b>	+ 6.3%
Average Sales Price*	\$526,333	<b>\$1,025,000</b>	+ 94.7%	\$683,686	<b>\$865,931</b>	+ 26.7%
Percent of Original List Price Received*	92.9%	<b>86.4%</b>	- 7.0%	92.9%	<b>95.3%</b>	+ 2.6%
Average Market Time	167	<b>117</b>	- 29.9%	178	<b>132</b>	- 25.8%
Inventory of Homes for Sale at Month End	21	<b>15</b>	- 28.6%	--	--	--

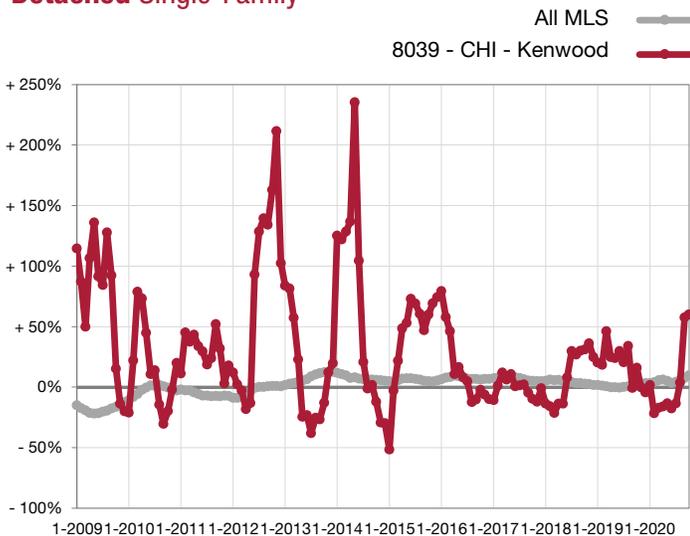
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	21	30	+ 42.9%	297	347	+ 16.8%
Under Contract (includes Contingent and Pending)	14	14	0.0%	140	194	+ 38.6%
Closed Sales	11	18	+ 63.6%	137	180	+ 31.4%
Median Sales Price*	\$233,000	<b>\$279,500</b>	+ 20.0%	\$215,000	<b>\$247,250</b>	+ 15.0%
Average Sales Price*	\$201,940	<b>\$259,328</b>	+ 28.4%	\$216,045	<b>\$244,906</b>	+ 13.4%
Percent of Original List Price Received*	96.0%	<b>98.1%</b>	+ 2.2%	93.4%	<b>95.6%</b>	+ 2.4%
Average Market Time	106	<b>94</b>	- 11.3%	111	<b>88</b>	- 20.7%
Inventory of Homes for Sale at Month End	68	<b>69</b>	+ 1.5%	--	--	--

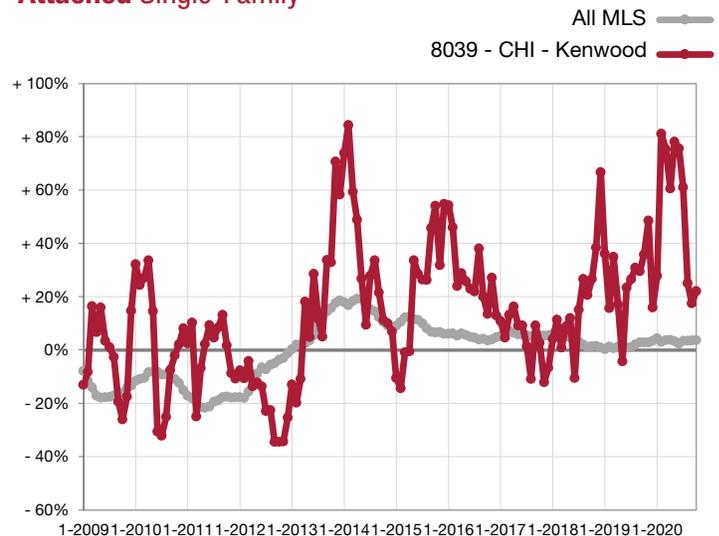
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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**+ 15.9%**      **+ 68.2%**      **+ 31.7%**

# Lakeview

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	31	25	- 19.4%	439	367	- 16.4%
Under Contract (includes Contingent and Pending)	9	13	+ 44.4%	146	145	- 0.7%
Closed Sales	11	19	+ 72.7%	144	139	- 3.5%
Median Sales Price*	\$1,450,000	<b>\$1,525,000</b>	+ 5.2%	\$1,287,500	<b>\$1,335,000</b>	+ 3.7%
Average Sales Price*	\$1,430,374	<b>\$1,550,447</b>	+ 8.4%	\$1,401,281	<b>\$1,430,343</b>	+ 2.1%
Percent of Original List Price Received*	96.2%	<b>96.1%</b>	- 0.1%	95.6%	<b>95.5%</b>	- 0.1%
Average Market Time	51	120	+ 135.3%	129	142	+ 10.1%
Inventory of Homes for Sale at Month End	67	63	- 6.0%	--	--	--

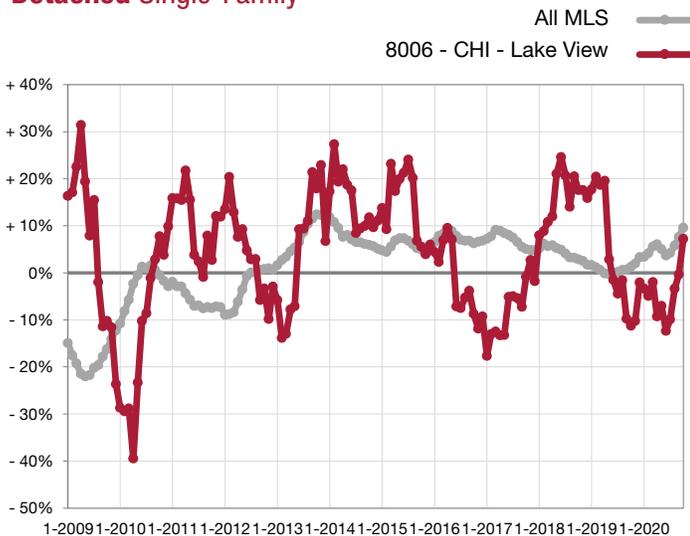
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	341	406	+ 19.1%	3,921	4,406	+ 12.4%
Under Contract (includes Contingent and Pending)	121	147	+ 21.5%	1,733	1,873	+ 8.1%
Closed Sales	99	166	+ 67.7%	1,697	1,832	+ 8.0%
Median Sales Price*	\$382,000	<b>\$438,750</b>	+ 14.9%	\$357,000	<b>\$405,000</b>	+ 13.4%
Average Sales Price*	\$378,059	<b>\$467,233</b>	+ 23.6%	\$398,087	<b>\$429,132</b>	+ 7.8%
Percent of Original List Price Received*	96.0%	<b>96.8%</b>	+ 0.8%	96.7%	<b>96.8%</b>	+ 0.1%
Average Market Time	75	47	- 37.3%	72	75	+ 4.2%
Inventory of Homes for Sale at Month End	624	847	+ 35.7%	--	--	--

\* 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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**+ 16.0%**      **+ 39.6%**      **+ 18.5%**

# Lincoln Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	60	46	- 23.3%	607	549	- 9.6%
Under Contract (includes Contingent and Pending)	23	18	- 21.7%	201	192	- 4.5%
Closed Sales	13	22	+ 69.2%	193	192	- 0.5%
Median Sales Price*	\$2,100,000	<b>\$1,862,500</b>	- 11.3%	\$1,590,000	<b>\$1,500,000</b>	- 5.7%
Average Sales Price*	\$2,312,365	<b>\$2,102,068</b>	- 9.1%	\$1,871,156	<b>\$1,745,865</b>	- 6.7%
Percent of Original List Price Received*	91.6%	<b>91.2%</b>	- 0.4%	93.7%	<b>94.3%</b>	+ 0.6%
Average Market Time	222	153	- 31.1%	155	138	- 11.0%
Inventory of Homes for Sale at Month End	131	130	- 0.8%	--	--	--

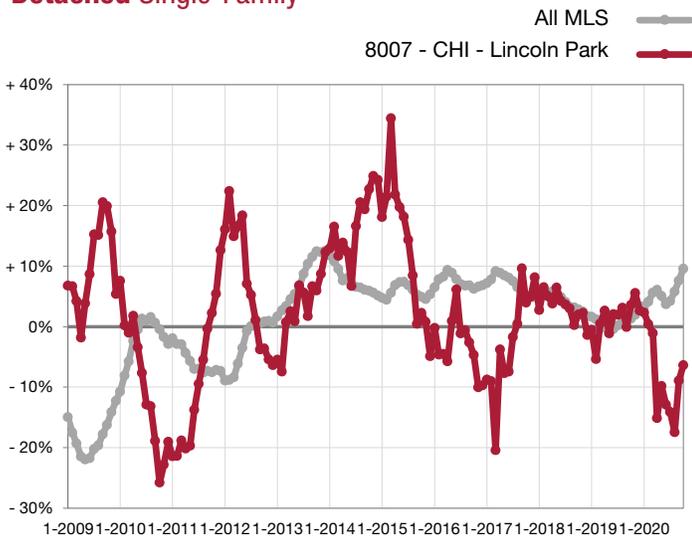
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	227	287	+ 26.4%	3,039	3,106	+ 2.2%
Under Contract (includes Contingent and Pending)	72	89	+ 23.6%	1,211	1,202	- 0.7%
Closed Sales	83	112	+ 34.9%	1,232	1,193	- 3.2%
Median Sales Price*	\$575,000	<b>\$539,500</b>	- 6.2%	\$502,500	<b>\$523,000</b>	+ 4.1%
Average Sales Price*	\$699,167	<b>\$617,495</b>	- 11.7%	\$601,409	<b>\$589,897</b>	- 1.9%
Percent of Original List Price Received*	96.3%	<b>96.5%</b>	+ 0.2%	96.6%	<b>96.7%</b>	+ 0.1%
Average Market Time	95	50	- 47.4%	76	82	+ 7.9%
Inventory of Homes for Sale at Month End	486	601	+ 23.7%	--	--	--

\* 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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**+ 66.7%**      **+ 100.0%**      **+ 13.0%**

# Lincoln Square

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	11	<b>21</b>	+ 90.9%	228	<b>233</b>	+ 2.2%
Under Contract (includes Contingent and Pending)	6	<b>11</b>	+ 83.3%	110	<b>122</b>	+ 10.9%
Closed Sales	5	<b>11</b>	+ 120.0%	109	<b>108</b>	- 0.9%
Median Sales Price*	\$683,000	<b>\$795,000</b>	+ 16.4%	\$700,000	<b>\$747,250</b>	+ 6.7%
Average Sales Price*	\$779,000	<b>\$758,455</b>	- 2.6%	\$824,314	<b>\$771,054</b>	- 6.5%
Percent of Original List Price Received*	91.2%	<b>101.1%</b>	+ 10.9%	96.4%	<b>96.3%</b>	- 0.1%
Average Market Time	109	<b>44</b>	- 59.6%	92	<b>88</b>	- 4.3%
Inventory of Homes for Sale at Month End	37	<b>31</b>	- 16.2%	--	--	--

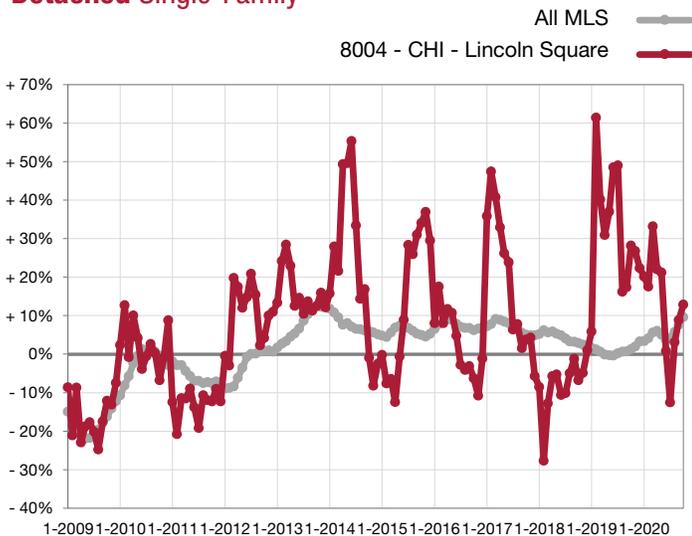
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	55	<b>89</b>	+ 61.8%	675	<b>734</b>	+ 8.7%
Under Contract (includes Contingent and Pending)	20	<b>33</b>	+ 65.0%	361	<b>355</b>	- 1.7%
Closed Sales	21	<b>41</b>	+ 95.2%	361	<b>344</b>	- 4.7%
Median Sales Price*	\$241,000	<b>\$360,000</b>	+ 49.4%	\$315,000	<b>\$324,500</b>	+ 3.0%
Average Sales Price*	\$327,524	<b>\$377,510</b>	+ 15.3%	\$351,079	<b>\$361,332</b>	+ 2.9%
Percent of Original List Price Received*	96.5%	<b>97.3%</b>	+ 0.8%	97.3%	<b>97.3%</b>	0.0%
Average Market Time	63	<b>30</b>	- 52.4%	54	<b>60</b>	+ 11.1%
Inventory of Homes for Sale at Month End	101	<b>125</b>	+ 23.8%	--	--	--

\* 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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**+ 31.7%**      **+ 75.4%**      **+ 24.2%**

# Logan Square

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	45	41	- 8.9%	520	470	- 9.6%
Under Contract (includes Contingent and Pending)	19	26	+ 36.8%	237	272	+ 14.8%
Closed Sales	22	36	+ 63.6%	235	260	+ 10.6%
Median Sales Price*	\$786,112	<b>\$768,750</b>	- 2.2%	\$745,000	<b>\$802,500</b>	+ 7.7%
Average Sales Price*	\$843,942	<b>\$845,638</b>	+ 0.2%	\$793,656	<b>\$869,543</b>	+ 9.6%
Percent of Original List Price Received*	96.4%	<b>97.4%</b>	+ 1.0%	96.4%	<b>96.7%</b>	+ 0.3%
Average Market Time	68	75	+ 10.3%	72	71	- 1.4%
Inventory of Homes for Sale at Month End	82	58	- 29.3%	--	--	--

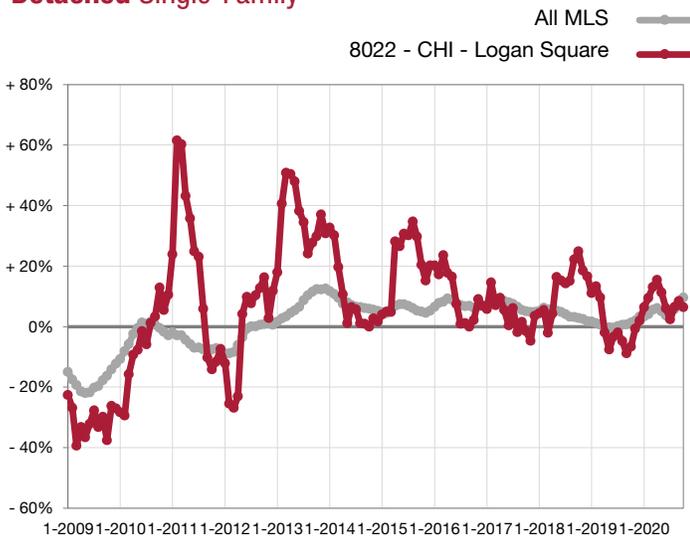
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	100	150	+ 50.0%	1,203	1,382	+ 14.9%
Under Contract (includes Contingent and Pending)	38	45	+ 18.4%	636	646	+ 1.6%
Closed Sales	39	71	+ 82.1%	632	620	- 1.9%
Median Sales Price*	\$405,000	<b>\$405,000</b>	0.0%	\$412,500	<b>\$418,000</b>	+ 1.3%
Average Sales Price*	\$413,149	<b>\$426,327</b>	+ 3.2%	\$433,257	<b>\$439,216</b>	+ 1.4%
Percent of Original List Price Received*	97.4%	<b>97.9%</b>	+ 0.5%	98.1%	<b>98.4%</b>	+ 0.3%
Average Market Time	35	36	+ 2.9%	59	53	- 10.2%
Inventory of Homes for Sale at Month End	137	214	+ 56.2%	--	--	--

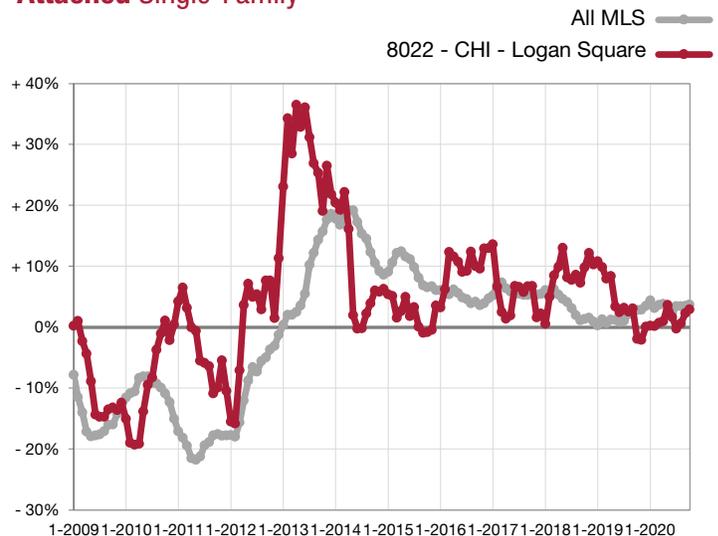
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Loop

Local Market Update / October 2020

**+ 31.8%**

**+ 2.1%**

**+ 43.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	0	0	--	5	3	- 40.0%
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	--	--	--	--

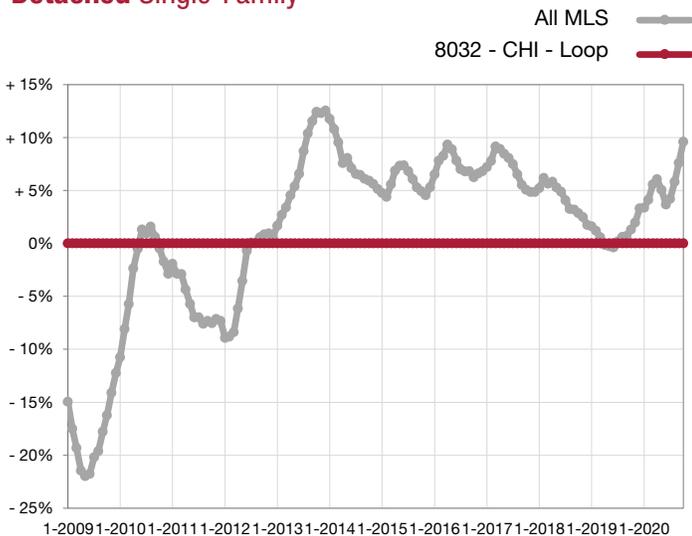
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	151	199	+ 31.8%	1,822	2,074	+ 13.8%
Under Contract (includes Contingent and Pending)	47	36	- 23.4%	719	539	- 25.0%
Closed Sales	48	49	+ 2.1%	714	545	- 23.7%
Median Sales Price*	\$340,000	\$328,000	- 3.5%	\$333,250	\$325,000	- 2.5%
Average Sales Price*	\$412,817	\$377,294	- 8.6%	\$418,114	\$398,041	- 4.8%
Percent of Original List Price Received*	96.4%	97.0%	+ 0.6%	96.6%	95.9%	- 0.7%
Average Market Time	98	81	- 17.3%	102	104	+ 2.0%
Inventory of Homes for Sale at Month End	524	753	+ 43.7%	--	--	--

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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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**+ 15.1%**

**+ 1.1%**

**+ 49.1%**

# Near North Side

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	16	17	+ 6.3%	166	179	+ 7.8%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	20	45	+ 125.0%
Closed Sales	3	4	+ 33.3%	16	40	+ 150.0%
Median Sales Price*	\$1,400,000	<b>\$1,410,000</b>	+ 0.7%	\$1,290,000	<b>\$1,410,000</b>	+ 9.3%
Average Sales Price*	\$1,531,667	<b>\$1,742,250</b>	+ 13.7%	\$1,695,118	<b>\$1,989,226</b>	+ 17.4%
Percent of Original List Price Received*	87.3%	<b>90.3%</b>	+ 3.4%	90.1%	<b>89.6%</b>	- 0.6%
Average Market Time	52	<b>143</b>	+ 175.0%	117	<b>215</b>	+ 83.8%
Inventory of Homes for Sale at Month End	59	<b>59</b>	0.0%	--	--	--

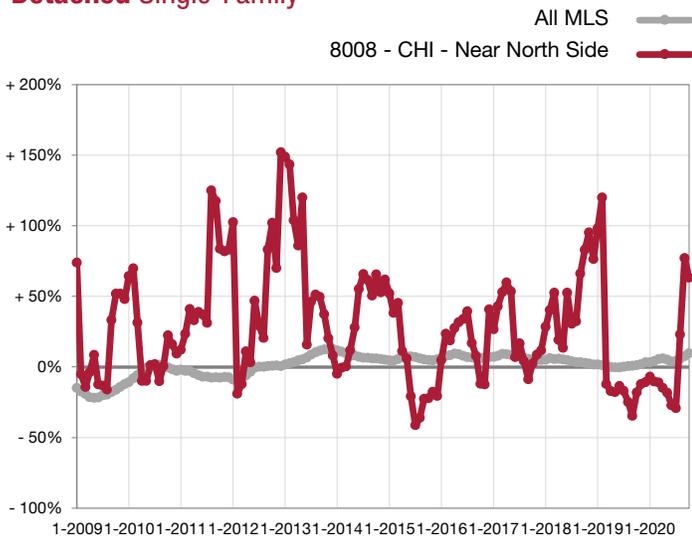
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	532	<b>614</b>	+ 15.4%	6,444	<b>6,998</b>	+ 8.6%
Under Contract (includes Contingent and Pending)	151	<b>146</b>	- 3.3%	2,306	<b>1,943</b>	- 15.7%
Closed Sales	187	<b>188</b>	+ 0.5%	2,366	<b>1,963</b>	- 17.0%
Median Sales Price*	\$420,000	<b>\$417,500</b>	- 0.6%	\$395,000	<b>\$412,500</b>	+ 4.4%
Average Sales Price*	\$621,613	<b>\$601,717</b>	- 3.2%	\$645,656	<b>\$567,566</b>	- 12.1%
Percent of Original List Price Received*	95.2%	<b>94.7%</b>	- 0.5%	96.1%	<b>95.9%</b>	- 0.2%
Average Market Time	128	<b>109</b>	- 14.8%	113	<b>126</b>	+ 11.5%
Inventory of Homes for Sale at Month End	1,470	<b>2,220</b>	+ 51.0%	--	--	--

\* 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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**+ 27.3%**      **+ 6.7%**      **+ 45.4%**

# Near South Side

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	2	1	- 50.0%	24	10	- 58.3%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	\$0	--	\$1,162,500	<b>\$1,128,500</b>	- 2.9%
Average Sales Price*	\$0	\$0	--	\$1,205,417	<b>\$1,099,250</b>	- 8.8%
Percent of Original List Price Received*	0.0%	0.0%	--	94.2%	<b>92.0%</b>	- 2.3%
Average Market Time	0	0	--	132	<b>69</b>	- 47.7%
Inventory of Homes for Sale at Month End	4	3	- 25.0%	--	--	--

## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	130	167	+ 28.5%	1,480	1,570	+ 6.1%
Under Contract (includes Contingent and Pending)	46	47	+ 2.2%	687	648	- 5.7%
Closed Sales	45	48	+ 6.7%	697	627	- 10.0%
Median Sales Price*	\$370,000	<b>\$391,000</b>	+ 5.7%	\$372,500	<b>\$380,000</b>	+ 2.0%
Average Sales Price*	\$390,392	<b>\$492,437</b>	+ 26.1%	\$445,829	<b>\$438,157</b>	- 1.7%
Percent of Original List Price Received*	98.6%	98.9%	+ 0.3%	99.7%	99.2%	- 0.5%
Average Market Time	91	75	- 17.6%	76	88	+ 15.8%
Inventory of Homes for Sale at Month End	276	404	+ 46.4%	--	--	--

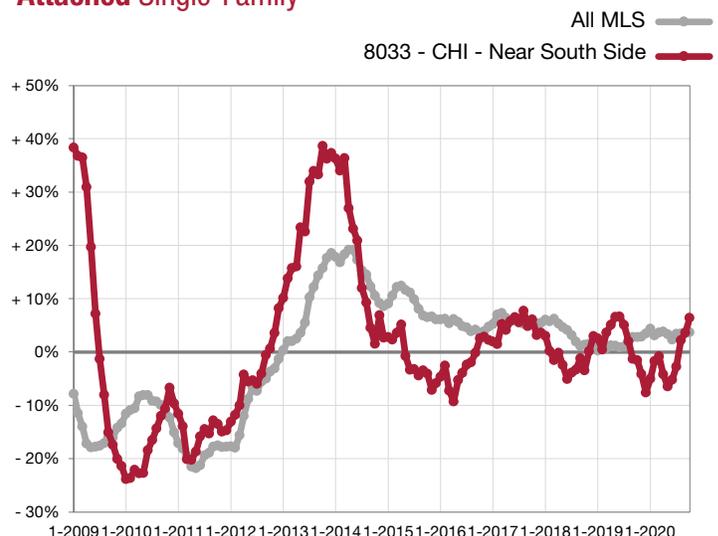
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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

**+ 48.5%**      **- 11.1%**      **+ 77.5%**

# Near West Side

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	4	7	+ 75.0%	73	91	+ 24.7%
Under Contract (includes Contingent and Pending)	2	2	0.0%	40	30	- 25.0%
Closed Sales	7	4	- 42.9%	39	29	- 25.6%
Median Sales Price*	\$565,000	<b>\$517,500</b>	- 8.4%	\$535,000	<b>\$476,000</b>	- 11.0%
Average Sales Price*	\$583,227	<b>\$529,750</b>	- 9.2%	\$615,681	<b>\$459,982</b>	- 25.3%
Percent of Original List Price Received*	96.1%	<b>97.4%</b>	+ 1.4%	96.7%	<b>93.7%</b>	- 3.1%
Average Market Time	99	40	- 59.6%	64	66	+ 3.1%
Inventory of Homes for Sale at Month End	8	17	+ 112.5%	--	--	--

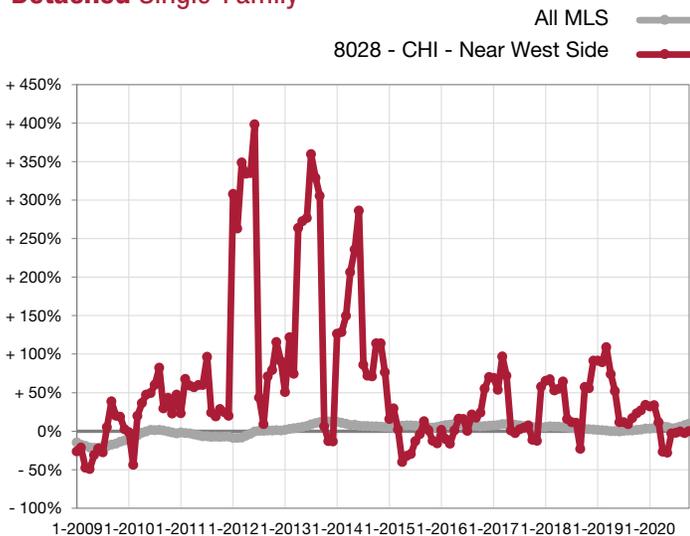
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	198	293	+ 48.0%	2,501	2,792	+ 11.6%
Under Contract (includes Contingent and Pending)	90	71	- 21.1%	1,120	1,020	- 8.9%
Closed Sales	83	76	- 8.4%	1,147	966	- 15.8%
Median Sales Price*	\$380,000	<b>\$395,000</b>	+ 3.9%	\$365,000	<b>\$361,000</b>	- 1.1%
Average Sales Price*	\$531,572	<b>\$474,912</b>	- 10.7%	\$507,572	<b>\$452,897</b>	- 10.8%
Percent of Original List Price Received*	98.1%	<b>97.5%</b>	- 0.6%	98.3%	<b>98.4%</b>	+ 0.1%
Average Market Time	65	58	- 10.8%	77	72	- 6.5%
Inventory of Homes for Sale at Month End	348	615	+ 76.7%	--	--	--

\* 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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**+ 4.3%**

**+ 33.3%**

**+ 1.7%**

# North Center

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	31	<b>37</b>	+ 19.4%	510	<b>428</b>	- 16.1%
Under Contract (includes Contingent and Pending)	14	<b>14</b>	0.0%	211	<b>202</b>	- 4.3%
Closed Sales	13	<b>24</b>	+ 84.6%	209	<b>203</b>	- 2.9%
Median Sales Price*	\$1,080,000	<b>\$1,007,500</b>	- 6.7%	\$1,110,000	<b>\$1,095,000</b>	- 1.4%
Average Sales Price*	\$1,112,115	<b>\$1,104,106</b>	- 0.7%	\$1,122,163	<b>\$1,121,439</b>	- 0.1%
Percent of Original List Price Received*	95.2%	<b>97.8%</b>	+ 2.7%	95.7%	<b>96.4%</b>	+ 0.7%
Average Market Time	112	<b>78</b>	- 30.4%	100	<b>102</b>	+ 2.0%
Inventory of Homes for Sale at Month End	81	<b>68</b>	- 16.0%	--	--	--

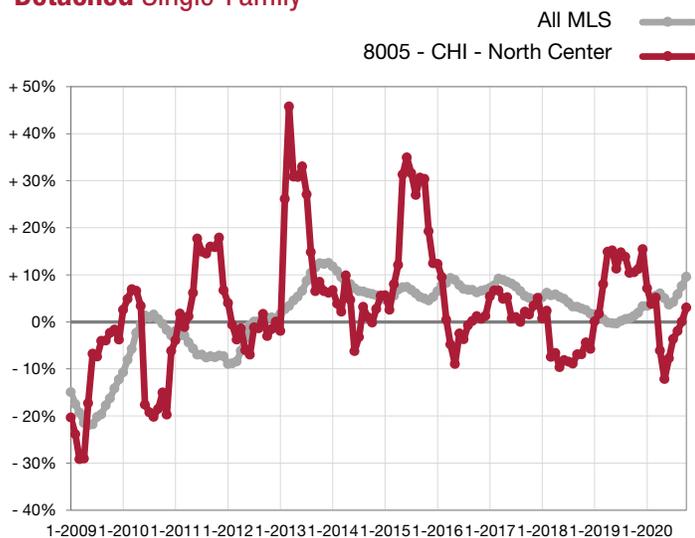
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	62	<b>60</b>	- 3.2%	841	<b>858</b>	+ 2.0%
Under Contract (includes Contingent and Pending)	18	<b>32</b>	+ 77.8%	377	<b>434</b>	+ 15.1%
Closed Sales	29	<b>32</b>	+ 10.3%	380	<b>421</b>	+ 10.8%
Median Sales Price*	\$512,000	<b>\$452,500</b>	- 11.6%	\$440,000	<b>\$447,000</b>	+ 1.6%
Average Sales Price*	\$530,924	<b>\$445,513</b>	- 16.1%	\$456,719	<b>\$453,771</b>	- 0.6%
Percent of Original List Price Received*	96.2%	<b>96.5%</b>	+ 0.3%	97.7%	<b>98.1%</b>	+ 0.4%
Average Market Time	80	<b>50</b>	- 37.5%	70	<b>58</b>	- 17.1%
Inventory of Homes for Sale at Month End	94	<b>110</b>	+ 17.0%	--	--	--

\* 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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**- 14.3%**      **- 22.2%**      **- 15.8%**

# North Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	13	11	- 15.4%	134	96	- 28.4%
Under Contract (includes Contingent and Pending)	5	5	0.0%	68	70	+ 2.9%
Closed Sales	6	6	0.0%	65	70	+ 7.7%
Median Sales Price*	\$375,000	<b>\$367,500</b>	- 2.0%	\$400,000	<b>\$387,500</b>	- 3.1%
Average Sales Price*	\$408,667	<b>\$419,833</b>	+ 2.7%	\$418,858	<b>\$439,161</b>	+ 4.8%
Percent of Original List Price Received*	95.1%	<b>98.0%</b>	+ 3.0%	95.0%	<b>96.0%</b>	+ 1.1%
Average Market Time	237	11	- 95.4%	98	81	- 17.3%
Inventory of Homes for Sale at Month End	22	15	- 31.8%	--	--	--

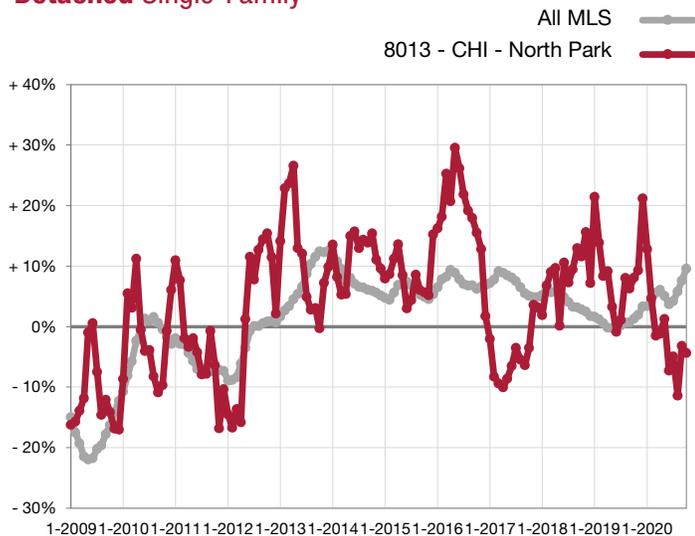
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	8	7	- 12.5%	87	85	- 2.3%
Under Contract (includes Contingent and Pending)	5	7	+ 40.0%	41	48	+ 17.1%
Closed Sales	3	1	- 66.7%	40	42	+ 5.0%
Median Sales Price*	\$195,000	<b>\$175,000</b>	- 10.3%	\$227,000	<b>\$220,751</b>	- 2.8%
Average Sales Price*	\$212,500	<b>\$175,000</b>	- 17.6%	\$213,343	<b>\$225,651</b>	+ 5.8%
Percent of Original List Price Received*	97.9%	<b>94.6%</b>	- 3.4%	96.6%	<b>94.6%</b>	- 2.1%
Average Market Time	9	26	+ 188.9%	50	79	+ 58.0%
Inventory of Homes for Sale at Month End	16	17	+ 6.3%	--	--	--

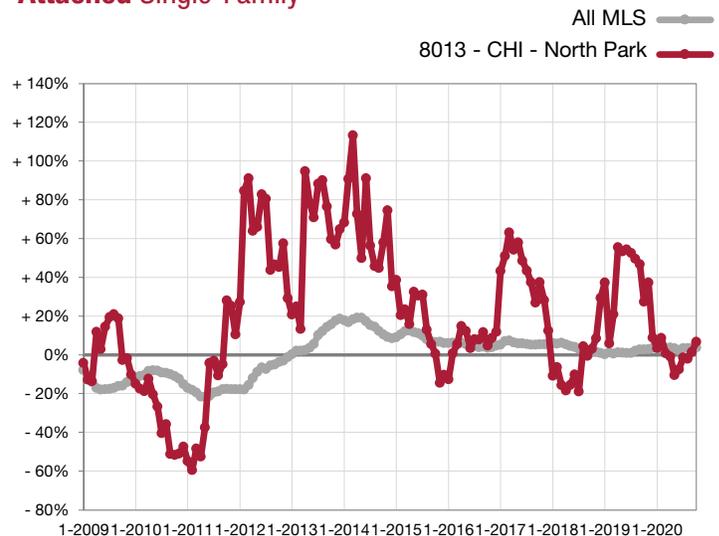
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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**- 17.2%**      **+ 38.6%**      **- 41.1%**

# Norwood Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	83	66	- 20.5%	865	760	- 12.1%
Under Contract (includes Contingent and Pending)	24	46	+ 91.7%	390	479	+ 22.8%
Closed Sales	34	48	+ 41.2%	392	456	+ 16.3%
Median Sales Price*	\$299,450	<b>\$372,450</b>	+ 24.4%	\$330,000	<b>\$358,500</b>	+ 8.6%
Average Sales Price*	\$318,378	<b>\$386,892</b>	+ 21.5%	\$353,240	<b>\$392,674</b>	+ 11.2%
Percent of Original List Price Received*	97.1%	<b>96.1%</b>	- 1.0%	95.9%	<b>96.6%</b>	+ 0.7%
Average Market Time	64	59	- 7.8%	72	66	- 8.3%
Inventory of Homes for Sale at Month End	131	69	- 47.3%	--	--	--

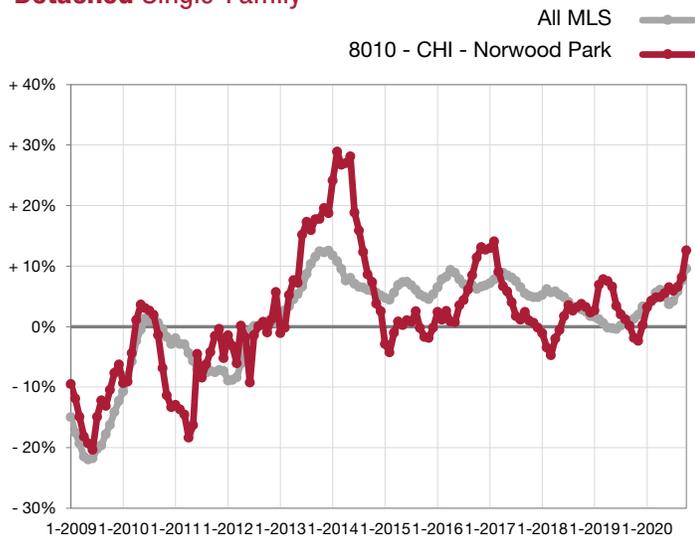
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	16	16	0.0%	171	131	- 23.4%
Under Contract (includes Contingent and Pending)	4	12	+ 200.0%	82	84	+ 2.4%
Closed Sales	10	13	+ 30.0%	87	71	- 18.4%
Median Sales Price*	\$137,125	<b>\$142,000</b>	+ 3.6%	\$175,000	<b>\$174,900</b>	- 0.1%
Average Sales Price*	\$145,450	<b>\$163,254</b>	+ 12.2%	\$190,684	<b>\$186,022</b>	- 2.4%
Percent of Original List Price Received*	97.5%	<b>94.8%</b>	- 2.8%	95.5%	<b>94.7%</b>	- 0.8%
Average Market Time	29	82	+ 182.8%	72	78	+ 8.3%
Inventory of Homes for Sale at Month End	27	24	- 11.1%	--	--	--

\* 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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**+ 13.9%**      **+ 62.2%**      **- 28.2%**

# Portage Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	69	<b>71</b>	+ 2.9%	799	<b>683</b>	- 14.5%
Under Contract (includes Contingent and Pending)	39	<b>46</b>	+ 17.9%	396	<b>415</b>	+ 4.8%
Closed Sales	31	<b>50</b>	+ 61.3%	404	<b>398</b>	- 1.5%
Median Sales Price*	\$355,000	<b>\$375,500</b>	+ 5.8%	\$330,000	<b>\$350,950</b>	+ 6.3%
Average Sales Price*	\$357,871	<b>\$396,562</b>	+ 10.8%	\$351,161	<b>\$372,283</b>	+ 6.0%
Percent of Original List Price Received*	95.7%	<b>98.6%</b>	+ 3.0%	97.3%	<b>97.4%</b>	+ 0.1%
Average Market Time	52	<b>30</b>	- 42.3%	65	<b>58</b>	- 10.8%
Inventory of Homes for Sale at Month End	118	<b>75</b>	- 36.4%	--	--	--

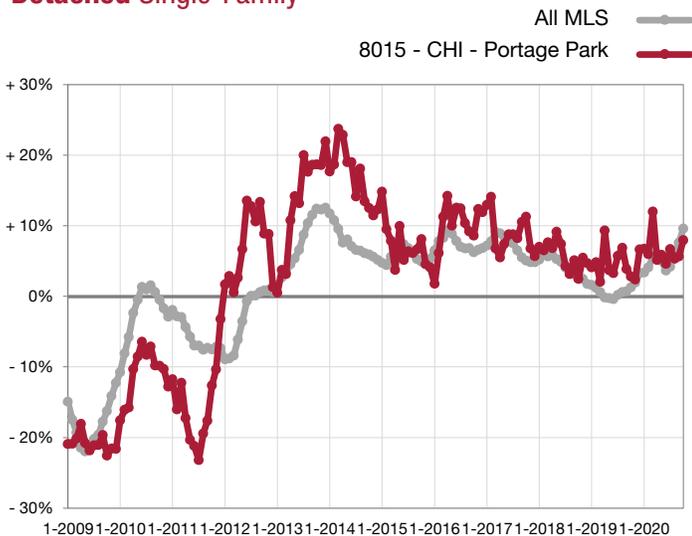
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	10	<b>19</b>	+ 90.0%	156	<b>231</b>	+ 48.1%
Under Contract (includes Contingent and Pending)	4	<b>14</b>	+ 250.0%	81	<b>122</b>	+ 50.6%
Closed Sales	6	<b>10</b>	+ 66.7%	89	<b>106</b>	+ 19.1%
Median Sales Price*	\$141,000	<b>\$173,850</b>	+ 23.3%	\$154,000	<b>\$171,000</b>	+ 11.0%
Average Sales Price*	\$148,250	<b>\$200,210</b>	+ 35.0%	\$177,292	<b>\$205,421</b>	+ 15.9%
Percent of Original List Price Received*	96.2%	<b>95.1%</b>	- 1.1%	95.4%	<b>103.7%</b>	+ 8.7%
Average Market Time	80	<b>52</b>	- 35.0%	70	<b>61</b>	- 12.9%
Inventory of Homes for Sale at Month End	31	<b>32</b>	+ 3.2%	--	--	--

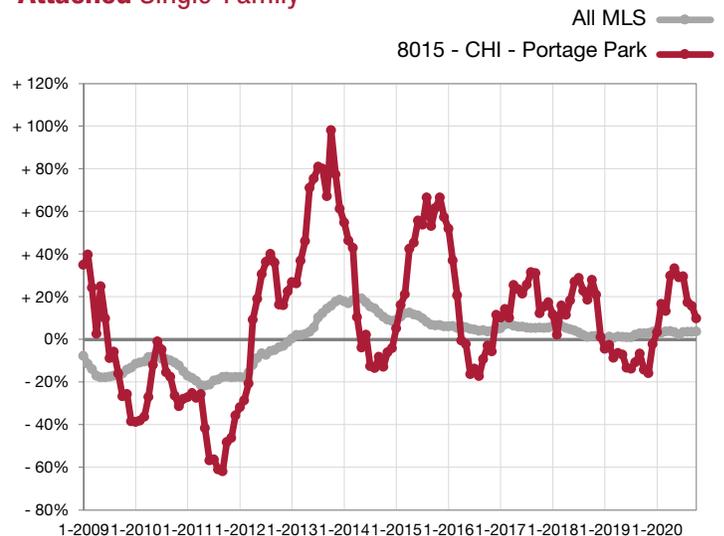
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / October 2020

**+ 37.2%**

**+ 37.5%**

**+ 6.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	4	5	+ 25.0%	59	53	- 10.2%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	37	40	+ 8.1%
Closed Sales	2	4	+ 100.0%	38	38	0.0%
Median Sales Price*	\$610,000	<b>\$452,500</b>	- 25.8%	\$490,000	<b>\$475,000</b>	- 3.1%
Average Sales Price*	\$610,000	<b>\$460,000</b>	- 24.6%	\$499,304	<b>\$515,246</b>	+ 3.2%
Percent of Original List Price Received*	98.4%	<b>95.6%</b>	- 2.8%	97.6%	<b>94.9%</b>	- 2.8%
Average Market Time	32	<b>29</b>	- 9.4%	90	<b>69</b>	- 23.3%
Inventory of Homes for Sale at Month End	8	<b>6</b>	- 25.0%	--	--	--

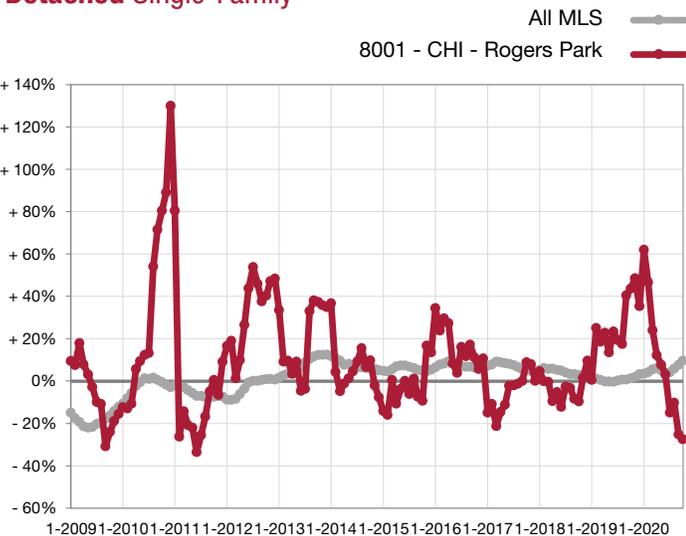
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	74	<b>102</b>	+ 37.8%	835	<b>856</b>	+ 2.5%
Under Contract (includes Contingent and Pending)	24	<b>44</b>	+ 83.3%	456	<b>459</b>	+ 0.7%
Closed Sales	38	<b>51</b>	+ 34.2%	462	<b>430</b>	- 6.9%
Median Sales Price*	\$177,750	<b>\$210,000</b>	+ 18.1%	\$175,000	<b>\$175,000</b>	0.0%
Average Sales Price*	\$196,591	<b>\$228,272</b>	+ 16.1%	\$192,968	<b>\$193,677</b>	+ 0.4%
Percent of Original List Price Received*	95.9%	<b>96.0%</b>	+ 0.1%	95.5%	<b>96.0%</b>	+ 0.5%
Average Market Time	62	<b>43</b>	- 30.6%	65	<b>70</b>	+ 7.7%
Inventory of Homes for Sale at Month End	147	<b>159</b>	+ 8.2%	--	--	--

\* 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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# South Shore

Local Market Update / October 2020

**- 8.9%**

**+ 5.9%**

**- 48.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	22	18	- 18.2%	226	201	- 11.1%
Under Contract (includes Contingent and Pending)	9	14	+ 55.6%	98	131	+ 33.7%
Closed Sales	9	9	0.0%	100	117	+ 17.0%
Median Sales Price*	\$70,000	<b>\$170,000</b>	+ 142.9%	\$99,950	<b>\$174,000</b>	+ 74.1%
Average Sales Price*	\$122,445	<b>\$203,989</b>	+ 66.6%	\$141,447	<b>\$204,622</b>	+ 44.7%
Percent of Original List Price Received*	81.4%	<b>96.3%</b>	+ 18.3%	91.6%	<b>94.8%</b>	+ 3.5%
Average Market Time	60	<b>78</b>	+ 30.0%	114	<b>98</b>	- 14.0%
Inventory of Homes for Sale at Month End	55	<b>23</b>	- 58.2%	--	--	--

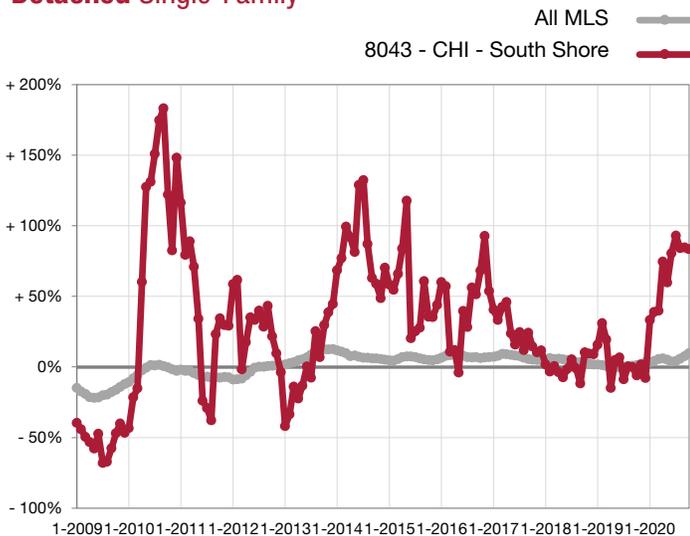
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	34	33	- 2.9%	264	222	- 15.9%
Under Contract (includes Contingent and Pending)	16	23	+ 43.8%	114	122	+ 7.0%
Closed Sales	8	9	+ 12.5%	109	113	+ 3.7%
Median Sales Price*	\$57,500	<b>\$40,000</b>	- 30.4%	\$67,000	<b>\$64,000</b>	- 4.5%
Average Sales Price*	\$49,250	<b>\$45,778</b>	- 7.0%	\$88,051	<b>\$76,213</b>	- 13.4%
Percent of Original List Price Received*	89.4%	<b>92.7%</b>	+ 3.7%	92.1%	<b>90.4%</b>	- 1.8%
Average Market Time	102	<b>103</b>	+ 1.0%	108	<b>119</b>	+ 10.2%
Inventory of Homes for Sale at Month End	86	<b>49</b>	- 43.0%	--	--	--

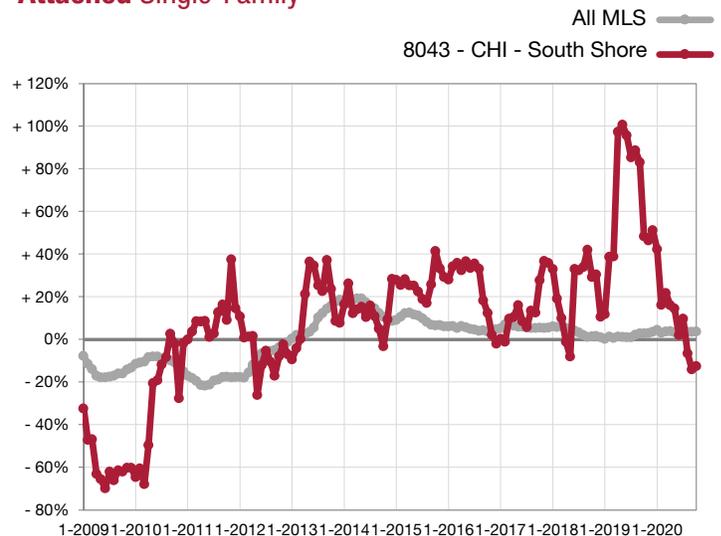
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Uptown

Local Market Update / October 2020

**+ 54.7%**

**+ 12.3%**

**+ 37.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	2	7	+ 250.0%	59	88	+ 49.2%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	28	37	+ 32.1%
Closed Sales	0	4	--	23	38	+ 65.2%
Median Sales Price*	\$0	<b>\$599,750</b>	--	\$880,000	<b>\$900,000</b>	+ 2.3%
Average Sales Price*	\$0	<b>\$790,500</b>	--	\$1,013,003	<b>\$922,145</b>	- 9.0%
Percent of Original List Price Received*	0.0%	<b>87.3%</b>	--	92.3%	<b>93.5%</b>	+ 1.3%
Average Market Time	0	<b>133</b>	--	139	<b>143</b>	+ 2.9%
Inventory of Homes for Sale at Month End	13	<b>19</b>	+ 46.2%	--	--	--

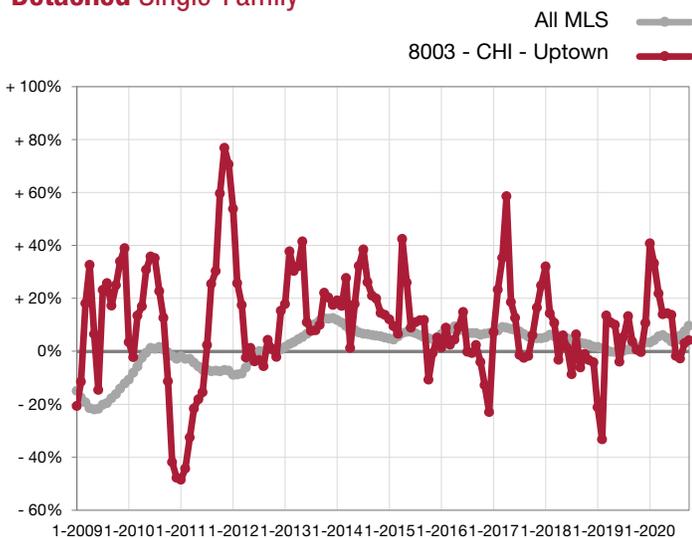
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	93	140	+ 50.5%	1,400	1,447	+ 3.4%
Under Contract (includes Contingent and Pending)	45	74	+ 64.4%	811	796	- 1.8%
Closed Sales	65	69	+ 6.2%	826	758	- 8.2%
Median Sales Price*	\$285,000	<b>\$288,000</b>	+ 1.1%	\$275,000	<b>\$298,000</b>	+ 8.4%
Average Sales Price*	\$293,558	<b>\$296,478</b>	+ 1.0%	\$284,557	<b>\$301,188</b>	+ 5.8%
Percent of Original List Price Received*	97.1%	<b>96.7%</b>	- 0.4%	97.1%	<b>97.3%</b>	+ 0.2%
Average Market Time	58	40	- 31.0%	56	58	+ 3.6%
Inventory of Homes for Sale at Month End	187	256	+ 36.9%	--	--	--

\* 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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**+ 166.7%**    **+ 300.0%**    **0.0%**

# Washington Park

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	1	2	+ 100.0%	10	9	- 10.0%
Under Contract (includes Contingent and Pending)	0	0	--	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$18,000	\$0	- 100.0%	\$25,000	<b>\$55,000</b>	+ 120.0%
Average Sales Price*	\$18,000	\$0	- 100.0%	\$85,583	<b>\$83,333</b>	- 2.6%
Percent of Original List Price Received*	90.5%	0.0%	- 100.0%	82.2%	<b>86.4%</b>	+ 5.1%
Average Market Time	145	0	- 100.0%	84	<b>223</b>	+ 165.5%
Inventory of Homes for Sale at Month End	2	3	+ 50.0%	--	--	--

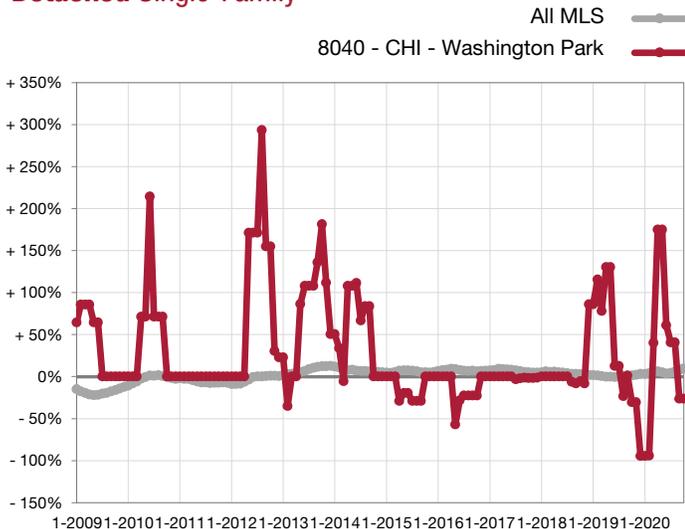
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	2	6	+ 200.0%	66	73	+ 10.6%
Under Contract (includes Contingent and Pending)	0	2	--	34	39	+ 14.7%
Closed Sales	0	4	--	34	37	+ 8.8%
Median Sales Price*	\$0	<b>\$250,950</b>	--	\$93,500	<b>\$132,000</b>	+ 41.2%
Average Sales Price*	\$0	<b>\$236,975</b>	--	\$99,072	<b>\$174,857</b>	+ 76.5%
Percent of Original List Price Received*	0.0%	91.3%	--	91.6%	<b>93.7%</b>	+ 2.3%
Average Market Time	0	61	--	97	97	0.0%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

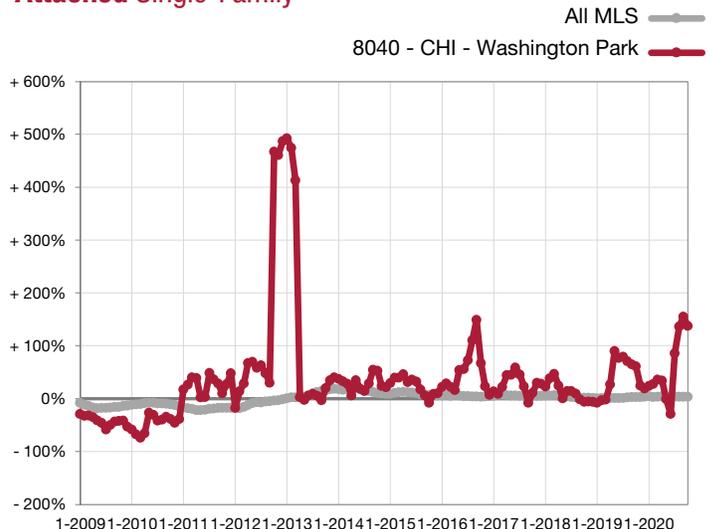
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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**- 53.8%**      **- 9.1%**      **- 55.9%**

# West Elsdon

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	23	10	- 56.5%	161	124	- 23.0%
Under Contract (includes Contingent and Pending)	11	6	- 45.5%	101	89	- 11.9%
Closed Sales	8	7	- 12.5%	104	94	- 9.6%
Median Sales Price*	\$220,500	<b>\$245,000</b>	+ 11.1%	\$206,500	<b>\$228,000</b>	+ 10.4%
Average Sales Price*	\$227,325	<b>\$248,450</b>	+ 9.3%	\$202,613	<b>\$226,199</b>	+ 11.6%
Percent of Original List Price Received*	98.8%	<b>100.6%</b>	+ 1.8%	97.6%	<b>96.6%</b>	- 1.0%
Average Market Time	44	9	- 79.5%	62	65	+ 4.8%
Inventory of Homes for Sale at Month End	31	14	- 54.8%	--	--	--

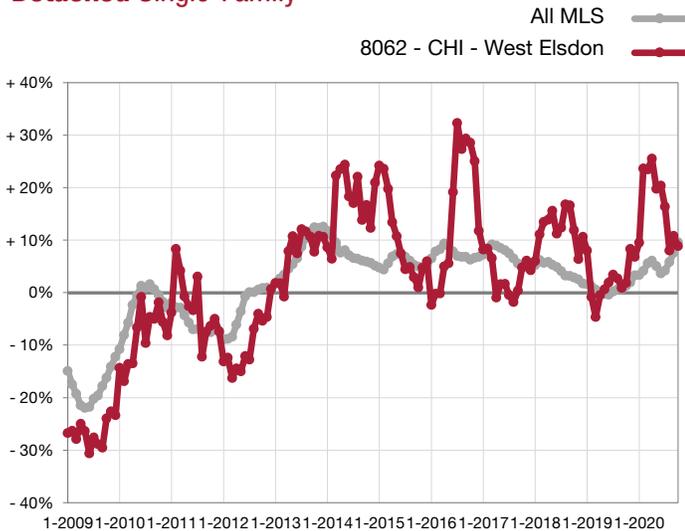
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	3	2	- 33.3%	30	14	- 53.3%
Under Contract (includes Contingent and Pending)	3	1	- 66.7%	13	12	- 7.7%
Closed Sales	3	3	0.0%	12	12	0.0%
Median Sales Price*	\$125,000	<b>\$111,000</b>	- 11.2%	\$94,250	<b>\$128,450</b>	+ 36.3%
Average Sales Price*	\$120,667	<b>\$112,633</b>	- 6.7%	\$106,833	<b>\$138,787</b>	+ 29.9%
Percent of Original List Price Received*	96.2%	<b>99.7%</b>	+ 3.6%	93.3%	<b>95.2%</b>	+ 2.0%
Average Market Time	120	9	- 92.5%	88	55	- 37.5%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

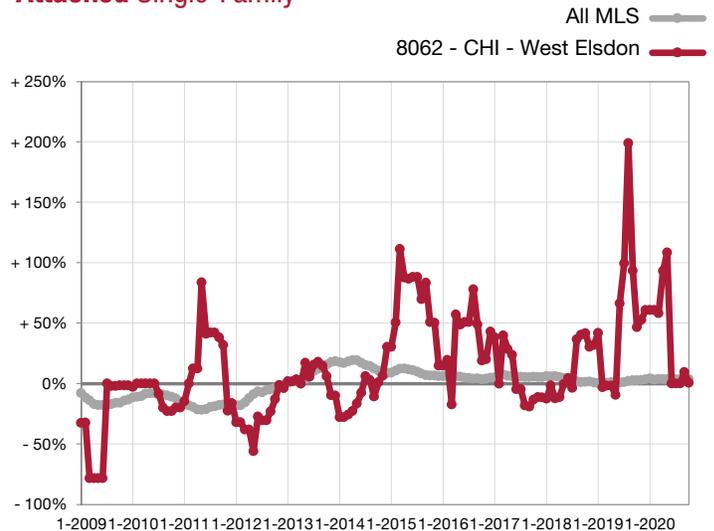
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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**+ 32.8%**      **+ 42.4%**      **- 13.6%**

# West Ridge

Local Market Update / October 2020

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	20	18	- 10.0%	273	188	- 31.1%
Under Contract (includes Contingent and Pending)	8	8	0.0%	147	137	- 6.8%
Closed Sales	7	15	+ 114.3%	146	129	- 11.6%
Median Sales Price*	\$375,000	<b>\$368,000</b>	- 1.9%	\$363,000	<b>\$393,000</b>	+ 8.3%
Average Sales Price*	\$385,471	<b>\$451,068</b>	+ 17.0%	\$384,360	<b>\$411,969</b>	+ 7.2%
Percent of Original List Price Received*	97.6%	<b>99.6%</b>	+ 2.0%	95.3%	<b>96.2%</b>	+ 0.9%
Average Market Time	96	<b>63</b>	- 34.4%	94	<b>79</b>	- 16.0%
Inventory of Homes for Sale at Month End	44	<b>24</b>	- 45.5%	--	--	--

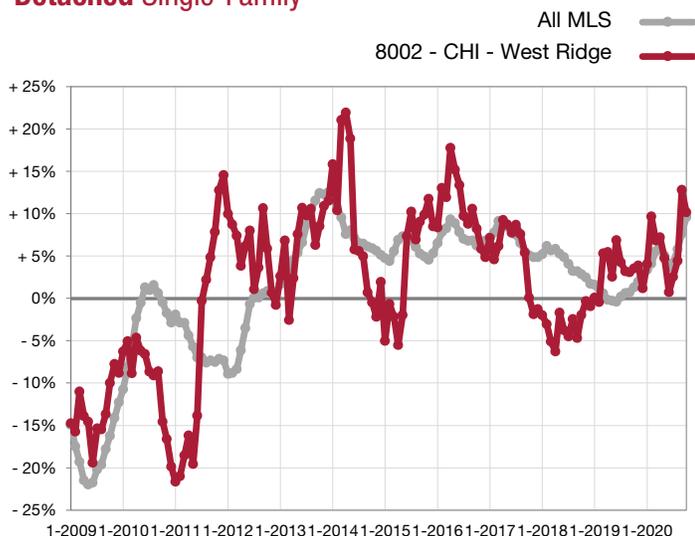
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	47	<b>71</b>	+ 51.1%	677	<b>591</b>	- 12.7%
Under Contract (includes Contingent and Pending)	21	<b>33</b>	+ 57.1%	344	<b>314</b>	- 8.7%
Closed Sales	26	<b>32</b>	+ 23.1%	349	<b>295</b>	- 15.5%
Median Sales Price*	\$145,500	<b>\$156,000</b>	+ 7.2%	\$145,000	<b>\$145,000</b>	0.0%
Average Sales Price*	\$158,754	<b>\$182,758</b>	+ 15.1%	\$158,709	<b>\$161,757</b>	+ 1.9%
Percent of Original List Price Received*	92.6%	<b>95.4%</b>	+ 3.0%	93.7%	<b>94.1%</b>	+ 0.4%
Average Market Time	73	<b>76</b>	+ 4.1%	81	<b>81</b>	0.0%
Inventory of Homes for Sale at Month End	140	<b>135</b>	- 3.6%	--	--	--

\* 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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# West Town

Local Market Update / October 2020

**+ 33.0%**

**+ 8.9%**

**+ 18.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	50	<b>57</b>	+ 14.0%	563	<b>520</b>	- 7.6%
Under Contract (includes Contingent and Pending)	14	<b>25</b>	+ 78.6%	225	<b>219</b>	- 2.7%
Closed Sales	15	<b>20</b>	+ 33.3%	212	<b>203</b>	- 4.2%
Median Sales Price*	\$845,000	<b>\$1,050,000</b>	+ 24.3%	\$897,500	<b>\$950,000</b>	+ 5.8%
Average Sales Price*	\$939,527	<b>\$1,121,938</b>	+ 19.4%	\$970,436	<b>\$1,020,128</b>	+ 5.1%
Percent of Original List Price Received*	94.4%	<b>95.1%</b>	+ 0.7%	95.8%	<b>96.2%</b>	+ 0.4%
Average Market Time	105	<b>44</b>	- 58.1%	105	<b>90</b>	- 14.3%
Inventory of Homes for Sale at Month End	87	<b>91</b>	+ 4.6%	--	--	--

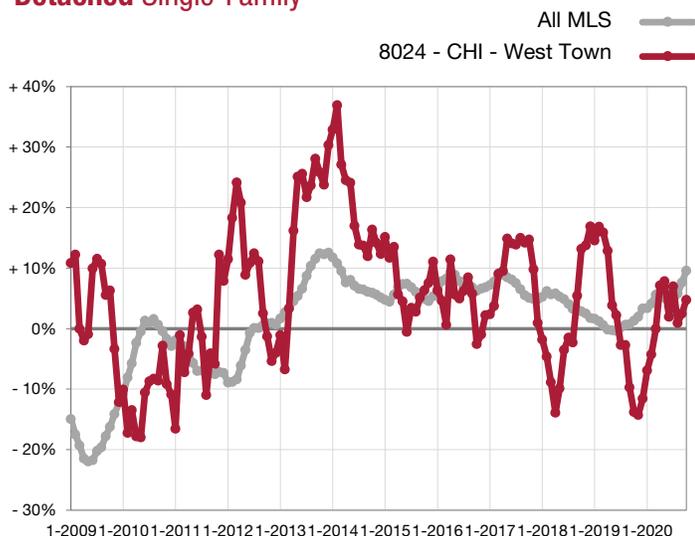
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	256	<b>350</b>	+ 36.7%	3,397	<b>3,441</b>	+ 1.3%
Under Contract (includes Contingent and Pending)	95	<b>122</b>	+ 28.4%	1,472	<b>1,608</b>	+ 9.2%
Closed Sales	108	<b>114</b>	+ 5.6%	1,441	<b>1,575</b>	+ 9.3%
Median Sales Price*	\$513,750	<b>\$503,250</b>	- 2.0%	\$474,900	<b>\$500,000</b>	+ 5.3%
Average Sales Price*	\$532,789	<b>\$536,577</b>	+ 0.7%	\$493,778	<b>\$520,494</b>	+ 5.4%
Percent of Original List Price Received*	97.1%	<b>97.2%</b>	+ 0.1%	97.6%	<b>98.0%</b>	+ 0.4%
Average Market Time	75	<b>56</b>	- 25.3%	62	<b>66</b>	+ 6.5%
Inventory of Homes for Sale at Month End	464	<b>563</b>	+ 21.3%	--	--	--

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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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# Woodlawn

Local Market Update / October 2020

**+ 10.0%**      **+ 140.0%**      **+ 7.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	7	6	- 14.3%	74	70	- 5.4%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	28	36	+ 28.6%
Closed Sales	1	2	+ 100.0%	33	33	0.0%
Median Sales Price*	\$645,000	<b>\$193,000</b>	- 70.1%	\$165,000	<b>\$165,000</b>	0.0%
Average Sales Price*	\$645,000	<b>\$193,000</b>	- 70.1%	\$289,336	<b>\$266,725</b>	- 7.8%
Percent of Original List Price Received*	100.0%	<b>97.7%</b>	- 2.3%	88.2%	<b>92.8%</b>	+ 5.2%
Average Market Time	478	<b>130</b>	- 72.8%	83	<b>92</b>	+ 10.8%
Inventory of Homes for Sale at Month End	20	<b>17</b>	- 15.0%	--	--	--

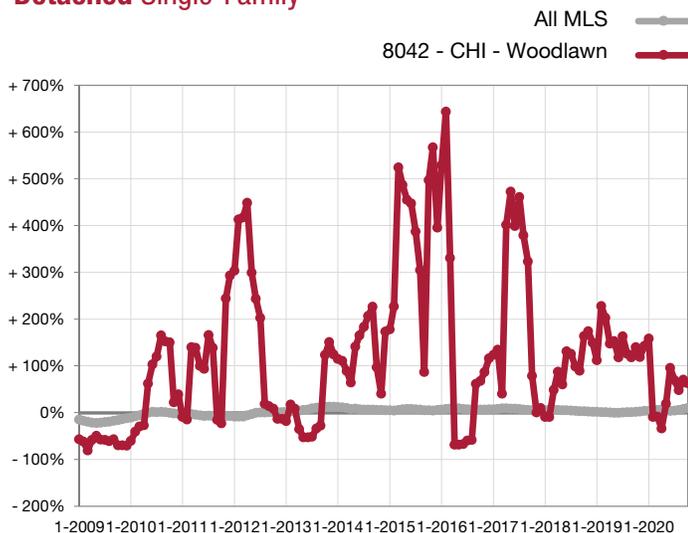
## Attached Single-Family

	October			Trailing 12 Months		
	10-2019	10-2020	+ / -	10-2019	10-2020	+ / -
New Listings	13	16	+ 23.1%	162	170	+ 4.9%
Under Contract (includes Contingent and Pending)	9	8	- 11.1%	80	93	+ 16.3%
Closed Sales	4	10	+ 150.0%	73	98	+ 34.2%
Median Sales Price*	\$161,500	<b>\$174,950</b>	+ 8.3%	\$174,000	<b>\$181,000</b>	+ 4.0%
Average Sales Price*	\$160,750	<b>\$203,480</b>	+ 26.6%	\$199,668	<b>\$198,784</b>	- 0.4%
Percent of Original List Price Received*	95.3%	<b>92.7%</b>	- 2.7%	94.6%	<b>96.2%</b>	+ 1.7%
Average Market Time	92	<b>100</b>	+ 8.7%	107	<b>105</b>	- 1.9%
Inventory of Homes for Sale at Month End	37	<b>44</b>	+ 18.9%	--	--	--

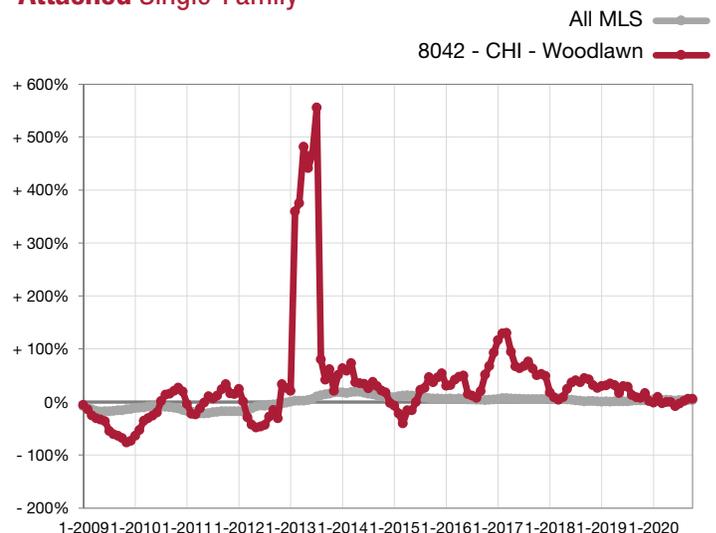
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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