

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED MAY 16, 2020



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Albany Park

Local Market Update / April 2020

- 58.2%

+ 16.0%

- 17.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	30	13	- 56.7%	275	264	- 4.0%
Under Contract (includes Contingent and Pending)	16	9	- 43.8%	130	131	+ 0.8%
Closed Sales	9	7	- 22.2%	125	134	+ 7.2%
Median Sales Price*	\$394,950	\$530,000	+ 34.2%	\$410,000	\$408,700	- 0.3%
Average Sales Price*	\$379,717	\$515,857	+ 35.9%	\$445,057	\$451,760	+ 1.5%
Percent of Original List Price Received*	95.4%	99.3%	+ 4.1%	96.1%	97.4%	+ 1.4%
Average Market Time	51	41	- 19.6%	73	72	- 1.4%
Inventory of Homes for Sale at Month End	40	32	- 20.0%	--	--	--

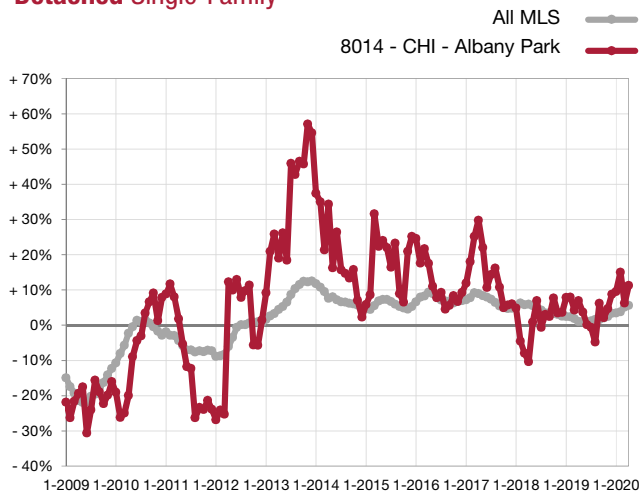
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	37	15	- 59.5%	349	313	- 10.3%
Under Contract (includes Contingent and Pending)	20	9	- 55.0%	191	158	- 17.3%
Closed Sales	16	22	+ 37.5%	194	168	- 13.4%
Median Sales Price*	\$205,500	\$284,000	+ 38.2%	\$194,625	\$202,500	+ 4.0%
Average Sales Price*	\$212,013	\$257,200	+ 21.3%	\$207,691	\$234,167	+ 12.7%
Percent of Original List Price Received*	97.9%	98.8%	+ 0.9%	96.6%	97.0%	+ 0.4%
Average Market Time	36	72	+ 100.0%	48	61	+ 27.1%
Inventory of Homes for Sale at Month End	38	32	- 15.8%	--	--	--

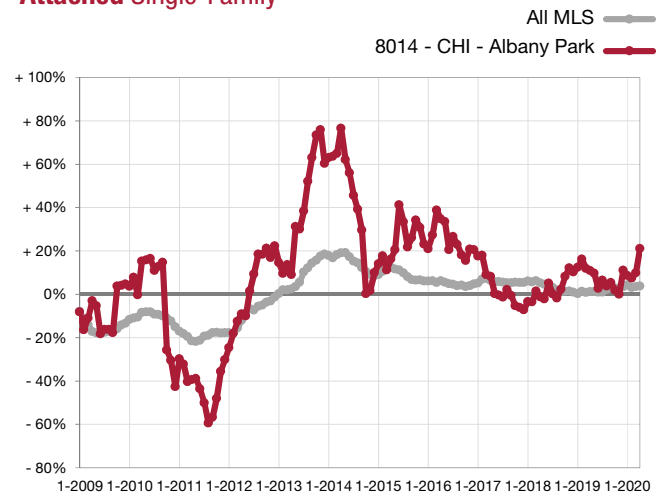
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



Avondale

Local Market Update / April 2020

- 60.0%

Change in
New Listings
All Properties

- 22.2%

Change in
Closed Sales
All Properties

- 32.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	17	10	- 41.2%	181	168	- 7.2%
Under Contract (includes Contingent and Pending)	12	5	- 58.3%	101	95	- 5.9%
Closed Sales	5	9	+ 80.0%	105	103	- 1.9%
Median Sales Price*	\$695,000	\$444,000	- 36.1%	\$461,000	\$492,500	+ 6.8%
Average Sales Price*	\$577,980	\$483,022	- 16.4%	\$509,393	\$503,481	- 1.2%
Percent of Original List Price Received*	98.8%	100.2%	+ 1.4%	97.1%	97.4%	+ 0.3%
Average Market Time	20	33	+ 65.0%	56	61	+ 8.9%
Inventory of Homes for Sale at Month End	18	20	+ 11.1%	--	--	--

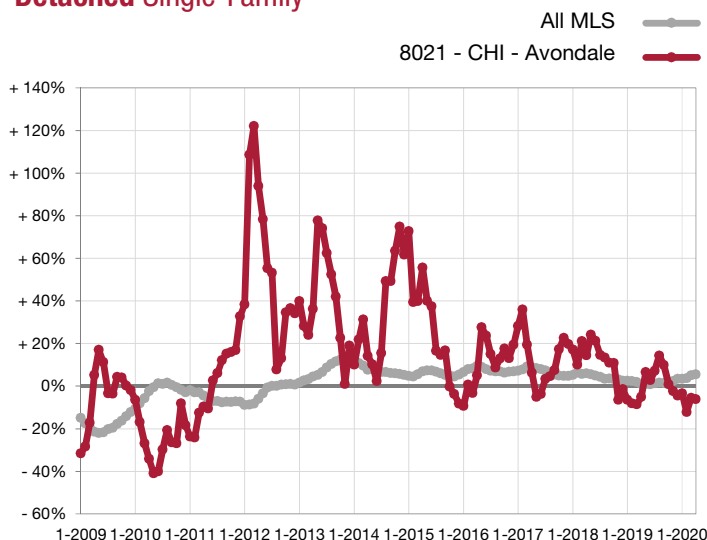
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	43	14	- 67.4%	365	305	- 16.4%
Under Contract (includes Contingent and Pending)	19	5	- 73.7%	174	147	- 15.5%
Closed Sales	22	12	- 45.5%	183	157	- 14.2%
Median Sales Price*	\$353,500	\$464,500	+ 31.4%	\$345,000	\$376,000	+ 9.0%
Average Sales Price*	\$380,238	\$416,833	+ 9.6%	\$346,100	\$381,093	+ 10.1%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	97.8%	98.1%	+ 0.3%
Average Market Time	51	32	- 37.3%	50	54	+ 8.0%
Inventory of Homes for Sale at Month End	38	18	- 52.6%	--	--	--

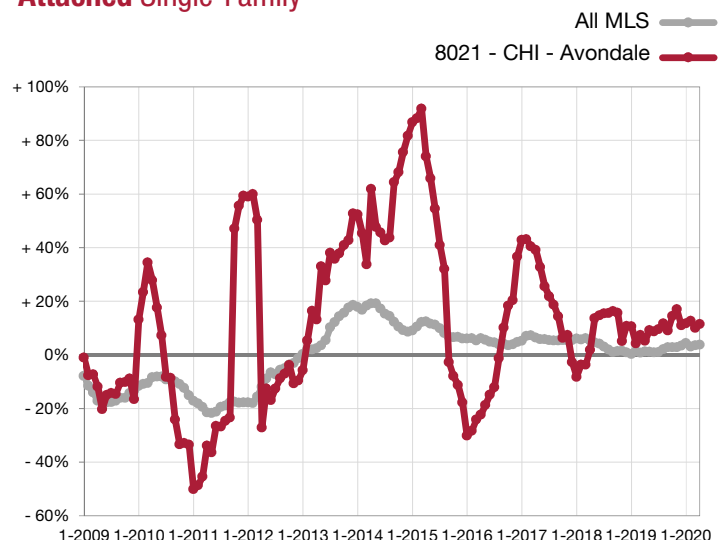
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / April 2020

- 61.7%

Change in
New Listings
All Properties

- 56.0%

Change in
Closed Sales
All Properties

- 27.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	44	17	- 61.4%	513	401	- 21.8%
Under Contract (includes Contingent and Pending)	27	14	- 48.1%	202	205	+ 1.5%
Closed Sales	25	11	- 56.0%	212	214	+ 0.9%
Median Sales Price*	\$355,000	\$347,000	- 2.3%	\$322,750	\$310,500	- 3.8%
Average Sales Price*	\$363,034	\$338,182	- 6.8%	\$336,018	\$328,580	- 2.2%
Percent of Original List Price Received*	96.1%	97.4%	+ 1.4%	96.1%	97.4%	+ 1.4%
Average Market Time	109	93	- 14.7%	81	78	- 3.7%
Inventory of Homes for Sale at Month End	73	55	- 24.7%	--	--	--

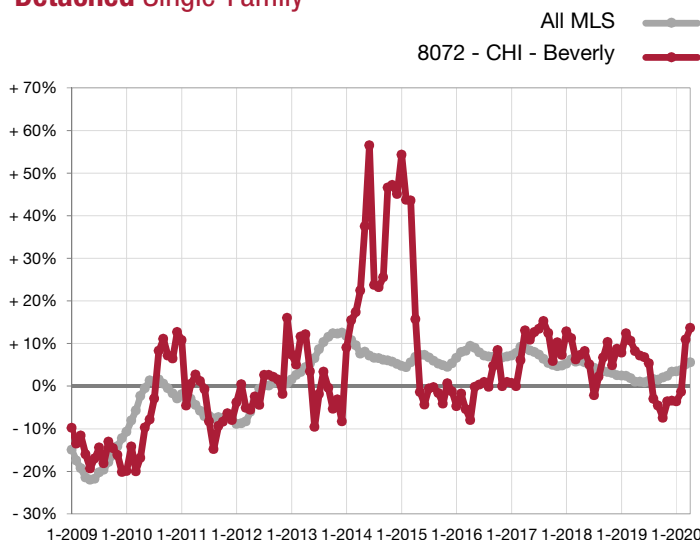
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	3	1	- 66.7%	26	21	- 19.2%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	14	10	- 28.6%
Closed Sales	0	0	--	17	9	- 47.1%
Median Sales Price*	\$0	\$0	--	\$118,000	\$119,900	+ 1.6%
Average Sales Price*	\$0	\$0	--	\$128,026	\$140,744	+ 9.9%
Percent of Original List Price Received*	0.0%	0.0%	--	96.2%	97.0%	+ 0.8%
Average Market Time	0	0	--	69	101	+ 46.4%
Inventory of Homes for Sale at Month End	7	3	- 57.1%	--	--	--

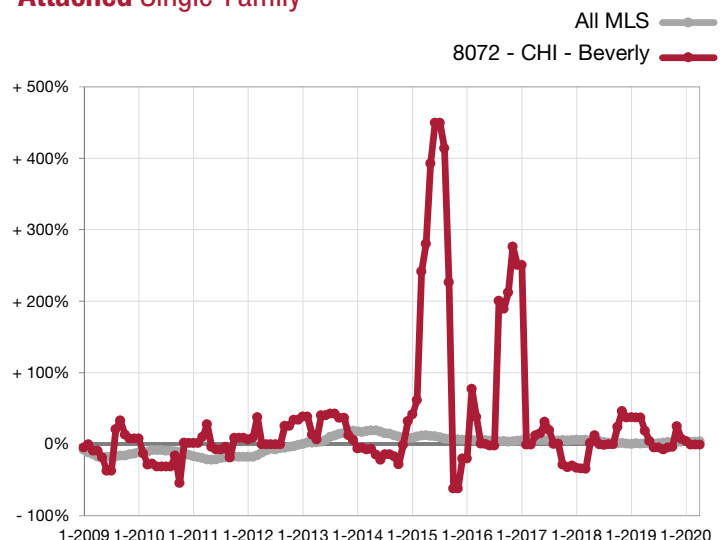
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / April 2020

- 65.9%

0.0%

- 33.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	25	10	- 60.0%	200	197	- 1.5%
Under Contract (includes Contingent and Pending)	11	5	- 54.5%	105	93	- 11.4%
Closed Sales	4	5	+ 25.0%	119	97	- 18.5%
Median Sales Price*	\$473,000	\$409,000	- 13.5%	\$401,000	\$480,000	+ 19.7%
Average Sales Price*	\$484,000	\$457,400	- 5.5%	\$433,673	\$487,341	+ 12.4%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	96.8%	96.4%	- 0.4%
Average Market Time	45	91	+ 102.2%	54	65	+ 20.4%
Inventory of Homes for Sale at Month End	34	30	- 11.8%	--	--	--

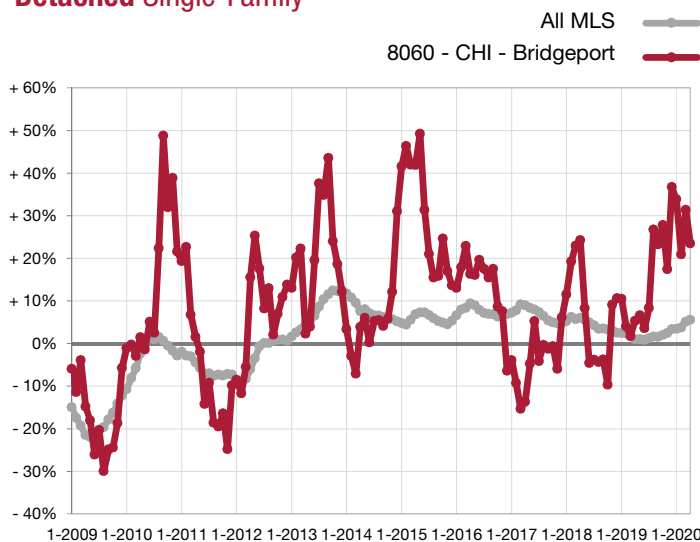
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	16	4	- 75.0%	121	100	- 17.4%
Under Contract (includes Contingent and Pending)	9	2	- 77.8%	58	59	+ 1.7%
Closed Sales	2	1	- 50.0%	49	63	+ 28.6%
Median Sales Price*	\$275,950	\$193,000	- 30.1%	\$267,000	\$305,000	+ 14.2%
Average Sales Price*	\$275,950	\$193,000	- 30.1%	\$282,473	\$321,495	+ 13.8%
Percent of Original List Price Received*	93.0%	96.5%	+ 3.8%	95.2%	97.0%	+ 1.9%
Average Market Time	78	9	- 88.5%	78	74	- 5.1%
Inventory of Homes for Sale at Month End	29	12	- 58.6%	--	--	--

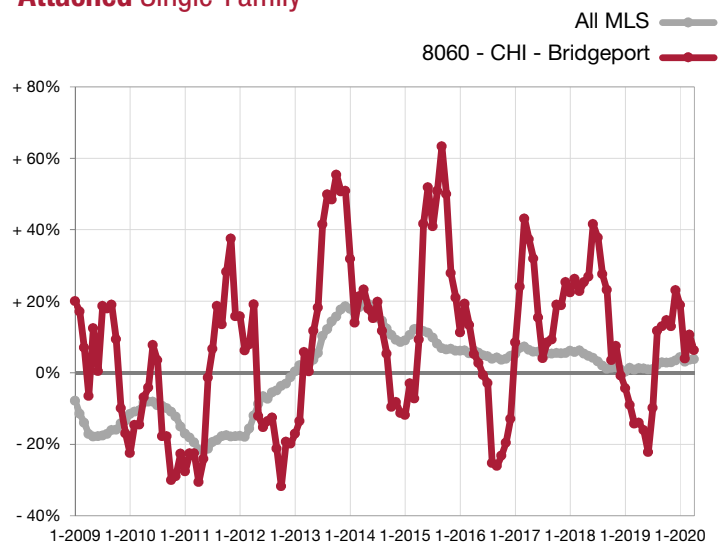
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / April 2020

- 41.0%

Change in
New Listings
All Properties

- 26.9%

Change in
Closed Sales
All Properties

- 0.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	13	12	- 7.7%	158	204	+ 29.1%
Under Contract (includes Contingent and Pending)	5	7	+ 40.0%	68	68	0.0%
Closed Sales	5	3	- 40.0%	76	65	- 14.5%
Median Sales Price*	\$642,000	\$865,000	+ 34.7%	\$679,500	\$705,000	+ 3.8%
Average Sales Price*	\$602,400	\$908,333	+ 50.8%	\$736,114	\$772,740	+ 5.0%
Percent of Original List Price Received*	93.6%	94.8%	+ 1.3%	94.8%	95.9%	+ 1.2%
Average Market Time	36	236	+ 555.6%	100	105	+ 5.0%
Inventory of Homes for Sale at Month End	28	24	- 14.3%	--	--	--

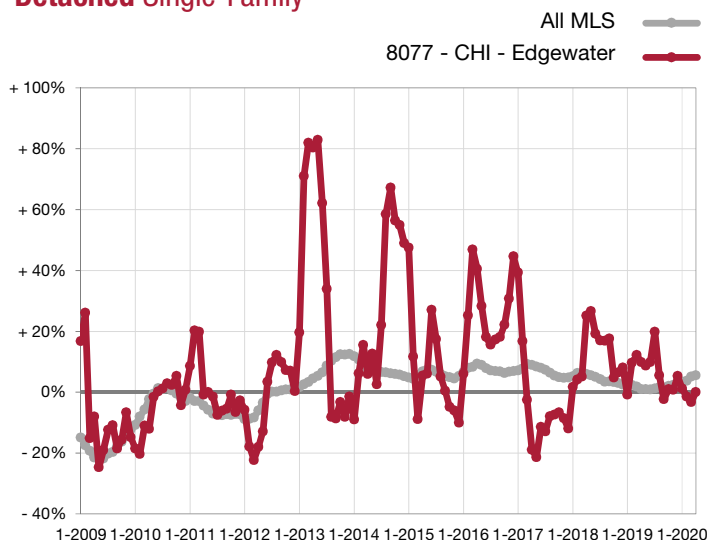
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	109	60	- 45.0%	1,356	1,289	- 4.9%
Under Contract (includes Contingent and Pending)	70	39	- 44.3%	780	665	- 14.7%
Closed Sales	73	54	- 26.0%	827	686	- 17.0%
Median Sales Price*	\$205,000	\$265,000	+ 29.3%	\$204,700	\$217,750	+ 6.4%
Average Sales Price*	\$228,198	\$281,550	+ 23.4%	\$225,594	\$244,843	+ 8.5%
Percent of Original List Price Received*	96.3%	96.0%	- 0.3%	96.2%	95.5%	- 0.7%
Average Market Time	56	60	+ 7.1%	67	68	+ 1.5%
Inventory of Homes for Sale at Month End	183	186	+ 1.6%	--	--	--

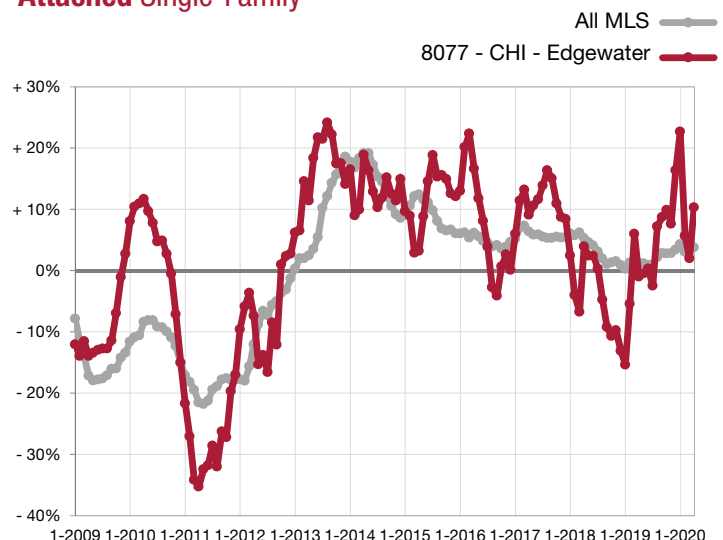
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / April 2020

- 36.8%

Change in
New Listings
All Properties

- 6.3%

Change in
Closed Sales
All Properties

- 20.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	33	18	- 45.5%	257	301	+ 17.1%
Under Contract (includes Contingent and Pending)	11	9	- 18.2%	117	123	+ 5.1%
Closed Sales	6	11	+ 83.3%	126	131	+ 4.0%
Median Sales Price*	\$463,950	\$352,000	- 24.1%	\$413,500	\$385,000	- 6.9%
Average Sales Price*	\$556,483	\$426,264	- 23.4%	\$465,896	\$441,712	- 5.2%
Percent of Original List Price Received*	94.5%	97.7%	+ 3.4%	96.0%	95.0%	- 1.0%
Average Market Time	95	64	- 32.6%	72	75	+ 4.2%
Inventory of Homes for Sale at Month End	43	30	- 30.2%	--	--	--

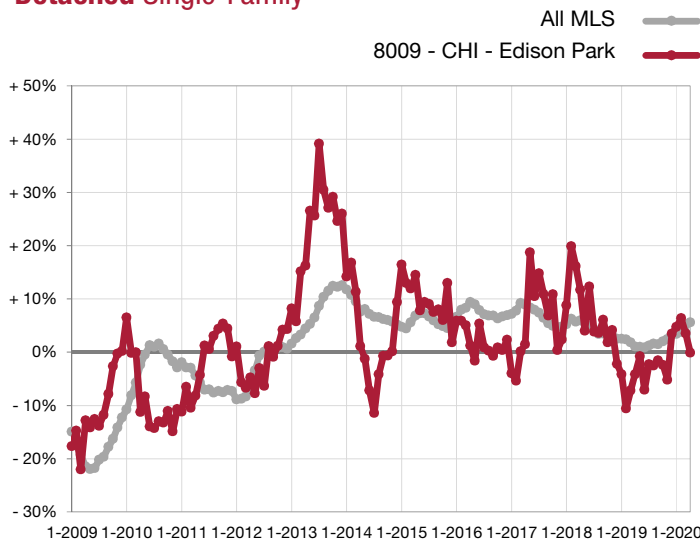
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	5	6	+ 20.0%	101	93	- 7.9%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	56	58	+ 3.6%
Closed Sales	10	4	- 60.0%	59	57	- 3.4%
Median Sales Price*	\$165,750	\$219,250	+ 32.3%	\$172,000	\$165,000	- 4.1%
Average Sales Price*	\$175,925	\$210,375	+ 19.6%	\$174,851	\$167,340	- 4.3%
Percent of Original List Price Received*	95.5%	95.5%	0.0%	95.0%	95.8%	+ 0.8%
Average Market Time	38	107	+ 181.6%	78	73	- 6.4%
Inventory of Homes for Sale at Month End	10	12	+ 20.0%	--	--	--

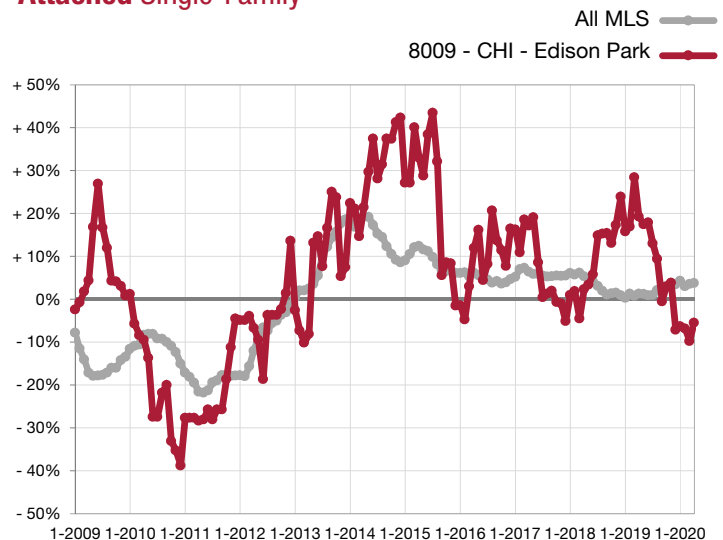
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / April 2020

- 59.7%

+ 4.3%

- 38.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	59	23	- 61.0%	510	412	- 19.2%
Under Contract (includes Contingent and Pending)	26	12	- 53.8%	208	198	- 4.8%
Closed Sales	22	24	+ 9.1%	213	214	+ 0.5%
Median Sales Price*	\$490,000	\$447,125	- 8.8%	\$476,000	\$463,000	- 2.7%
Average Sales Price*	\$503,964	\$498,734	- 1.0%	\$521,571	\$493,059	- 5.5%
Percent of Original List Price Received*	94.3%	96.5%	+ 2.3%	95.7%	95.3%	- 0.4%
Average Market Time	115	68	- 40.9%	84	90	+ 7.1%
Inventory of Homes for Sale at Month End	84	51	- 39.3%	--	--	--

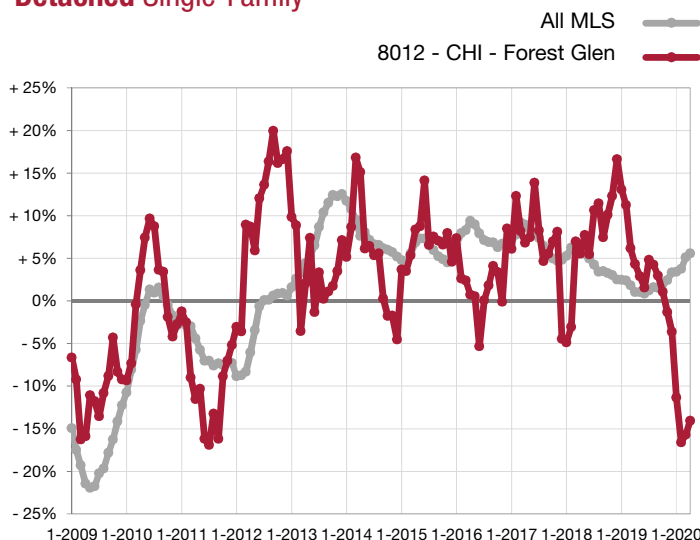
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	3	2	- 33.3%	42	35	- 16.7%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	21	17	- 19.0%
Closed Sales	1	0	- 100.0%	22	19	- 13.6%
Median Sales Price*	\$245,000	\$0	- 100.0%	\$285,500	\$310,000	+ 8.6%
Average Sales Price*	\$245,000	\$0	- 100.0%	\$300,977	\$325,763	+ 8.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	95.6%	96.2%	+ 0.6%
Average Market Time	6	0	- 100.0%	68	58	- 14.7%
Inventory of Homes for Sale at Month End	6	4	- 33.3%	--	--	--

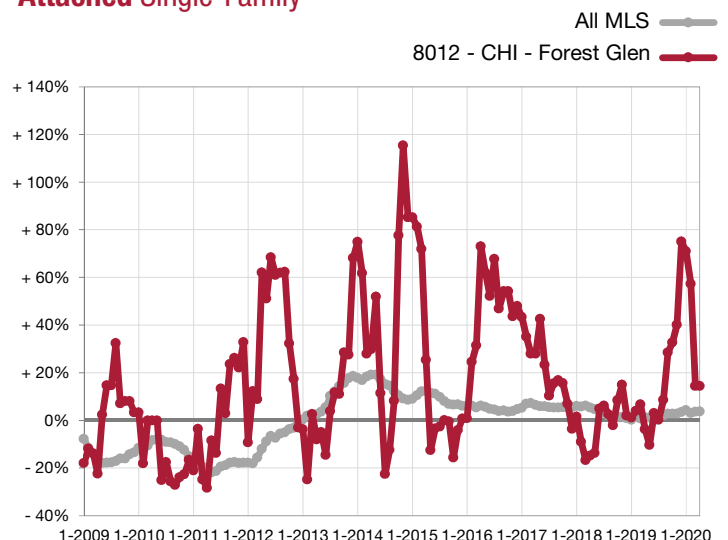
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Humboldt Park

Local Market Update / April 2020

- 33.3%

+ 21.4%

+ 13.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	18	14	- 22.2%	269	325	+ 20.8%
Under Contract (includes Contingent and Pending)	13	6	- 53.8%	143	134	- 6.3%
Closed Sales	12	15	+ 25.0%	156	140	- 10.3%
Median Sales Price*	\$386,950	\$375,000	- 3.1%	\$210,000	\$254,000	+ 21.0%
Average Sales Price*	\$412,933	\$356,667	- 13.6%	\$267,373	\$296,998	+ 11.1%
Percent of Original List Price Received*	92.7%	97.2%	+ 4.9%	96.8%	96.3%	- 0.5%
Average Market Time	46	77	+ 67.4%	66	62	- 6.1%
Inventory of Homes for Sale at Month End	35	42	+ 20.0%	--	--	--

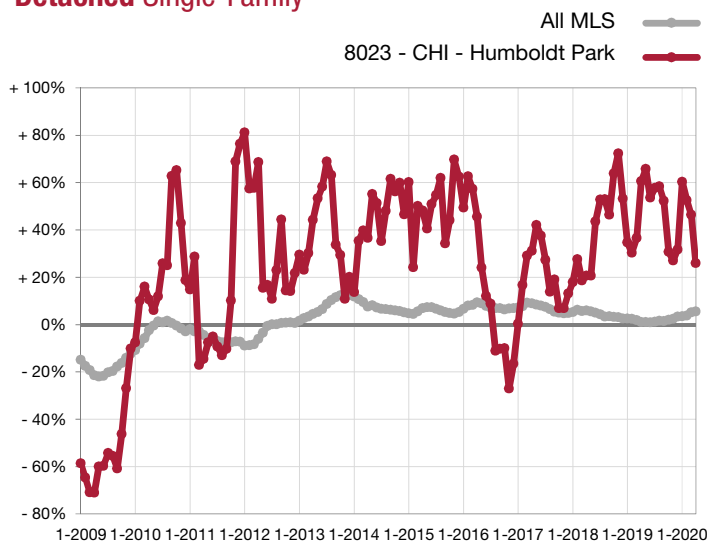
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	12	6	- 50.0%	63	82	+ 30.2%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	20	32	+ 60.0%
Closed Sales	2	2	0.0%	22	30	+ 36.4%
Median Sales Price*	\$216,025	\$128,250	- 40.6%	\$235,500	\$258,500	+ 9.8%
Average Sales Price*	\$216,025	\$128,250	- 40.6%	\$274,721	\$246,010	- 10.5%
Percent of Original List Price Received*	86.6%	64.2%	- 25.9%	95.1%	93.8%	- 1.4%
Average Market Time	319	157	- 50.8%	85	65	- 23.5%
Inventory of Homes for Sale at Month End	11	10	- 9.1%	--	--	--

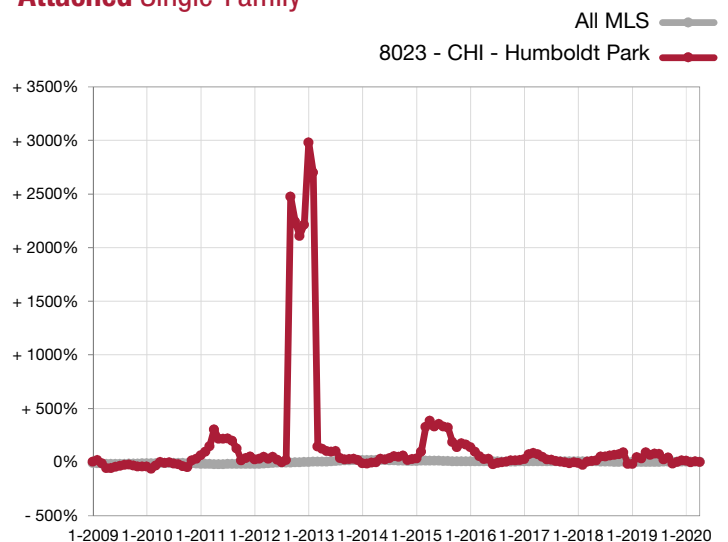
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / April 2020

- 68.3%

+ 14.3%

- 13.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	10	2	- 80.0%	70	50	- 28.6%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	30	25	- 16.7%
Closed Sales	1	3	+ 200.0%	30	28	- 6.7%
Median Sales Price*	\$900,000	\$699,000	- 22.3%	\$751,000	\$741,000	- 1.3%
Average Sales Price*	\$900,000	\$667,667	- 25.8%	\$853,383	\$794,946	- 6.8%
Percent of Original List Price Received*	81.9%	97.4%	+ 18.9%	93.0%	94.1%	+ 1.2%
Average Market Time	357	139	- 61.1%	130	130	0.0%
Inventory of Homes for Sale at Month End	13	9	- 30.8%	--	--	--

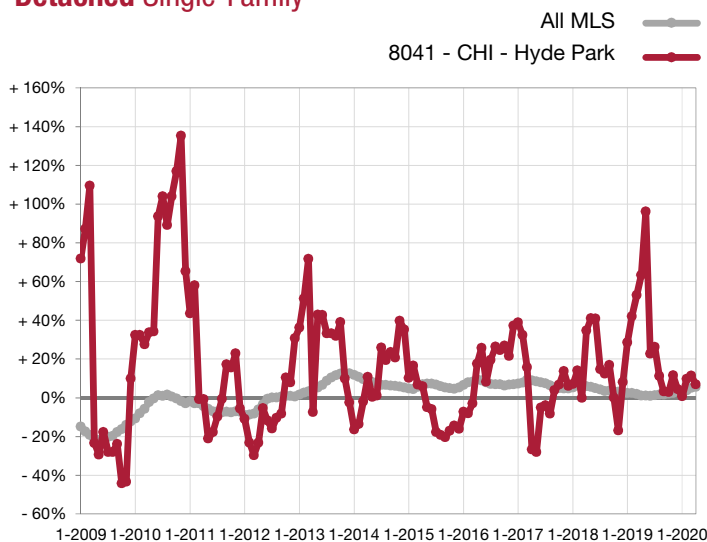
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	53	18	- 66.0%	447	426	- 4.7%
Under Contract (includes Contingent and Pending)	34	13	- 61.8%	255	253	- 0.8%
Closed Sales	20	21	+ 5.0%	250	278	+ 11.2%
Median Sales Price*	\$180,000	\$210,000	+ 16.7%	\$180,000	\$193,250	+ 7.4%
Average Sales Price*	\$247,875	\$272,286	+ 9.8%	\$230,459	\$244,471	+ 6.1%
Percent of Original List Price Received*	93.8%	96.1%	+ 2.5%	93.0%	93.5%	+ 0.5%
Average Market Time	56	76	+ 35.7%	75	79	+ 5.3%
Inventory of Homes for Sale at Month End	95	84	- 11.6%	--	--	--

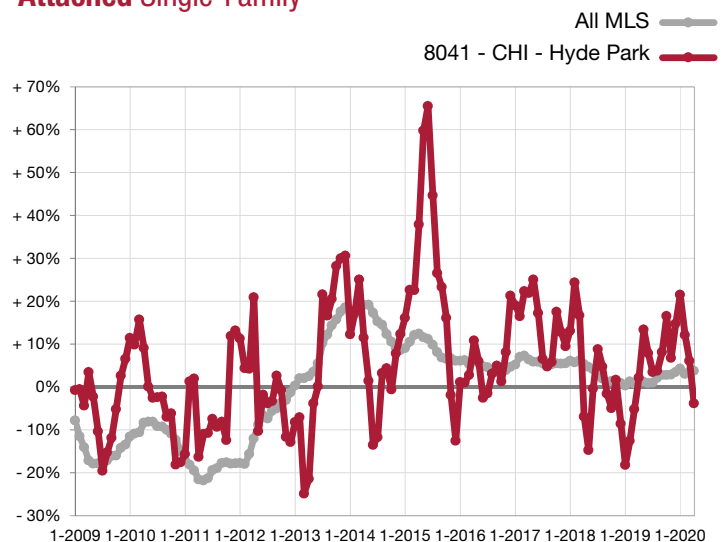
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / April 2020

- 45.8%

Change in
New Listings
All Properties

- 29.0%

Change in
Closed Sales
All Properties

- 14.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	55	27	- 50.9%	652	497	- 23.8%
Under Contract (includes Contingent and Pending)	32	16	- 50.0%	281	255	- 9.3%
Closed Sales	38	21	- 44.7%	296	268	- 9.5%
Median Sales Price*	\$565,500	\$682,000	+ 20.6%	\$515,800	\$490,000	- 5.0%
Average Sales Price*	\$582,712	\$657,490	+ 12.8%	\$542,866	\$534,264	- 1.6%
Percent of Original List Price Received*	94.7%	98.0%	+ 3.5%	96.1%	95.9%	- 0.2%
Average Market Time	107	79	- 26.2%	96	84	- 12.5%
Inventory of Homes for Sale at Month End	70	59	- 15.7%	--	--	--

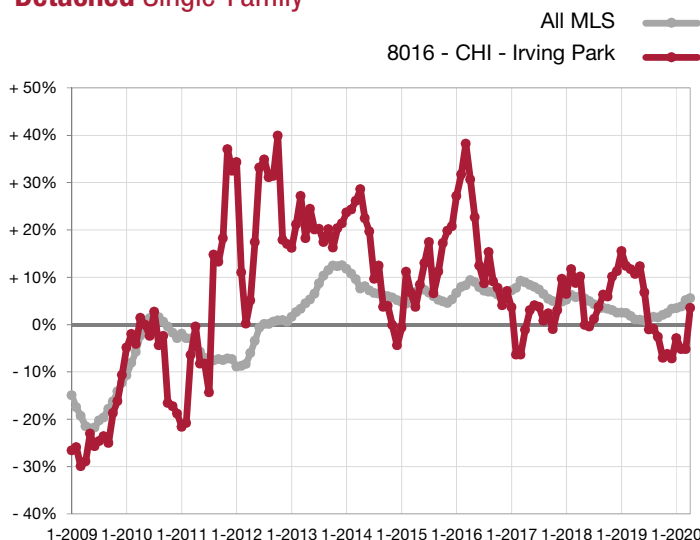
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	52	31	- 40.4%	468	497	+ 6.2%
Under Contract (includes Contingent and Pending)	31	11	- 64.5%	252	253	+ 0.4%
Closed Sales	24	23	- 4.2%	245	281	+ 14.7%
Median Sales Price*	\$213,750	\$225,000	+ 5.3%	\$205,000	\$217,000	+ 5.9%
Average Sales Price*	\$216,834	\$248,987	+ 14.8%	\$232,137	\$241,690	+ 4.1%
Percent of Original List Price Received*	98.1%	97.7%	- 0.4%	97.1%	96.9%	- 0.2%
Average Market Time	59	57	- 3.4%	55	56	+ 1.8%
Inventory of Homes for Sale at Month End	66	58	- 12.1%	--	--	--

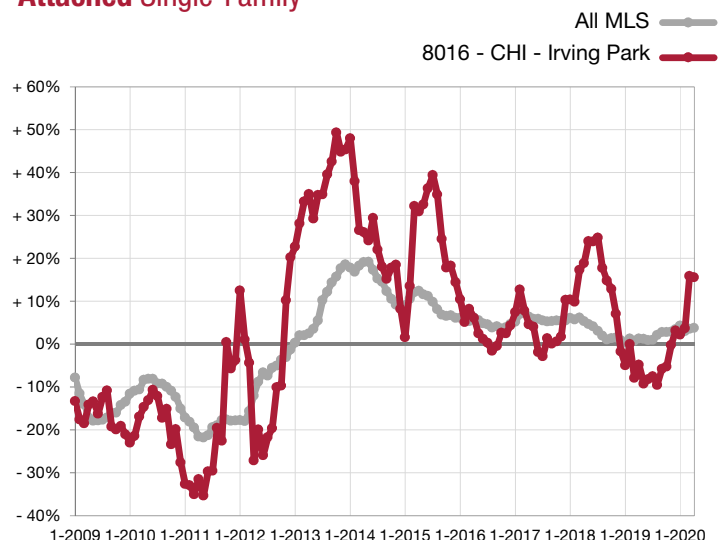
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / April 2020

- 68.3%

+ 25.0%

- 30.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	53	15	- 71.7%	413	383	- 7.3%
Under Contract (includes Contingent and Pending)	29	13	- 55.2%	196	213	+ 8.7%
Closed Sales	16	22	+ 37.5%	180	230	+ 27.8%
Median Sales Price*	\$355,300	\$325,750	- 8.3%	\$330,000	\$330,463	+ 0.1%
Average Sales Price*	\$367,078	\$358,705	- 2.3%	\$356,346	\$347,732	- 2.4%
Percent of Original List Price Received*	96.7%	93.9%	- 2.9%	96.2%	96.4%	+ 0.2%
Average Market Time	66	99	+ 50.0%	73	66	- 9.6%
Inventory of Homes for Sale at Month End	56	37	- 33.9%	--	--	--

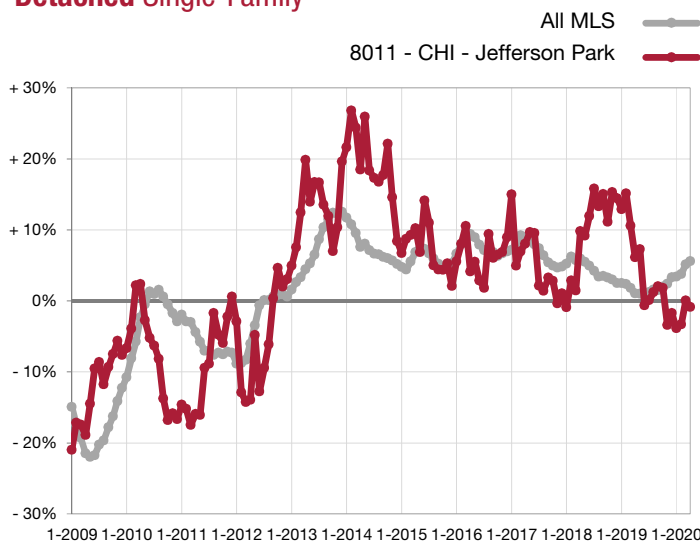
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	10	5	- 50.0%	107	114	+ 6.5%
Under Contract (includes Contingent and Pending)	9	3	- 66.7%	56	62	+ 10.7%
Closed Sales	8	8	0.0%	54	66	+ 22.2%
Median Sales Price*	\$234,250	\$149,000	- 36.4%	\$167,250	\$164,750	- 1.5%
Average Sales Price*	\$241,038	\$174,375	- 27.7%	\$189,431	\$179,381	- 5.3%
Percent of Original List Price Received*	96.8%	94.5%	- 2.4%	95.8%	98.9%	+ 3.2%
Average Market Time	64	260	+ 306.3%	59	92	+ 55.9%
Inventory of Homes for Sale at Month End	13	11	- 15.4%	--	--	--

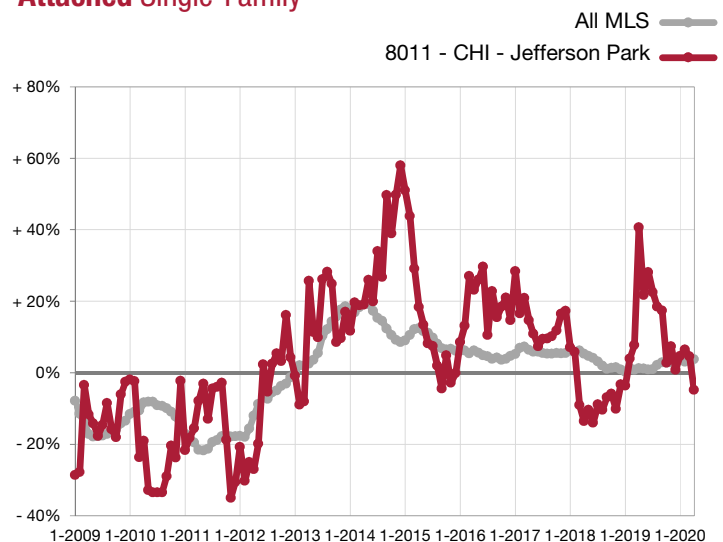
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / April 2020

- 43.6%

Change in
New Listings
All Properties

- 5.9%

Change in
Closed Sales
All Properties

- 7.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	14	8	- 42.9%	91	86	- 5.5%
Under Contract (includes Contingent and Pending)	6	1	- 83.3%	48	31	- 35.4%
Closed Sales	5	1	- 80.0%	49	36	- 26.5%
Median Sales Price*	\$525,000	\$730,000	+ 39.0%	\$550,000	\$608,225	+ 10.6%
Average Sales Price*	\$529,200	\$730,000	+ 37.9%	\$672,250	\$697,401	+ 3.7%
Percent of Original List Price Received*	94.1%	97.3%	+ 3.4%	92.5%	95.8%	+ 3.6%
Average Market Time	448	245	- 45.3%	176	132	- 25.0%
Inventory of Homes for Sale at Month End	23	17	- 26.1%	--	--	--

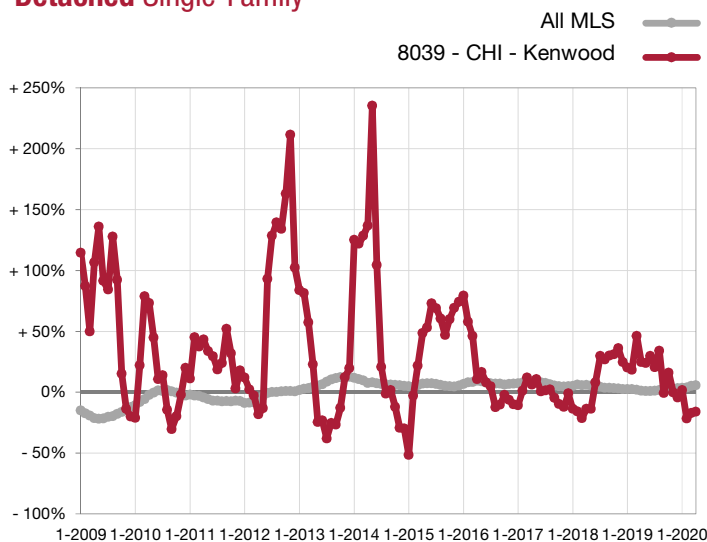
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	25	14	- 44.0%	291	306	+ 5.2%
Under Contract (includes Contingent and Pending)	17	14	- 17.6%	167	147	- 12.0%
Closed Sales	12	15	+ 25.0%	174	142	- 18.4%
Median Sales Price*	\$279,150	\$235,000	- 15.8%	\$180,000	\$234,000	+ 30.0%
Average Sales Price*	\$286,800	\$259,027	- 9.7%	\$198,361	\$230,475	+ 16.2%
Percent of Original List Price Received*	92.5%	96.7%	+ 4.5%	90.7%	94.5%	+ 4.2%
Average Market Time	237	57	- 75.9%	123	93	- 24.4%
Inventory of Homes for Sale at Month End	58	58	0.0%	--	--	--

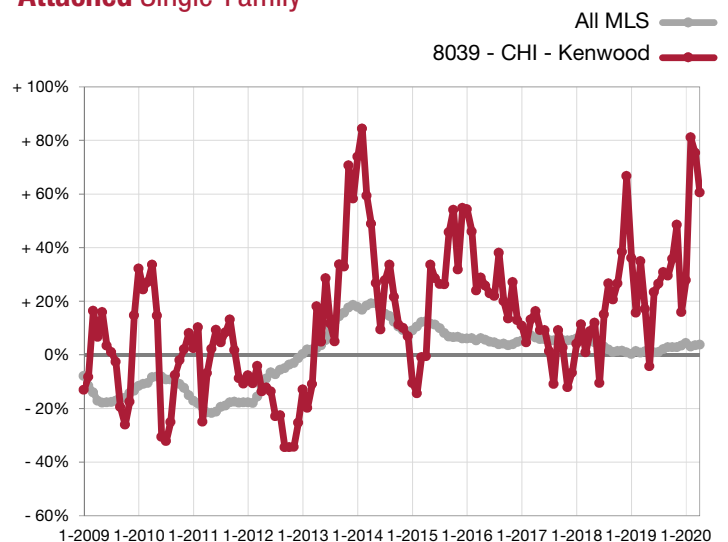
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / April 2020

- 51.4%

+ 0.5%

- 15.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	57	17	- 70.2%	458	367	- 19.9%
Under Contract (includes Contingent and Pending)	15	5	- 66.7%	159	129	- 18.9%
Closed Sales	11	16	+ 45.5%	163	150	- 8.0%
Median Sales Price*	\$1,645,000	\$1,152,500	- 29.9%	\$1,437,500	\$1,250,000	- 13.0%
Average Sales Price*	\$1,472,745	\$1,270,438	- 13.7%	\$1,459,215	\$1,342,460	- 8.0%
Percent of Original List Price Received*	97.5%	94.2%	- 3.4%	95.4%	95.7%	+ 0.3%
Average Market Time	184	155	- 15.8%	118	120	+ 1.7%
Inventory of Homes for Sale at Month End	87	62	- 28.7%	--	--	--

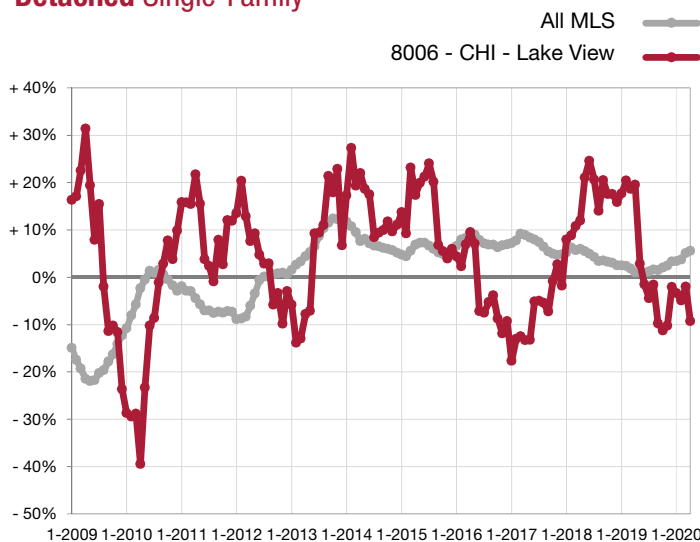
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	427	218	- 48.9%	3,816	3,763	- 1.4%
Under Contract (includes Contingent and Pending)	220	116	- 47.3%	1,810	1,636	- 9.6%
Closed Sales	191	187	- 2.1%	1,861	1,757	- 5.6%
Median Sales Price*	\$345,000	\$398,000	+ 15.4%	\$354,000	\$370,000	+ 4.5%
Average Sales Price*	\$412,652	\$432,030	+ 4.7%	\$397,860	\$407,241	+ 2.4%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	97.1%	96.5%	- 0.6%
Average Market Time	77	65	- 15.6%	63	76	+ 20.6%
Inventory of Homes for Sale at Month End	524	457	- 12.8%	--	--	--

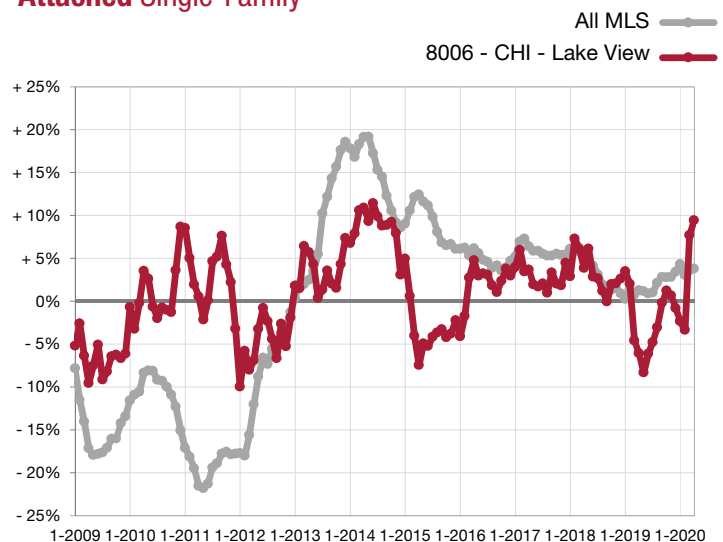
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / April 2020

- 67.7%

Change in
New Listings
All Properties

- 24.4%

Change in
Closed Sales
All Properties

- 20.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	76	21	- 72.4%	631	507	- 19.7%
Under Contract (includes Contingent and Pending)	21	8	- 61.9%	189	173	- 8.5%
Closed Sales	18	17	- 5.6%	180	195	+ 8.3%
Median Sales Price*	\$2,012,500	\$1,430,000	- 28.9%	\$1,588,750	\$1,500,000	- 5.6%
Average Sales Price*	\$2,102,195	\$1,497,324	- 28.8%	\$1,960,699	\$1,747,323	- 10.9%
Percent of Original List Price Received*	94.8%	96.7%	+ 2.0%	93.7%	94.0%	+ 0.3%
Average Market Time	202	141	- 30.2%	154	145	- 5.8%
Inventory of Homes for Sale at Month End	138	119	- 13.8%	--	--	--

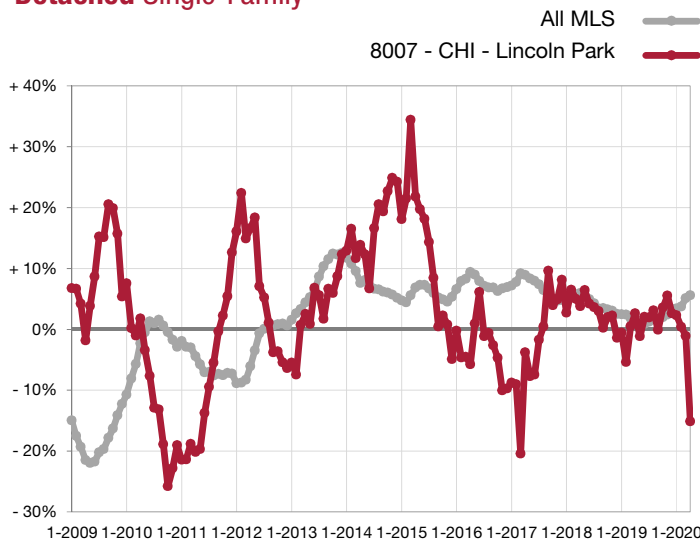
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	326	109	- 66.6%	2,724	2,802	+ 2.9%
Under Contract (includes Contingent and Pending)	147	59	- 59.9%	1,173	1,099	- 6.3%
Closed Sales	154	113	- 26.6%	1,210	1,217	+ 0.6%
Median Sales Price*	\$505,000	\$484,000	- 4.2%	\$500,000	\$500,000	0.0%
Average Sales Price*	\$612,555	\$543,171	- 11.3%	\$583,272	\$600,648	+ 3.0%
Percent of Original List Price Received*	97.3%	97.3%	0.0%	96.9%	96.6%	- 0.3%
Average Market Time	77	79	+ 2.6%	65	85	+ 30.8%
Inventory of Homes for Sale at Month End	481	375	- 22.0%	--	--	--

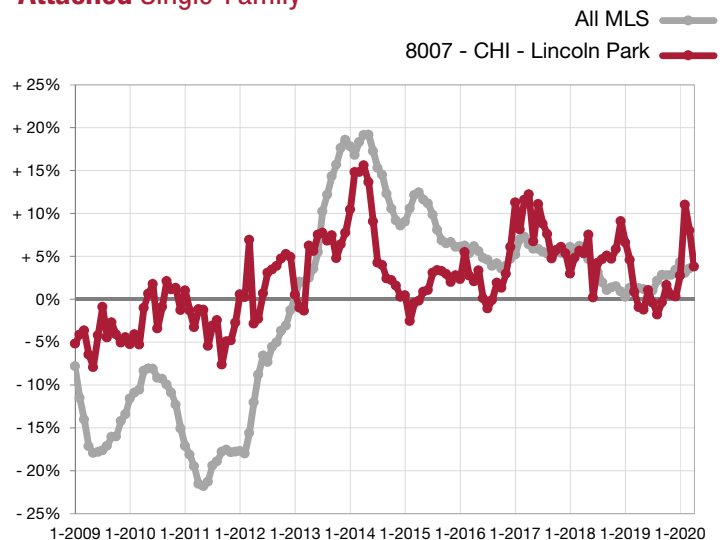
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / April 2020

- 54.6%

Change in
New Listings
All Properties

- 21.6%

Change in
Closed Sales
All Properties

- 25.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	25	12	- 52.0%	233	197	- 15.5%
Under Contract (includes Contingent and Pending)	15	6	- 60.0%	121	82	- 32.2%
Closed Sales	17	6	- 64.7%	130	91	- 30.0%
Median Sales Price*	\$665,000	\$487,750	- 26.7%	\$622,450	\$745,000	+ 19.7%
Average Sales Price*	\$795,207	\$571,250	- 28.2%	\$766,609	\$801,752	+ 4.6%
Percent of Original List Price Received*	98.0%	95.7%	- 2.3%	95.9%	96.1%	+ 0.2%
Average Market Time	83	124	+ 49.4%	94	114	+ 21.3%
Inventory of Homes for Sale at Month End	37	30	- 18.9%	--	--	--

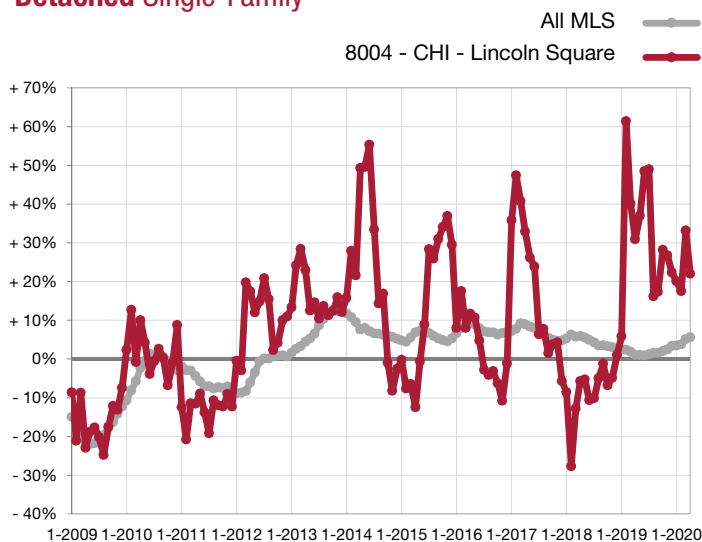
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	72	32	- 55.6%	649	614	- 5.4%
Under Contract (includes Contingent and Pending)	49	9	- 81.6%	365	307	- 15.9%
Closed Sales	34	34	0.0%	346	364	+ 5.2%
Median Sales Price*	\$315,000	\$328,000	+ 4.1%	\$301,250	\$320,000	+ 6.2%
Average Sales Price*	\$352,882	\$347,559	- 1.5%	\$325,030	\$362,372	+ 11.5%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	97.6%	97.0%	- 0.6%
Average Market Time	48	63	+ 31.3%	50	61	+ 22.0%
Inventory of Homes for Sale at Month End	82	59	- 28.0%	--	--	--

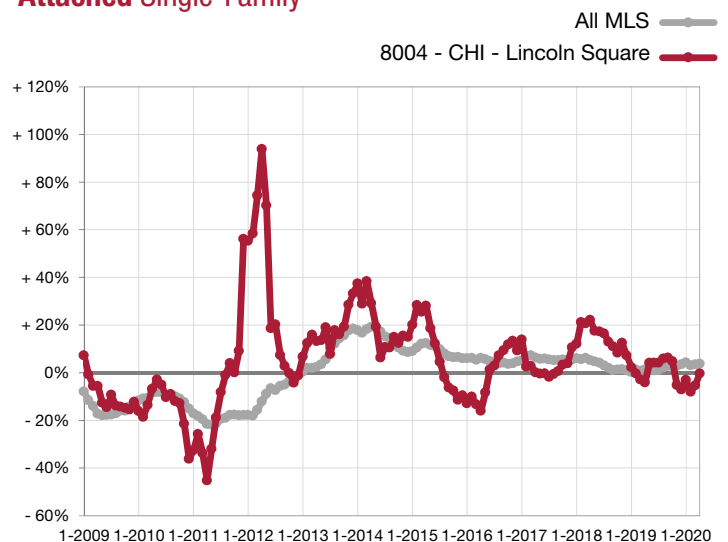
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / April 2020

- 52.2%

Change in
New Listings
All Properties

- 25.5%

Change in
Closed Sales
All Properties

- 12.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	50	25	- 50.0%	532	482	- 9.4%
Under Contract (includes Contingent and Pending)	25	14	- 44.0%	245	226	- 7.8%
Closed Sales	26	24	- 7.7%	252	239	- 5.2%
Median Sales Price*	\$742,500	\$765,000	+ 3.0%	\$802,500	\$785,000	- 2.2%
Average Sales Price*	\$738,024	\$855,446	+ 15.9%	\$831,896	\$855,344	+ 2.8%
Percent of Original List Price Received*	96.3%	98.4%	+ 2.2%	97.0%	96.9%	- 0.1%
Average Market Time	122	46	- 62.3%	79	66	- 16.5%
Inventory of Homes for Sale at Month End	67	64	- 4.5%	--	--	--

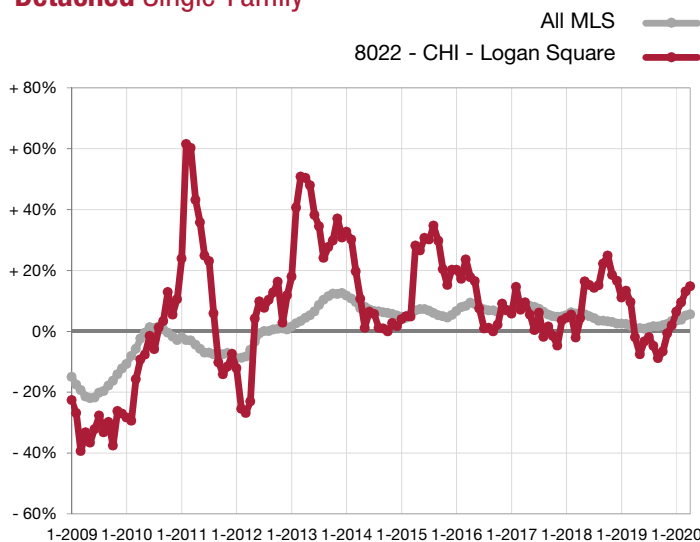
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	132	62	- 53.0%	1,214	1,086	- 10.5%
Under Contract (includes Contingent and Pending)	85	26	- 69.4%	623	529	- 15.1%
Closed Sales	84	58	- 31.0%	615	595	- 3.3%
Median Sales Price*	\$464,000	\$442,500	- 4.6%	\$416,000	\$410,000	- 1.4%
Average Sales Price*	\$462,301	\$458,503	- 0.8%	\$436,027	\$428,603	- 1.7%
Percent of Original List Price Received*	99.0%	98.7%	- 0.3%	98.2%	98.3%	+ 0.1%
Average Market Time	71	46	- 35.2%	55	57	+ 3.6%
Inventory of Homes for Sale at Month End	133	111	- 16.5%	--	--	--

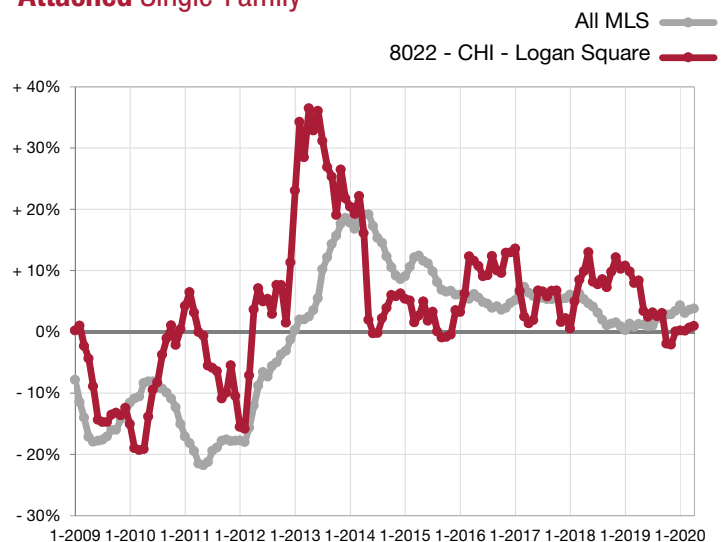
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / April 2020

- 48.2%

Change in
New Listings
All Properties

- 38.8%

Change in
Closed Sales
All Properties

- 2.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	0	1	--	3	5	+ 66.7%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

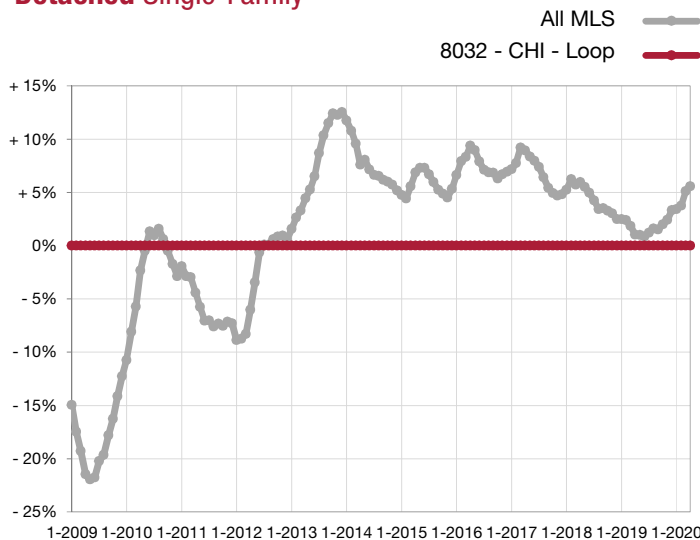
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	257	132	- 48.6%	1,717	1,723	+ 0.3%
Under Contract (includes Contingent and Pending)	163	31	- 81.0%	828	652	- 21.3%
Closed Sales	67	41	- 38.8%	715	676	- 5.5%
Median Sales Price*	\$325,000	\$360,000	+ 10.8%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$425,016	\$459,841	+ 8.2%	\$430,464	\$416,334	- 3.3%
Percent of Original List Price Received*	96.9%	97.1%	+ 0.2%	96.7%	96.6%	- 0.1%
Average Market Time	115	126	+ 9.6%	96	97	+ 1.0%
Inventory of Homes for Sale at Month End	413	402	- 2.7%	--	--	--

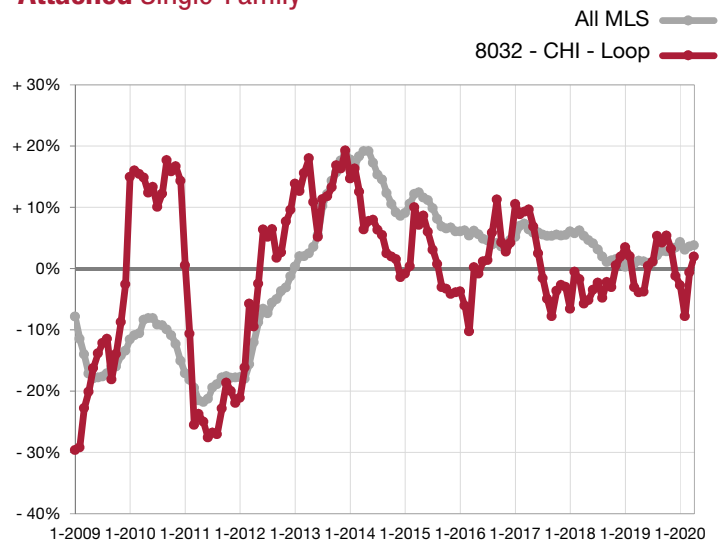
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / April 2020

- 65.6%

Change in
New Listings
All Properties

- 40.0%

Change in
Closed Sales
All Properties

- 14.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	14	6	- 57.1%	133	177	+ 33.1%
Under Contract (includes Contingent and Pending)	3	3	0.0%	22	28	+ 27.3%
Closed Sales	3	0	- 100.0%	22	28	+ 27.3%
Median Sales Price*	\$1,146,886	\$0	- 100.0%	\$1,854,500	\$1,340,000	- 27.7%
Average Sales Price*	\$1,253,129	\$0	- 100.0%	\$2,196,431	\$1,731,894	- 21.1%
Percent of Original List Price Received*	92.8%	0.0%	- 100.0%	90.9%	89.3%	- 1.8%
Average Market Time	179	0	- 100.0%	205	165	- 19.5%
Inventory of Homes for Sale at Month End	46	47	+ 2.2%	--	--	--

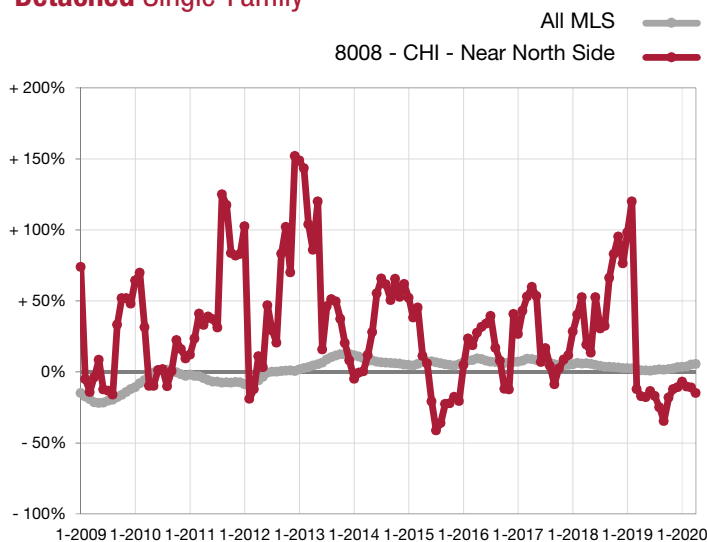
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	658	225	- 65.8%	6,398	5,925	- 7.4%
Under Contract (includes Contingent and Pending)	237	81	- 65.8%	2,428	2,074	- 14.6%
Closed Sales	247	150	- 39.3%	2,489	2,304	- 7.4%
Median Sales Price*	\$415,000	\$413,750	- 0.3%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$679,861	\$511,113	- 24.8%	\$652,438	\$606,605	- 7.0%
Percent of Original List Price Received*	96.4%	97.5%	+ 1.1%	96.3%	96.1%	- 0.2%
Average Market Time	107	124	+ 15.9%	102	117	+ 14.7%
Inventory of Homes for Sale at Month End	1,474	1,248	- 15.3%	--	--	--

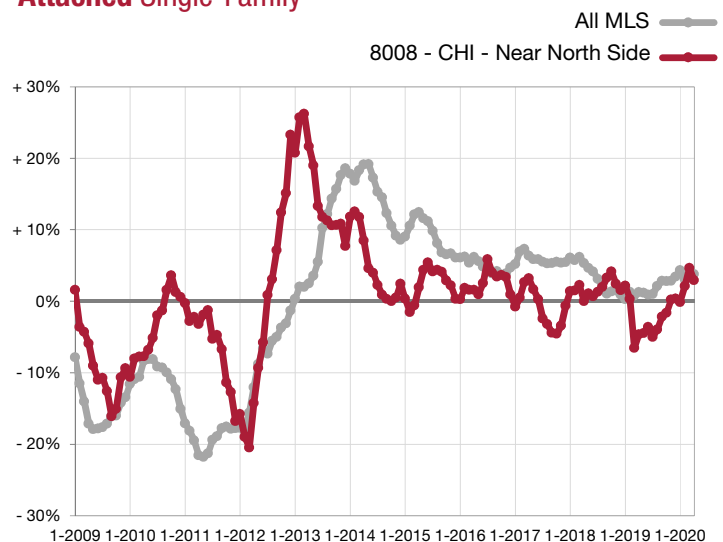
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near South Side

Local Market Update / April 2020

- 54.1%

Change in
New Listings
All Properties

- 29.4%

Change in
Closed Sales
All Properties

- 23.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	4	0	- 100.0%	31	14	- 54.8%
Under Contract (includes Contingent and Pending)	1	0	- 100.0%	9	5	- 44.4%
Closed Sales	0	0	--	10	6	- 40.0%
Median Sales Price*	\$0	\$0	--	\$1,137,500	\$1,250,000	+ 9.9%
Average Sales Price*	\$0	\$0	--	\$1,143,172	\$1,209,167	+ 5.8%
Percent of Original List Price Received*	0.0%	0.0%	--	97.7%	92.4%	- 5.4%
Average Market Time	0	0	--	32	152	+ 375.0%
Inventory of Homes for Sale at Month End	6	2	- 66.7%	--	--	--

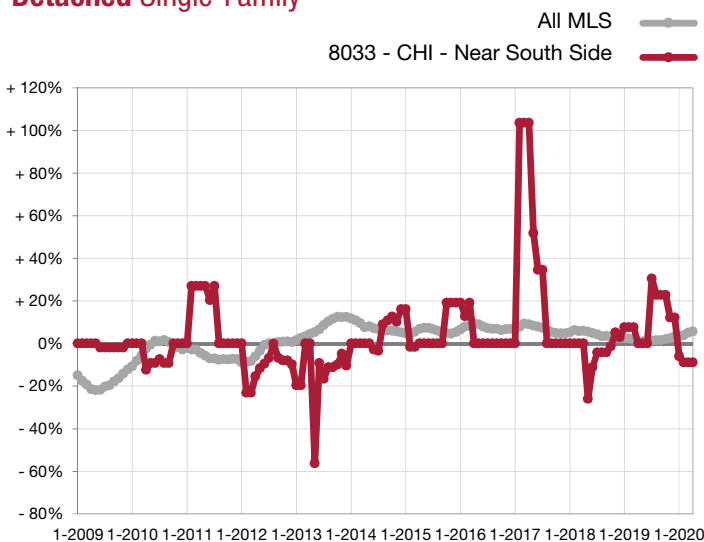
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	166	78	- 53.0%	1,452	1,314	- 9.5%
Under Contract (includes Contingent and Pending)	81	40	- 50.6%	722	629	- 12.9%
Closed Sales	68	48	- 29.4%	754	671	- 11.0%
Median Sales Price*	\$404,250	\$345,250	- 14.6%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$473,035	\$388,521	- 17.9%	\$472,693	\$426,217	- 9.8%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	99.6%	99.3%	- 0.3%
Average Market Time	79	79	0.0%	74	81	+ 9.5%
Inventory of Homes for Sale at Month End	256	198	- 22.7%	--	--	--

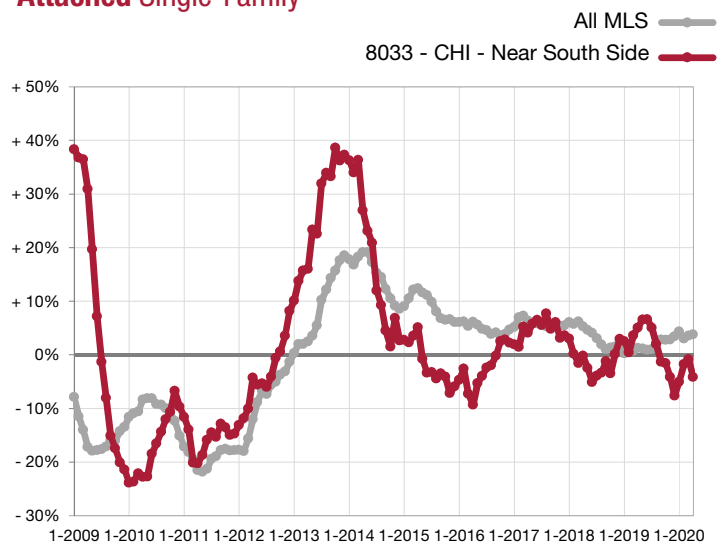
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / April 2020

- 54.7%

Change in
New Listings
All Properties

- 34.4%

Change in
Closed Sales
All Properties

- 18.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	15	6	- 60.0%	78	66	- 15.4%
Under Contract (includes Contingent and Pending)	8	2	- 75.0%	33	29	- 12.1%
Closed Sales	3	2	- 33.3%	23	36	+ 56.5%
Median Sales Price*	\$525,000	\$332,000	- 36.8%	\$460,000	\$494,500	+ 7.5%
Average Sales Price*	\$656,667	\$332,000	- 49.4%	\$571,941	\$513,926	- 10.1%
Percent of Original List Price Received*	92.0%	83.9%	- 8.8%	95.0%	95.7%	+ 0.7%
Average Market Time	9	20	+ 122.2%	50	59	+ 18.0%
Inventory of Homes for Sale at Month End	12	13	+ 8.3%	--	--	--

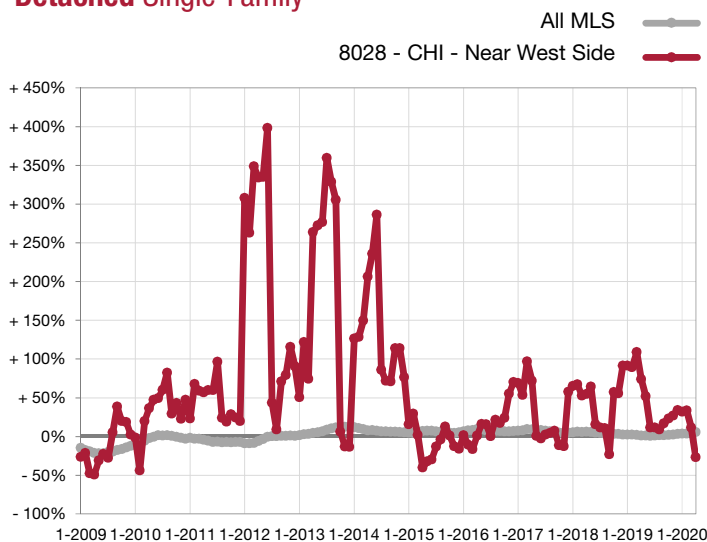
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	327	149	- 54.4%	2,434	2,247	- 7.7%
Under Contract (includes Contingent and Pending)	149	55	- 63.1%	1,093	1,018	- 6.9%
Closed Sales	119	78	- 34.5%	1,164	1,107	- 4.9%
Median Sales Price*	\$359,786	\$356,500	- 0.9%	\$380,000	\$360,000	- 5.3%
Average Sales Price*	\$444,206	\$419,605	- 5.5%	\$492,304	\$500,254	+ 1.6%
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	98.8%	98.3%	- 0.5%
Average Market Time	67	55	- 17.9%	61	76	+ 24.6%
Inventory of Homes for Sale at Month End	399	322	- 19.3%	--	--	--

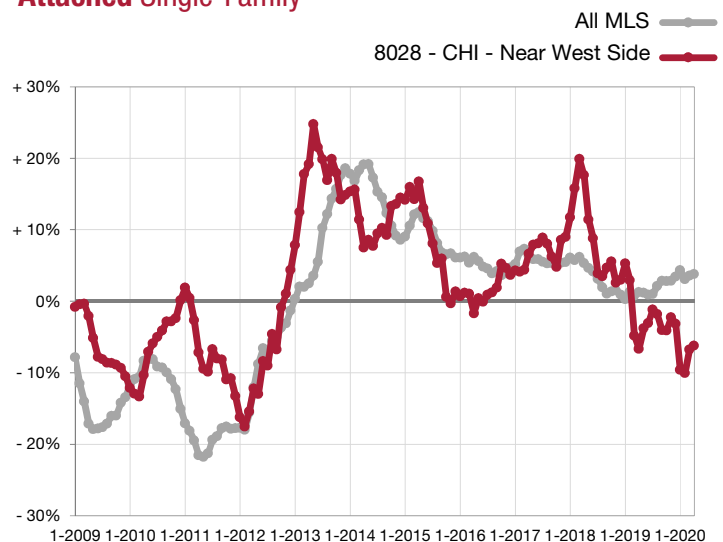
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Center

Local Market Update / April 2020

- 65.5%

Change in
New Listings
All Properties

- 1.6%

Change in
Closed Sales
All Properties

- 27.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	71	23	- 67.6%	518	454	- 12.4%
Under Contract (includes Contingent and Pending)	29	10	- 65.5%	218	192	- 11.9%
Closed Sales	21	19	- 9.5%	206	216	+ 4.9%
Median Sales Price*	\$1,300,000	\$935,000	- 28.1%	\$1,068,750	\$1,060,000	- 0.8%
Average Sales Price*	\$1,220,852	\$985,026	- 19.3%	\$1,062,571	\$1,104,431	+ 3.9%
Percent of Original List Price Received*	95.6%	97.2%	+ 1.7%	95.8%	96.1%	+ 0.3%
Average Market Time	82	118	+ 43.9%	97	107	+ 10.3%
Inventory of Homes for Sale at Month End	88	64	- 27.3%	--	--	--

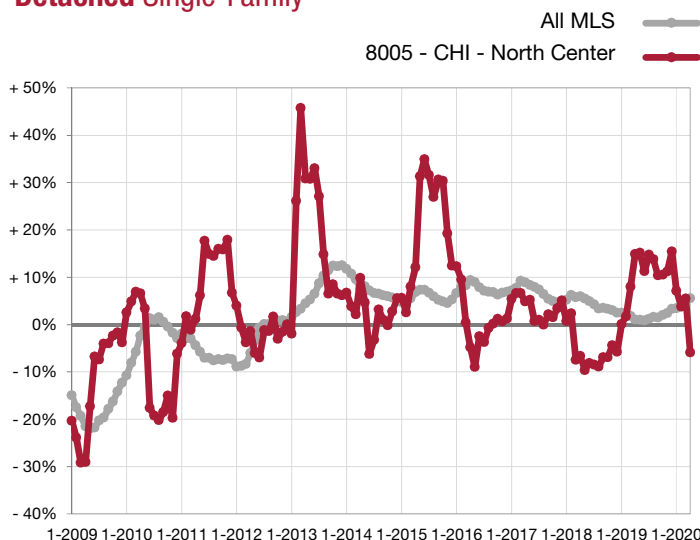
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	97	35	- 63.9%	853	747	- 12.4%
Under Contract (includes Contingent and Pending)	51	22	- 56.9%	407	348	- 14.5%
Closed Sales	42	43	+ 2.4%	378	395	+ 4.5%
Median Sales Price*	\$426,000	\$449,000	+ 5.4%	\$429,000	\$447,000	+ 4.2%
Average Sales Price*	\$440,326	\$461,270	+ 4.8%	\$439,806	\$463,354	+ 5.4%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	97.7%	98.0%	+ 0.3%
Average Market Time	44	74	+ 68.2%	65	67	+ 3.1%
Inventory of Homes for Sale at Month End	92	67	- 27.2%	--	--	--

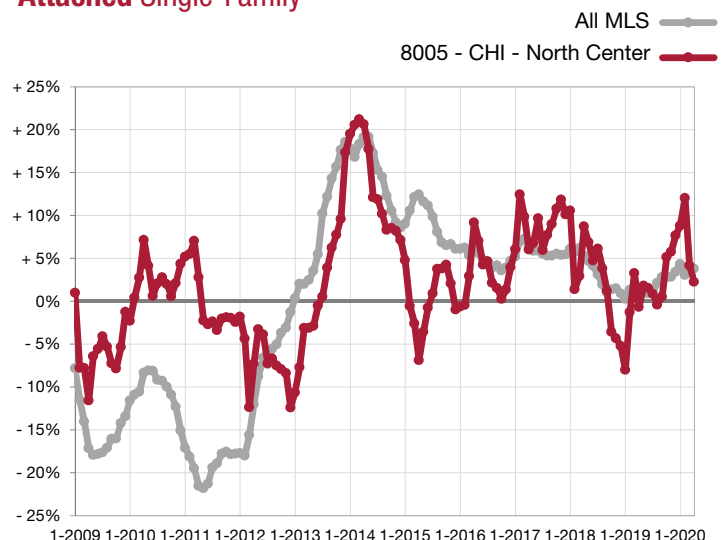
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / April 2020

- 65.5%

Change in
New Listings
All Properties

- 28.6%

Change in
Closed Sales
All Properties

- 27.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	18	5	- 72.2%	134	106	- 20.9%
Under Contract (includes Contingent and Pending)	3	3	0.0%	58	63	+ 8.6%
Closed Sales	3	2	- 33.3%	62	69	+ 11.3%
Median Sales Price*	\$324,500	\$416,500	+ 28.4%	\$379,000	\$400,000	+ 5.5%
Average Sales Price*	\$393,167	\$416,500	+ 5.9%	\$415,199	\$423,243	+ 1.9%
Percent of Original List Price Received*	95.3%	96.2%	+ 0.9%	95.6%	95.0%	- 0.6%
Average Market Time	102	170	+ 66.7%	67	102	+ 52.2%
Inventory of Homes for Sale at Month End	34	17	- 50.0%	--	--	--

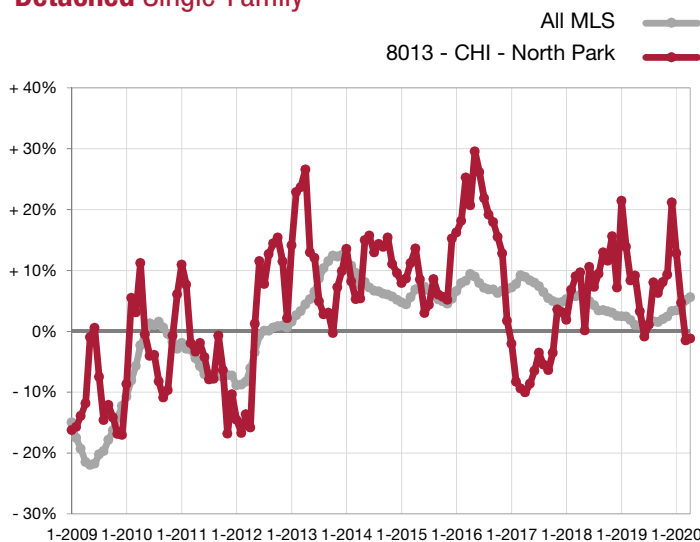
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	11	5	- 54.5%	66	83	+ 25.8%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	38	45	+ 18.4%
Closed Sales	4	3	- 25.0%	36	47	+ 30.6%
Median Sales Price*	\$241,000	\$145,500	- 39.6%	\$197,500	\$230,000	+ 16.5%
Average Sales Price*	\$208,625	\$206,833	- 0.9%	\$196,169	\$223,639	+ 14.0%
Percent of Original List Price Received*	101.0%	95.7%	- 5.2%	97.0%	95.9%	- 1.1%
Average Market Time	60	60	0.0%	77	39	- 49.4%
Inventory of Homes for Sale at Month End	13	17	+ 30.8%	--	--	--

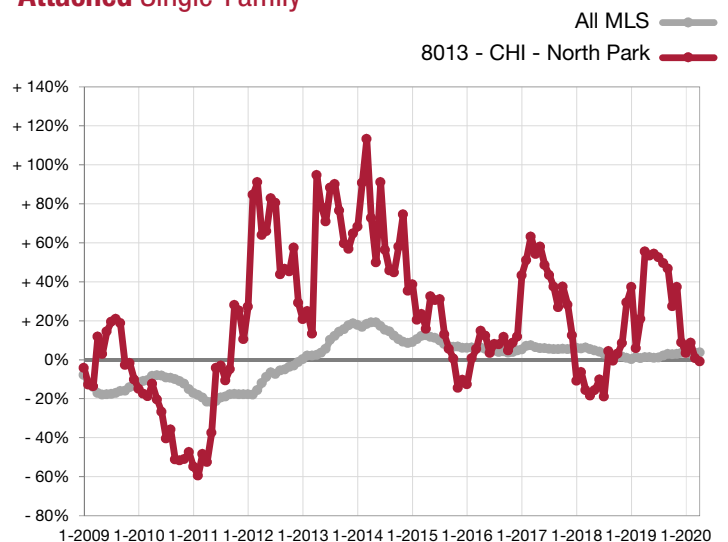
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / April 2020

- 50.0%

+ 7.9%

- 26.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	91	48	- 47.3%	833	815	- 2.2%
Under Contract (includes Contingent and Pending)	50	22	- 56.0%	398	387	- 2.8%
Closed Sales	34	36	+ 5.9%	391	410	+ 4.9%
Median Sales Price*	\$366,500	\$341,250	- 6.9%	\$335,000	\$335,000	0.0%
Average Sales Price*	\$371,800	\$368,381	- 0.9%	\$353,592	\$358,726	+ 1.5%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	96.2%	95.9%	- 0.3%
Average Market Time	80	61	- 23.8%	62	69	+ 11.3%
Inventory of Homes for Sale at Month End	122	95	- 22.1%	--	--	--

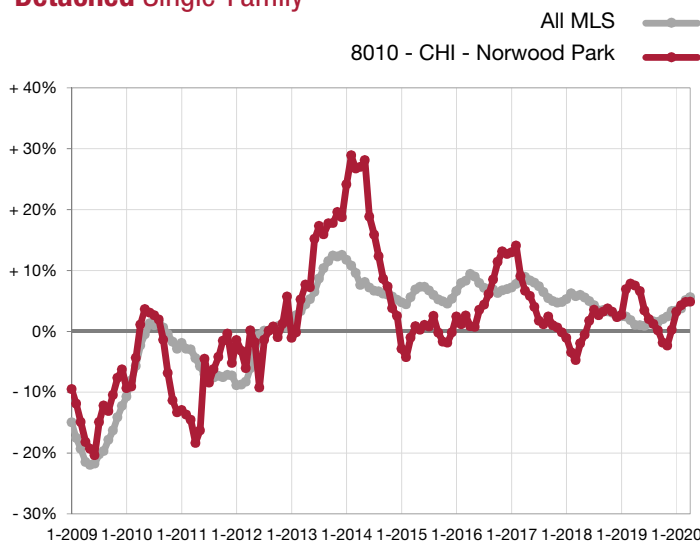
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	15	5	- 66.7%	179	140	- 21.8%
Under Contract (includes Contingent and Pending)	10	3	- 70.0%	87	78	- 10.3%
Closed Sales	4	5	+ 25.0%	88	81	- 8.0%
Median Sales Price*	\$171,000	\$124,900	- 27.0%	\$152,500	\$175,000	+ 14.8%
Average Sales Price*	\$171,250	\$172,980	+ 1.0%	\$167,180	\$191,296	+ 14.4%
Percent of Original List Price Received*	94.1%	95.6%	+ 1.6%	95.8%	94.9%	- 0.9%
Average Market Time	39	123	+ 215.4%	61	82	+ 34.4%
Inventory of Homes for Sale at Month End	24	12	- 50.0%	--	--	--

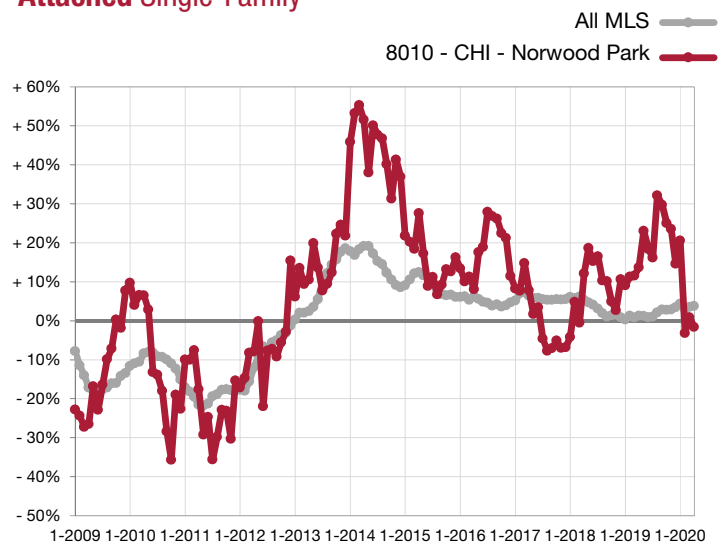
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / April 2020

- 61.3%

Change in
New Listings
All Properties

- 9.3%

Change in
Closed Sales
All Properties

- 46.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	89	29	- 67.4%	831	702	- 15.5%
Under Contract (includes Contingent and Pending)	55	20	- 63.6%	417	363	- 12.9%
Closed Sales	31	31	0.0%	433	382	- 11.8%
Median Sales Price*	\$400,000	\$351,500	- 12.1%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$403,384	\$366,835	- 9.1%	\$347,313	\$355,511	+ 2.4%
Percent of Original List Price Received*	97.1%	97.2%	+ 0.1%	96.8%	96.8%	0.0%
Average Market Time	68	90	+ 32.4%	66	64	- 3.0%
Inventory of Homes for Sale at Month End	97	48	- 50.5%	--	--	--

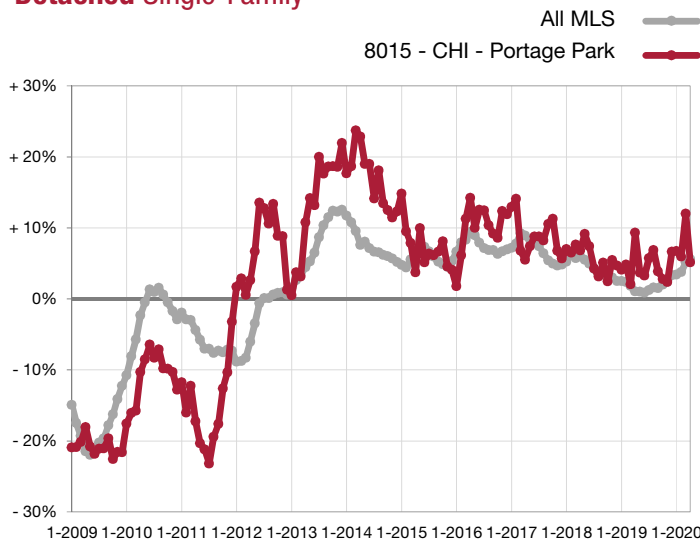
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	17	12	- 29.4%	170	160	- 5.9%
Under Contract (includes Contingent and Pending)	7	5	- 28.6%	78	86	+ 10.3%
Closed Sales	12	8	- 33.3%	86	86	0.0%
Median Sales Price*	\$163,000	\$280,000	+ 71.8%	\$164,450	\$160,500	- 2.4%
Average Sales Price*	\$192,283	\$264,438	+ 37.5%	\$181,859	\$194,850	+ 7.1%
Percent of Original List Price Received*	96.7%	97.6%	+ 0.9%	95.7%	94.7%	- 1.0%
Average Market Time	66	68	+ 3.0%	68	62	- 8.8%
Inventory of Homes for Sale at Month End	31	21	- 32.3%	--	--	--

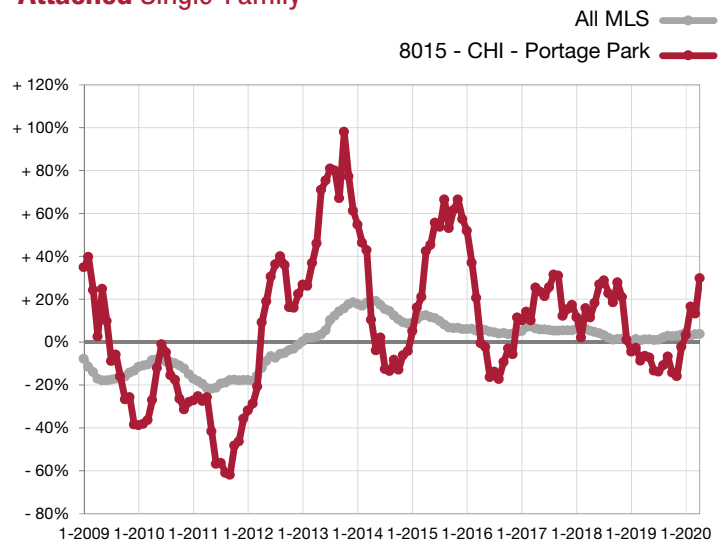
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / April 2020

- 54.4%

Change in
New Listings
All Properties

- 26.4%

Change in
Closed Sales
All Properties

- 6.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	5	3	- 40.0%	72	52	- 27.8%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	37	33	- 10.8%
Closed Sales	1	3	+ 200.0%	36	38	+ 5.6%
Median Sales Price*	\$561,000	\$500,000	- 10.9%	\$406,750	\$512,500	+ 26.0%
Average Sales Price*	\$561,000	\$516,667	- 7.9%	\$412,111	\$545,383	+ 32.3%
Percent of Original List Price Received*	102.4%	98.5%	- 3.8%	96.9%	95.8%	- 1.1%
Average Market Time	5	17	+ 240.0%	84	75	- 10.7%
Inventory of Homes for Sale at Month End	8	8	0.0%	--	--	--

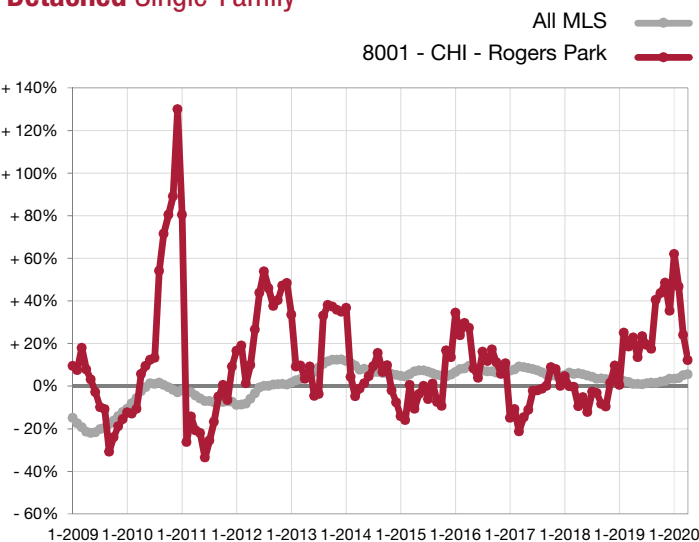
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	85	38	- 55.3%	827	770	- 6.9%
Under Contract (includes Contingent and Pending)	58	18	- 69.0%	469	410	- 12.6%
Closed Sales	52	36	- 30.8%	482	447	- 7.3%
Median Sales Price*	\$175,500	\$186,000	+ 6.0%	\$178,500	\$170,000	- 4.8%
Average Sales Price*	\$201,043	\$198,444	- 1.3%	\$192,061	\$188,720	- 1.7%
Percent of Original List Price Received*	96.3%	96.8%	+ 0.5%	96.0%	95.9%	- 0.1%
Average Market Time	89	76	- 14.6%	63	63	0.0%
Inventory of Homes for Sale at Month End	118	110	- 6.8%	--	--	--

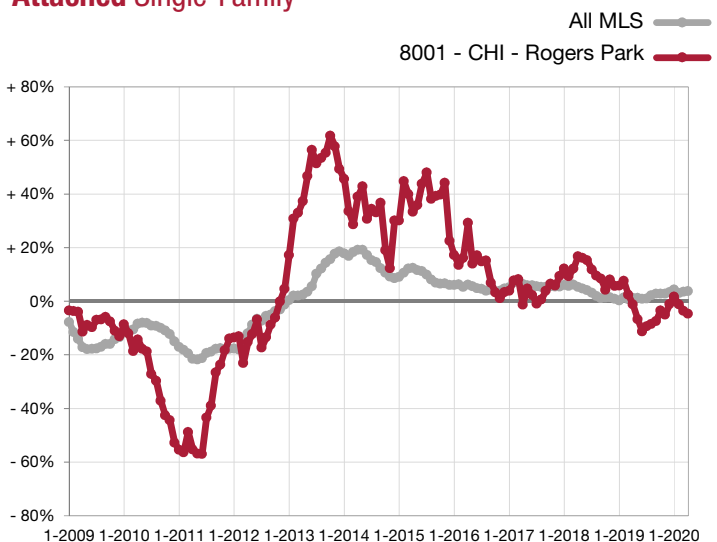
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / April 2020

- 66.1%

Change in
New Listings
All Properties

- 25.0%

Change in
Closed Sales
All Properties

- 29.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	24	12	- 50.0%	256	207	- 19.1%
Under Contract (includes Contingent and Pending)	8	7	- 12.5%	114	108	- 5.3%
Closed Sales	8	10	+ 25.0%	124	108	- 12.9%
Median Sales Price*	\$78,050	\$190,000	+ 143.4%	\$143,000	\$148,000	+ 3.5%
Average Sales Price*	\$107,973	\$201,240	+ 86.4%	\$173,128	\$175,148	+ 1.2%
Percent of Original List Price Received*	87.5%	92.3%	+ 5.5%	94.7%	92.5%	- 2.3%
Average Market Time	62	101	+ 62.9%	131	104	- 20.6%
Inventory of Homes for Sale at Month End	58	33	- 43.1%	--	--	--

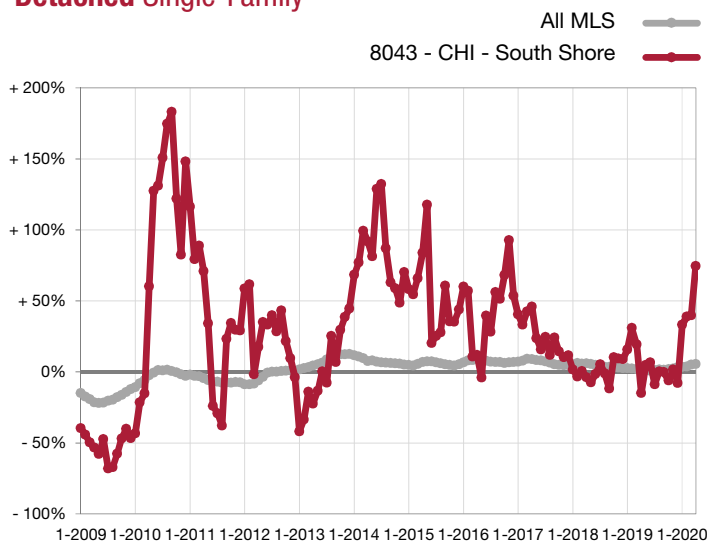
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	35	8	- 77.1%	251	248	- 1.2%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	110	127	+ 15.5%
Closed Sales	12	5	- 58.3%	115	117	+ 1.7%
Median Sales Price*	\$107,500	\$43,000	- 60.0%	\$62,000	\$70,000	+ 12.9%
Average Sales Price*	\$103,950	\$64,800	- 37.7%	\$76,891	\$84,912	+ 10.4%
Percent of Original List Price Received*	95.3%	72.9%	- 23.5%	91.0%	91.3%	+ 0.3%
Average Market Time	107	98	- 8.4%	90	116	+ 28.9%
Inventory of Homes for Sale at Month End	79	63	- 20.3%	--	--	--

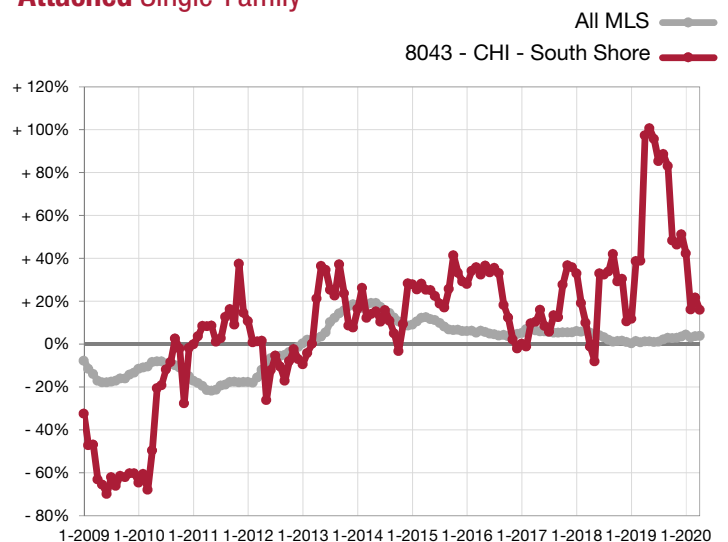
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / April 2020

- 52.8%

+ 3.7%

- 5.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	6	5	- 16.7%	67	72	+ 7.5%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	26	28	+ 7.7%
Closed Sales	1	4	+ 300.0%	25	30	+ 20.0%
Median Sales Price*	\$1,180,000	\$1,110,000	- 5.9%	\$865,000	\$919,063	+ 6.3%
Average Sales Price*	\$1,180,000	\$1,072,500	- 9.1%	\$900,627	\$996,984	+ 10.7%
Percent of Original List Price Received*	84.6%	95.0%	+ 12.3%	91.8%	95.1%	+ 3.6%
Average Market Time	341	155	- 54.5%	189	139	- 26.5%
Inventory of Homes for Sale at Month End	13	17	+ 30.8%	--	--	--

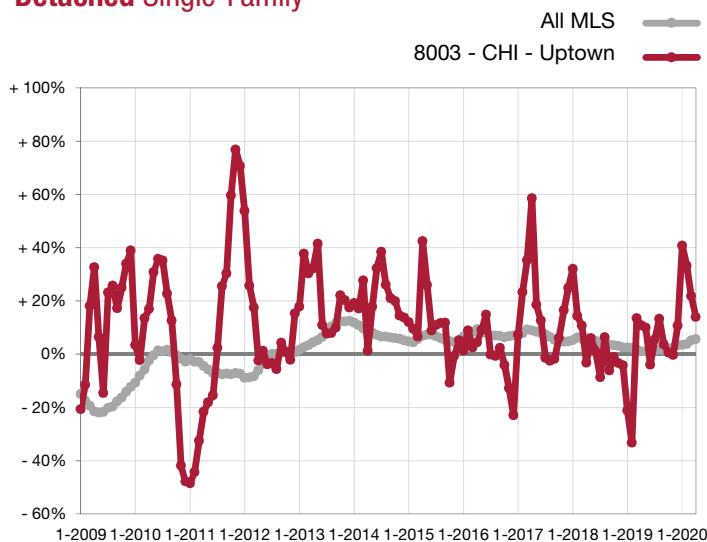
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	172	79	- 54.1%	1,425	1,263	- 11.4%
Under Contract (includes Contingent and Pending)	122	42	- 65.6%	850	714	- 16.0%
Closed Sales	81	81	0.0%	835	792	- 5.1%
Median Sales Price*	\$275,000	\$298,000	+ 8.4%	\$270,000	\$292,000	+ 8.1%
Average Sales Price*	\$284,856	\$312,701	+ 9.8%	\$276,472	\$294,967	+ 6.7%
Percent of Original List Price Received*	97.8%	98.4%	+ 0.6%	97.2%	97.2%	0.0%
Average Market Time	39	41	+ 5.1%	54	58	+ 7.4%
Inventory of Homes for Sale at Month End	164	150	- 8.5%	--	--	--

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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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West Ridge

Local Market Update / April 2020

- 69.1%

Change in
New Listings
All Properties

- 19.6%

Change in
Closed Sales
All Properties

- 25.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	27	8	- 70.4%	323	221	- 31.6%
Under Contract (includes Contingent and Pending)	14	8	- 42.9%	149	126	- 15.4%
Closed Sales	13	8	- 38.5%	146	137	- 6.2%
Median Sales Price*	\$372,000	\$407,500	+ 9.5%	\$364,500	\$372,000	+ 2.1%
Average Sales Price*	\$394,731	\$383,813	- 2.8%	\$381,295	\$393,451	+ 3.2%
Percent of Original List Price Received*	95.1%	95.5%	+ 0.4%	94.0%	95.8%	+ 1.9%
Average Market Time	145	73	- 49.7%	114	86	- 24.6%
Inventory of Homes for Sale at Month End	50	30	- 40.0%	--	--	--

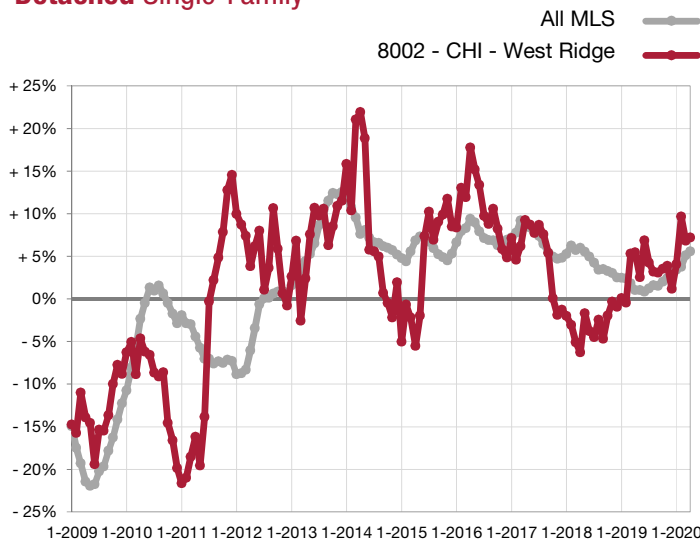
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	67	21	- 68.7%	700	618	- 11.7%
Under Contract (includes Contingent and Pending)	42	10	- 76.2%	361	307	- 15.0%
Closed Sales	33	29	- 12.1%	360	339	- 5.8%
Median Sales Price*	\$152,500	\$175,000	+ 14.8%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$159,011	\$184,524	+ 16.0%	\$157,425	\$160,579	+ 2.0%
Percent of Original List Price Received*	92.3%	95.1%	+ 3.0%	94.6%	93.7%	- 1.0%
Average Market Time	118	51	- 56.8%	78	82	+ 5.1%
Inventory of Homes for Sale at Month End	117	95	- 18.8%	--	--	--

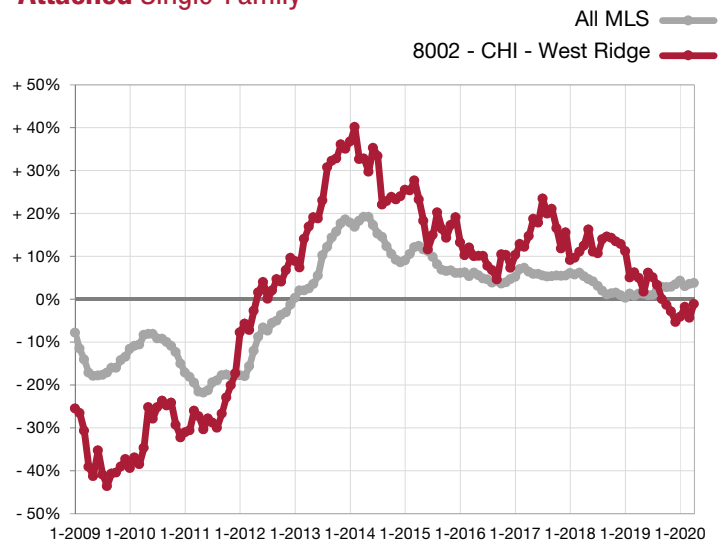
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Town

Local Market Update / April 2020

- 55.4%

Change in
New Listings
All Properties

- 11.5%

Change in
Closed Sales
All Properties

- 30.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	79	21	- 73.4%	561	471	- 16.0%
Under Contract (includes Contingent and Pending)	32	9	- 71.9%	197	192	- 2.5%
Closed Sales	18	9	- 50.0%	181	210	+ 16.0%
Median Sales Price*	\$922,500	\$1,075,000	+ 16.5%	\$1,003,000	\$917,500	- 8.5%
Average Sales Price*	\$958,722	\$1,223,667	+ 27.6%	\$1,050,243	\$979,839	- 6.7%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	95.5%	96.1%	+ 0.6%
Average Market Time	93	163	+ 75.3%	106	103	- 2.8%
Inventory of Homes for Sale at Month End	103	55	- 46.6%	--	--	--

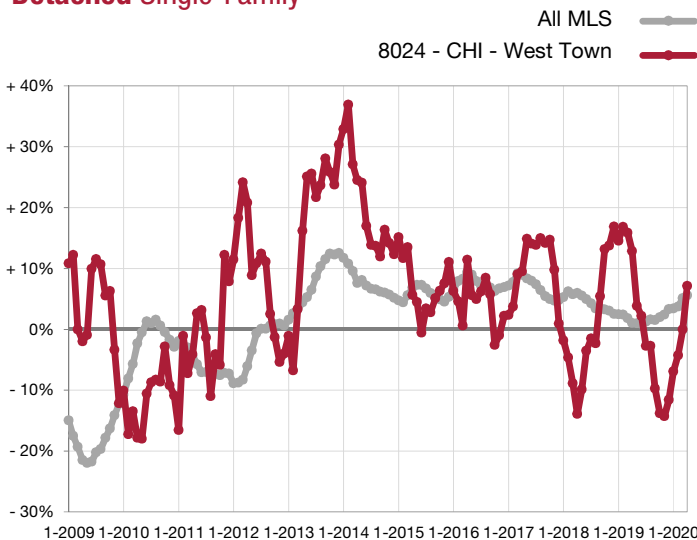
Attached Single-Family

	April			Trailing 12 Months		
	4-2019	4-2020	+ / -	4-2019	4-2020	+ / -
New Listings	365	177	- 51.5%	3,196	3,175	- 0.7%
Under Contract (includes Contingent and Pending)	187	99	- 47.1%	1,406	1,447	+ 2.9%
Closed Sales	174	161	- 7.5%	1,423	1,521	+ 6.9%
Median Sales Price*	\$471,625	\$508,000	+ 7.7%	\$465,000	\$490,000	+ 5.4%
Average Sales Price*	\$486,280	\$530,965	+ 9.2%	\$484,421	\$513,509	+ 6.0%
Percent of Original List Price Received*	98.3%	98.8%	+ 0.5%	97.8%	97.8%	0.0%
Average Market Time	58	53	- 8.6%	56	68	+ 21.4%
Inventory of Homes for Sale at Month End	447	325	- 27.3%	--	--	--

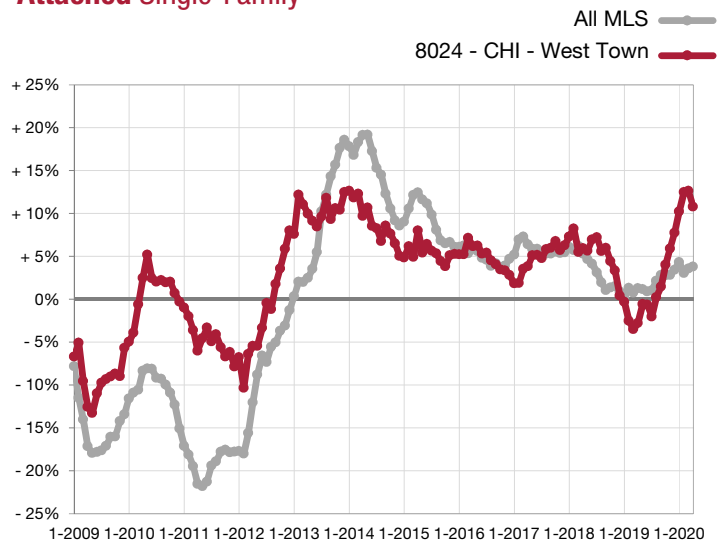
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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