

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED APRIL 16, 2020



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Edgewater	7	Andersonville Edgewater Edgewater Glen Lakewood/Balmoral	North Park	24	North Park
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# Albany Park

Local Market Update / March 2020

**+ 15.4%**

Change in  
**New Listings**  
All Properties

**+ 12.0%**

Change in  
**Closed Sales**  
All Properties

**+ 1.5%**

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	25	25	0.0%	262	281	+ 7.3%
Under Contract (includes Contingent and Pending)	9	8	- 11.1%	122	139	+ 13.9%
Closed Sales	11	17	+ 54.5%	126	136	+ 7.9%
Median Sales Price*	\$386,500	<b>\$409,900</b>	+ 6.1%	\$407,500	<b>\$399,250</b>	- 2.0%
Average Sales Price*	\$405,127	<b>\$412,729</b>	+ 1.9%	\$440,240	<b>\$443,694</b>	+ 0.8%
Percent of Original List Price Received*	93.1%	<b>97.7%</b>	+ 4.9%	96.3%	<b>97.1%</b>	+ 0.8%
Average Market Time	121	117	- 3.3%	76	72	- 5.3%
Inventory of Homes for Sale at Month End	36	35	- 2.8%	--	--	--

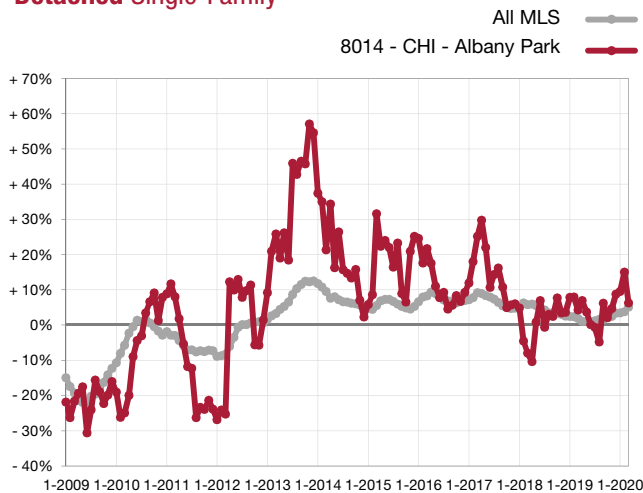
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	27	35	+ 29.6%	343	335	- 2.3%
Under Contract (includes Contingent and Pending)	15	22	+ 46.7%	190	169	- 11.1%
Closed Sales	14	11	- 21.4%	195	161	- 17.4%
Median Sales Price*	\$187,000	<b>\$229,900</b>	+ 22.9%	\$190,000	<b>\$200,000</b>	+ 5.3%
Average Sales Price*	\$199,100	<b>\$249,755</b>	+ 25.4%	\$203,866	<b>\$228,832</b>	+ 12.2%
Percent of Original List Price Received*	94.8%	<b>97.7%</b>	+ 3.1%	96.5%	<b>96.8%</b>	+ 0.3%
Average Market Time	65	43	- 33.8%	50	57	+ 14.0%
Inventory of Homes for Sale at Month End	31	33	+ 6.5%	--	--	--

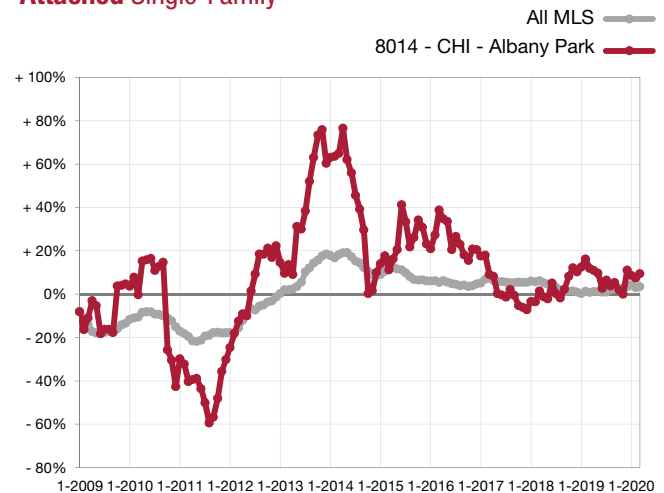
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



# Avondale

Local Market Update / March 2020

**- 34.0%**

Change in  
New Listings  
All Properties

**- 26.7%**

Change in  
Closed Sales  
All Properties

**- 41.1%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	13	18	+ 38.5%	183	175	- 4.4%
Under Contract (includes Contingent and Pending)	5	13	+ 160.0%	101	103	+ 2.0%
Closed Sales	11	8	- 27.3%	107	99	- 7.5%
Median Sales Price*	\$525,000	<b>\$563,500</b>	+ 7.3%	\$461,000	<b>\$499,000</b>	+ 8.2%
Average Sales Price*	\$539,688	<b>\$547,250</b>	+ 1.4%	\$502,933	<b>\$509,104</b>	+ 1.2%
Percent of Original List Price Received*	97.6%	<b>98.1%</b>	+ 0.5%	96.9%	<b>97.2%</b>	+ 0.3%
Average Market Time	76	<b>86</b>	+ 13.2%	56	<b>61</b>	+ 8.9%
Inventory of Homes for Sale at Month End	24	<b>18</b>	- 25.0%	--	--	--

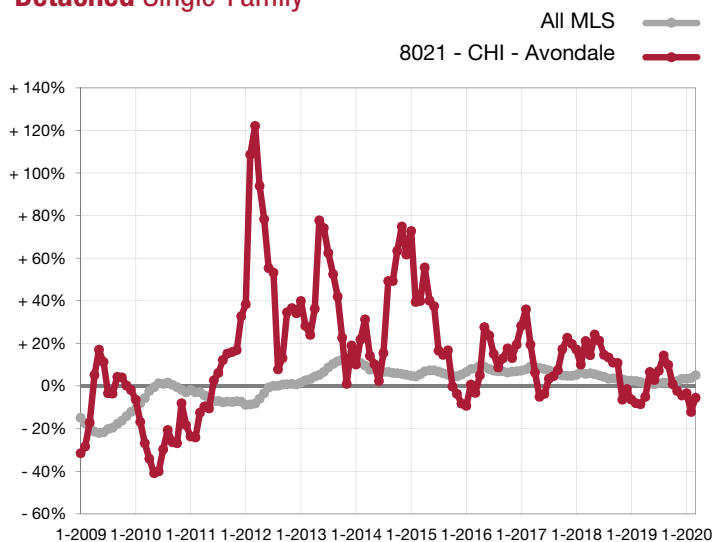
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	37	15	- 59.5%	353	334	- 5.4%
Under Contract (includes Contingent and Pending)	24	11	- 54.2%	178	162	- 9.0%
Closed Sales	19	14	- 26.3%	182	167	- 8.2%
Median Sales Price*	\$410,000	<b>\$362,500</b>	- 11.6%	\$345,000	<b>\$372,500</b>	+ 8.0%
Average Sales Price*	\$351,259	<b>\$340,704</b>	- 3.0%	\$344,115	<b>\$378,412</b>	+ 10.0%
Percent of Original List Price Received*	98.3%	<b>98.9%</b>	+ 0.6%	97.8%	<b>98.1%</b>	+ 0.3%
Average Market Time	61	<b>55</b>	- 9.8%	48	<b>55</b>	+ 14.6%
Inventory of Homes for Sale at Month End	32	<b>15</b>	- 53.1%	--	--	--

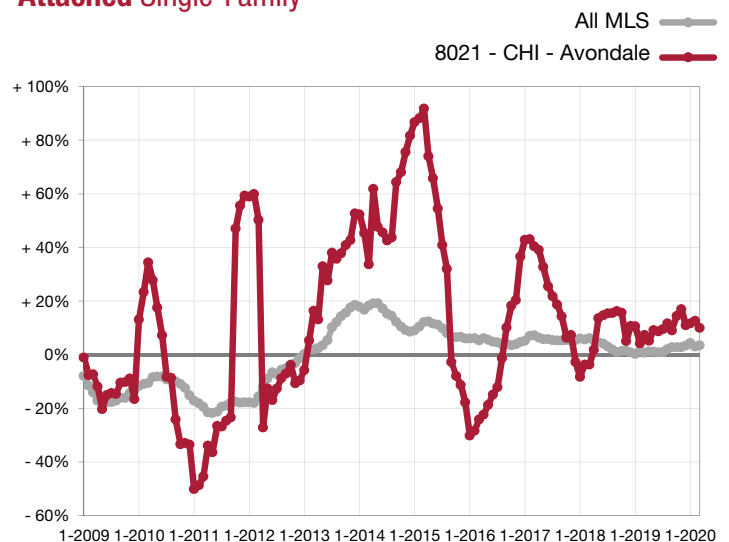
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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



# Beverly

Local Market Update / March 2020

**- 49.1%**

**+ 60.0%**

**- 20.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	52	26	- 50.0%	502	428	- 14.7%
Under Contract (includes Contingent and Pending)	22	23	+ 4.5%	201	220	+ 9.5%
Closed Sales	10	15	+ 50.0%	202	227	+ 12.4%
Median Sales Price*	\$230,050	<b>\$345,000</b>	+ 50.0%	\$318,950	<b>\$315,000</b>	- 1.2%
Average Sales Price*	\$297,190	<b>\$329,433</b>	+ 10.8%	\$332,630	<b>\$332,071</b>	- 0.2%
Percent of Original List Price Received*	99.7%	<b>95.5%</b>	- 4.2%	95.8%	<b>97.3%</b>	+ 1.6%
Average Market Time	100	78	- 22.0%	80	81	+ 1.3%
Inventory of Homes for Sale at Month End	74	59	- 20.3%	--	--	--

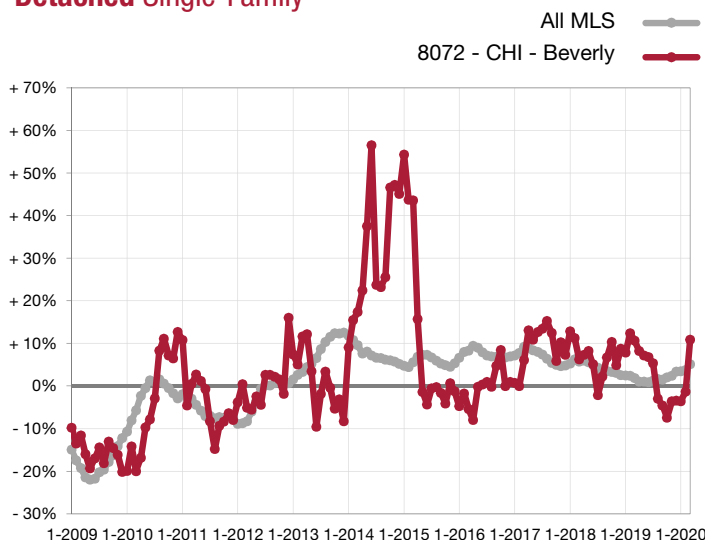
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	1	1	0.0%	27	23	- 14.8%
Under Contract (includes Contingent and Pending)	0	1	--	16	11	- 31.3%
Closed Sales	0	1	--	17	9	- 47.1%
Median Sales Price*	\$0	<b>\$315,000</b>	--	\$118,000	<b>\$119,900</b>	+ 1.6%
Average Sales Price*	\$0	<b>\$315,000</b>	--	\$128,026	<b>\$140,744</b>	+ 9.9%
Percent of Original List Price Received*	0.0%	<b>98.5%</b>	--	96.2%	<b>97.0%</b>	+ 0.8%
Average Market Time	0	1	--	69	101	+ 46.4%
Inventory of Homes for Sale at Month End	6	5	- 16.7%	--	--	--

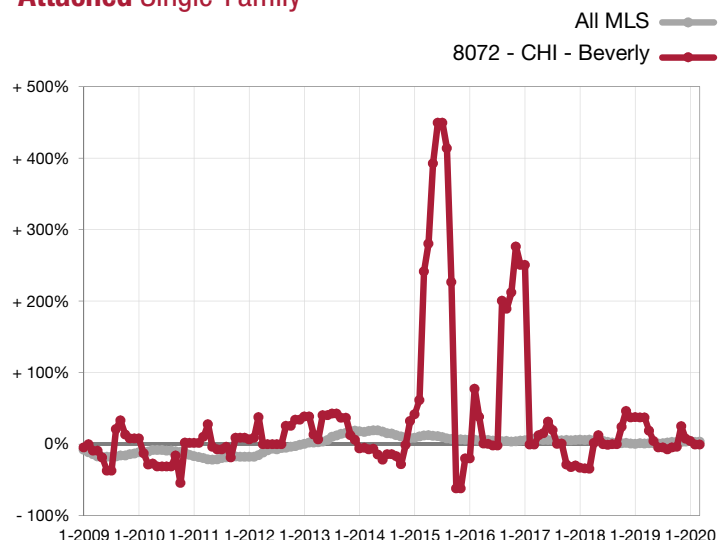
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Bridgeport

Local Market Update / March 2020

**- 42.9%**

**+ 18.2%**

**- 20.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	16	14	- 12.5%	201	212	+ 5.5%
Under Contract (includes Contingent and Pending)	6	8	+ 33.3%	115	100	- 13.0%
Closed Sales	5	7	+ 40.0%	124	96	- 22.6%
Median Sales Price*	\$370,000	<b>\$480,000</b>	+ 29.7%	\$411,400	<b>\$486,500</b>	+ 18.3%
Average Sales Price*	\$436,100	<b>\$496,714</b>	+ 13.9%	\$442,405	<b>\$488,761</b>	+ 10.5%
Percent of Original List Price Received*	95.8%	<b>97.1%</b>	+ 1.4%	97.0%	<b>96.3%</b>	- 0.7%
Average Market Time	123	<b>88</b>	- 28.5%	59	<b>63</b>	+ 6.8%
Inventory of Homes for Sale at Month End	27	<b>29</b>	+ 7.4%	--	--	--

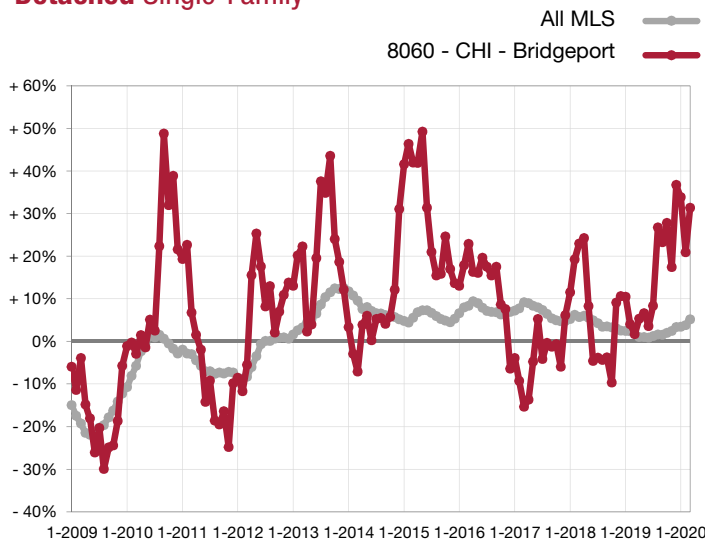
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	19	6	- 68.4%	112	112	0.0%
Under Contract (includes Contingent and Pending)	5	3	- 40.0%	50	68	+ 36.0%
Closed Sales	6	6	0.0%	55	64	+ 16.4%
Median Sales Price*	\$212,241	<b>\$219,450</b>	+ 3.4%	\$275,000	<b>\$310,000</b>	+ 12.7%
Average Sales Price*	\$235,580	<b>\$284,817</b>	+ 20.9%	\$285,640	<b>\$322,080</b>	+ 12.8%
Percent of Original List Price Received*	96.5%	<b>97.4%</b>	+ 0.9%	96.1%	<b>96.9%</b>	+ 0.8%
Average Market Time	110	<b>123</b>	+ 11.8%	77	<b>75</b>	- 2.6%
Inventory of Homes for Sale at Month End	26	<b>13</b>	- 50.0%	--	--	--

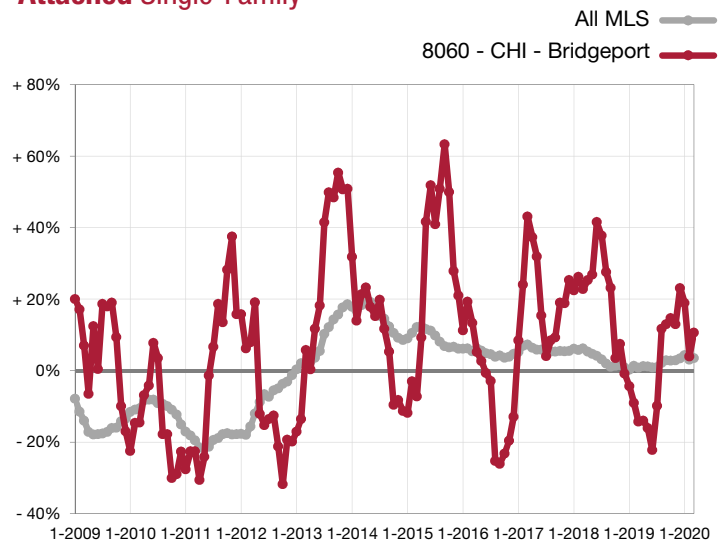
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edgewater

Local Market Update / March 2020

**- 22.1%**

Change in  
New Listings  
All Properties

**- 1.5%**

Change in  
Closed Sales  
All Properties

**+ 7.3%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	16	19	+ 18.8%	171	205	+ 19.9%
Under Contract (includes Contingent and Pending)	4	4	0.0%	72	68	- 5.6%
Closed Sales	3	11	+ 266.7%	90	67	- 25.6%
Median Sales Price*	\$810,000	\$632,500	- 21.9%	\$717,000	\$680,000	- 5.2%
Average Sales Price*	\$900,000	\$697,627	- 22.5%	\$766,973	\$753,957	- 1.7%
Percent of Original List Price Received*	91.3%	96.9%	+ 6.1%	95.3%	95.7%	+ 0.4%
Average Market Time	101	108	+ 6.9%	105	94	- 10.5%
Inventory of Homes for Sale at Month End	24	27	+ 12.5%	--	--	--

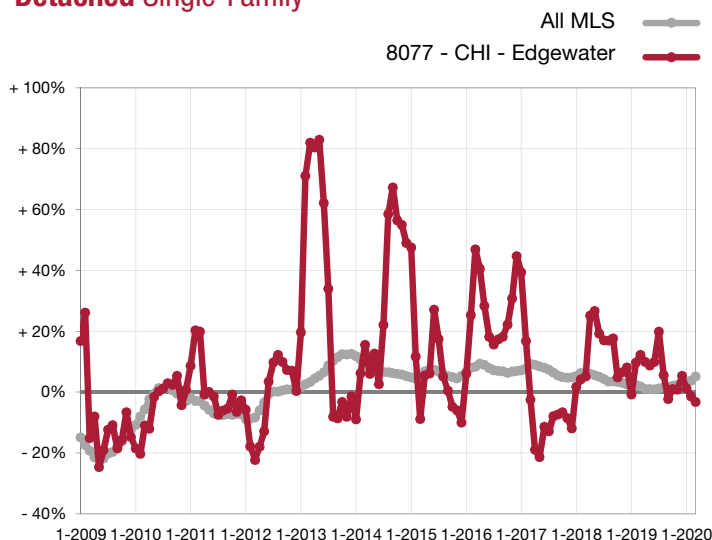
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	129	94	- 27.1%	1,385	1,338	- 3.4%
Under Contract (includes Contingent and Pending)	73	57	- 21.9%	807	706	- 12.5%
Closed Sales	64	55	- 14.1%	840	705	- 16.1%
Median Sales Price*	\$233,750	\$249,900	+ 6.9%	\$205,000	\$213,500	+ 4.1%
Average Sales Price*	\$253,962	\$267,215	+ 5.2%	\$227,199	\$240,308	+ 5.8%
Percent of Original List Price Received*	95.7%	95.3%	- 0.4%	96.3%	95.6%	- 0.7%
Average Market Time	102	91	- 10.8%	67	67	0.0%
Inventory of Homes for Sale at Month End	182	194	+ 6.6%	--	--	--

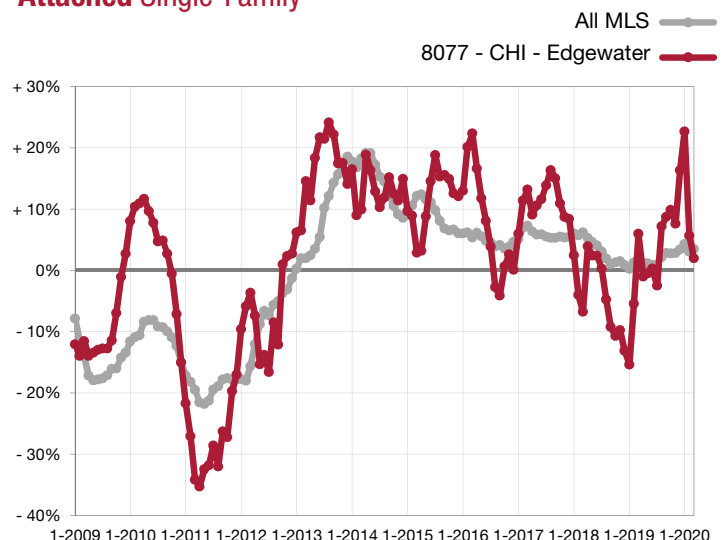
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edison Park

Local Market Update / March 2020

**+ 36.0%**

**0.0%**

**- 12.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	17	26	+ 52.9%	252	315	+ 25.0%
Under Contract (includes Contingent and Pending)	12	14	+ 16.7%	127	125	- 1.6%
Closed Sales	11	10	- 9.1%	130	126	- 3.1%
Median Sales Price*	\$382,500	<b>\$376,500</b>	- 1.6%	\$412,500	<b>\$392,500</b>	- 4.8%
Average Sales Price*	\$408,682	<b>\$380,200</b>	- 7.0%	\$465,273	<b>\$448,526</b>	- 3.6%
Percent of Original List Price Received*	96.5%	<b>92.5%</b>	- 4.1%	96.3%	<b>94.8%</b>	- 1.6%
Average Market Time	92	108	+ 17.4%	73	77	+ 5.5%
Inventory of Homes for Sale at Month End	35	28	- 20.0%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	8	8	0.0%	102	92	- 9.8%
Under Contract (includes Contingent and Pending)	8	6	- 25.0%	57	59	+ 3.5%
Closed Sales	5	6	+ 20.0%	54	63	+ 16.7%
Median Sales Price*	\$195,000	<b>\$161,500</b>	- 17.2%	\$172,501	<b>\$163,000</b>	- 5.5%
Average Sales Price*	\$200,580	<b>\$170,000</b>	- 15.2%	\$175,166	<b>\$165,970</b>	- 5.2%
Percent of Original List Price Received*	96.6%	<b>98.5%</b>	+ 2.0%	94.6%	<b>95.7%</b>	+ 1.2%
Average Market Time	12	75	+ 525.0%	84	65	- 22.6%
Inventory of Homes for Sale at Month End	12	13	+ 8.3%	--	--	--

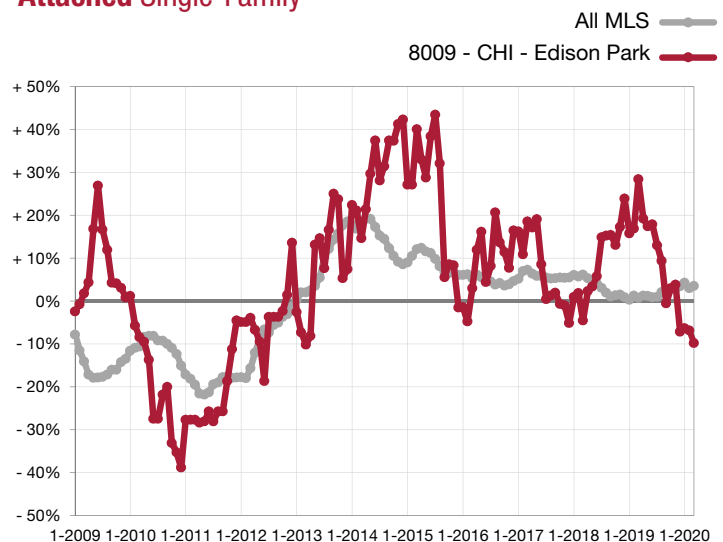
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### Detached Single-Family



### Attached Single-Family



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# Forest Glen

Local Market Update / March 2020

**- 4.4%**

Change in  
New Listings  
All Properties

**- 11.1%**

Change in  
Closed Sales  
All Properties

**- 33.3%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	43	43	0.0%	496	446	- 10.1%
Under Contract (includes Contingent and Pending)	25	30	+ 20.0%	203	213	+ 4.9%
Closed Sales	15	15	0.0%	219	212	- 3.2%
Median Sales Price*	\$480,000	<b>\$400,000</b>	- 16.7%	\$475,000	<b>\$472,500</b>	- 0.5%
Average Sales Price*	\$491,627	<b>\$494,667</b>	+ 0.6%	\$525,507	<b>\$493,548</b>	- 6.1%
Percent of Original List Price Received*	94.9%	<b>92.6%</b>	- 2.4%	96.1%	<b>95.1%</b>	- 1.0%
Average Market Time	110	<b>107</b>	- 2.7%	84	<b>95</b>	+ 13.1%
Inventory of Homes for Sale at Month End	70	<b>46</b>	- 34.3%	--	--	--

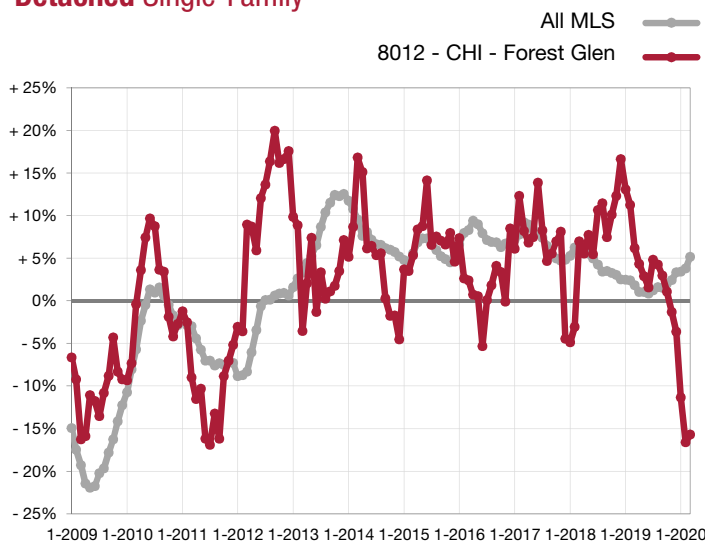
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	2	0	- 100.0%	41	36	- 12.2%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	23	18	- 21.7%
Closed Sales	3	1	- 66.7%	23	20	- 13.0%
Median Sales Price*	\$412,000	<b>\$230,000</b>	- 44.2%	\$286,000	<b>\$307,500</b>	+ 7.5%
Average Sales Price*	\$369,000	<b>\$230,000</b>	- 37.7%	\$306,261	<b>\$321,725</b>	+ 5.0%
Percent of Original List Price Received*	95.5%	<b>92.1%</b>	- 3.6%	95.4%	<b>96.4%</b>	+ 1.0%
Average Market Time	106	<b>91</b>	- 14.2%	68	<b>55</b>	- 19.1%
Inventory of Homes for Sale at Month End	5	<b>4</b>	- 20.0%	--	--	--

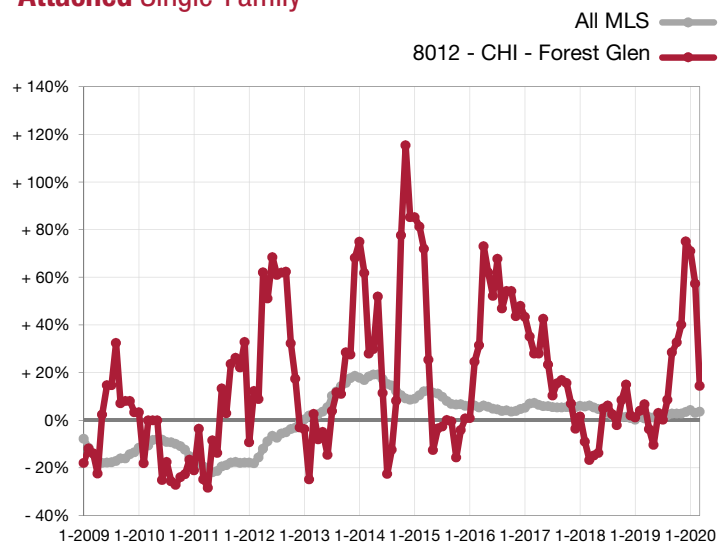
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### Detached Single-Family



### Attached Single-Family



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# Humboldt Park

Local Market Update / March 2020

**- 11.1%**

**+ 14.3%**

**+ 25.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	26	22	- 15.4%	279	329	+ 17.9%
Under Contract (includes Contingent and Pending)	15	14	- 6.7%	151	143	- 5.3%
Closed Sales	11	12	+ 9.1%	156	137	- 12.2%
Median Sales Price*	\$260,000	<b>\$184,750</b>	- 28.9%	\$198,950	<b>\$250,000</b>	+ 25.7%
Average Sales Price*	\$283,855	<b>\$211,083</b>	- 25.6%	\$247,864	<b>\$300,619</b>	+ 21.3%
Percent of Original List Price Received*	97.8%	<b>91.2%</b>	- 6.7%	98.8%	<b>95.9%</b>	- 2.9%
Average Market Time	108	98	- 9.3%	71	59	- 16.9%
Inventory of Homes for Sale at Month End	38	40	+ 5.3%	--	--	--

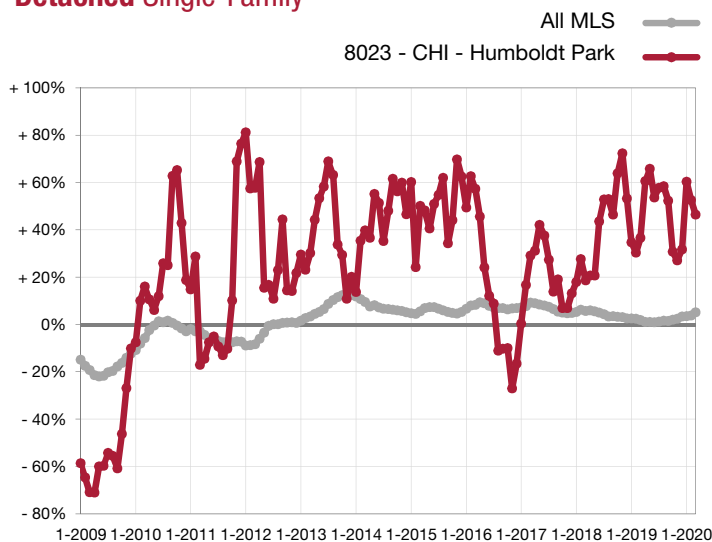
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	1	2	+ 100.0%	57	88	+ 54.4%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	23	30	+ 30.4%
Closed Sales	3	4	+ 33.3%	21	30	+ 42.9%
Median Sales Price*	\$195,000	<b>\$281,000</b>	+ 44.1%	\$235,000	<b>\$267,500</b>	+ 13.8%
Average Sales Price*	\$156,333	<b>\$279,500</b>	+ 78.8%	\$269,372	<b>\$251,862</b>	- 6.5%
Percent of Original List Price Received*	94.3%	<b>97.9%</b>	+ 3.8%	95.0%	<b>95.3%</b>	+ 0.3%
Average Market Time	65	113	+ 73.8%	70	76	+ 8.6%
Inventory of Homes for Sale at Month End	2	10	+ 400.0%	--	--	--

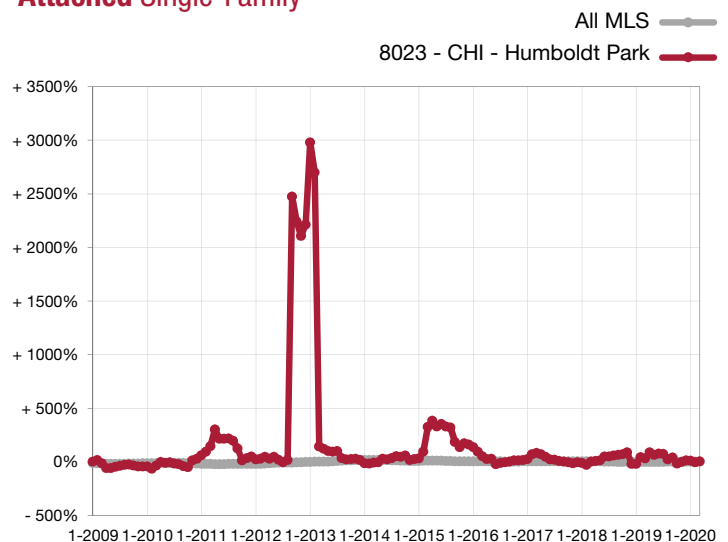
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Hyde Park

Local Market Update / March 2020

**- 10.9%**

Change in  
New Listings  
All Properties

**- 6.3%**

Change in  
Closed Sales  
All Properties

**- 7.8%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	5	3	- 40.0%	67	58	- 13.4%
Under Contract (includes Contingent and Pending)	1	5	+ 400.0%	28	30	+ 7.1%
Closed Sales	2	3	+ 50.0%	31	26	- 16.1%
Median Sales Price*	\$652,500	<b>\$615,000</b>	- 5.7%	\$752,000	<b>\$773,000</b>	+ 2.8%
Average Sales Price*	\$652,500	<b>\$598,333</b>	- 8.3%	\$886,823	<b>\$813,673</b>	- 8.2%
Percent of Original List Price Received*	93.8%	<b>94.5%</b>	+ 0.7%	93.3%	<b>93.2%</b>	- 0.1%
Average Market Time	410	<b>353</b>	- 13.9%	149	<b>138</b>	- 7.4%
Inventory of Homes for Sale at Month End	14	<b>8</b>	- 42.9%	--	--	--

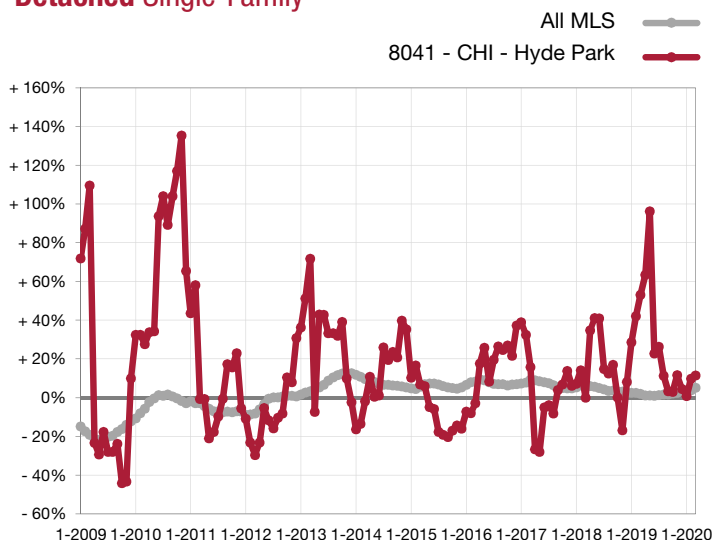
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	41	38	- 7.3%	446	461	+ 3.4%
Under Contract (includes Contingent and Pending)	26	22	- 15.4%	255	276	+ 8.2%
Closed Sales	14	12	- 14.3%	248	277	+ 11.7%
Median Sales Price*	\$176,500	<b>\$159,000</b>	- 9.9%	\$186,500	<b>\$190,000</b>	+ 1.9%
Average Sales Price*	\$207,043	<b>\$212,500</b>	+ 2.6%	\$232,247	<b>\$242,608</b>	+ 4.5%
Percent of Original List Price Received*	91.6%	<b>95.4%</b>	+ 4.1%	93.0%	<b>93.3%</b>	+ 0.3%
Average Market Time	131	<b>202</b>	+ 54.2%	79	<b>77</b>	- 2.5%
Inventory of Homes for Sale at Month End	89	<b>87</b>	- 2.2%	--	--	--

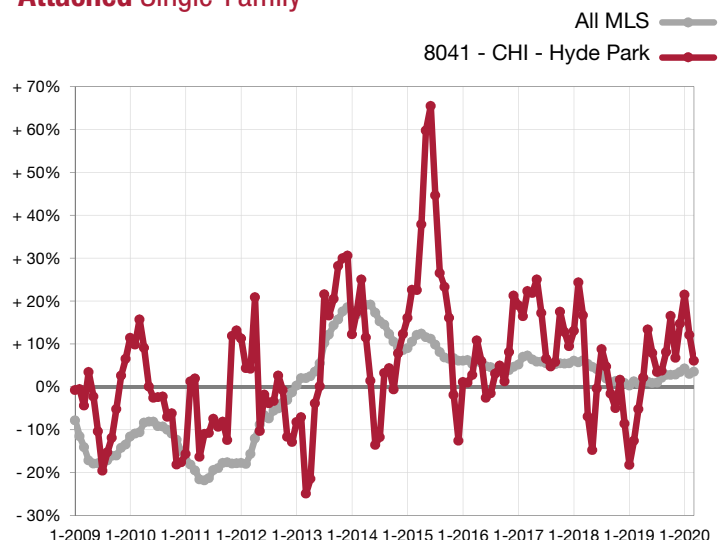
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Irving Park

Local Market Update / March 2020

**- 14.3%**

**+ 62.9%**

**- 17.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	46	36	- 21.7%	671	525	- 21.8%
Under Contract (includes Contingent and Pending)	28	22	- 21.4%	277	272	- 1.8%
Closed Sales	18	27	+ 50.0%	289	285	- 1.4%
Median Sales Price*	\$575,000	<b>\$555,000</b>	- 3.5%	\$507,500	<b>\$490,000</b>	- 3.4%
Average Sales Price*	\$592,333	<b>\$565,904</b>	- 4.5%	\$541,607	<b>\$531,644</b>	- 1.8%
Percent of Original List Price Received*	96.9%	<b>95.7%</b>	- 1.2%	96.5%	<b>95.6%</b>	- 0.9%
Average Market Time	159	<b>118</b>	- 25.8%	92	<b>88</b>	- 4.3%
Inventory of Homes for Sale at Month End	67	<b>59</b>	- 11.9%	--	--	--

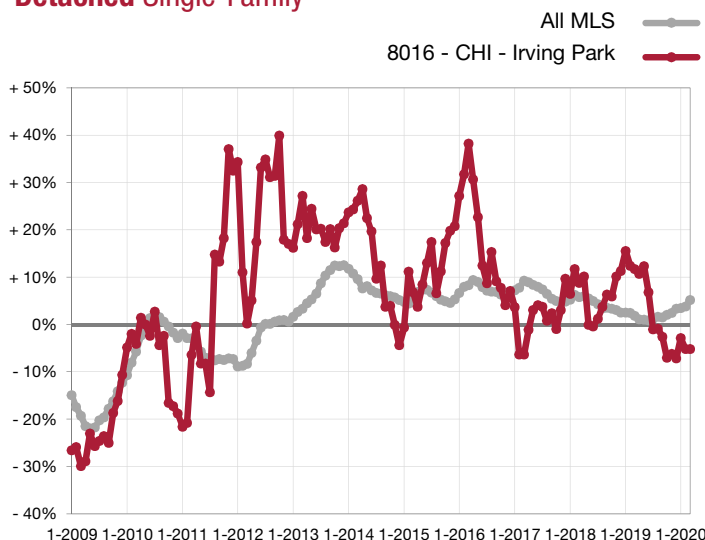
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	45	42	- 6.7%	468	517	+ 10.5%
Under Contract (includes Contingent and Pending)	31	25	- 19.4%	250	278	+ 11.2%
Closed Sales	17	30	+ 76.5%	244	282	+ 15.6%
Median Sales Price*	\$185,000	<b>\$277,500</b>	+ 50.0%	\$210,000	<b>\$217,000</b>	+ 3.3%
Average Sales Price*	\$211,547	<b>\$306,870</b>	+ 45.1%	\$234,104	<b>\$238,980</b>	+ 2.1%
Percent of Original List Price Received*	95.9%	<b>98.8%</b>	+ 3.0%	97.0%	<b>97.0%</b>	0.0%
Average Market Time	76	<b>57</b>	- 25.0%	57	<b>56</b>	- 1.8%
Inventory of Homes for Sale at Month End	58	<b>44</b>	- 24.1%	--	--	--

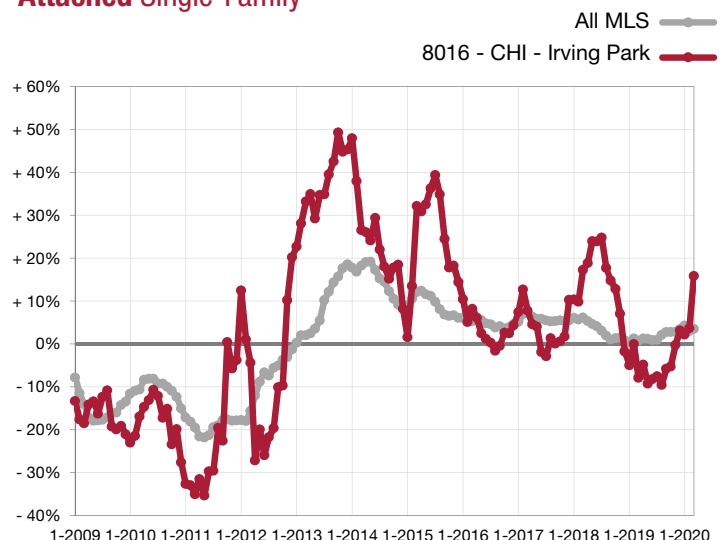
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Jefferson Park

Local Market Update / March 2020

**- 21.1%**

**+ 26.7%**

**- 19.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	50	33	- 34.0%	401	421	+ 5.0%
Under Contract (includes Contingent and Pending)	21	20	- 4.8%	185	229	+ 23.8%
Closed Sales	13	16	+ 23.1%	196	224	+ 14.3%
Median Sales Price*	\$295,000	<b>\$345,000</b>	+ 16.9%	\$331,000	<b>\$332,000</b>	+ 0.3%
Average Sales Price*	\$322,731	<b>\$393,238</b>	+ 21.8%	\$356,975	<b>\$348,036</b>	- 2.5%
Percent of Original List Price Received*	92.1%	<b>98.6%</b>	+ 7.1%	96.3%	<b>96.7%</b>	+ 0.4%
Average Market Time	85	53	- 37.6%	74	63	- 14.9%
Inventory of Homes for Sale at Month End	54	41	- 24.1%	--	--	--

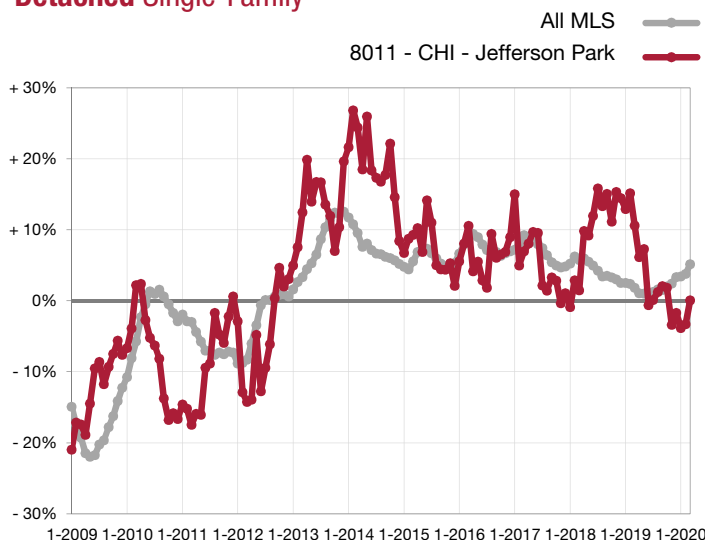
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	7	12	+ 71.4%	106	119	+ 12.3%
Under Contract (includes Contingent and Pending)	8	6	- 25.0%	54	67	+ 24.1%
Closed Sales	2	3	+ 50.0%	51	66	+ 29.4%
Median Sales Price*	\$208,500	<b>\$173,000</b>	- 17.0%	\$150,000	<b>\$170,000</b>	+ 13.3%
Average Sales Price*	\$208,500	<b>\$161,543</b>	- 22.5%	\$177,743	<b>\$187,462</b>	+ 5.5%
Percent of Original List Price Received*	95.4%	<b>98.4%</b>	+ 3.1%	95.6%	<b>99.2%</b>	+ 3.8%
Average Market Time	54	125	+ 131.5%	54	68	+ 25.9%
Inventory of Homes for Sale at Month End	13	13	0.0%	--	--	--

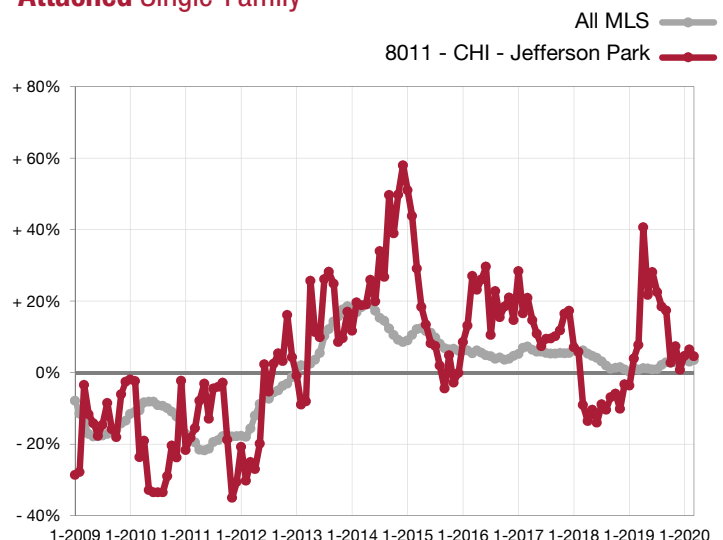
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Kenwood

Local Market Update / March 2020

**+ 21.4%**

**- 42.1%**

**+ 1.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	8	3	- 62.5%	91	92	+ 1.1%
Under Contract (includes Contingent and Pending)	5	0	- 100.0%	48	38	- 20.8%
Closed Sales	6	3	- 50.0%	45	40	- 11.1%
Median Sales Price*	\$539,000	<b>\$475,000</b>	- 11.9%	\$565,000	<b>\$534,500</b>	- 5.4%
Average Sales Price*	\$588,083	<b>\$510,483</b>	- 13.2%	\$714,317	<b>\$675,561</b>	- 5.4%
Percent of Original List Price Received*	94.2%	<b>98.7%</b>	+ 4.8%	92.4%	<b>95.5%</b>	+ 3.4%
Average Market Time	94	<b>157</b>	+ 67.0%	149	<b>169</b>	+ 13.4%
Inventory of Homes for Sale at Month End	19	<b>15</b>	- 21.1%	--	--	--

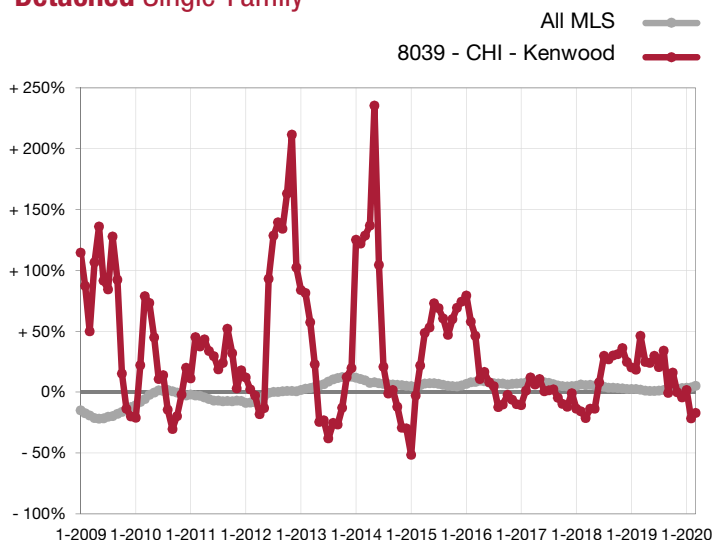
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	20	31	+ 55.0%	294	317	+ 7.8%
Under Contract (includes Contingent and Pending)	15	18	+ 20.0%	166	156	- 6.0%
Closed Sales	13	8	- 38.5%	168	139	- 17.3%
Median Sales Price*	\$192,000	<b>\$283,500</b>	+ 47.7%	\$178,000	<b>\$239,000</b>	+ 34.3%
Average Sales Price*	\$215,908	<b>\$226,250</b>	+ 4.8%	\$194,409	<b>\$232,256</b>	+ 19.5%
Percent of Original List Price Received*	94.2%	<b>97.8%</b>	+ 3.8%	90.5%	<b>94.1%</b>	+ 4.0%
Average Market Time	94	<b>130</b>	+ 38.3%	115	<b>109</b>	- 5.2%
Inventory of Homes for Sale at Month End	56	<b>61</b>	+ 8.9%	--	--	--

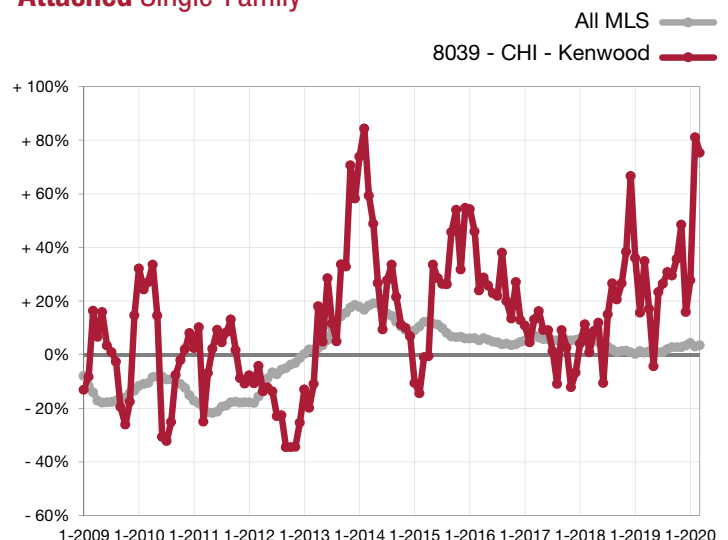
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Lakeview

Local Market Update / March 2020

**- 12.9%**

Change in  
New Listings  
All Properties

**- 0.6%**

Change in  
Closed Sales  
All Properties

**- 4.1%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	39	23	- 41.0%	451	405	- 10.2%
Under Contract (includes Contingent and Pending)	19	9	- 52.6%	171	139	- 18.7%
Closed Sales	11	16	+ 45.5%	166	145	- 12.7%
Median Sales Price*	\$1,590,000	<b>\$1,497,500</b>	- 5.8%	\$1,433,750	<b>\$1,250,000</b>	- 12.8%
Average Sales Price*	\$1,769,000	<b>\$1,590,719</b>	- 10.1%	\$1,456,952	<b>\$1,360,291</b>	- 6.6%
Percent of Original List Price Received*	95.9%	<b>96.8%</b>	+ 0.9%	95.3%	<b>96.0%</b>	+ 0.7%
Average Market Time	134	<b>177</b>	+ 32.1%	114	<b>121</b>	+ 6.1%
Inventory of Homes for Sale at Month End	73	<b>55</b>	- 24.7%	--	--	--

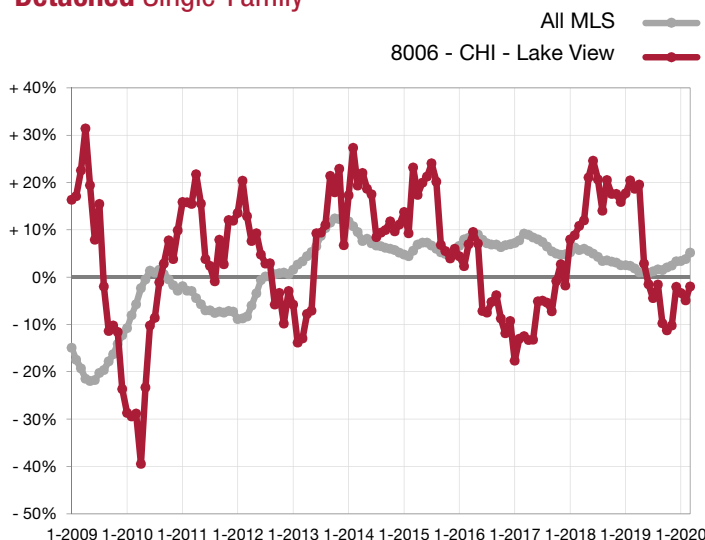
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	381	<b>343</b>	- 10.0%	3,819	<b>3,966</b>	+ 3.8%
Under Contract (includes Contingent and Pending)	221	<b>166</b>	- 24.9%	1,825	<b>1,740</b>	- 4.7%
Closed Sales	160	<b>154</b>	- 3.8%	1,859	<b>1,761</b>	- 5.3%
Median Sales Price*	\$313,000	<b>\$450,000</b>	+ 43.8%	\$355,000	<b>\$360,000</b>	+ 1.4%
Average Sales Price*	\$359,963	<b>\$458,444</b>	+ 27.4%	\$396,327	<b>\$405,195</b>	+ 2.2%
Percent of Original List Price Received*	97.0%	<b>97.1%</b>	+ 0.1%	97.1%	<b>96.5%</b>	- 0.6%
Average Market Time	88	<b>104</b>	+ 18.2%	62	<b>78</b>	+ 25.8%
Inventory of Homes for Sale at Month End	493	<b>488</b>	- 1.0%	--	--	--

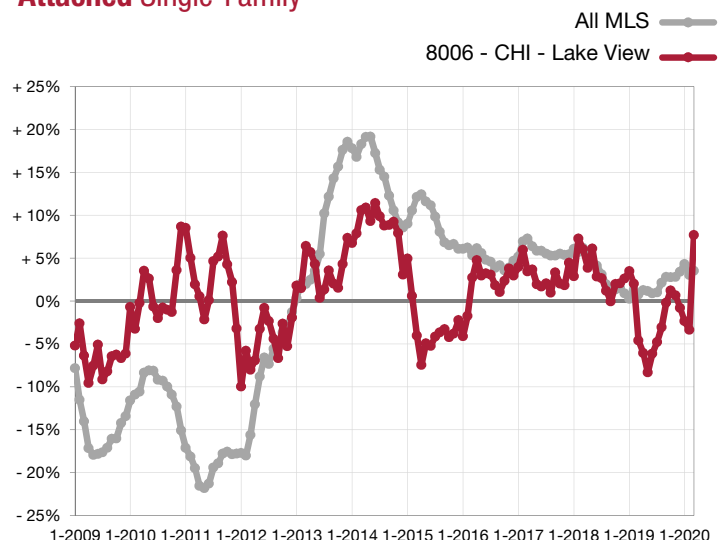
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lincoln Park

Local Market Update / March 2020

**- 19.5%**

**+ 8.6%**

**- 10.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	63	42	- 33.3%	628	559	- 11.0%
Under Contract (includes Contingent and Pending)	24	10	- 58.3%	186	184	- 1.1%
Closed Sales	18	14	- 22.2%	179	196	+ 9.5%
Median Sales Price*	\$1,605,750	<b>\$1,322,500</b>	- 17.6%	\$1,590,000	<b>\$1,570,000</b>	- 1.3%
Average Sales Price*	\$1,895,222	<b>\$1,639,357</b>	- 13.5%	\$1,970,379	<b>\$1,801,597</b>	- 8.6%
Percent of Original List Price Received*	95.6%	<b>95.5%</b>	- 0.1%	93.7%	<b>93.8%</b>	+ 0.1%
Average Market Time	211	<b>142</b>	- 32.7%	150	<b>151</b>	+ 0.7%
Inventory of Homes for Sale at Month End	125	<b>118</b>	- 5.6%	--	--	--

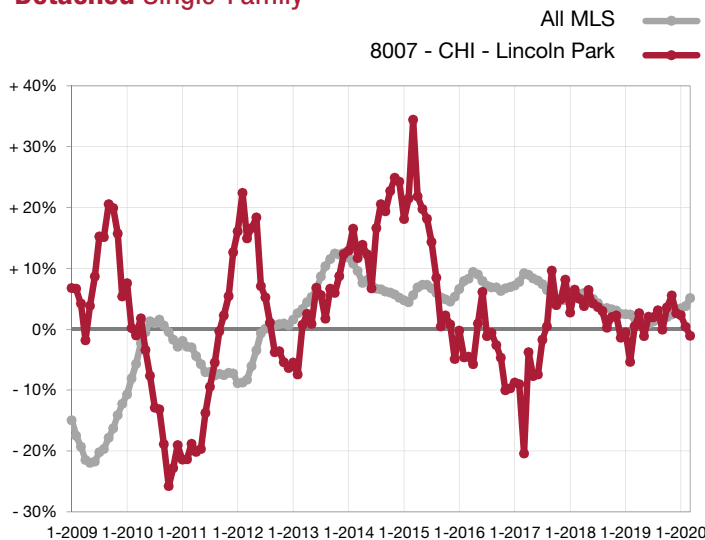
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	301	251	- 16.6%	2,657	3,015	+ 13.5%
Under Contract (includes Contingent and Pending)	157	100	- 36.3%	1,189	1,187	- 0.2%
Closed Sales	87	100	+ 14.9%	1,173	1,257	+ 7.2%
Median Sales Price*	\$507,000	<b>\$461,500</b>	- 9.0%	\$502,000	<b>\$500,000</b>	- 0.4%
Average Sales Price*	\$561,526	<b>\$554,932</b>	- 1.2%	\$577,549	<b>\$607,158</b>	+ 5.1%
Percent of Original List Price Received*	96.6%	<b>96.8%</b>	+ 0.2%	96.9%	<b>96.6%</b>	- 0.3%
Average Market Time	70	<b>119</b>	+ 70.0%	64	<b>85</b>	+ 32.8%
Inventory of Homes for Sale at Month End	454	<b>398</b>	- 12.3%	--	--	--

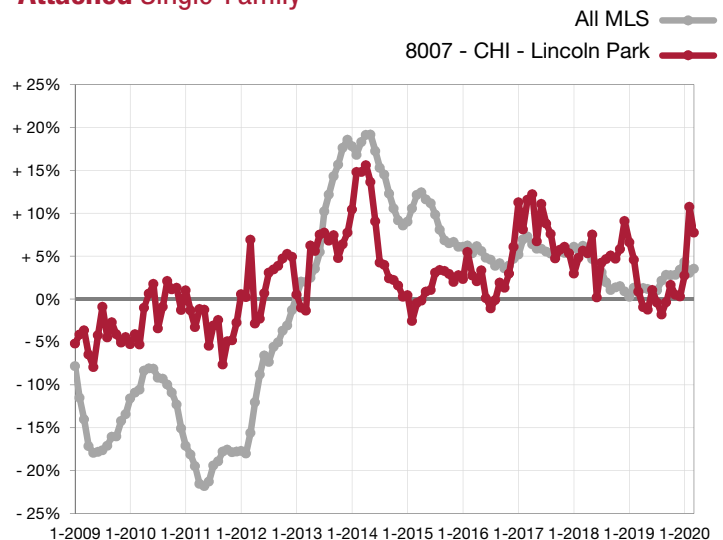
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lincoln Square

Local Market Update / March 2020

**- 36.1%**

Change in  
New Listings  
All Properties

**- 5.1%**

Change in  
Closed Sales  
All Properties

**- 33.6%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	26	17	- 34.6%	227	210	- 7.5%
Under Contract (includes Contingent and Pending)	15	6	- 60.0%	115	93	- 19.1%
Closed Sales	11	3	- 72.7%	132	102	- 22.7%
Median Sales Price*	\$608,000	<b>\$980,000</b>	+ 61.2%	\$655,000	<b>\$735,000</b>	+ 12.2%
Average Sales Price*	\$691,500	<b>\$920,000</b>	+ 33.0%	\$770,270	<b>\$814,220</b>	+ 5.7%
Percent of Original List Price Received*	96.4%	<b>95.0%</b>	- 1.5%	95.9%	<b>96.4%</b>	+ 0.5%
Average Market Time	73	<b>202</b>	+ 176.7%	91	<b>109</b>	+ 19.8%
Inventory of Homes for Sale at Month End	40	<b>29</b>	- 27.5%	--	--	--

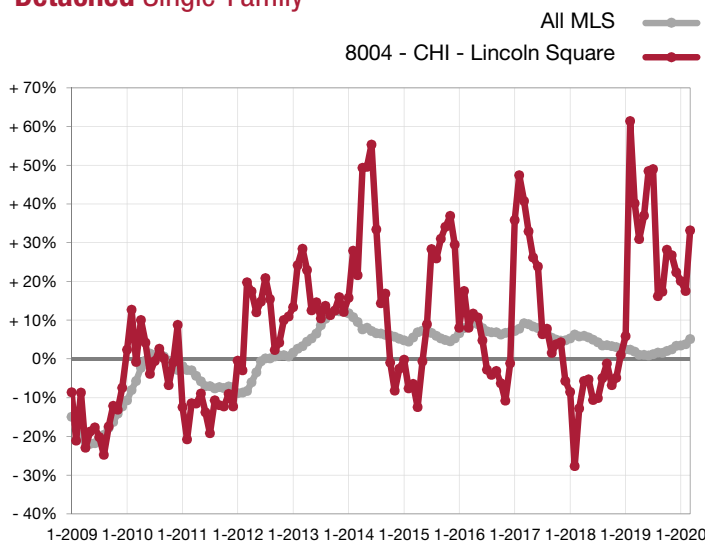
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	71	45	- 36.6%	653	654	+ 0.2%
Under Contract (includes Contingent and Pending)	46	35	- 23.9%	358	349	- 2.5%
Closed Sales	28	34	+ 21.4%	353	364	+ 3.1%
Median Sales Price*	\$290,250	<b>\$313,500</b>	+ 8.0%	\$304,300	<b>\$317,500</b>	+ 4.3%
Average Sales Price*	\$312,618	<b>\$360,469</b>	+ 15.3%	\$327,655	<b>\$362,869</b>	+ 10.7%
Percent of Original List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	97.6%	<b>97.0%</b>	- 0.6%
Average Market Time	63	<b>112</b>	+ 77.8%	53	<b>59</b>	+ 11.3%
Inventory of Homes for Sale at Month End	79	<b>50</b>	- 36.7%	--	--	--

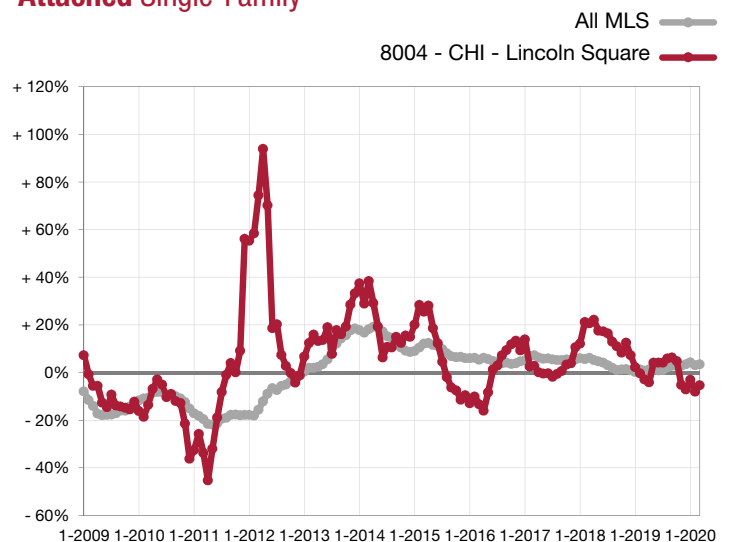
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Detached Single-Family



### Attached Single-Family



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# Logan Square

Local Market Update / March 2020

**- 25.4%**

**+ 12.5%**

**- 11.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	55	39	- 29.1%	543	506	- 6.8%
Under Contract (includes Contingent and Pending)	29	17	- 41.4%	248	237	- 4.4%
Closed Sales	13	16	+ 23.1%	255	241	- 5.5%
Median Sales Price*	\$687,500	<b>\$691,000</b>	+ 0.5%	\$820,000	<b>\$775,000</b>	- 5.5%
Average Sales Price*	\$748,108	<b>\$772,275</b>	+ 3.2%	\$840,013	<b>\$842,677</b>	+ 0.3%
Percent of Original List Price Received*	97.5%	<b>98.1%</b>	+ 0.6%	97.2%	<b>96.7%</b>	- 0.5%
Average Market Time	65	85	+ 30.8%	76	74	- 2.6%
Inventory of Homes for Sale at Month End	65	64	- 1.5%	--	--	--

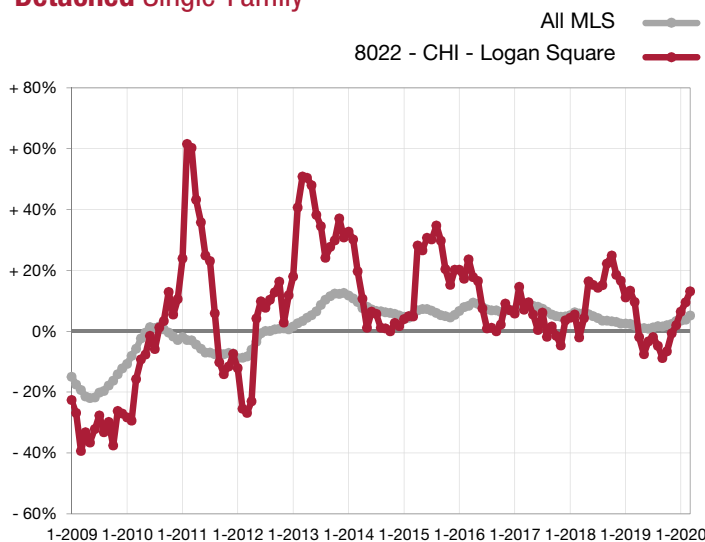
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	138	105	- 23.9%	1,211	1,152	- 4.9%
Under Contract (includes Contingent and Pending)	83	48	- 42.2%	612	589	- 3.8%
Closed Sales	43	47	+ 9.3%	584	620	+ 6.2%
Median Sales Price*	\$415,000	<b>\$418,000</b>	+ 0.7%	\$409,500	<b>\$412,750</b>	+ 0.8%
Average Sales Price*	\$442,069	<b>\$422,304</b>	- 4.5%	\$428,030	<b>\$430,176</b>	+ 0.5%
Percent of Original List Price Received*	98.1%	<b>99.0%</b>	+ 0.9%	98.1%	<b>98.3%</b>	+ 0.2%
Average Market Time	86	61	- 29.1%	50	60	+ 20.0%
Inventory of Homes for Sale at Month End	126	106	- 15.9%	--	--	--

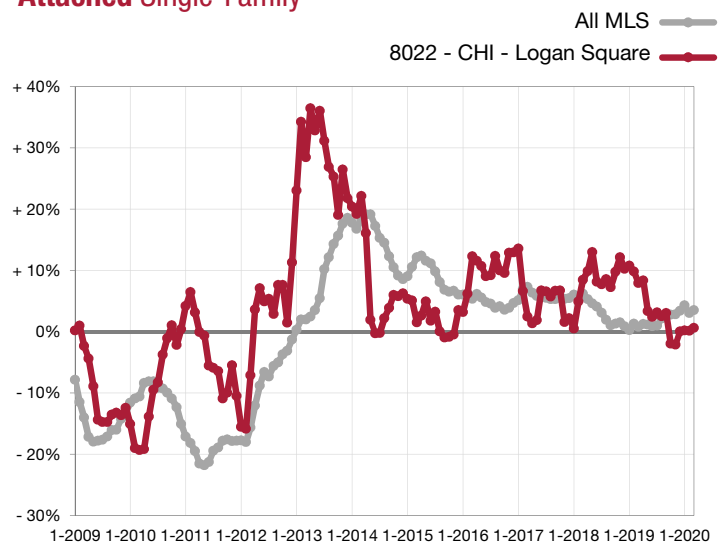
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Loop

Local Market Update / March 2020

**- 25.1%**

**0.0%**

**- 7.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	0	0	--	3	4	+ 33.3%
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	--	--	--	--

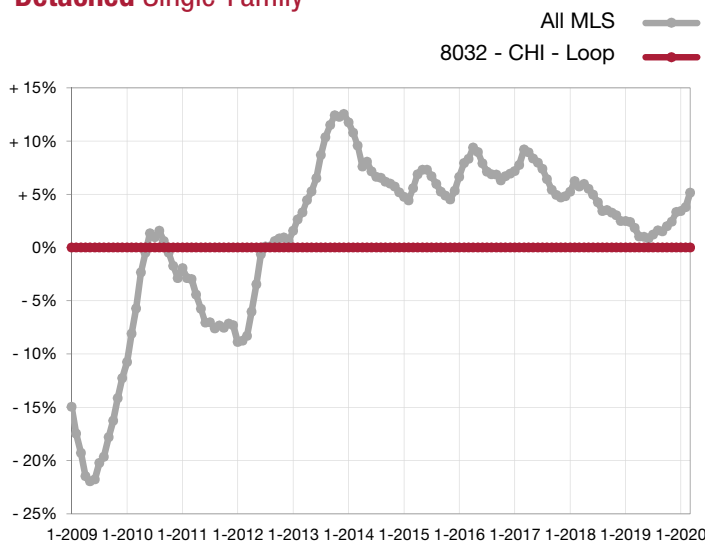
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	175	131	- 25.1%	1,646	1,848	+ 12.3%
Under Contract (includes Contingent and Pending)	78	40	- 48.7%	736	790	+ 7.3%
Closed Sales	55	55	0.0%	734	701	- 4.5%
Median Sales Price*	\$300,000	\$340,000	+ 13.3%	\$330,000	\$334,000	+ 1.2%
Average Sales Price*	\$330,513	\$413,075	+ 25.0%	\$432,944	\$414,422	- 4.3%
Percent of Original List Price Received*	96.8%	96.6%	- 0.2%	96.9%	96.6%	- 0.3%
Average Market Time	116	134	+ 15.5%	91	97	+ 6.6%
Inventory of Homes for Sale at Month End	390	360	- 7.7%	--	--	--

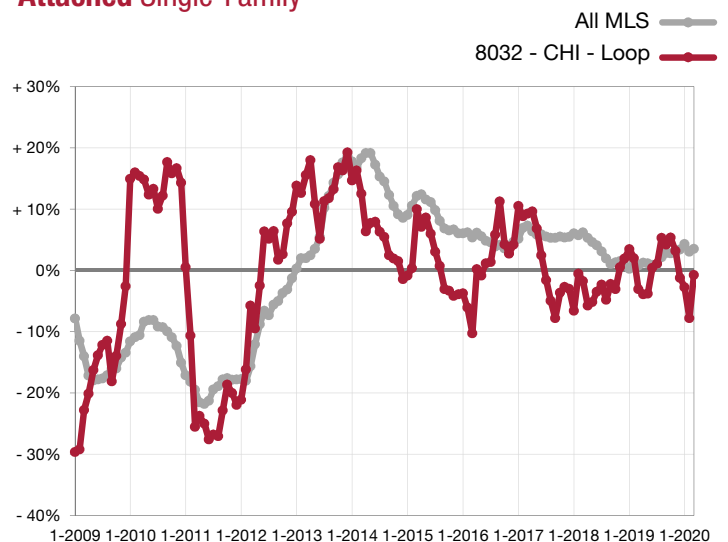
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near North Side

Local Market Update / March 2020

**- 23.5%**

**+ 7.4%**

**- 5.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	15	11	- 26.7%	133	186	+ 39.8%
Under Contract (includes Contingent and Pending)	2	0	- 100.0%	21	30	+ 42.9%
Closed Sales	1	3	+ 200.0%	23	31	+ 34.8%
Median Sales Price*	\$2,365,000	<b>\$1,550,000</b>	- 34.5%	\$1,900,000	<b>\$1,340,000</b>	- 29.5%
Average Sales Price*	\$2,365,000	<b>\$1,668,511</b>	- 29.4%	\$2,295,091	<b>\$1,685,562</b>	- 26.6%
Percent of Original List Price Received*	94.6%	<b>92.0%</b>	- 2.7%	91.2%	<b>89.6%</b>	- 1.8%
Average Market Time	152	121	- 20.4%	201	166	- 17.4%
Inventory of Homes for Sale at Month End	47	48	+ 2.1%	--	--	--

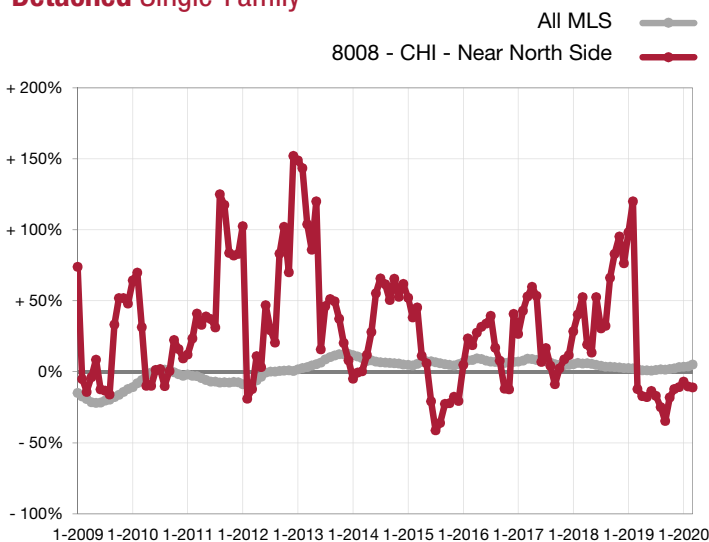
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	624	478	- 23.4%	6,432	6,356	- 1.2%
Under Contract (includes Contingent and Pending)	264	171	- 35.2%	2,474	2,241	- 9.4%
Closed Sales	201	214	+ 6.5%	2,528	2,400	- 5.1%
Median Sales Price*	\$363,000	<b>\$390,000</b>	+ 7.4%	\$400,000	<b>\$400,000</b>	0.0%
Average Sales Price*	\$575,773	<b>\$525,896</b>	- 8.7%	\$650,401	<b>\$620,279</b>	- 4.6%
Percent of Original List Price Received*	95.4%	<b>96.4%</b>	+ 1.0%	96.5%	<b>96.1%</b>	- 0.4%
Average Market Time	137	148	+ 8.0%	100	116	+ 16.0%
Inventory of Homes for Sale at Month End	1,367	1,285	- 6.0%	--	--	--

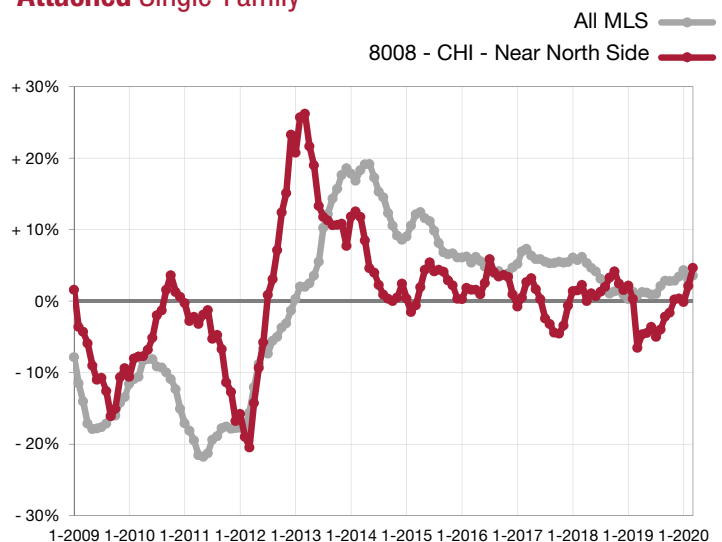
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near South Side

Local Market Update / March 2020

**- 39.4%**

**+ 1.7%**

**- 10.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	3	0	- 100.0%	30	18	- 40.0%
Under Contract (includes Contingent and Pending)	0	0	--	9	6	- 33.3%
Closed Sales	0	0	--	11	6	- 45.5%
Median Sales Price*	\$0	<b>\$0</b>	--	\$1,125,000	<b>\$1,250,000</b>	+ 11.1%
Average Sales Price*	\$0	<b>\$0</b>	--	\$1,140,156	<b>\$1,209,167</b>	+ 6.1%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	97.4%	<b>92.4%</b>	- 5.1%
Average Market Time	0	0	--	33	152	+ 360.6%
Inventory of Homes for Sale at Month End	5	2	- 60.0%	--	--	--

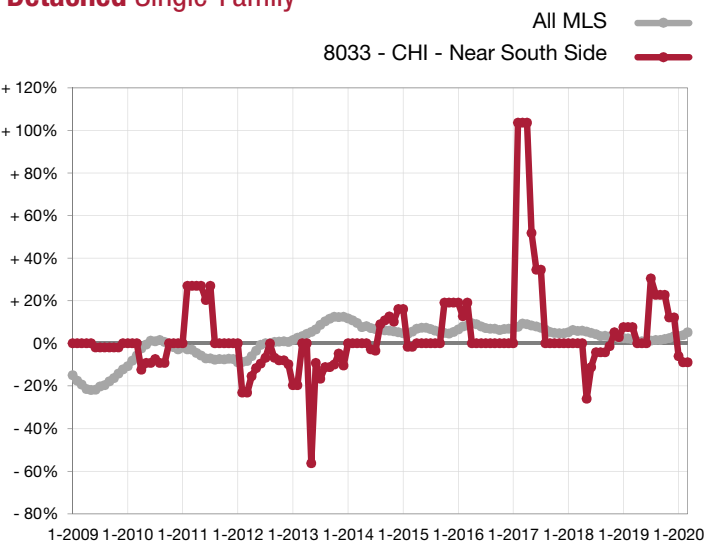
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	157	97	- 38.2%	1,450	1,402	- 3.3%
Under Contract (includes Contingent and Pending)	75	43	- 42.7%	748	670	- 10.4%
Closed Sales	59	60	+ 1.7%	756	690	- 8.7%
Median Sales Price*	\$395,000	<b>\$386,250</b>	- 2.2%	\$375,000	<b>\$372,500</b>	- 0.7%
Average Sales Price*	\$487,876	<b>\$444,716</b>	- 8.8%	\$474,223	<b>\$433,115</b>	- 8.7%
Percent of Original List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	99.5%	<b>99.2%</b>	- 0.3%
Average Market Time	90	106	+ 17.8%	74	81	+ 9.5%
Inventory of Homes for Sale at Month End	224	204	- 8.9%	--	--	--

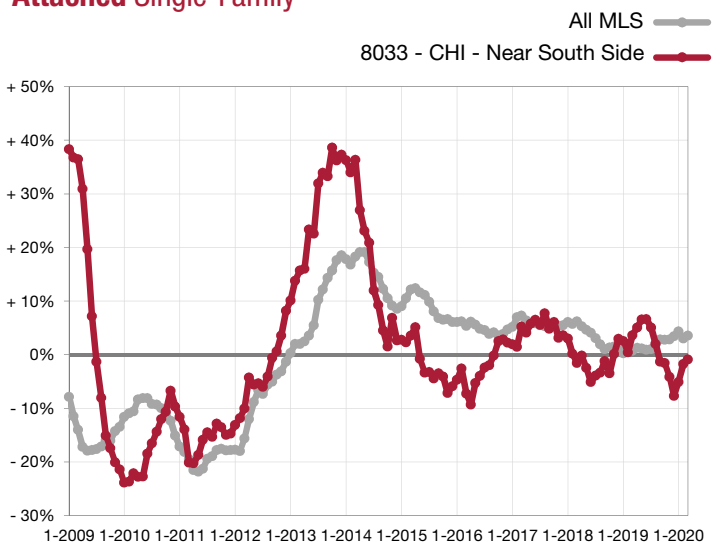
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near West Side

Local Market Update / March 2020

**- 25.1%**

**+ 11.7%**

**- 14.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	8	3	- 62.5%	72	75	+ 4.2%
Under Contract (includes Contingent and Pending)	5	2	- 60.0%	28	34	+ 21.4%
Closed Sales	2	1	- 50.0%	21	37	+ 76.2%
Median Sales Price*	\$956,500	<b>\$624,684</b>	- 34.7%	\$453,000	<b>\$513,500</b>	+ 13.4%
Average Sales Price*	\$956,500	<b>\$624,684</b>	- 34.7%	\$550,079	<b>\$535,333</b>	- 2.7%
Percent of Original List Price Received*	92.9%	<b>104.3%</b>	+ 12.3%	95.5%	<b>96.1%</b>	+ 0.6%
Average Market Time	158	92	- 41.8%	57	57	0.0%
Inventory of Homes for Sale at Month End	11	14	+ 27.3%	--	--	--

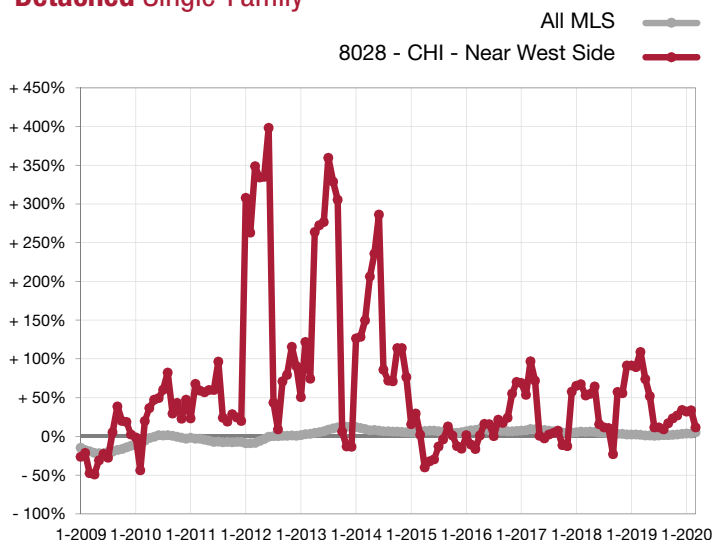
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	255	194	- 23.9%	2,321	2,424	+ 4.4%
Under Contract (includes Contingent and Pending)	106	82	- 22.6%	1,082	1,121	+ 3.6%
Closed Sales	75	85	+ 13.3%	1,172	1,148	- 2.0%
Median Sales Price*	\$380,000	<b>\$338,000</b>	- 11.1%	\$380,000	<b>\$360,000</b>	- 5.3%
Average Sales Price*	\$463,576	<b>\$433,282</b>	- 6.5%	\$496,676	<b>\$499,924</b>	+ 0.7%
Percent of Original List Price Received*	99.6%	<b>98.7%</b>	- 0.9%	98.8%	<b>98.4%</b>	- 0.4%
Average Market Time	92	83	- 9.8%	61	76	+ 24.6%
Inventory of Homes for Sale at Month End	355	298	- 16.1%	--	--	--

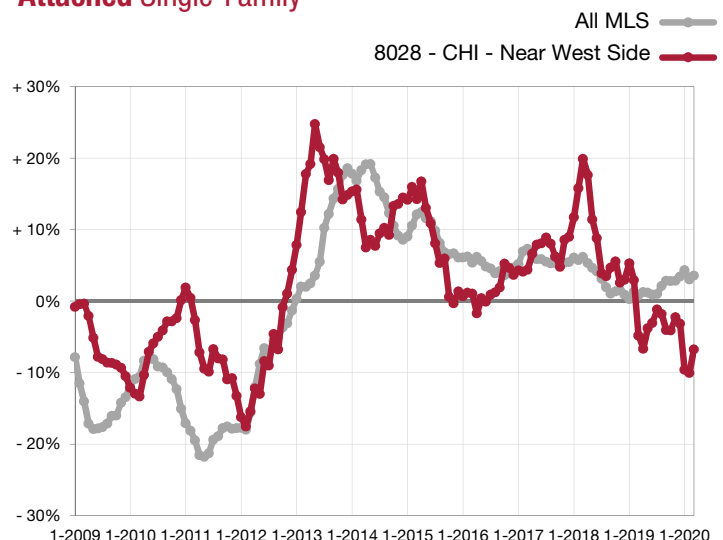
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# North Center

Local Market Update / March 2020

**- 38.9%**

**+ 65.0%**

**- 13.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	54	48	- 11.1%	504	502	- 0.4%
Under Contract (includes Contingent and Pending)	31	18	- 41.9%	213	215	+ 0.9%
Closed Sales	8	13	+ 62.5%	204	218	+ 6.9%
Median Sales Price*	\$1,160,000	<b>\$1,125,000</b>	- 3.0%	\$1,061,250	<b>\$1,105,000</b>	+ 4.1%
Average Sales Price*	\$1,091,238	<b>\$1,072,769</b>	- 1.7%	\$1,049,347	<b>\$1,126,053</b>	+ 7.3%
Percent of Original List Price Received*	97.4%	<b>94.1%</b>	- 3.4%	95.9%	<b>96.0%</b>	+ 0.1%
Average Market Time	15	100	+ 566.7%	101	103	+ 2.0%
Inventory of Homes for Sale at Month End	77	67	- 13.0%	--	--	--

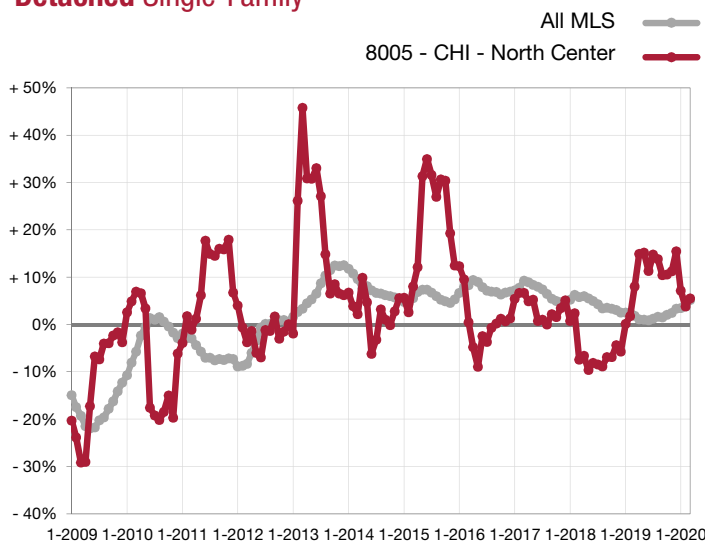
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	103	48	- 53.4%	844	808	- 4.3%
Under Contract (includes Contingent and Pending)	60	43	- 28.3%	399	378	- 5.3%
Closed Sales	32	53	+ 65.6%	386	394	+ 2.1%
Median Sales Price*	\$465,750	<b>\$430,000</b>	- 7.7%	\$434,000	<b>\$443,250</b>	+ 2.1%
Average Sales Price*	\$490,192	<b>\$433,771</b>	- 11.5%	\$444,742	<b>\$461,126</b>	+ 3.7%
Percent of Original List Price Received*	98.2%	<b>98.2%</b>	0.0%	97.7%	<b>97.9%</b>	+ 0.2%
Average Market Time	144	74	- 48.6%	66	64	- 3.0%
Inventory of Homes for Sale at Month End	79	68	- 13.9%	--	--	--

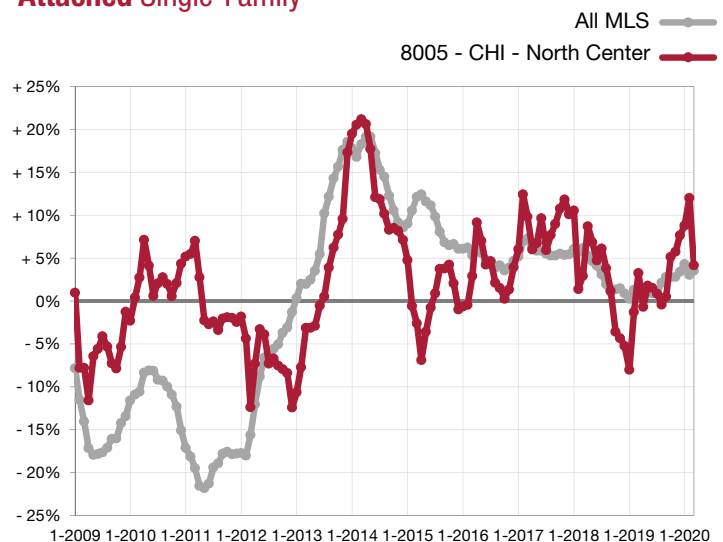
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# North Park

Local Market Update / March 2020

**- 50.0%**

**+ 233.3%**

**- 2.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	19	8	- 57.9%	129	119	- 7.8%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	67	64	- 4.5%
Closed Sales	1	5	+ 400.0%	65	70	+ 7.7%
Median Sales Price*	\$465,000	<b>\$295,000</b>	- 36.6%	\$385,000	<b>\$399,950</b>	+ 3.9%
Average Sales Price*	\$465,000	<b>\$431,000</b>	- 7.3%	\$416,397	<b>\$422,147</b>	+ 1.4%
Percent of Original List Price Received*	97.9%	<b>91.4%</b>	- 6.6%	95.8%	<b>95.0%</b>	- 0.8%
Average Market Time	139	42	- 69.8%	68	100	+ 47.1%
Inventory of Homes for Sale at Month End	24	17	- 29.2%	--	--	--

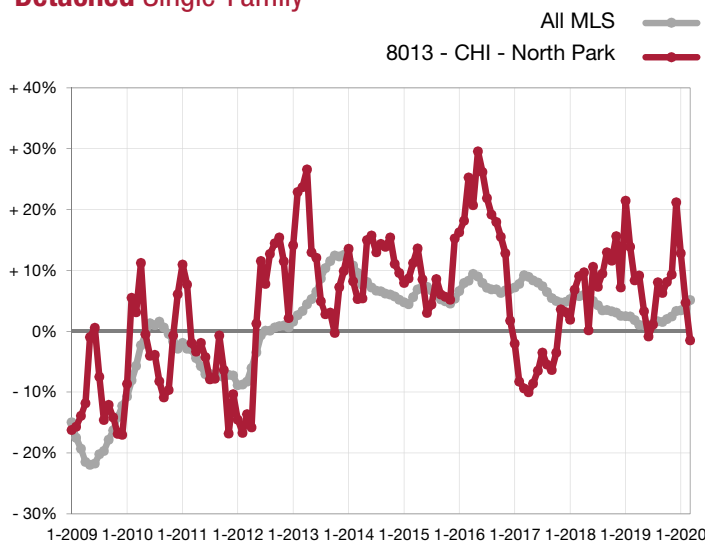
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	11	7	- 36.4%	61	89	+ 45.9%
Under Contract (includes Contingent and Pending)	7	4	- 42.9%	37	47	+ 27.0%
Closed Sales	2	5	+ 150.0%	37	48	+ 29.7%
Median Sales Price*	\$228,000	<b>\$194,000</b>	- 14.9%	\$172,500	<b>\$230,000</b>	+ 33.3%
Average Sales Price*	\$228,000	<b>\$222,365</b>	- 2.5%	\$187,395	<b>\$223,438</b>	+ 19.2%
Percent of Original List Price Received*	96.2%	<b>93.3%</b>	- 3.0%	96.5%	<b>96.4%</b>	- 0.1%
Average Market Time	9	55	+ 511.1%	77	40	- 48.1%
Inventory of Homes for Sale at Month End	11	17	+ 54.5%	--	--	--

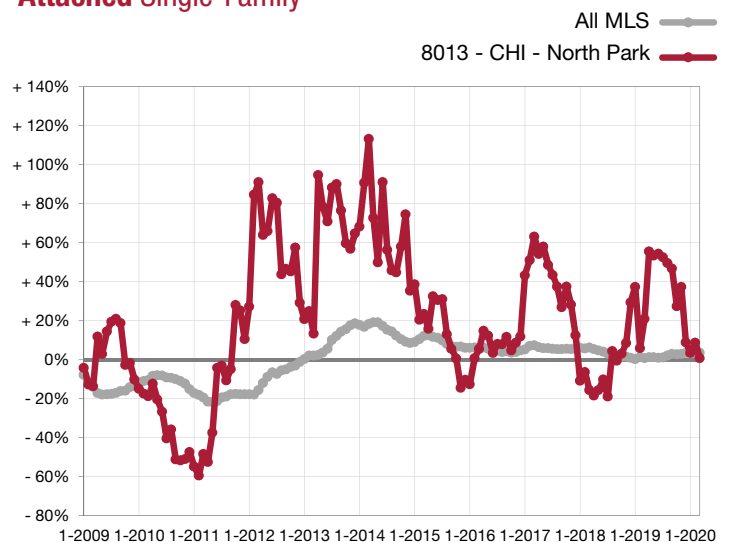
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Norwood Park

Local Market Update / March 2020

**- 19.4%**

**+ 14.8%**

**- 17.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	86	76	- 11.6%	818	858	+ 4.9%
Under Contract (includes Contingent and Pending)	35	35	0.0%	387	416	+ 7.5%
Closed Sales	20	26	+ 30.0%	387	408	+ 5.4%
Median Sales Price*	\$344,670	<b>\$348,750</b>	+ 1.2%	\$330,000	<b>\$338,500</b>	+ 2.6%
Average Sales Price*	\$349,387	<b>\$329,663</b>	- 5.6%	\$352,496	<b>\$358,964</b>	+ 1.8%
Percent of Original List Price Received*	96.6%	<b>94.6%</b>	- 2.1%	96.2%	<b>95.8%</b>	- 0.4%
Average Market Time	109	99	- 9.2%	61	71	+ 16.4%
Inventory of Homes for Sale at Month End	106	93	- 12.3%	--	--	--

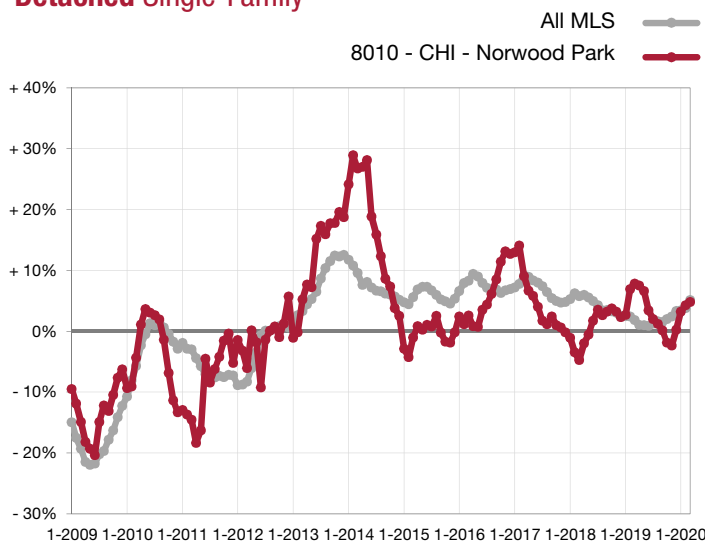
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	17	7	- 58.8%	172	150	- 12.8%
Under Contract (includes Contingent and Pending)	9	9	0.0%	85	85	0.0%
Closed Sales	7	5	- 28.6%	93	80	- 14.0%
Median Sales Price*	\$185,600	<b>\$213,900</b>	+ 15.2%	\$154,000	<b>\$176,000</b>	+ 14.3%
Average Sales Price*	\$228,943	<b>\$190,960</b>	- 16.6%	\$168,042	<b>\$191,438</b>	+ 13.9%
Percent of Original List Price Received*	94.6%	<b>93.9%</b>	- 0.7%	95.6%	<b>94.8%</b>	- 0.8%
Average Market Time	113	66	- 41.6%	64	77	+ 20.3%
Inventory of Homes for Sale at Month End	20	11	- 45.0%	--	--	--

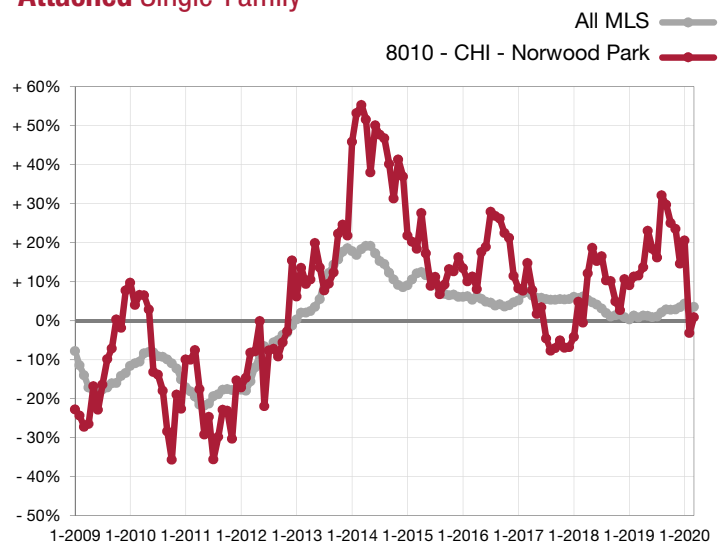
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Portage Park

Local Market Update / March 2020

**- 33.3%**

Change in  
New Listings  
All Properties

**- 18.2%**

Change in  
Closed Sales  
All Properties

**- 33.9%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	74	47	- 36.5%	822	762	- 7.3%
Under Contract (includes Contingent and Pending)	35	30	- 14.3%	413	403	- 2.4%
Closed Sales	35	31	- 11.4%	450	382	- 15.1%
Median Sales Price*	\$360,000	<b>\$412,500</b>	+ 14.6%	\$320,000	<b>\$335,000</b>	+ 4.7%
Average Sales Price*	\$392,407	<b>\$384,319</b>	- 2.1%	\$341,789	<b>\$358,477</b>	+ 4.9%
Percent of Original List Price Received*	98.2%	<b>96.5%</b>	- 1.7%	96.9%	<b>96.8%</b>	- 0.1%
Average Market Time	107	73	- 31.8%	67	62	- 7.5%
Inventory of Homes for Sale at Month End	92	57	- 38.0%	--	--	--

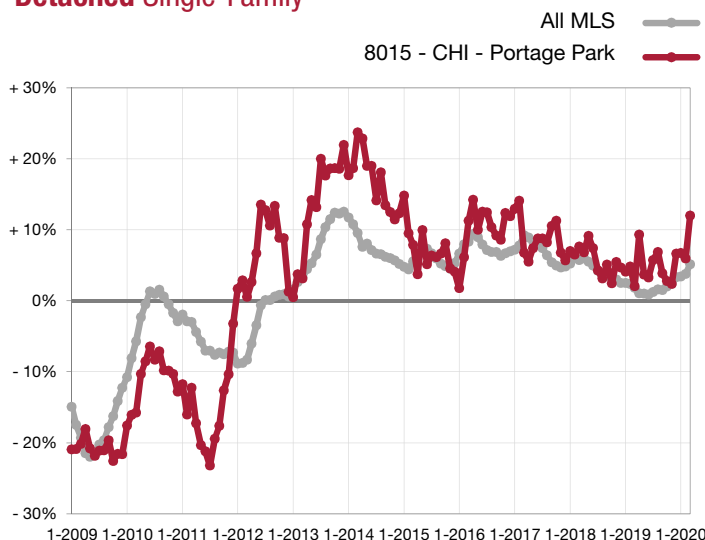
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	16	13	- 18.8%	170	165	- 2.9%
Under Contract (includes Contingent and Pending)	6	7	+ 16.7%	81	89	+ 9.9%
Closed Sales	9	5	- 44.4%	86	89	+ 3.5%
Median Sales Price*	\$145,000	<b>\$137,000</b>	- 5.5%	\$161,750	<b>\$159,000</b>	- 1.7%
Average Sales Price*	\$167,056	<b>\$205,580</b>	+ 23.1%	\$177,330	<b>\$189,011</b>	+ 6.6%
Percent of Original List Price Received*	95.2%	<b>98.5%</b>	+ 3.5%	95.7%	<b>94.7%</b>	- 1.0%
Average Market Time	123	81	- 34.1%	75	62	- 17.3%
Inventory of Homes for Sale at Month End	26	21	- 19.2%	--	--	--

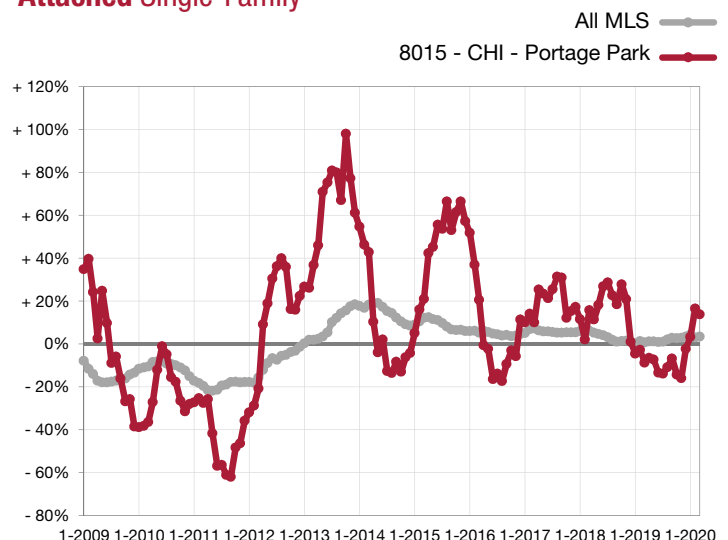
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / March 2020

**- 15.9%**

Change in  
New Listings  
All Properties

**- 11.6%**

Change in  
Closed Sales  
All Properties

**- 6.5%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	3	7	+ 133.3%	78	54	- 30.8%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	39	36	- 7.7%
Closed Sales	6	5	- 16.7%	38	36	- 5.3%
Median Sales Price*	\$406,500	<b>\$470,000</b>	+ 15.6%	\$405,000	<b>\$526,500</b>	+ 30.0%
Average Sales Price*	\$394,000	<b>\$474,900</b>	+ 20.5%	\$408,579	<b>\$548,210</b>	+ 34.2%
Percent of Original List Price Received*	101.8%	<b>91.4%</b>	- 10.2%	96.7%	<b>95.8%</b>	- 0.9%
Average Market Time	187	<b>66</b>	- 64.7%	80	<b>78</b>	- 2.5%
Inventory of Homes for Sale at Month End	9	<b>6</b>	- 33.3%	--	--	--

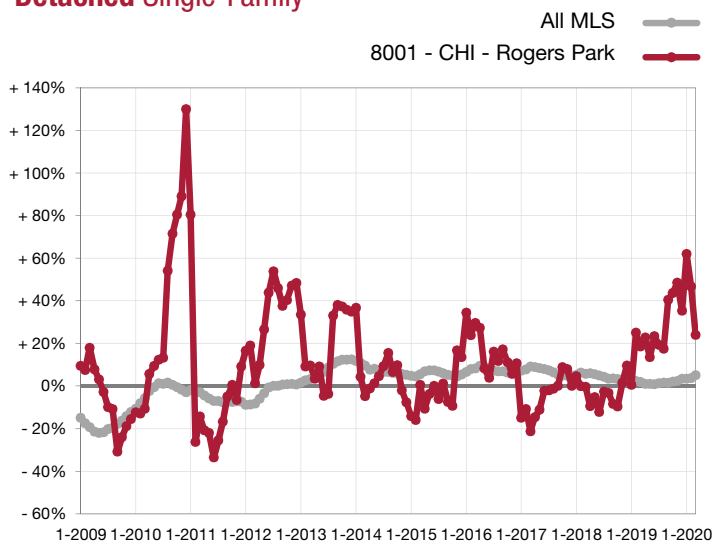
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	85	67	- 21.2%	835	816	- 2.3%
Under Contract (includes Contingent and Pending)	49	39	- 20.4%	467	453	- 3.0%
Closed Sales	37	33	- 10.8%	473	463	- 2.1%
Median Sales Price*	\$175,000	<b>\$145,000</b>	- 17.1%	\$181,000	<b>\$170,000</b>	- 6.1%
Average Sales Price*	\$191,065	<b>\$169,570</b>	- 11.3%	\$191,848	<b>\$189,347</b>	- 1.3%
Percent of Original List Price Received*	92.3%	<b>96.1%</b>	+ 4.1%	96.1%	<b>95.9%</b>	- 0.2%
Average Market Time	87	<b>84</b>	- 3.4%	62	<b>65</b>	+ 4.8%
Inventory of Homes for Sale at Month End	115	<b>110</b>	- 4.3%	--	--	--

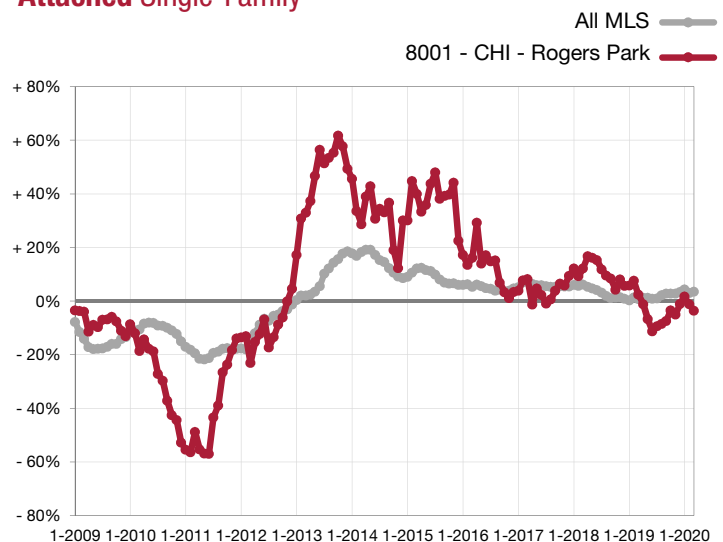
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# South Shore

Local Market Update / March 2020

**- 34.1%**

Change in  
New Listings  
All Properties

**- 13.3%**

Change in  
Closed Sales  
All Properties

**- 7.9%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	20	13	- 35.0%	251	219	- 12.7%
Under Contract (includes Contingent and Pending)	11	11	0.0%	124	111	- 10.5%
Closed Sales	10	6	- 40.0%	126	106	- 15.9%
Median Sales Price*	\$167,200	\$99,350	- 40.6%	\$148,950	\$114,875	- 22.9%
Average Sales Price*	\$147,903	\$143,793	- 2.8%	\$178,273	\$167,616	- 6.0%
Percent of Original List Price Received*	93.1%	78.0%	- 16.2%	95.4%	92.1%	- 3.5%
Average Market Time	103	95	- 7.8%	132	101	- 23.5%
Inventory of Homes for Sale at Month End	51	34	- 33.3%	--	--	--

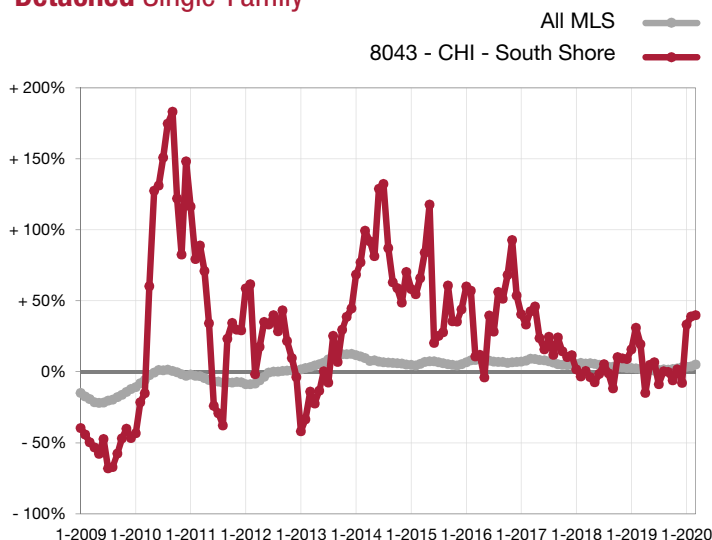
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	21	14	- 33.3%	236	275	+ 16.5%
Under Contract (includes Contingent and Pending)	10	9	- 10.0%	112	129	+ 15.2%
Closed Sales	5	7	+ 40.0%	110	124	+ 12.7%
Median Sales Price*	\$47,000	\$70,000	+ 48.9%	\$60,000	\$75,000	+ 25.0%
Average Sales Price*	\$41,164	\$86,271	+ 109.6%	\$71,815	\$87,565	+ 21.9%
Percent of Original List Price Received*	76.6%	88.2%	+ 15.1%	90.7%	92.4%	+ 1.9%
Average Market Time	91	218	+ 139.6%	86	116	+ 34.9%
Inventory of Homes for Sale at Month End	63	71	+ 12.7%	--	--	--

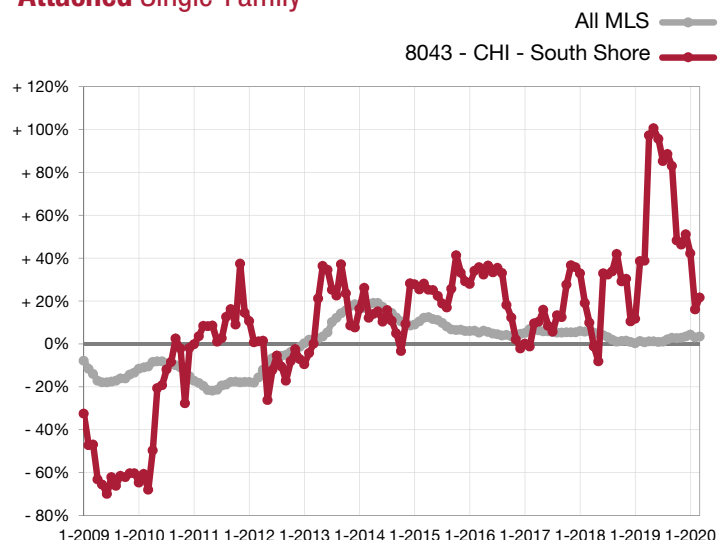
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Uptown

Local Market Update / March 2020

**- 21.1%**

Change in  
**New Listings**  
All Properties

**- 2.9%**

Change in  
**Closed Sales**  
All Properties

**- 10.9%**

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	6	6	0.0%	68	73	+ 7.4%
Under Contract (includes Contingent and Pending)	3	4	+ 33.3%	26	33	+ 26.9%
Closed Sales	3	2	- 33.3%	25	27	+ 8.0%
Median Sales Price*	\$1,375,000	<b>\$920,000</b>	- 33.1%	\$790,000	<b>\$887,500</b>	+ 12.3%
Average Sales Price*	\$1,238,000	<b>\$920,000</b>	- 25.7%	\$883,907	<b>\$992,575</b>	+ 12.3%
Percent of Original List Price Received*	97.0%	<b>95.6%</b>	- 1.4%	92.4%	<b>94.8%</b>	+ 2.6%
Average Market Time	314	<b>249</b>	- 20.7%	178	<b>144</b>	- 19.1%
Inventory of Homes for Sale at Month End	11	<b>14</b>	+ 27.3%	--	--	--

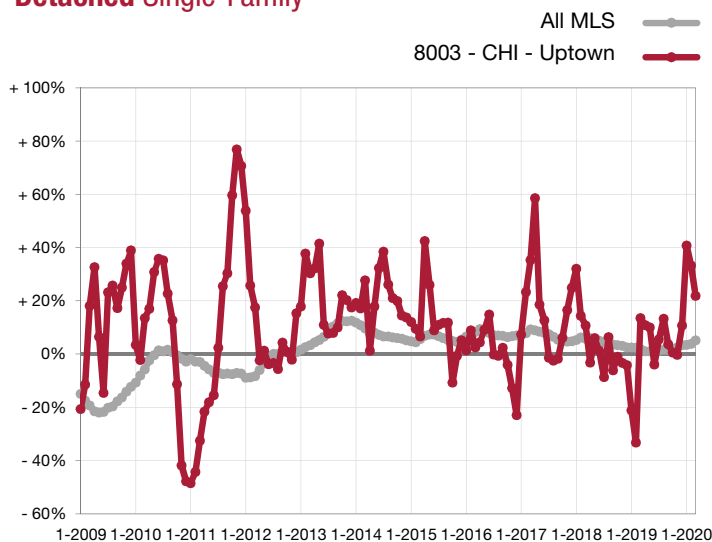
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	141	110	- 22.0%	1,424	1,355	- 4.8%
Under Contract (includes Contingent and Pending)	79	64	- 19.0%	829	797	- 3.9%
Closed Sales	66	65	- 1.5%	839	791	- 5.7%
Median Sales Price*	\$288,000	<b>\$315,000</b>	+ 9.4%	\$269,500	<b>\$290,000</b>	+ 7.6%
Average Sales Price*	\$302,686	<b>\$304,051</b>	+ 0.5%	\$275,933	<b>\$291,933</b>	+ 5.8%
Percent of Original List Price Received*	97.4%	<b>97.7%</b>	+ 0.3%	97.2%	<b>97.1%</b>	- 0.1%
Average Market Time	75	<b>72</b>	- 4.0%	58	<b>58</b>	0.0%
Inventory of Homes for Sale at Month End	164	<b>142</b>	- 13.4%	--	--	--

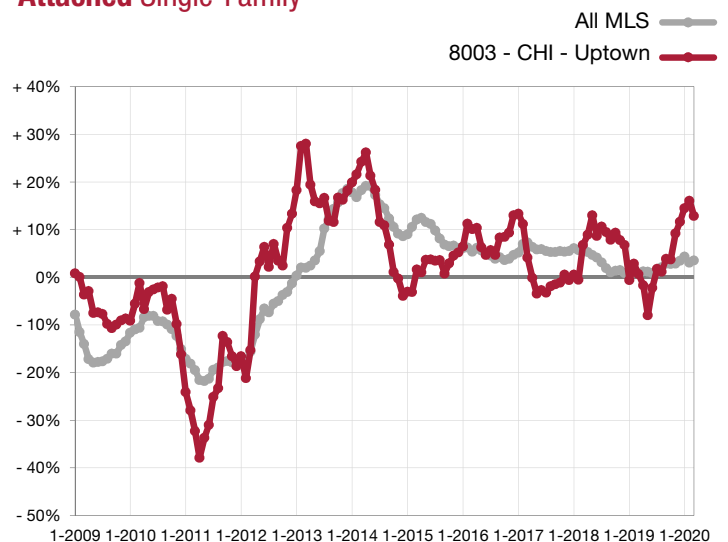
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Ridge

Local Market Update / March 2020

**- 37.1%**

Change in  
New Listings  
All Properties

**- 21.1%**

Change in  
Closed Sales  
All Properties

**- 22.0%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	30	15	- 50.0%	322	240	- 25.5%
Under Contract (includes Contingent and Pending)	19	11	- 42.1%	151	132	- 12.6%
Closed Sales	10	8	- 20.0%	145	142	- 2.1%
Median Sales Price*	\$382,500	<b>\$332,500</b>	- 13.1%	\$362,500	<b>\$371,500</b>	+ 2.5%
Average Sales Price*	\$417,550	<b>\$353,313</b>	- 15.4%	\$382,484	<b>\$394,111</b>	+ 3.0%
Percent of Original List Price Received*	95.2%	<b>97.0%</b>	+ 1.9%	94.3%	<b>95.7%</b>	+ 1.5%
Average Market Time	76	<b>137</b>	+ 80.3%	106	<b>92</b>	- 13.2%
Inventory of Homes for Sale at Month End	47	<b>34</b>	- 27.7%	--	--	--

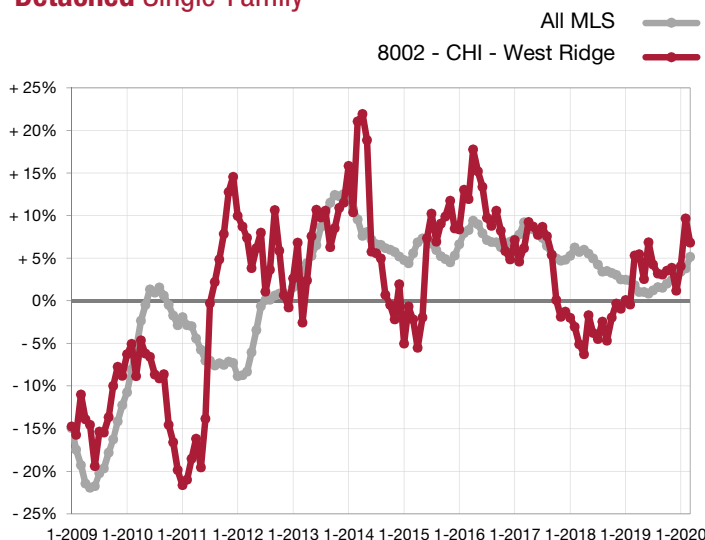
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	59	41	- 30.5%	694	663	- 4.5%
Under Contract (includes Contingent and Pending)	30	36	+ 20.0%	355	344	- 3.1%
Closed Sales	28	22	- 21.4%	357	343	- 3.9%
Median Sales Price*	\$163,250	<b>\$124,000</b>	- 24.0%	\$145,000	<b>\$141,110</b>	- 2.7%
Average Sales Price*	\$160,586	<b>\$152,000</b>	- 5.3%	\$156,436	<b>\$158,404</b>	+ 1.3%
Percent of Original List Price Received*	93.0%	<b>94.5%</b>	+ 1.6%	94.8%	<b>93.5%</b>	- 1.4%
Average Market Time	112	<b>104</b>	- 7.1%	77	<b>88</b>	+ 14.3%
Inventory of Homes for Sale at Month End	121	<b>97</b>	- 19.8%	--	--	--

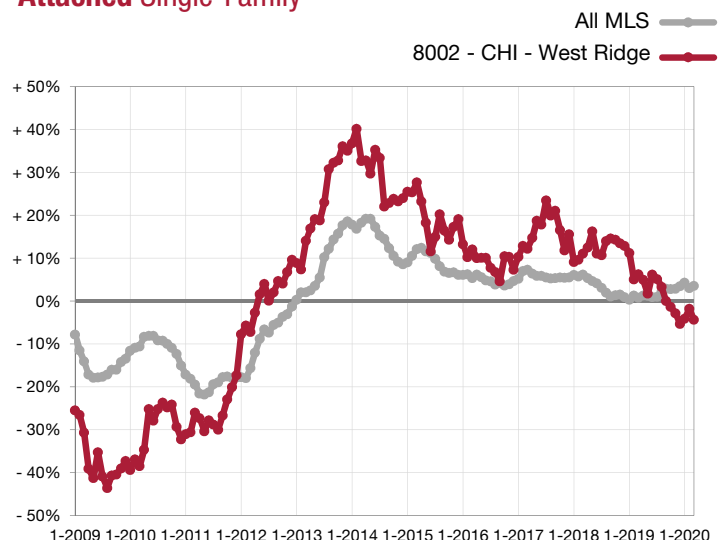
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Town

Local Market Update / March 2020

**- 20.6%**

**+ 16.3%**

**- 18.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	54	29	- 46.3%	543	529	- 2.6%
Under Contract (includes Contingent and Pending)	25	12	- 52.0%	188	215	+ 14.4%
Closed Sales	20	11	- 45.0%	188	219	+ 16.5%
Median Sales Price*	\$1,043,750	<b>\$1,035,000</b>	- 0.8%	\$991,250	<b>\$906,000</b>	- 8.6%
Average Sales Price*	\$1,171,500	<b>\$1,062,455</b>	- 9.3%	\$1,039,062	<b>\$968,084</b>	- 6.8%
Percent of Original List Price Received*	95.1%	<b>96.4%</b>	+ 1.4%	95.6%	<b>96.1%</b>	+ 0.5%
Average Market Time	126	<b>164</b>	+ 30.2%	107	<b>100</b>	- 6.5%
Inventory of Homes for Sale at Month End	95	<b>59</b>	- 37.9%	--	--	--

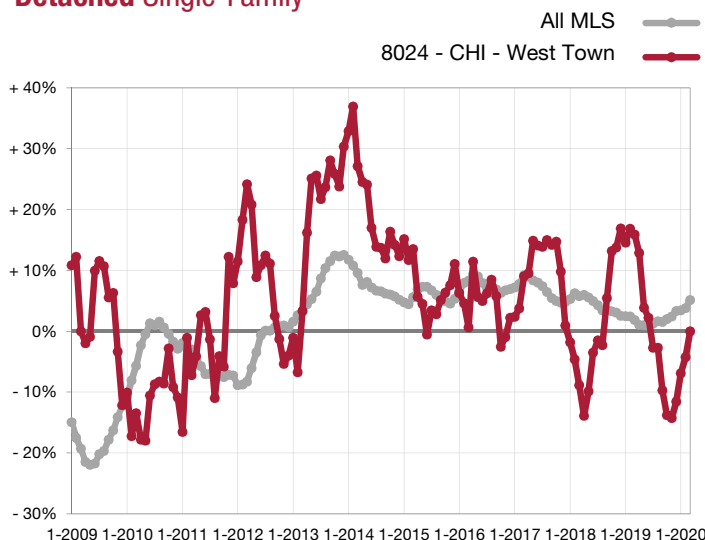
## Attached Single-Family

	March			Trailing 12 Months		
	3-2019	3-2020	+ / -	3-2019	3-2020	+ / -
New Listings	310	260	- 16.1%	3,167	3,359	+ 6.1%
Under Contract (includes Contingent and Pending)	180	142	- 21.1%	1,404	1,535	+ 9.3%
Closed Sales	127	160	+ 26.0%	1,420	1,532	+ 7.9%
Median Sales Price*	\$452,500	<b>\$495,000</b>	+ 9.4%	\$465,500	<b>\$488,875</b>	+ 5.0%
Average Sales Price*	\$488,812	<b>\$516,734</b>	+ 5.7%	\$486,231	<b>\$508,028</b>	+ 4.5%
Percent of Original List Price Received*	97.9%	<b>97.9%</b>	0.0%	97.9%	<b>97.7%</b>	- 0.2%
Average Market Time	71	<b>83</b>	+ 16.9%	56	<b>68</b>	+ 21.4%
Inventory of Homes for Sale at Month End	399	<b>343</b>	- 14.0%	--	--	--

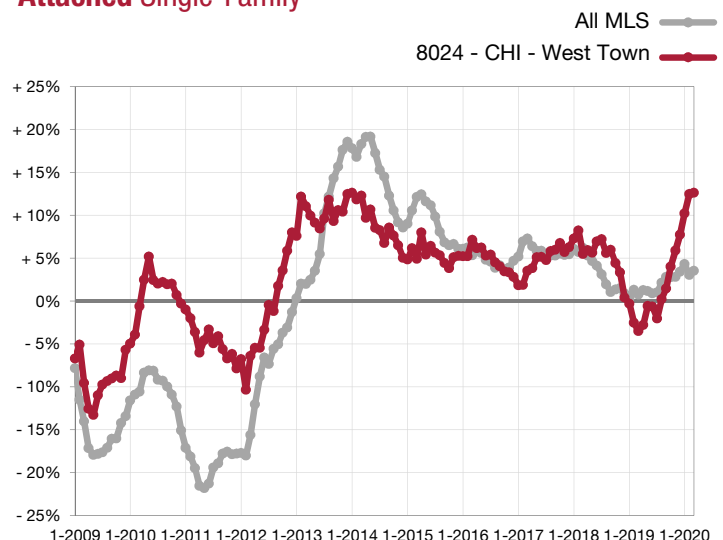
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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