

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED MARCH 16, 2021



Area Name	Page	Sub-Neighborhoods	South Loop		
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Lincoln Square	21	Lincoln Square Bowmanville Ravenswood Ravenswood Gardens			
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Albany Park

Local Market Update / February 2021

- 29.4%

+ 25.0%

- 29.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	27	7	- 74.1%	283	203	- 28.3%
Under Contract (includes Contingent and Pending)	18	6	- 66.7%	139	143	+ 2.9%
Closed Sales	11	15	+ 36.4%	131	156	+ 19.1%
Median Sales Price*	\$416,500	\$539,000	+ 29.4%	\$398,500	\$480,500	+ 20.6%
Average Sales Price*	\$423,818	\$506,825	+ 19.6%	\$444,266	\$489,167	+ 10.1%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	96.7%	98.1%	+ 1.4%
Average Market Time	66	113	+ 71.2%	71	67	- 5.6%
Inventory of Homes for Sale at Month End	33	12	- 63.6%	--	--	--

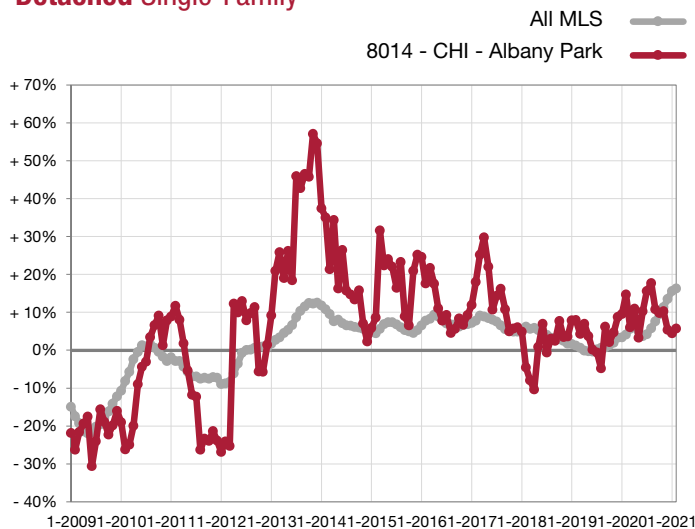
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	24	29	+ 20.8%	328	342	+ 4.3%
Under Contract (includes Contingent and Pending)	15	18	+ 20.0%	163	189	+ 16.0%
Closed Sales	9	10	+ 11.1%	164	187	+ 14.0%
Median Sales Price*	\$183,500	\$194,500	+ 6.0%	\$195,750	\$209,900	+ 7.2%
Average Sales Price*	\$281,500	\$197,850	- 29.7%	\$224,890	\$226,174	+ 0.6%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	96.6%	97.5%	+ 0.9%
Average Market Time	136	55	- 59.6%	59	53	- 10.2%
Inventory of Homes for Sale at Month End	32	34	+ 6.3%	--	--	--

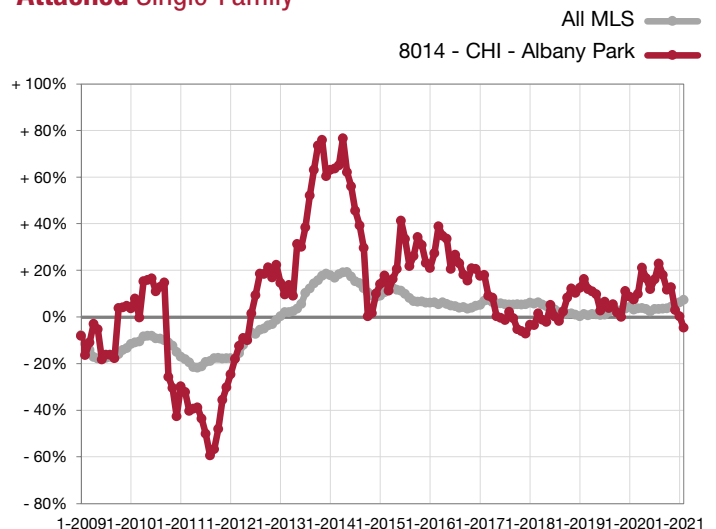
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / February 2021

+ 8.6%

Change in
New Listings
All Properties

- 9.5%

Change in
Closed Sales
All Properties

- 23.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	14	12	- 14.3%	165	176	+ 6.7%
Under Contract (includes Contingent and Pending)	7	13	+ 85.7%	95	121	+ 27.4%
Closed Sales	7	7	0.0%	102	114	+ 11.8%
Median Sales Price*	\$435,000	\$456,000	+ 4.8%	\$499,500	\$592,250	+ 18.6%
Average Sales Price*	\$471,929	\$531,143	+ 12.5%	\$509,410	\$576,625	+ 13.2%
Percent of Original List Price Received*	96.7%	95.8%	- 0.9%	97.1%	99.7%	+ 2.7%
Average Market Time	29	65	+ 124.1%	61	48	- 21.3%
Inventory of Homes for Sale at Month End	20	5	- 75.0%	--	--	--

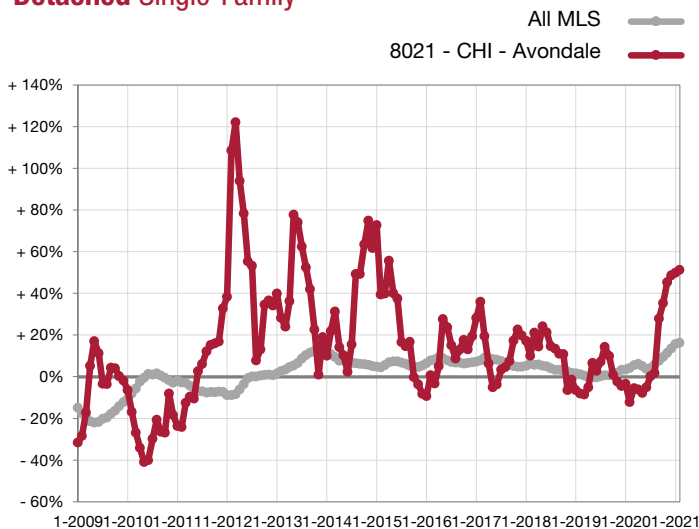
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	21	26	+ 23.8%	356	338	- 5.1%
Under Contract (includes Contingent and Pending)	16	23	+ 43.8%	174	178	+ 2.3%
Closed Sales	14	12	- 14.3%	173	167	- 3.5%
Median Sales Price*	\$389,500	\$440,000	+ 13.0%	\$380,000	\$361,500	- 4.9%
Average Sales Price*	\$364,886	\$366,292	+ 0.4%	\$377,315	\$362,549	- 3.9%
Percent of Original List Price Received*	99.7%	98.3%	- 1.4%	98.1%	99.0%	+ 0.9%
Average Market Time	105	92	- 12.4%	56	40	- 28.6%
Inventory of Homes for Sale at Month End	19	25	+ 31.6%	--	--	--

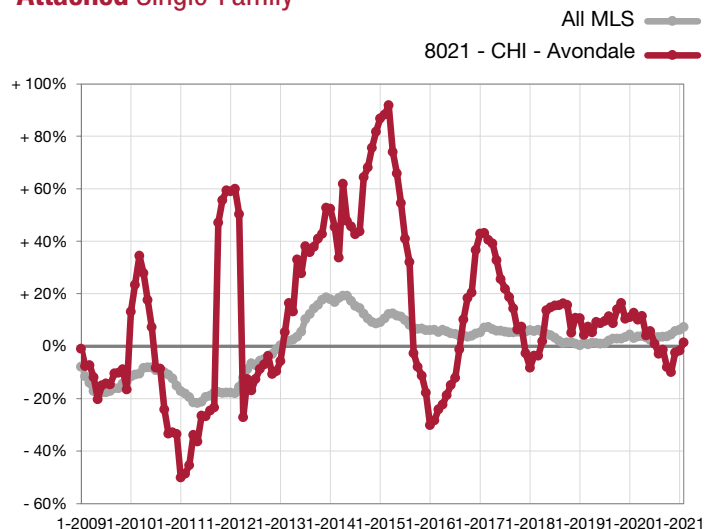
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / February 2021

- 36.7%

+ 30.0%

- 62.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	28	18	- 35.7%	454	349	- 23.1%
Under Contract (includes Contingent and Pending)	14	21	+ 50.0%	218	258	+ 18.3%
Closed Sales	9	13	+ 44.4%	222	245	+ 10.4%
Median Sales Price*	\$263,000	\$400,000	+ 52.1%	\$310,000	\$345,000	+ 11.3%
Average Sales Price*	\$317,500	\$416,327	+ 31.1%	\$330,678	\$364,867	+ 10.3%
Percent of Original List Price Received*	99.6%	97.6%	- 2.0%	97.5%	96.8%	- 0.7%
Average Market Time	119	63	- 47.1%	82	104	+ 26.8%
Inventory of Homes for Sale at Month End	70	24	- 65.7%	--	--	--

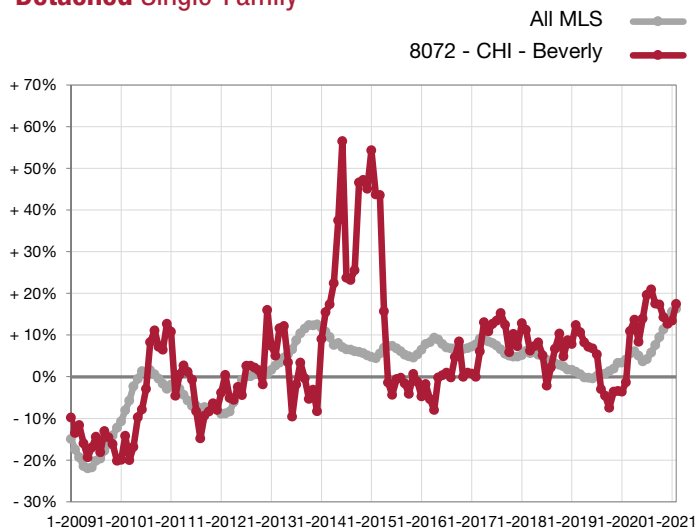
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	2	1	- 50.0%	23	23	0.0%
Under Contract (includes Contingent and Pending)	0	2	--	9	16	+ 77.8%
Closed Sales	1	0	- 100.0%	8	12	+ 50.0%
Median Sales Price*	\$90,000	\$0	- 100.0%	\$107,450	\$139,750	+ 30.1%
Average Sales Price*	\$90,000	\$0	- 100.0%	\$118,963	\$173,650	+ 46.0%
Percent of Original List Price Received*	81.8%	0.0%	- 100.0%	96.8%	96.2%	- 0.6%
Average Market Time	77	0	- 100.0%	113	156	+ 38.1%
Inventory of Homes for Sale at Month End	7	5	- 28.6%	--	--	--

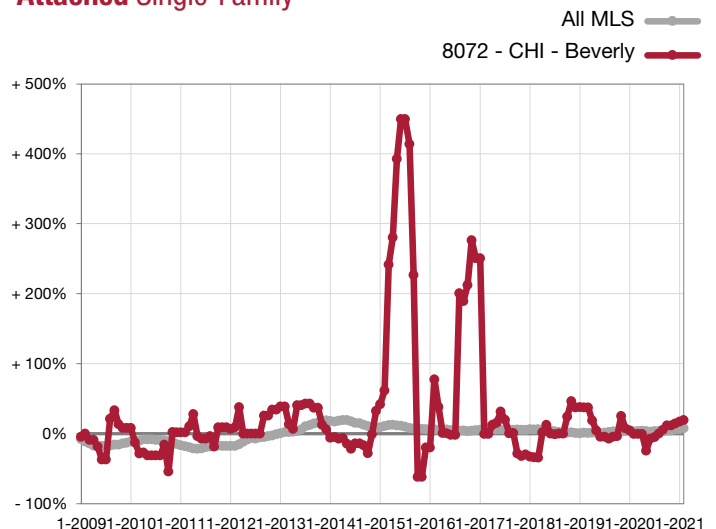
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / February 2021

- 34.8%

+ 37.5%

- 36.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	17	12	- 29.4%	214	198	- 7.5%
Under Contract (includes Contingent and Pending)	10	12	+ 20.0%	97	123	+ 26.8%
Closed Sales	7	10	+ 42.9%	94	113	+ 20.2%
Median Sales Price*	\$385,000	\$377,500	- 1.9%	\$486,500	\$480,000	- 1.3%
Average Sales Price*	\$398,998	\$449,700	+ 12.7%	\$485,368	\$491,248	+ 1.2%
Percent of Original List Price Received*	97.2%	93.9%	- 3.4%	96.2%	97.2%	+ 1.0%
Average Market Time	39	78	+ 100.0%	64	65	+ 1.6%
Inventory of Homes for Sale at Month End	31	16	- 48.4%	--	--	--

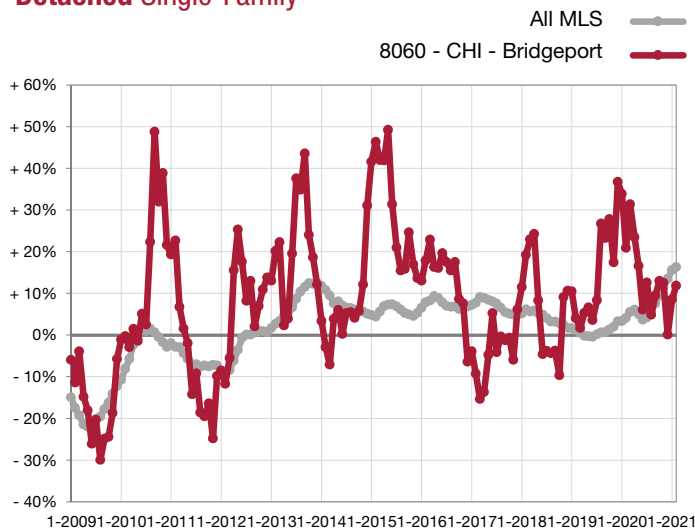
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	6	3	- 50.0%	125	108	- 13.6%
Under Contract (includes Contingent and Pending)	4	2	- 50.0%	69	65	- 5.8%
Closed Sales	1	1	0.0%	64	55	- 14.1%
Median Sales Price*	\$439,000	\$300,000	- 31.7%	\$302,500	\$279,000	- 7.8%
Average Sales Price*	\$439,000	\$300,000	- 31.7%	\$317,464	\$321,498	+ 1.3%
Percent of Original List Price Received*	98.2%	100.0%	+ 1.8%	96.8%	97.4%	+ 0.6%
Average Market Time	322	6	- 98.1%	74	59	- 20.3%
Inventory of Homes for Sale at Month End	16	14	- 12.5%	--	--	--

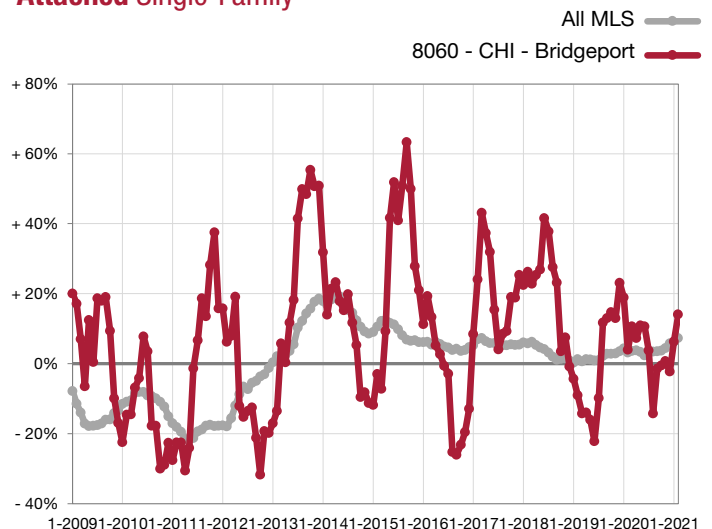
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / February 2021

- 45.7%

0.0%

- 42.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	33	11	- 66.7%	389	265	- 31.9%
Under Contract (includes Contingent and Pending)	16	12	- 25.0%	204	195	- 4.4%
Closed Sales	16	15	- 6.3%	198	187	- 5.6%
Median Sales Price*	\$96,750	\$130,500	+ 34.9%	\$141,450	\$181,000	+ 28.0%
Average Sales Price*	\$119,544	\$157,963	+ 32.1%	\$138,005	\$171,829	+ 24.5%
Percent of Original List Price Received*	99.6%	98.4%	- 1.2%	95.5%	95.3%	- 0.2%
Average Market Time	65	86	+ 32.3%	74	94	+ 27.0%
Inventory of Homes for Sale at Month End	67	29	- 56.7%	--	--	--

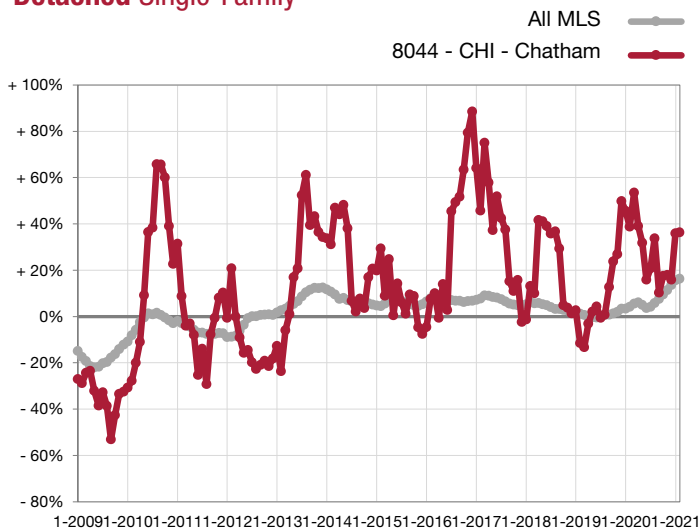
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	2	8	+ 300.0%	40	54	+ 35.0%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	20	28	+ 40.0%
Closed Sales	1	2	+ 100.0%	19	27	+ 42.1%
Median Sales Price*	\$37,500	\$41,500	+ 10.7%	\$40,000	\$43,100	+ 7.7%
Average Sales Price*	\$37,500	\$41,500	+ 10.7%	\$46,947	\$76,204	+ 62.3%
Percent of Original List Price Received*	100.0%	59.4%	- 40.6%	94.0%	86.3%	- 8.2%
Average Market Time	6	407	+ 6,683.3%	91	134	+ 47.3%
Inventory of Homes for Sale at Month End	11	16	+ 45.5%	--	--	--

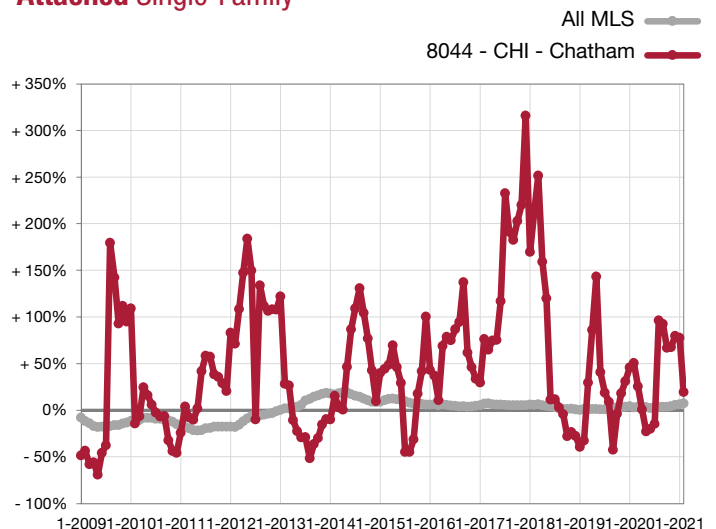
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / February 2021

- 17.2%

+ 51.4%

- 14.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	11	10	- 9.1%	202	135	- 33.2%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	67	75	+ 11.9%
Closed Sales	3	1	- 66.7%	59	80	+ 35.6%
Median Sales Price*	\$455,000	\$599,000	+ 31.6%	\$705,000	\$744,250	+ 5.6%
Average Sales Price*	\$694,333	\$599,000	- 13.7%	\$771,885	\$801,879	+ 3.9%
Percent of Original List Price Received*	91.2%	100.0%	+ 9.6%	95.3%	96.3%	+ 1.0%
Average Market Time	122	77	- 36.9%	91	92	+ 1.1%
Inventory of Homes for Sale at Month End	22	12	- 45.5%	--	--	--

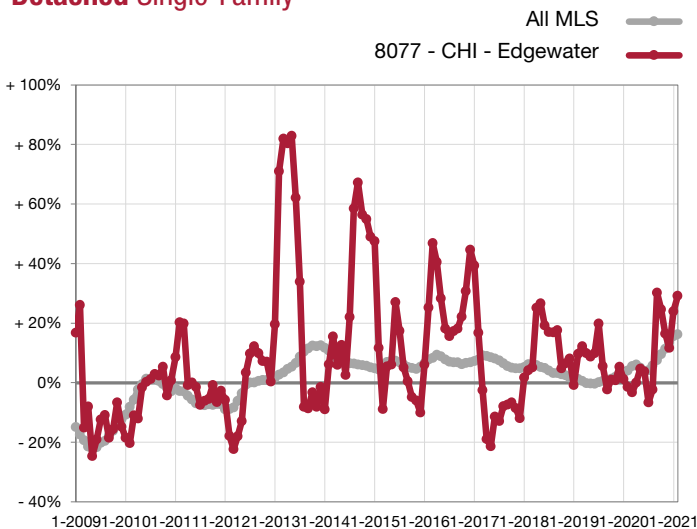
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	123	101	- 17.9%	1,376	1,415	+ 2.8%
Under Contract (includes Contingent and Pending)	53	75	+ 41.5%	710	780	+ 9.9%
Closed Sales	34	55	+ 61.8%	714	735	+ 2.9%
Median Sales Price*	\$204,750	\$217,000	+ 6.0%	\$210,000	\$250,000	+ 19.0%
Average Sales Price*	\$230,887	\$276,923	+ 19.9%	\$239,459	\$280,400	+ 17.1%
Percent of Original List Price Received*	94.8%	96.5%	+ 1.8%	95.6%	96.0%	+ 0.4%
Average Market Time	95	106	+ 11.6%	69	74	+ 7.2%
Inventory of Homes for Sale at Month End	214	189	- 11.7%	--	--	--

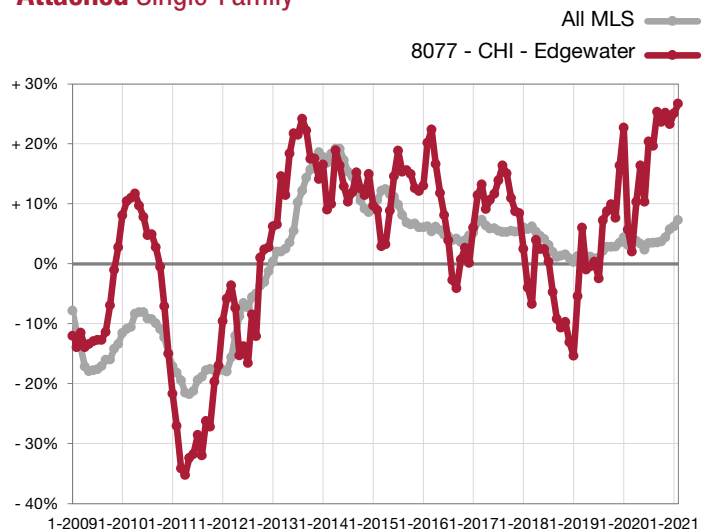
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / February 2021

- 25.0%

0.0%

- 28.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	20	18	- 10.0%	307	268	- 12.7%
Under Contract (includes Contingent and Pending)	8	13	+ 62.5%	124	151	+ 21.8%
Closed Sales	9	11	+ 22.2%	127	143	+ 12.6%
Median Sales Price*	\$383,500	\$415,000	+ 8.2%	\$390,000	\$395,000	+ 1.3%
Average Sales Price*	\$483,722	\$427,182	- 11.7%	\$450,455	\$437,722	- 2.8%
Percent of Original List Price Received*	94.6%	97.1%	+ 2.6%	95.1%	97.2%	+ 2.2%
Average Market Time	143	30	- 79.0%	75	62	- 17.3%
Inventory of Homes for Sale at Month End	25	22	- 12.0%	--	--	--

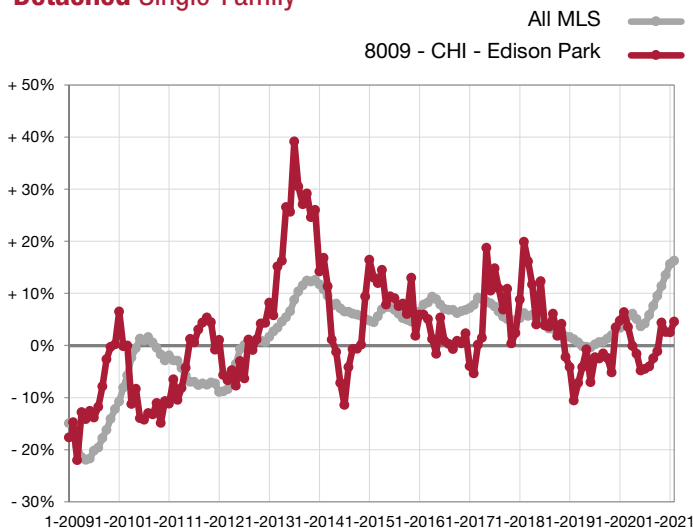
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	12	6	- 50.0%	92	95	+ 3.3%
Under Contract (includes Contingent and Pending)	8	5	- 37.5%	62	67	+ 8.1%
Closed Sales	6	4	- 33.3%	62	68	+ 9.7%
Median Sales Price*	\$171,000	\$208,500	+ 21.9%	\$166,500	\$170,000	+ 2.1%
Average Sales Price*	\$180,583	\$202,500	+ 12.1%	\$168,372	\$170,046	+ 1.0%
Percent of Original List Price Received*	97.1%	98.7%	+ 1.6%	95.6%	95.7%	+ 0.1%
Average Market Time	64	93	+ 45.3%	60	83	+ 38.3%
Inventory of Homes for Sale at Month End	14	6	- 57.1%	--	--	--

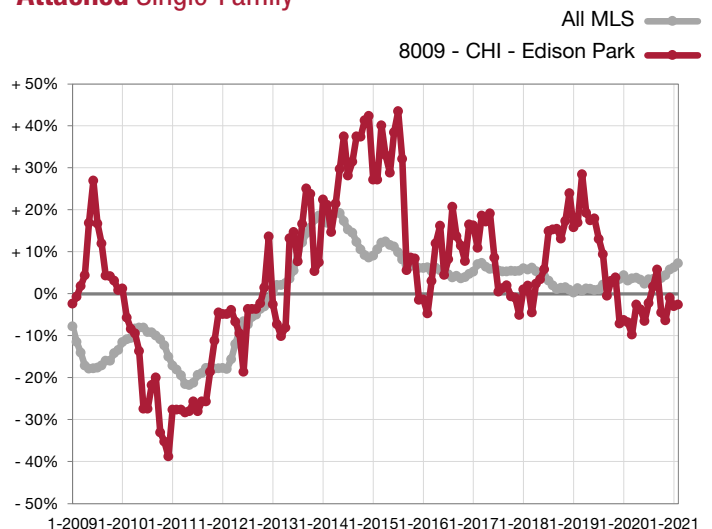
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / February 2021

- 42.5%

0.0%

- 54.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	36	19	- 47.2%	450	416	- 7.6%
Under Contract (includes Contingent and Pending)	16	18	+ 12.5%	207	258	+ 24.6%
Closed Sales	11	12	+ 9.1%	212	252	+ 18.9%
Median Sales Price*	\$400,000	\$456,500	+ 14.1%	\$475,000	\$480,000	+ 1.1%
Average Sales Price*	\$400,273	\$499,125	+ 24.7%	\$493,333	\$522,318	+ 5.9%
Percent of Original List Price Received*	93.4%	96.9%	+ 3.7%	95.3%	96.5%	+ 1.3%
Average Market Time	158	221	+ 39.9%	96	83	- 13.5%
Inventory of Homes for Sale at Month End	58	25	- 56.9%	--	--	--

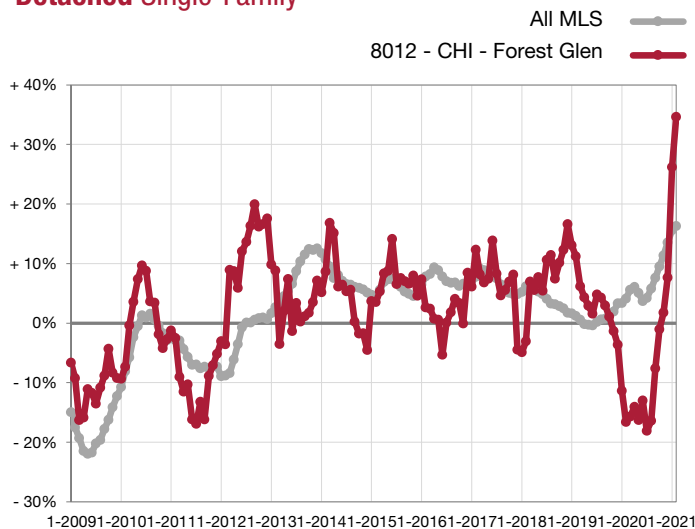
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	4	4	0.0%	38	29	- 23.7%
Under Contract (includes Contingent and Pending)	2	1	- 50.0%	20	16	- 20.0%
Closed Sales	1	0	- 100.0%	22	15	- 31.8%
Median Sales Price*	\$195,000	\$0	- 100.0%	\$314,500	\$307,500	- 2.2%
Average Sales Price*	\$195,000	\$0	- 100.0%	\$332,341	\$317,037	- 4.6%
Percent of Original List Price Received*	88.7%	0.0%	- 100.0%	96.4%	96.1%	- 0.3%
Average Market Time	30	0	- 100.0%	61	56	- 8.2%
Inventory of Homes for Sale at Month End	4	3	- 25.0%	--	--	--

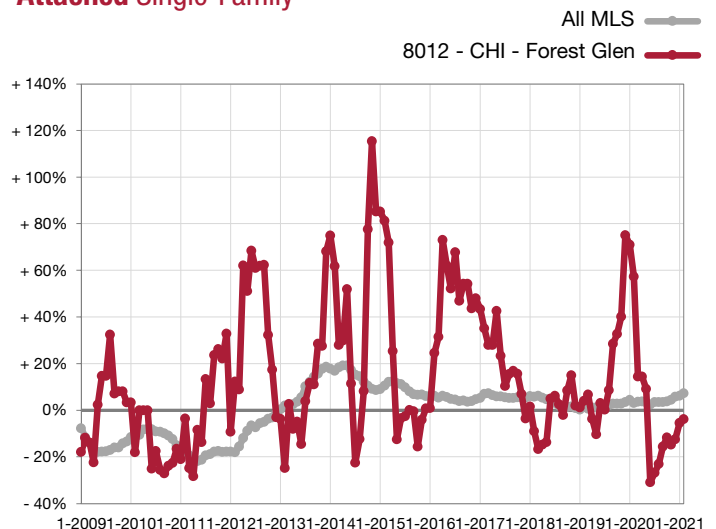
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / February 2021

- 34.1%

- 52.6%

- 22.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	14	13	- 7.1%	193	180	- 6.7%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	89	96	+ 7.9%
Closed Sales	10	1	- 90.0%	87	88	+ 1.1%
Median Sales Price*	\$549,000	\$565,000	+ 2.9%	\$509,000	\$552,500	+ 8.5%
Average Sales Price*	\$547,950	\$565,000	+ 3.1%	\$501,002	\$530,177	+ 5.8%
Percent of Original List Price Received*	97.5%	90.3%	- 7.4%	96.2%	99.1%	+ 3.0%
Average Market Time	140	155	+ 10.7%	115	89	- 22.6%
Inventory of Homes for Sale at Month End	36	21	- 41.7%	--	--	--

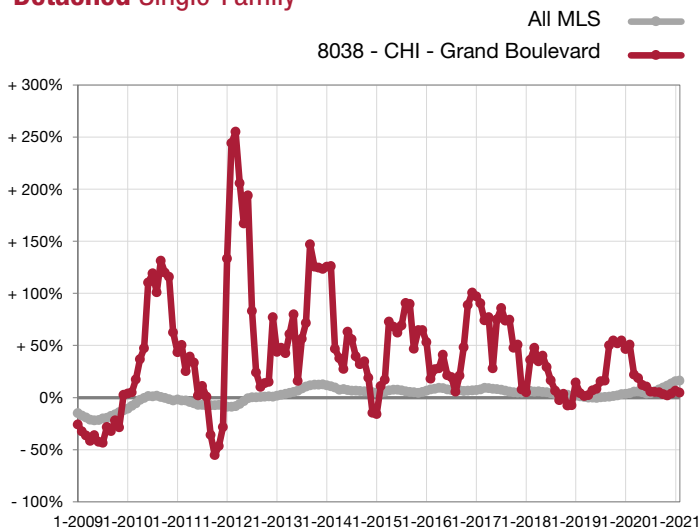
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	27	14	- 48.1%	379	354	- 6.6%
Under Contract (includes Contingent and Pending)	12	12	0.0%	171	141	- 17.5%
Closed Sales	9	8	- 11.1%	179	133	- 25.7%
Median Sales Price*	\$290,000	\$242,500	- 16.4%	\$220,000	\$237,500	+ 8.0%
Average Sales Price*	\$277,667	\$251,300	- 9.5%	\$227,180	\$257,956	+ 13.5%
Percent of Original List Price Received*	93.5%	97.1%	+ 3.9%	95.6%	95.6%	0.0%
Average Market Time	165	78	- 52.7%	88	90	+ 2.3%
Inventory of Homes for Sale at Month End	57	51	- 10.5%	--	--	--

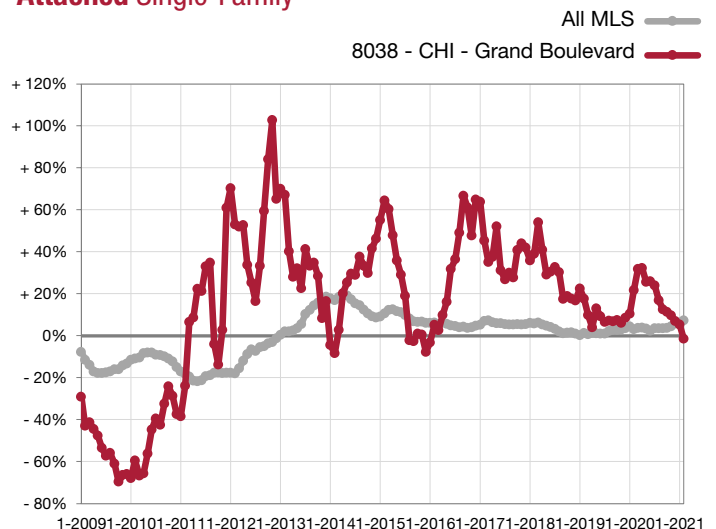
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Greater Grand Crossing

Local Market Update / February 2021

- 48.4%

- 23.1%

- 50.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	30	15	- 50.0%	327	298	- 8.9%
Under Contract (includes Contingent and Pending)	17	13	- 23.5%	151	178	+ 17.9%
Closed Sales	13	10	- 23.1%	146	169	+ 15.8%
Median Sales Price*	\$65,000	\$200,000	+ 207.7%	\$77,250	\$140,000	+ 81.2%
Average Sales Price*	\$70,800	\$186,588	+ 163.5%	\$108,715	\$145,250	+ 33.6%
Percent of Original List Price Received*	78.2%	100.1%	+ 28.0%	92.0%	93.4%	+ 1.5%
Average Market Time	90	193	+ 114.4%	110	103	- 6.4%
Inventory of Homes for Sale at Month End	75	38	- 49.3%	--	--	--

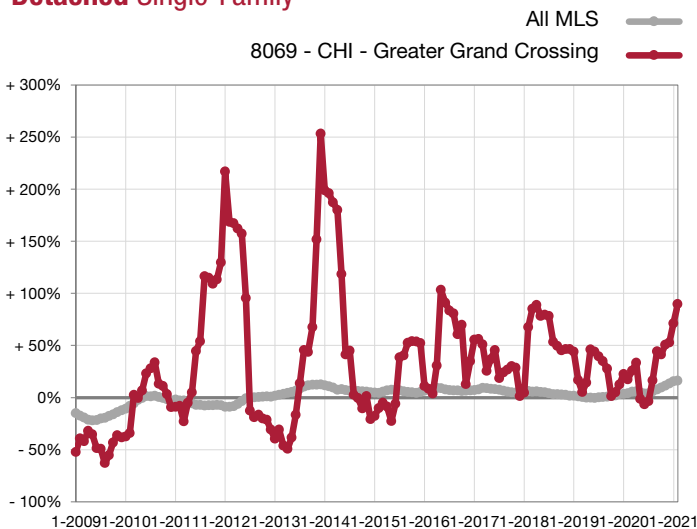
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	1	1	0.0%	10	8	- 20.0%
Under Contract (includes Contingent and Pending)	0	1	--	5	5	0.0%
Closed Sales	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	\$0	--	\$46,000	\$45,500	- 1.1%
Average Sales Price*	\$0	\$0	--	\$47,333	\$66,250	+ 40.0%
Percent of Original List Price Received*	0.0%	0.0%	--	72.5%	82.7%	+ 14.1%
Average Market Time	0	0	--	72	42	- 41.7%
Inventory of Homes for Sale at Month End	1	0	- 100.0%	--	--	--

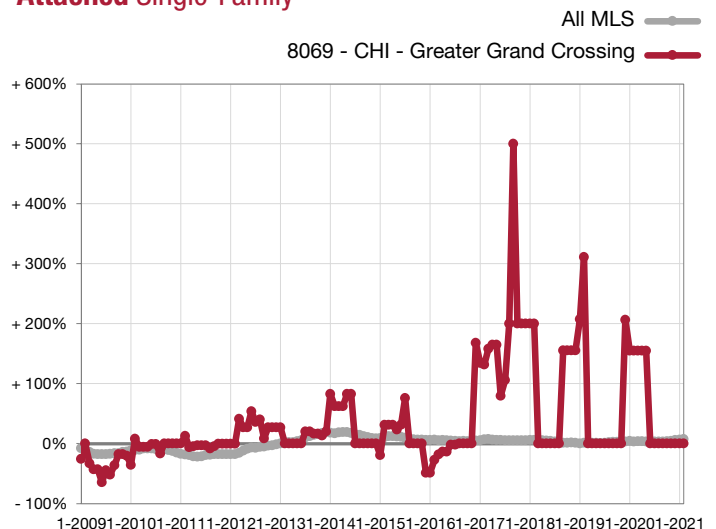
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / February 2021

- 80.0%

0.0%

- 50.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	5	1	- 80.0%	130	98	- 24.6%
Under Contract (includes Contingent and Pending)	5	4	- 20.0%	93	76	- 18.3%
Closed Sales	5	5	0.0%	95	74	- 22.1%
Median Sales Price*	\$120,000	\$190,000	+ 58.3%	\$145,000	\$160,000	+ 10.3%
Average Sales Price*	\$119,480	\$206,000	+ 72.4%	\$142,231	\$166,011	+ 16.7%
Percent of Original List Price Received*	100.0%	100.6%	+ 0.6%	92.5%	96.3%	+ 4.1%
Average Market Time	85	23	- 72.9%	83	64	- 22.9%
Inventory of Homes for Sale at Month End	14	7	- 50.0%	--	--	--

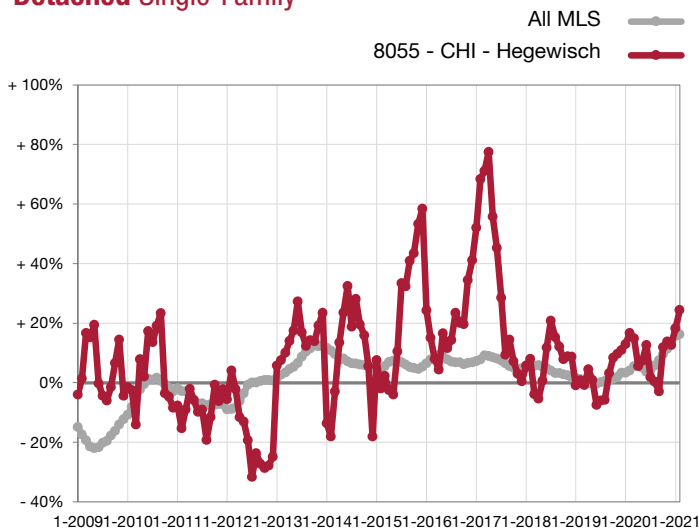
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$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	--	--	--	--

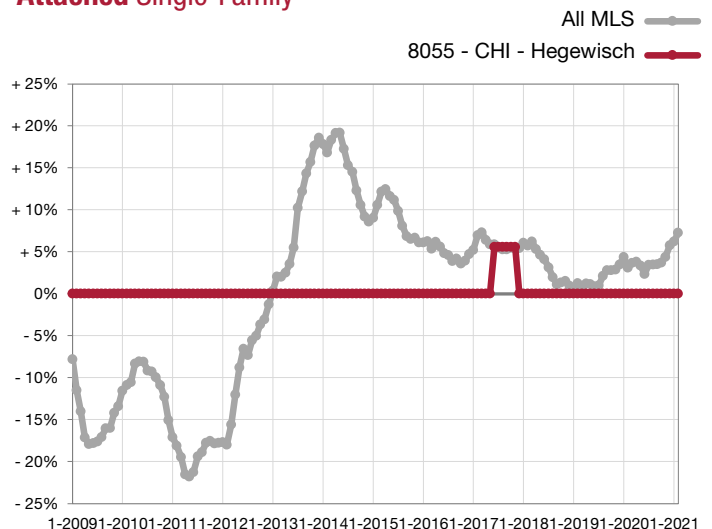
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Humboldt Park

Local Market Update / February 2021

- 11.5%

+ 23.1%

- 15.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	22	17	- 22.7%	333	301	- 9.6%
Under Contract (includes Contingent and Pending)	11	14	+ 27.3%	141	178	+ 26.2%
Closed Sales	9	11	+ 22.2%	136	170	+ 25.0%
Median Sales Price*	\$185,000	\$399,900	+ 116.2%	\$254,000	\$270,000	+ 6.3%
Average Sales Price*	\$237,210	\$391,018	+ 64.8%	\$307,164	\$322,411	+ 5.0%
Percent of Original List Price Received*	116.3%	98.3%	- 15.5%	96.4%	97.4%	+ 1.0%
Average Market Time	83	114	+ 37.3%	59	73	+ 23.7%
Inventory of Homes for Sale at Month End	46	34	- 26.1%	--	--	--

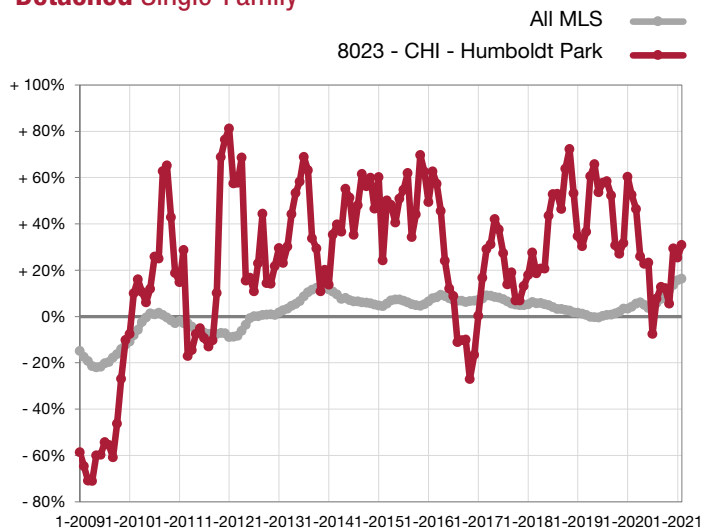
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	4	6	+ 50.0%	87	104	+ 19.5%
Under Contract (includes Contingent and Pending)	0	4	--	30	46	+ 53.3%
Closed Sales	4	5	+ 25.0%	29	41	+ 41.4%
Median Sales Price*	\$182,000	\$397,300	+ 118.3%	\$224,000	\$330,000	+ 47.3%
Average Sales Price*	\$188,500	\$409,760	+ 117.4%	\$238,167	\$325,547	+ 36.7%
Percent of Original List Price Received*	95.2%	95.2%	0.0%	94.9%	93.4%	- 1.6%
Average Market Time	90	79	- 12.2%	70	83	+ 18.6%
Inventory of Homes for Sale at Month End	12	15	+ 25.0%	--	--	--

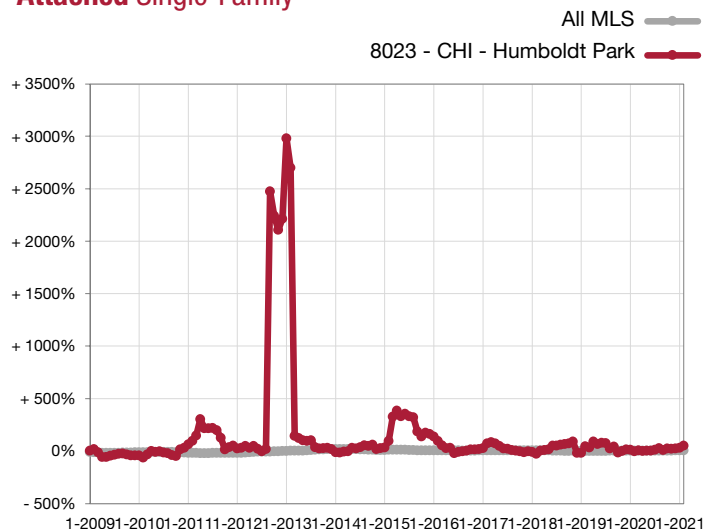
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / February 2021

- 27.9%

Change in
New Listings
All Properties

- 16.7%

Change in
Closed Sales
All Properties

- 31.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	3	1	- 66.7%	60	32	- 46.7%
Under Contract (includes Contingent and Pending)	0	0	--	26	26	0.0%
Closed Sales	0	0	--	25	28	+ 12.0%
Median Sales Price*	\$0	\$0	--	\$780,000	\$980,000	+ 25.6%
Average Sales Price*	\$0	\$0	--	\$826,620	\$971,686	+ 17.5%
Percent of Original List Price Received*	0.0%	0.0%	--	93.1%	91.6%	- 1.6%
Average Market Time	0	0	--	134	136	+ 1.5%
Inventory of Homes for Sale at Month End	12	4	- 66.7%	--	--	--

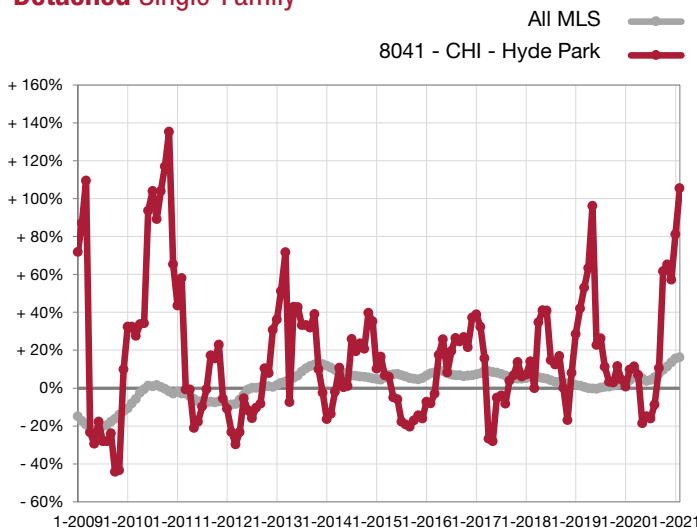
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	40	30	- 25.0%	464	423	- 8.8%
Under Contract (includes Contingent and Pending)	22	25	+ 13.6%	277	266	- 4.0%
Closed Sales	18	15	- 16.7%	279	244	- 12.5%
Median Sales Price*	\$156,500	\$180,000	+ 15.0%	\$192,000	\$200,000	+ 4.2%
Average Sales Price*	\$255,042	\$215,065	- 15.7%	\$242,118	\$245,046	+ 1.2%
Percent of Original List Price Received*	92.4%	93.5%	+ 1.2%	93.2%	95.0%	+ 1.9%
Average Market Time	84	67	- 20.2%	74	80	+ 8.1%
Inventory of Homes for Sale at Month End	86	63	- 26.7%	--	--	--

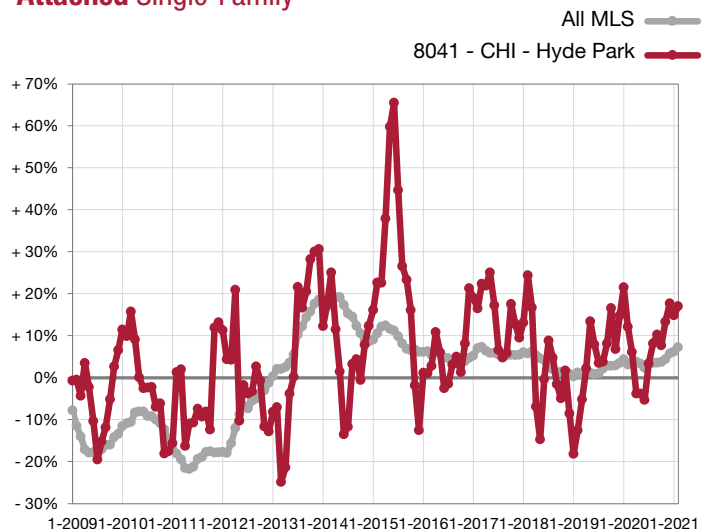
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / February 2021

- 29.3%

+ 20.0%

- 22.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	41	27	- 34.1%	535	433	- 19.1%
Under Contract (includes Contingent and Pending)	23	19	- 17.4%	275	285	+ 3.6%
Closed Sales	13	13	0.0%	277	287	+ 3.6%
Median Sales Price*	\$390,900	\$605,000	+ 54.8%	\$490,000	\$575,000	+ 17.3%
Average Sales Price*	\$441,223	\$610,923	+ 38.5%	\$531,015	\$591,439	+ 11.4%
Percent of Original List Price Received*	92.5%	95.7%	+ 3.5%	95.6%	97.1%	+ 1.6%
Average Market Time	124	72	- 41.9%	89	71	- 20.2%
Inventory of Homes for Sale at Month End	63	31	- 50.8%	--	--	--

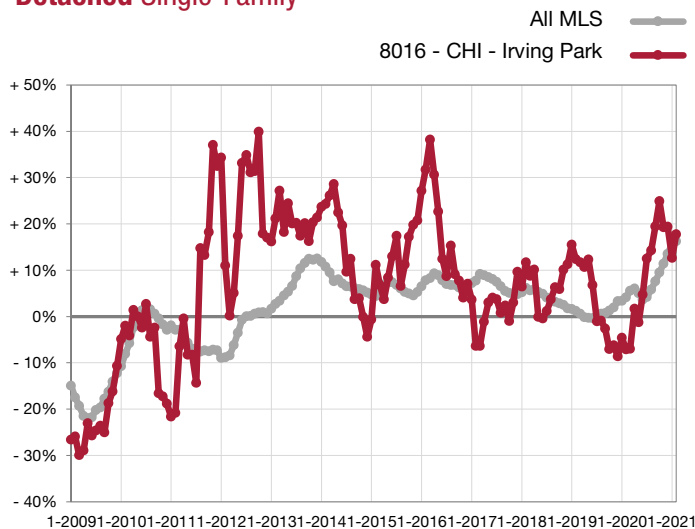
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	41	31	- 24.4%	521	573	+ 10.0%
Under Contract (includes Contingent and Pending)	34	26	- 23.5%	282	297	+ 5.3%
Closed Sales	12	17	+ 41.7%	269	289	+ 7.4%
Median Sales Price*	\$227,500	\$251,000	+ 10.3%	\$208,750	\$232,500	+ 11.4%
Average Sales Price*	\$245,550	\$278,882	+ 13.6%	\$229,675	\$261,544	+ 13.9%
Percent of Original List Price Received*	97.3%	97.5%	+ 0.2%	96.7%	97.5%	+ 0.8%
Average Market Time	80	89	+ 11.3%	57	52	- 8.8%
Inventory of Homes for Sale at Month End	43	51	+ 18.6%	--	--	--

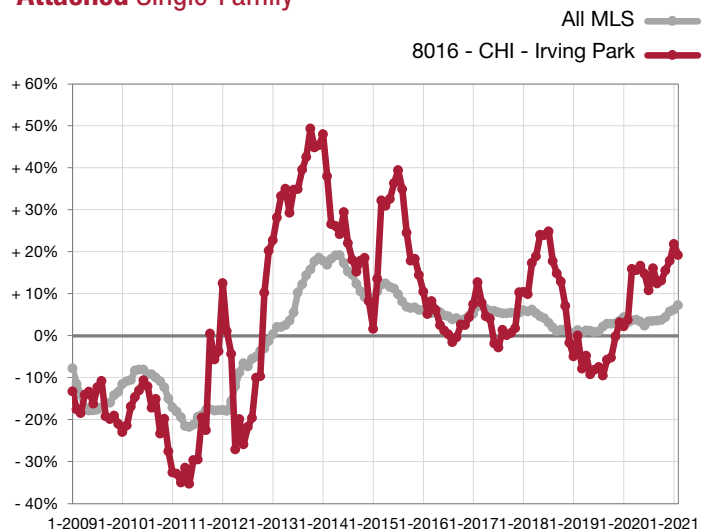
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / February 2021

- 47.6%

0.0%

- 69.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	32	15	- 53.1%	438	326	- 25.6%
Under Contract (includes Contingent and Pending)	19	16	- 15.8%	229	250	+ 9.2%
Closed Sales	10	12	+ 20.0%	221	249	+ 12.7%
Median Sales Price*	\$336,500	\$378,450	+ 12.5%	\$330,000	\$350,000	+ 6.1%
Average Sales Price*	\$351,900	\$413,617	+ 17.5%	\$343,275	\$374,417	+ 9.1%
Percent of Original List Price Received*	94.0%	96.7%	+ 2.9%	96.3%	97.2%	+ 0.9%
Average Market Time	100	72	- 28.0%	65	62	- 4.6%
Inventory of Homes for Sale at Month End	40	8	- 80.0%	--	--	--

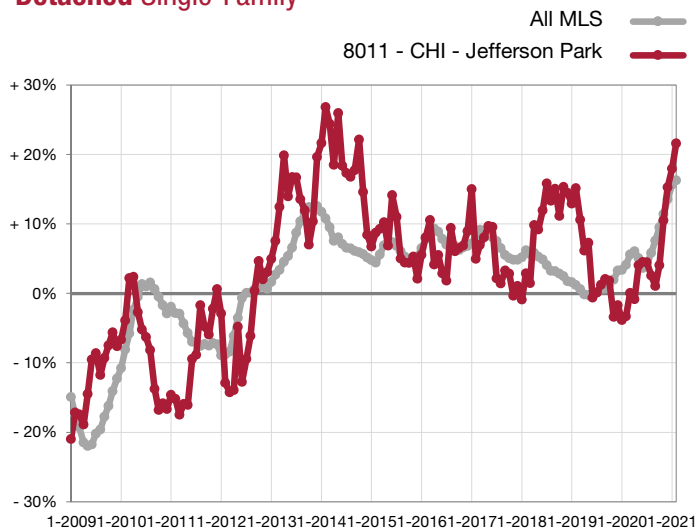
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	10	7	- 30.0%	114	129	+ 13.2%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	69	72	+ 4.3%
Closed Sales	4	2	- 50.0%	65	72	+ 10.8%
Median Sales Price*	\$159,576	\$163,500	+ 2.5%	\$170,000	\$151,000	- 11.2%
Average Sales Price*	\$160,288	\$163,500	+ 2.0%	\$189,305	\$172,273	- 9.0%
Percent of Original List Price Received*	96.3%	93.1%	- 3.3%	99.1%	95.0%	- 4.1%
Average Market Time	122	83	- 32.0%	65	83	+ 27.7%
Inventory of Homes for Sale at Month End	15	9	- 40.0%	--	--	--

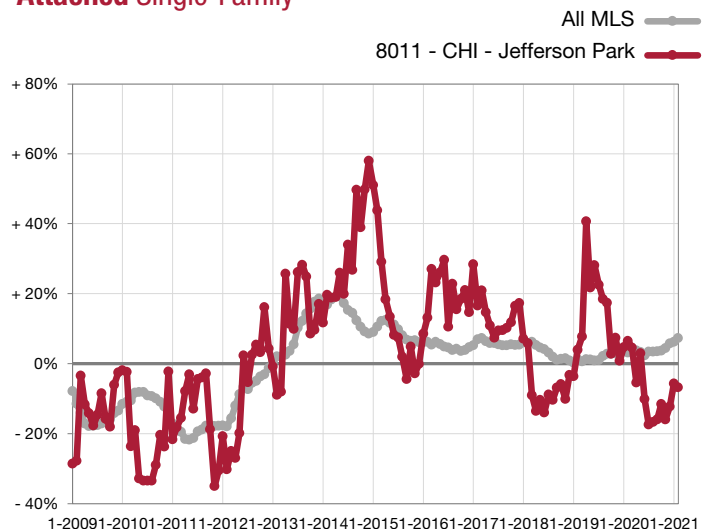
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / February 2021

+ 5.9%

0.0%

- 2.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	6	5	- 16.7%	97	70	- 27.8%
Under Contract (includes Contingent and Pending)	2	4	+ 100.0%	39	25	- 35.9%
Closed Sales	4	0	- 100.0%	43	25	- 41.9%
Median Sales Price*	\$364,000	\$0	- 100.0%	\$539,000	\$700,000	+ 29.9%
Average Sales Price*	\$617,000	\$0	- 100.0%	\$674,872	\$1,017,574	+ 50.8%
Percent of Original List Price Received*	97.3%	0.0%	- 100.0%	95.1%	95.6%	+ 0.5%
Average Market Time	150	0	- 100.0%	159	139	- 12.6%
Inventory of Homes for Sale at Month End	18	18	0.0%	--	--	--

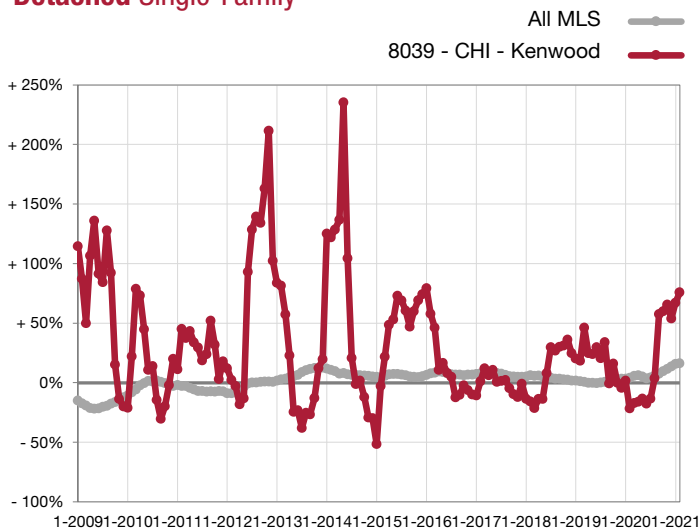
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	28	31	+ 10.7%	308	364	+ 18.2%
Under Contract (includes Contingent and Pending)	17	20	+ 17.6%	149	209	+ 40.3%
Closed Sales	9	13	+ 44.4%	144	194	+ 34.7%
Median Sales Price*	\$257,500	\$270,000	+ 4.9%	\$234,000	\$250,250	+ 6.9%
Average Sales Price*	\$224,000	\$279,177	+ 24.6%	\$231,114	\$252,302	+ 9.2%
Percent of Original List Price Received*	95.0%	97.9%	+ 3.1%	93.9%	96.4%	+ 2.7%
Average Market Time	82	52	- 36.6%	107	83	- 22.4%
Inventory of Homes for Sale at Month End	65	63	- 3.1%	--	--	--

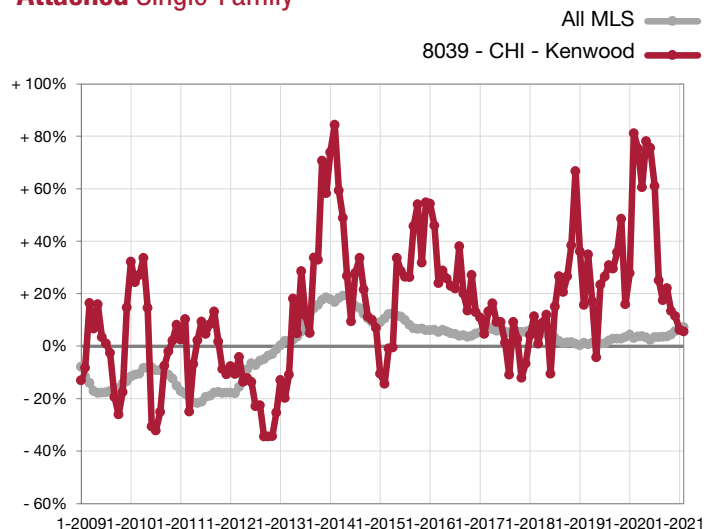
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / February 2021

+ 0.2%

+ 37.2%

+ 11.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	42	28	- 33.3%	423	359	- 15.1%
Under Contract (includes Contingent and Pending)	17	14	- 17.6%	149	151	+ 1.3%
Closed Sales	4	4	0.0%	140	155	+ 10.7%
Median Sales Price*	\$1,292,500	\$1,193,000	- 7.7%	\$1,270,000	\$1,337,500	+ 5.3%
Average Sales Price*	\$1,395,938	\$1,477,588	+ 5.8%	\$1,366,070	\$1,425,086	+ 4.3%
Percent of Original List Price Received*	96.0%	97.9%	+ 2.0%	95.9%	95.1%	- 0.8%
Average Market Time	57	55	- 3.5%	116	134	+ 15.5%
Inventory of Homes for Sale at Month End	56	46	- 17.9%	--	--	--

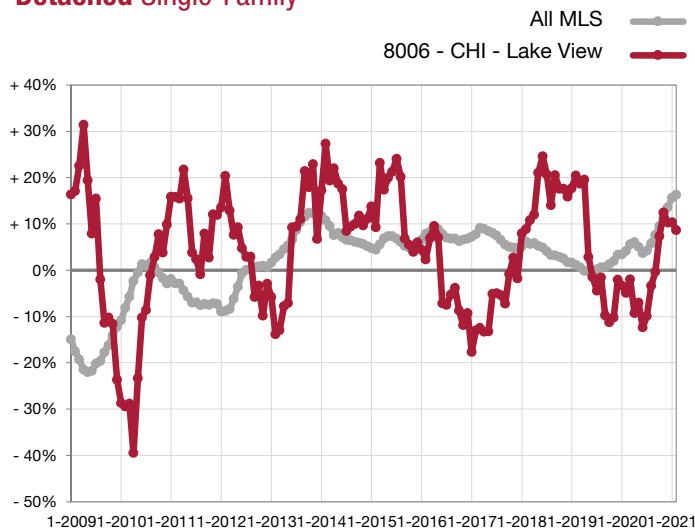
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	385	400	+ 3.9%	4,012	4,712	+ 17.4%
Under Contract (includes Contingent and Pending)	172	266	+ 54.7%	1,795	2,048	+ 14.1%
Closed Sales	90	125	+ 38.9%	1,767	1,907	+ 7.9%
Median Sales Price*	\$371,250	\$395,000	+ 6.4%	\$350,000	\$415,000	+ 18.6%
Average Sales Price*	\$405,885	\$416,077	+ 2.5%	\$396,459	\$436,660	+ 10.1%
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	96.5%	97.0%	+ 0.5%
Average Market Time	120	98	- 18.3%	76	71	- 6.6%
Inventory of Homes for Sale at Month End	492	565	+ 14.8%	--	--	--

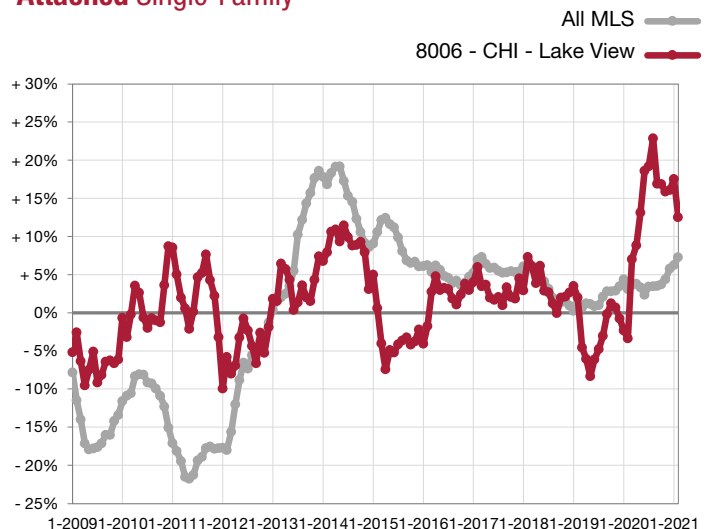
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / February 2021

+ 1.0%

Change in
New Listings
All Properties

+ 37.3%

Change in
Closed Sales
All Properties

+ 0.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	63	41	- 34.9%	583	570	- 2.2%
Under Contract (includes Contingent and Pending)	20	30	+ 50.0%	200	223	+ 11.5%
Closed Sales	8	8	0.0%	200	208	+ 4.0%
Median Sales Price*	\$1,387,500	\$2,393,500	+ 72.5%	\$1,587,500	\$1,600,000	+ 0.8%
Average Sales Price*	\$1,693,125	\$3,201,162	+ 89.1%	\$1,821,380	\$1,910,589	+ 4.9%
Percent of Original List Price Received*	92.3%	95.2%	+ 3.1%	93.9%	94.1%	+ 0.2%
Average Market Time	107	206	+ 92.5%	157	131	- 16.6%
Inventory of Homes for Sale at Month End	111	90	- 18.9%	--	--	--

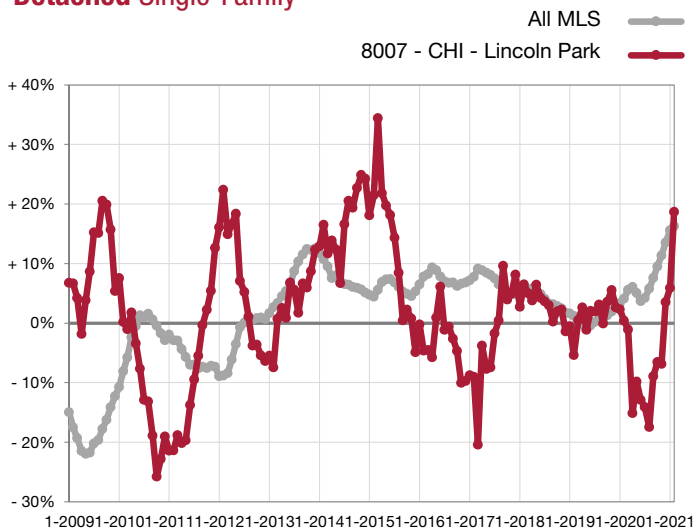
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	242	267	+ 10.3%	3,072	3,239	+ 5.4%
Under Contract (includes Contingent and Pending)	122	157	+ 28.7%	1,241	1,330	+ 7.2%
Closed Sales	59	84	+ 42.4%	1,245	1,261	+ 1.3%
Median Sales Price*	\$577,500	\$522,500	- 9.5%	\$514,000	\$516,000	+ 0.4%
Average Sales Price*	\$659,480	\$555,735	- 15.7%	\$608,275	\$590,282	- 3.0%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	96.6%	96.7%	+ 0.1%
Average Market Time	135	108	- 20.0%	81	79	- 2.5%
Inventory of Homes for Sale at Month End	379	404	+ 6.6%	--	--	--

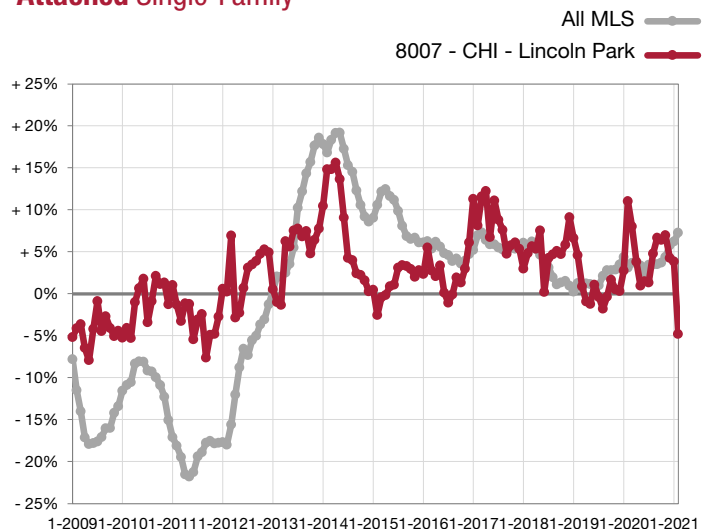
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / February 2021

+ 2.9%

Change in
New Listings
All Properties

+ 72.0%

Change in
Closed Sales
All Properties

- 1.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	18	18	0.0%	219	237	+ 8.2%
Under Contract (includes Contingent and Pending)	8	12	+ 50.0%	102	133	+ 30.4%
Closed Sales	3	8	+ 166.7%	110	123	+ 11.8%
Median Sales Price*	\$405,000	\$723,000	+ 78.5%	\$705,500	\$768,500	+ 8.9%
Average Sales Price*	\$540,000	\$666,813	+ 23.5%	\$799,063	\$799,224	+ 0.0%
Percent of Original List Price Received*	92.2%	100.0%	+ 8.5%	96.4%	97.1%	+ 0.7%
Average Market Time	439	43	- 90.2%	102	76	- 25.5%
Inventory of Homes for Sale at Month End	25	18	- 28.0%	--	--	--

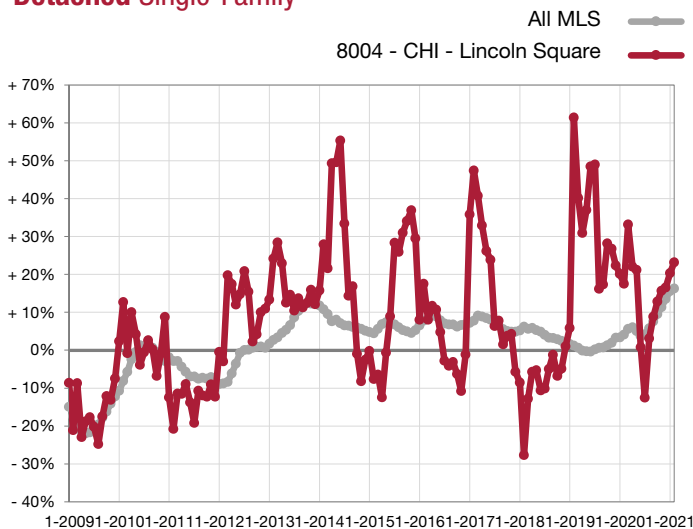
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	52	54	+ 3.8%	681	761	+ 11.7%
Under Contract (includes Contingent and Pending)	37	49	+ 32.4%	361	390	+ 8.0%
Closed Sales	22	35	+ 59.1%	358	379	+ 5.9%
Median Sales Price*	\$277,950	\$279,900	+ 0.7%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$329,336	\$337,204	+ 2.4%	\$359,167	\$362,248	+ 0.9%
Percent of Original List Price Received*	93.4%	96.0%	+ 2.8%	97.0%	97.7%	+ 0.7%
Average Market Time	75	85	+ 13.3%	55	59	+ 7.3%
Inventory of Homes for Sale at Month End	52	58	+ 11.5%	--	--	--

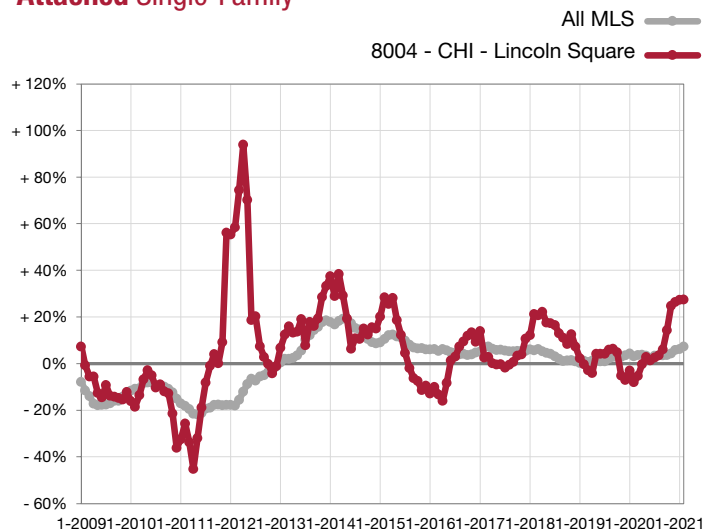
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / February 2021

+ 1.4%

+ 20.8%

- 22.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	40	32	- 20.0%	524	473	- 9.7%
Under Contract (includes Contingent and Pending)	23	26	+ 13.0%	249	285	+ 14.5%
Closed Sales	18	17	- 5.6%	238	274	+ 15.1%
Median Sales Price*	\$916,250	\$820,000	- 10.5%	\$785,000	\$799,500	+ 1.8%
Average Sales Price*	\$839,583	\$951,618	+ 13.3%	\$842,245	\$868,457	+ 3.1%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	96.6%	97.2%	+ 0.6%
Average Market Time	85	66	- 22.4%	72	65	- 9.7%
Inventory of Homes for Sale at Month End	55	33	- 40.0%	--	--	--

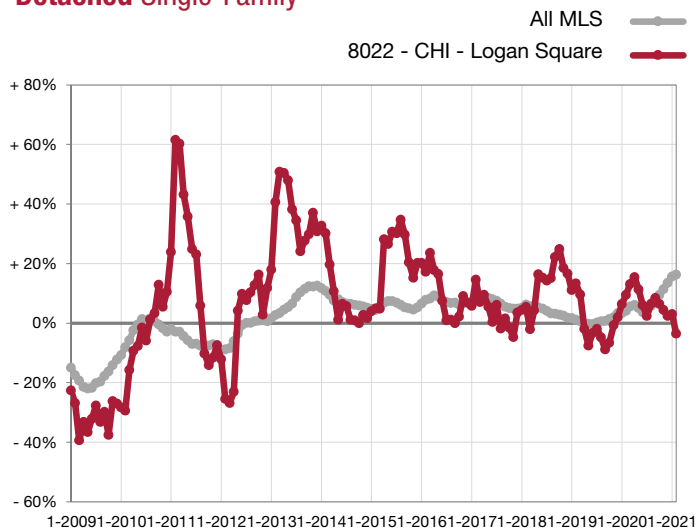
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	105	115	+ 9.5%	1,190	1,488	+ 25.0%
Under Contract (includes Contingent and Pending)	64	110	+ 71.9%	622	771	+ 24.0%
Closed Sales	30	41	+ 36.7%	616	669	+ 8.6%
Median Sales Price*	\$431,250	\$372,000	- 13.7%	\$412,750	\$418,000	+ 1.3%
Average Sales Price*	\$415,847	\$399,349	- 4.0%	\$431,607	\$440,997	+ 2.2%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	98.3%	98.1%	- 0.2%
Average Market Time	85	85	0.0%	62	51	- 17.7%
Inventory of Homes for Sale at Month End	105	91	- 13.3%	--	--	--

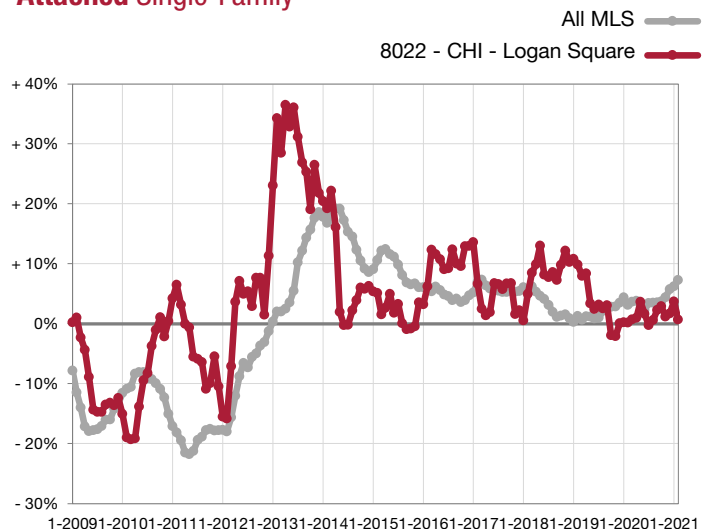
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / February 2021

+ 19.9%

Change in
New Listings
All Properties

+ 22.2%

Change in
Closed Sales
All Properties

+ 25.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	0	0	--	4	2	- 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

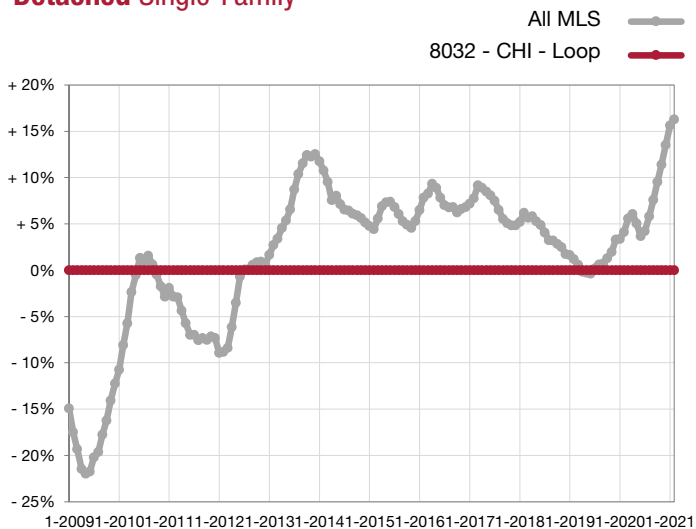
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	156	187	+ 19.9%	1,892	2,220	+ 17.3%
Under Contract (includes Contingent and Pending)	65	66	+ 1.5%	718	555	- 22.7%
Closed Sales	36	44	+ 22.2%	701	581	- 17.1%
Median Sales Price*	\$319,750	\$395,625	+ 23.7%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$366,498	\$756,206	+ 106.3%	\$407,944	\$533,521	+ 30.8%
Percent of Original List Price Received*	93.5%	93.7%	+ 0.2%	96.6%	95.7%	- 0.9%
Average Market Time	89	118	+ 32.6%	95	112	+ 17.9%
Inventory of Homes for Sale at Month End	473	595	+ 25.8%	--	--	--

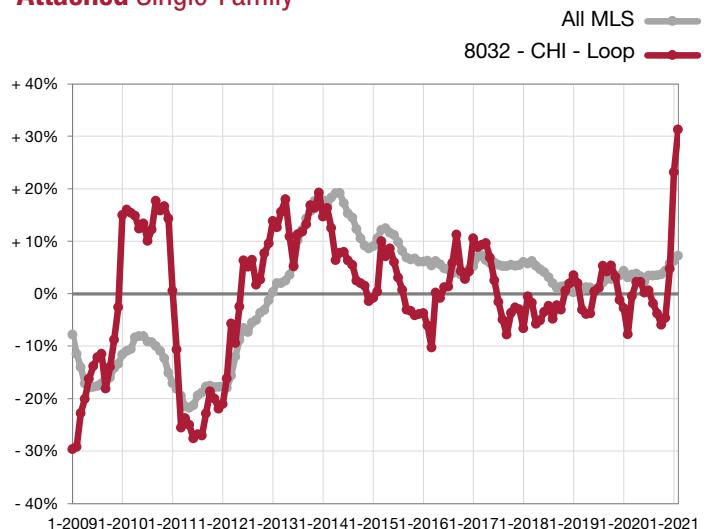
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / February 2021

+ 5.8%

+ 4.0%

+ 40.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	21	11	- 47.6%	190	153	- 19.5%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	29	39	+ 34.5%
Closed Sales	5	2	- 60.0%	29	35	+ 20.7%
Median Sales Price*	\$2,250,000	\$1,058,750	- 52.9%	\$1,225,000	\$1,400,000	+ 14.3%
Average Sales Price*	\$2,518,000	\$1,058,750	- 58.0%	\$1,710,755	\$1,780,930	+ 4.1%
Percent of Original List Price Received*	85.6%	91.2%	+ 6.5%	89.6%	89.7%	+ 0.1%
Average Market Time	387	167	- 56.8%	170	202	+ 18.8%
Inventory of Homes for Sale at Month End	51	46	- 9.8%	--	--	--

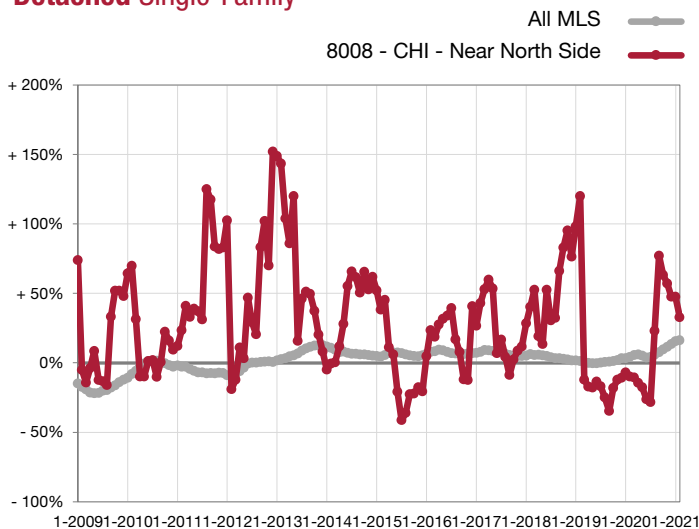
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	634	682	+ 7.6%	6,511	7,388	+ 13.5%
Under Contract (includes Contingent and Pending)	202	240	+ 18.8%	2,328	1,954	- 16.1%
Closed Sales	119	127	+ 6.7%	2,388	1,919	- 19.6%
Median Sales Price*	\$408,000	\$380,000	- 6.9%	\$399,000	\$410,000	+ 2.8%
Average Sales Price*	\$650,802	\$475,149	- 27.0%	\$626,741	\$546,468	- 12.8%
Percent of Original List Price Received*	96.1%	94.6%	- 1.6%	96.0%	95.7%	- 0.3%
Average Market Time	137	169	+ 23.4%	115	127	+ 10.4%
Inventory of Homes for Sale at Month End	1,307	1,867	+ 42.8%	--	--	--

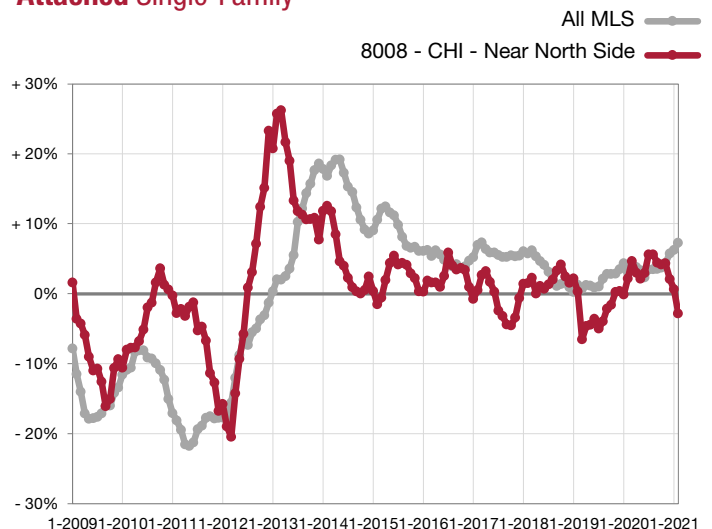
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near South Side

Local Market Update / February 2021

+ 41.7%

+ 40.0%

+ 55.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	0	0	--	21	11	- 47.6%
Under Contract (includes Contingent and Pending)	0	1	--	6	5	- 16.7%
Closed Sales	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	\$0	--	\$1,250,000	\$1,402,500	+ 12.2%
Average Sales Price*	\$0	\$0	--	\$1,209,167	\$1,535,500	+ 27.0%
Percent of Original List Price Received*	0.0%	0.0%	--	92.4%	91.1%	- 1.4%
Average Market Time	0	0	--	152	188	+ 23.7%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

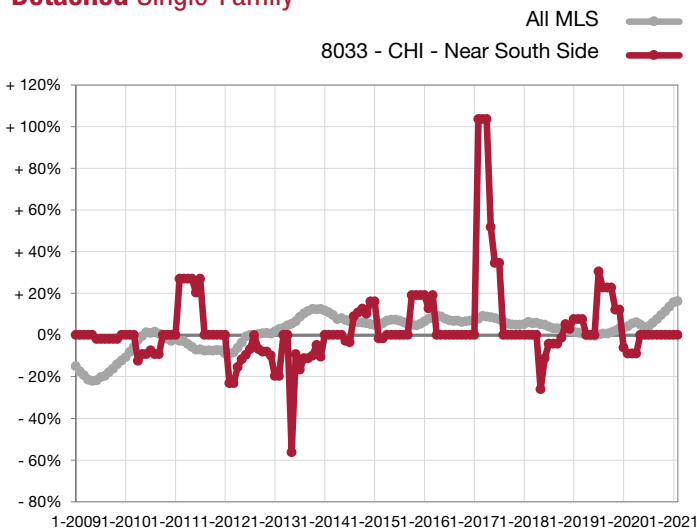
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	103	146	+ 41.7%	1,462	1,744	+ 19.3%
Under Contract (includes Contingent and Pending)	74	67	- 9.5%	697	671	- 3.7%
Closed Sales	35	49	+ 40.0%	690	659	- 4.5%
Median Sales Price*	\$330,000	\$370,000	+ 12.1%	\$373,500	\$385,000	+ 3.1%
Average Sales Price*	\$410,200	\$461,021	+ 12.4%	\$437,117	\$445,282	+ 1.9%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	99.3%	99.5%	+ 0.2%
Average Market Time	129	116	- 10.1%	79	83	+ 5.1%
Inventory of Homes for Sale at Month End	201	314	+ 56.2%	--	--	--

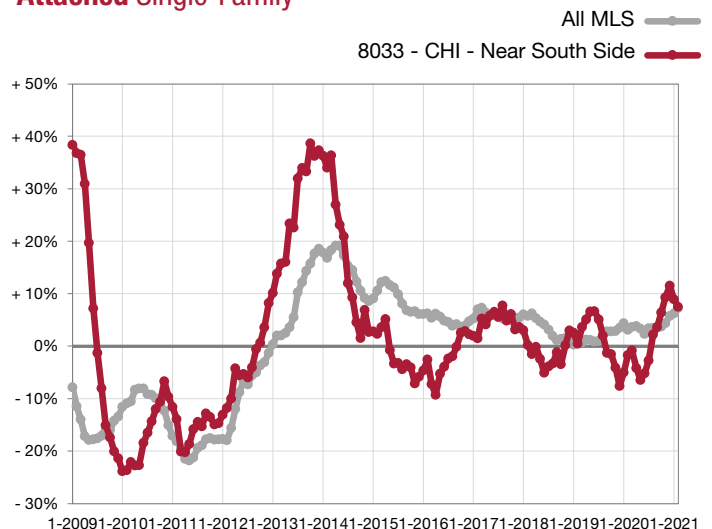
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / February 2021

+ 40.5%

Change in
New Listings
All Properties

+ 49.1%

Change in
Closed Sales
All Properties

+ 52.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	8	17	+ 112.5%	83	111	+ 33.7%
Under Contract (includes Contingent and Pending)	2	12	+ 500.0%	37	49	+ 32.4%
Closed Sales	2	5	+ 150.0%	38	39	+ 2.6%
Median Sales Price*	\$462,000	\$625,000	+ 35.3%	\$519,250	\$520,000	+ 0.1%
Average Sales Price*	\$462,000	\$776,160	+ 68.0%	\$555,148	\$527,996	- 4.9%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	95.7%	99.1%	+ 3.6%
Average Market Time	9	30	+ 233.3%	62	59	- 4.8%
Inventory of Homes for Sale at Month End	21	18	- 14.3%	--	--	--

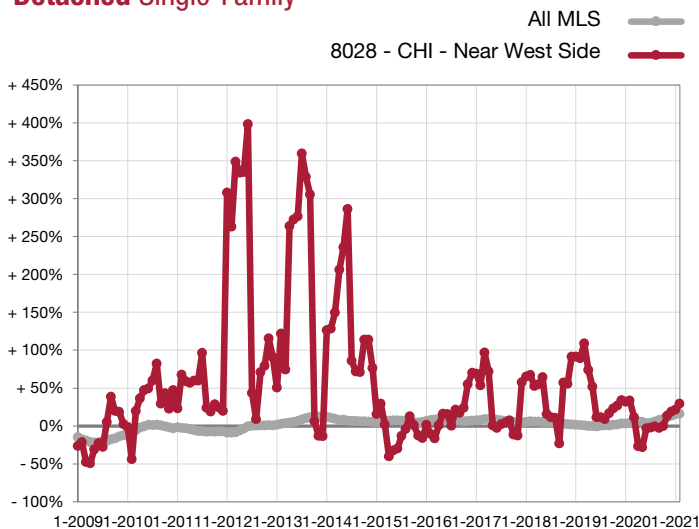
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	197	271	+ 37.6%	2,502	3,114	+ 24.5%
Under Contract (includes Contingent and Pending)	88	138	+ 56.8%	1,135	1,129	- 0.5%
Closed Sales	53	77	+ 45.3%	1,138	1,023	- 10.1%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$360,000	\$375,000	+ 4.2%
Average Sales Price*	\$439,726	\$482,077	+ 9.6%	\$502,506	\$457,413	- 9.0%
Percent of Original List Price Received*	98.0%	99.1%	+ 1.1%	98.5%	98.3%	- 0.2%
Average Market Time	94	104	+ 10.6%	77	70	- 9.1%
Inventory of Homes for Sale at Month End	301	473	+ 57.1%	--	--	--

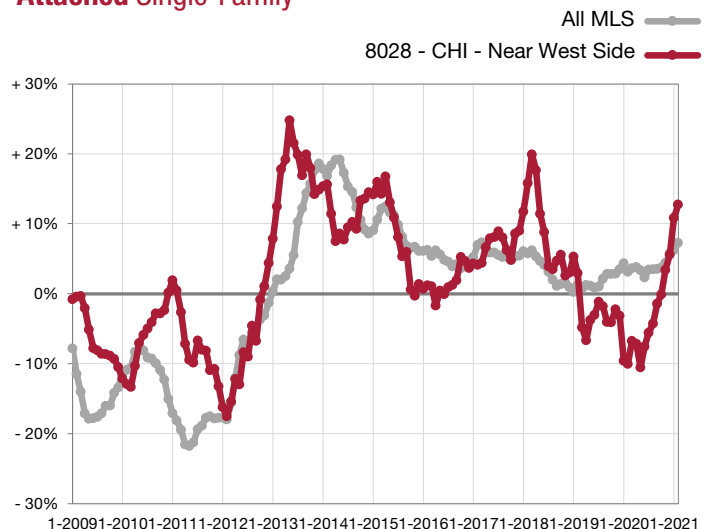
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Center

Local Market Update / February 2021

- 34.9%

+ 71.4%

- 28.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	46	22	- 52.2%	509	400	- 21.4%
Under Contract (includes Contingent and Pending)	26	19	- 26.9%	227	214	- 5.7%
Closed Sales	9	12	+ 33.3%	213	212	- 0.5%
Median Sales Price*	\$935,000	\$1,217,500	+ 30.2%	\$1,110,000	\$1,125,000	+ 1.4%
Average Sales Price*	\$1,052,611	\$1,130,825	+ 7.4%	\$1,127,998	\$1,142,672	+ 1.3%
Percent of Original List Price Received*	95.6%	97.4%	+ 1.9%	96.1%	96.8%	+ 0.7%
Average Market Time	308	160	- 48.1%	100	85	- 15.0%
Inventory of Homes for Sale at Month End	60	28	- 53.3%	--	--	--

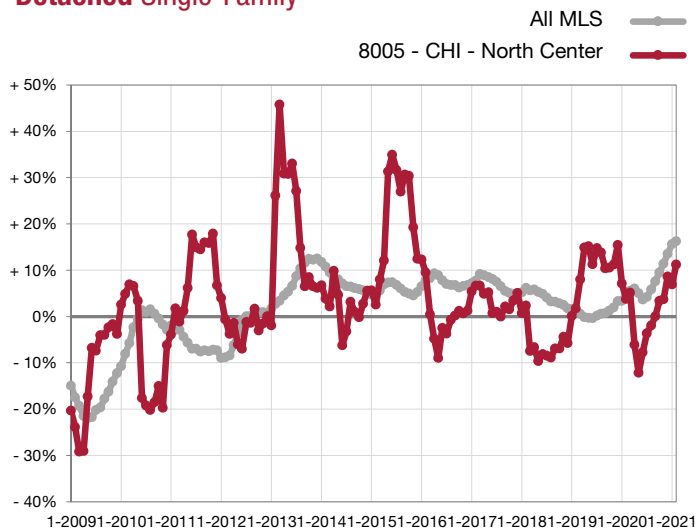
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	100	73	- 27.0%	864	852	- 1.4%
Under Contract (includes Contingent and Pending)	54	60	+ 11.1%	394	452	+ 14.7%
Closed Sales	12	24	+ 100.0%	373	438	+ 17.4%
Median Sales Price*	\$498,250	\$431,450	- 13.4%	\$450,000	\$444,250	- 1.3%
Average Sales Price*	\$576,750	\$475,496	- 17.6%	\$467,507	\$451,221	- 3.5%
Percent of Original List Price Received*	96.5%	98.0%	+ 1.6%	97.9%	98.2%	+ 0.3%
Average Market Time	141	94	- 33.3%	70	56	- 20.0%
Inventory of Homes for Sale at Month End	82	74	- 9.8%	--	--	--

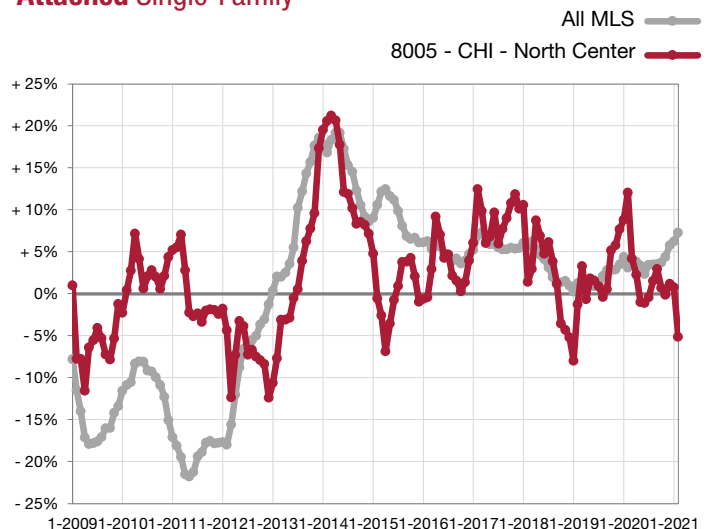
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / February 2021

- 21.4%

+ 40.0%

- 41.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	8	6	- 25.0%	130	95	- 26.9%
Under Contract (includes Contingent and Pending)	3	3	0.0%	66	71	+ 7.6%
Closed Sales	2	3	+ 50.0%	66	70	+ 6.1%
Median Sales Price*	\$352,500	\$370,000	+ 5.0%	\$402,500	\$395,000	- 1.9%
Average Sales Price*	\$352,500	\$363,333	+ 3.1%	\$422,126	\$451,168	+ 6.9%
Percent of Original List Price Received*	93.2%	99.2%	+ 6.4%	95.3%	96.6%	+ 1.4%
Average Market Time	197	52	- 73.6%	105	65	- 38.1%
Inventory of Homes for Sale at Month End	18	7	- 61.1%	--	--	--

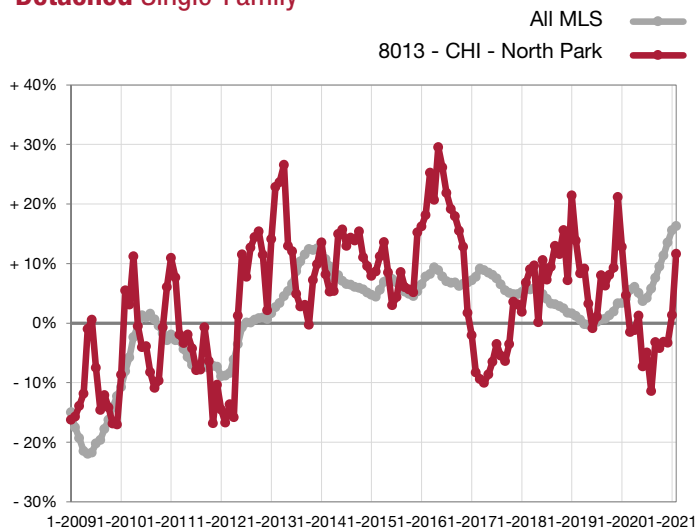
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	6	5	- 16.7%	93	90	- 3.2%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	50	46	- 8.0%
Closed Sales	3	4	+ 33.3%	45	47	+ 4.4%
Median Sales Price*	\$120,000	\$262,500	+ 118.8%	\$230,000	\$225,000	- 2.2%
Average Sales Price*	\$186,667	\$255,750	+ 37.0%	\$223,760	\$225,281	+ 0.7%
Percent of Original List Price Received*	92.9%	95.3%	+ 2.6%	96.7%	94.5%	- 2.3%
Average Market Time	100	58	- 42.0%	37	74	+ 100.0%
Inventory of Homes for Sale at Month End	16	13	- 18.8%	--	--	--

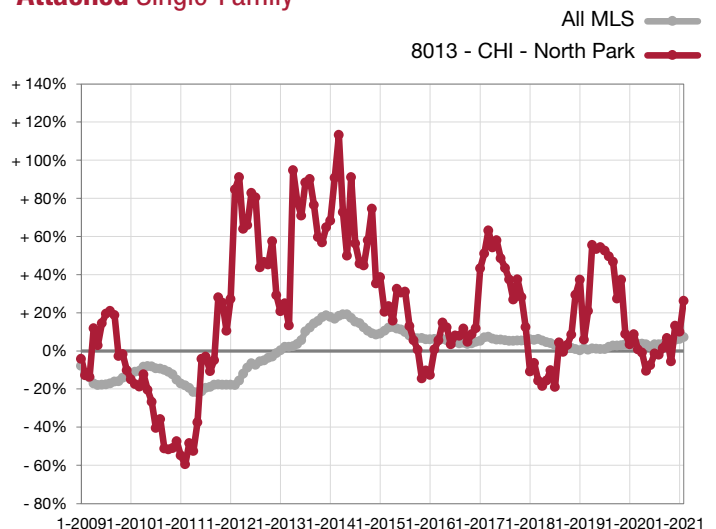
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / February 2021

- 34.7%

Change in
New Listings
All Properties

- 6.9%

Change in
Closed Sales
All Properties

- 49.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	66	41	- 37.9%	868	732	- 15.7%
Under Contract (includes Contingent and Pending)	32	36	+ 12.5%	413	500	+ 21.1%
Closed Sales	24	21	- 12.5%	402	482	+ 19.9%
Median Sales Price*	\$362,250	\$355,000	- 2.0%	\$338,500	\$360,000	+ 6.4%
Average Sales Price*	\$394,571	\$392,505	- 0.5%	\$360,382	\$390,968	+ 8.5%
Percent of Original List Price Received*	96.1%	97.2%	+ 1.1%	95.9%	96.9%	+ 1.0%
Average Market Time	123	88	- 28.5%	71	59	- 16.9%
Inventory of Homes for Sale at Month End	80	31	- 61.3%	--	--	--

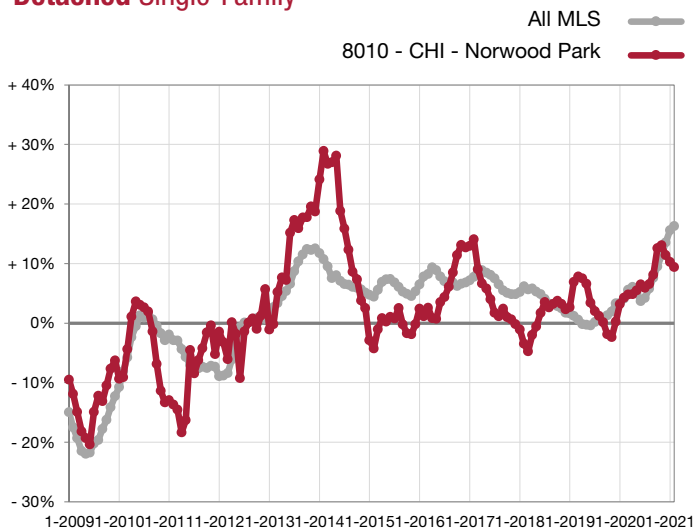
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	9	8	- 11.1%	160	139	- 13.1%
Under Contract (includes Contingent and Pending)	4	4	0.0%	84	91	+ 8.3%
Closed Sales	5	6	+ 20.0%	82	95	+ 15.9%
Median Sales Price*	\$148,000	\$207,500	+ 40.2%	\$175,000	\$174,900	- 0.1%
Average Sales Price*	\$182,600	\$214,833	+ 17.7%	\$194,669	\$184,388	- 5.3%
Percent of Original List Price Received*	91.7%	93.7%	+ 2.2%	94.8%	94.9%	+ 0.1%
Average Market Time	79	90	+ 13.9%	81	71	- 12.3%
Inventory of Homes for Sale at Month End	15	17	+ 13.3%	--	--	--

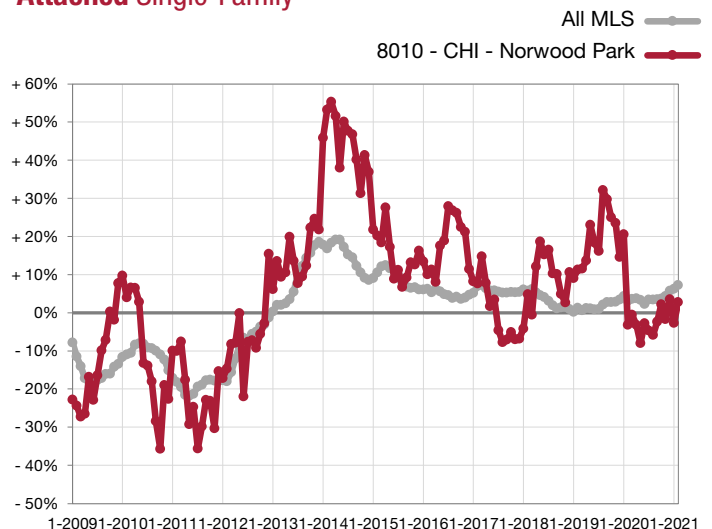
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / February 2021

- 29.0%

Change in
New Listings
All Properties

- 13.3%

Change in
Closed Sales
All Properties

- 50.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	51	34	- 33.3%	789	650	- 17.6%
Under Contract (includes Contingent and Pending)	45	35	- 22.2%	406	432	+ 6.4%
Closed Sales	19	24	+ 26.3%	386	434	+ 12.4%
Median Sales Price*	\$325,000	\$325,000	0.0%	\$335,000	\$355,000	+ 6.0%
Average Sales Price*	\$361,997	\$344,300	- 4.9%	\$359,478	\$376,000	+ 4.6%
Percent of Original List Price Received*	95.6%	99.6%	+ 4.2%	97.0%	98.2%	+ 1.2%
Average Market Time	84	56	- 33.3%	65	47	- 27.7%
Inventory of Homes for Sale at Month End	70	22	- 68.6%	--	--	--

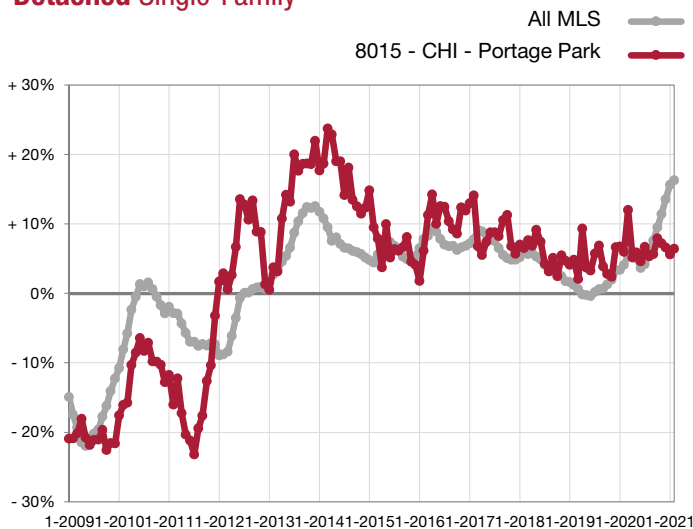
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	18	15	- 16.7%	168	224	+ 33.3%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	87	118	+ 35.6%
Closed Sales	11	2	- 81.8%	93	107	+ 15.1%
Median Sales Price*	\$195,000	\$251,000	+ 28.7%	\$154,000	\$170,000	+ 10.4%
Average Sales Price*	\$221,123	\$251,000	+ 13.5%	\$185,995	\$205,937	+ 10.7%
Percent of Original List Price Received*	92.6%	99.2%	+ 7.1%	94.5%	104.7%	+ 10.8%
Average Market Time	93	25	- 73.1%	67	63	- 6.0%
Inventory of Homes for Sale at Month End	22	24	+ 9.1%	--	--	--

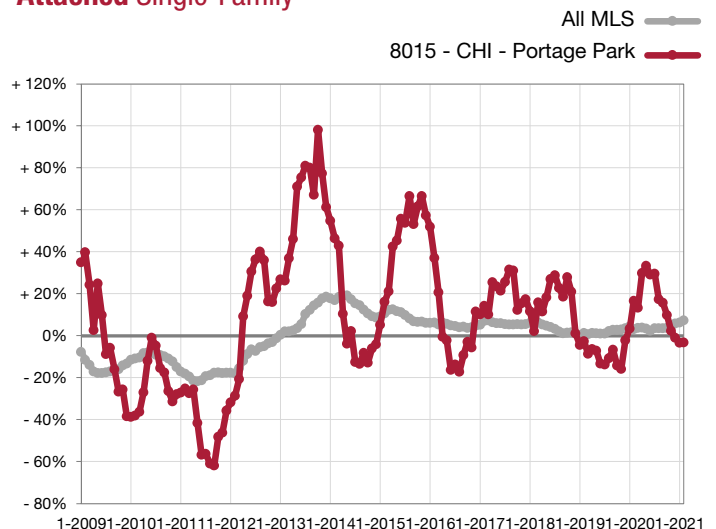
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / February 2021

- 17.6%

- 27.3%

- 23.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	2	3	+ 50.0%	50	53	+ 6.0%
Under Contract (includes Contingent and Pending)	4	2	- 50.0%	38	38	0.0%
Closed Sales	2	2	0.0%	37	39	+ 5.4%
Median Sales Price*	\$399,000	\$462,500	+ 15.9%	\$515,000	\$485,000	- 5.8%
Average Sales Price*	\$399,000	\$462,500	+ 15.9%	\$533,110	\$519,855	- 2.5%
Percent of Original List Price Received*	95.3%	97.1%	+ 1.9%	97.4%	95.6%	- 1.8%
Average Market Time	148	8	- 94.6%	97	46	- 52.6%
Inventory of Homes for Sale at Month End	5	3	- 40.0%	--	--	--

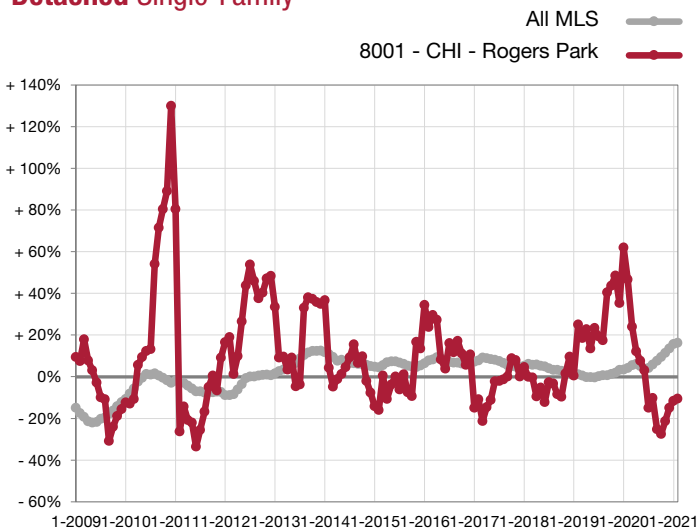
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	66	53	- 19.7%	836	887	+ 6.1%
Under Contract (includes Contingent and Pending)	36	47	+ 30.6%	462	497	+ 7.6%
Closed Sales	31	22	- 29.0%	467	454	- 2.8%
Median Sales Price*	\$152,000	\$166,750	+ 9.7%	\$173,000	\$180,750	+ 4.5%
Average Sales Price*	\$163,715	\$198,095	+ 21.0%	\$190,881	\$202,833	+ 6.3%
Percent of Original List Price Received*	95.7%	94.0%	- 1.8%	95.6%	96.0%	+ 0.4%
Average Market Time	110	76	- 30.9%	66	64	- 3.0%
Inventory of Homes for Sale at Month End	110	85	- 22.7%	--	--	--

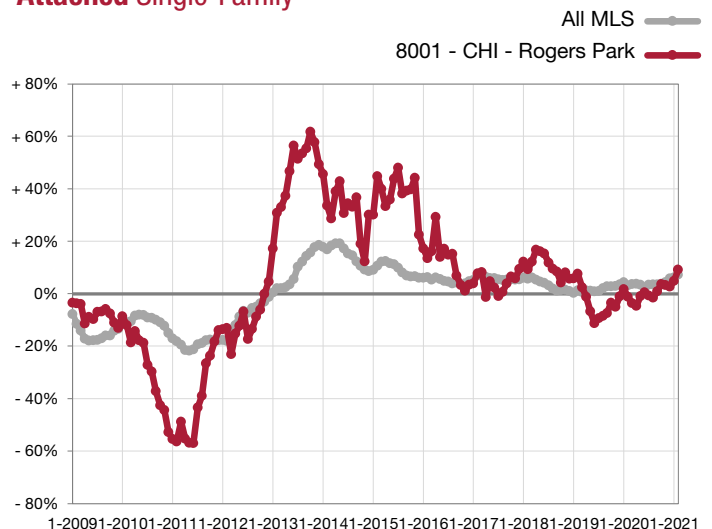
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / February 2021

+ 8.3%

- 56.8%

- 43.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	7	19	+ 171.4%	226	208	- 8.0%
Under Contract (includes Contingent and Pending)	9	18	+ 100.0%	111	122	+ 9.9%
Closed Sales	15	7	- 53.3%	110	109	- 0.9%
Median Sales Price*	\$106,050	\$110,100	+ 3.8%	\$132,500	\$200,000	+ 50.9%
Average Sales Price*	\$169,530	\$111,979	- 33.9%	\$167,124	\$218,156	+ 30.5%
Percent of Original List Price Received*	98.0%	108.7%	+ 10.9%	93.0%	96.5%	+ 3.8%
Average Market Time	64	42	- 34.4%	102	88	- 13.7%
Inventory of Homes for Sale at Month End	39	27	- 30.8%	--	--	--

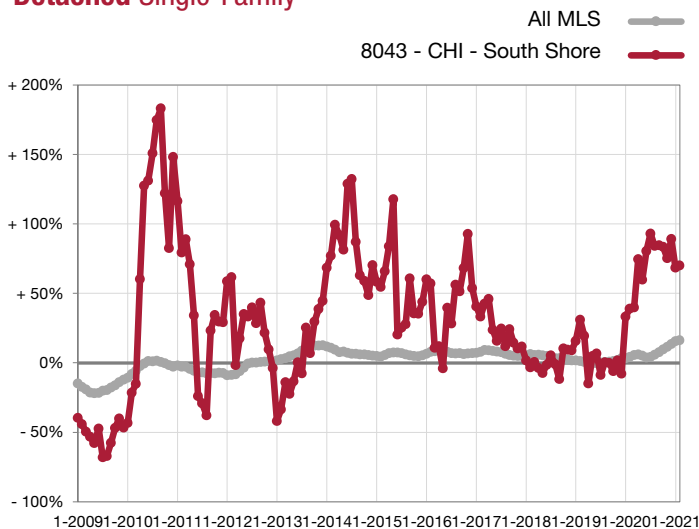
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	17	7	- 58.8%	282	210	- 25.5%
Under Contract (includes Contingent and Pending)	9	11	+ 22.2%	129	123	- 4.7%
Closed Sales	22	9	- 59.1%	122	119	- 2.5%
Median Sales Price*	\$83,000	\$65,000	- 21.7%	\$70,000	\$60,000	- 14.3%
Average Sales Price*	\$82,603	\$91,444	+ 10.7%	\$85,738	\$78,049	- 9.0%
Percent of Original List Price Received*	98.4%	89.5%	- 9.0%	92.0%	88.9%	- 3.4%
Average Market Time	48	122	+ 154.2%	109	128	+ 17.4%
Inventory of Homes for Sale at Month End	74	37	- 50.0%	--	--	--

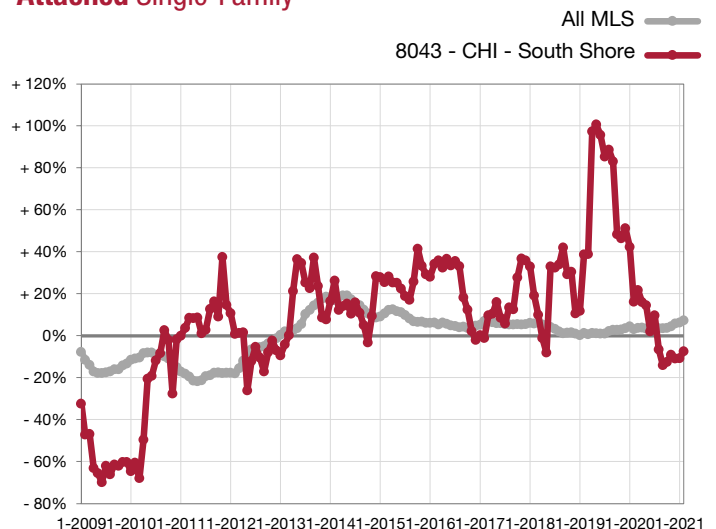
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / February 2021

- 6.3%

+ 42.2%

+ 23.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	13	4	- 69.2%	73	79	+ 8.2%
Under Contract (includes Contingent and Pending)	3	3	0.0%	29	43	+ 48.3%
Closed Sales	1	2	+ 100.0%	28	40	+ 42.9%
Median Sales Price*	\$865,000	\$1,042,500	+ 20.5%	\$919,063	\$900,000	- 2.1%
Average Sales Price*	\$865,000	\$1,042,500	+ 20.5%	\$1,024,054	\$973,213	- 5.0%
Percent of Original List Price Received*	96.6%	94.9%	- 1.8%	94.9%	94.2%	- 0.7%
Average Market Time	1	64	+ 6,300.0%	155	124	- 20.0%
Inventory of Homes for Sale at Month End	20	9	- 55.0%	--	--	--

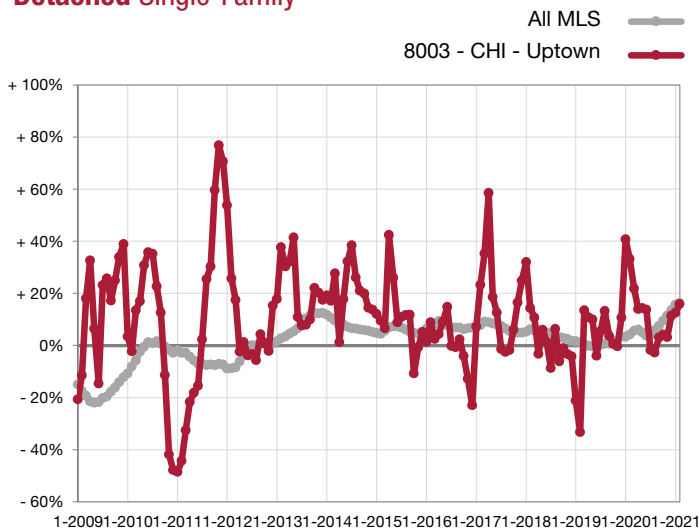
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	129	129	0.0%	1,388	1,577	+ 13.6%
Under Contract (includes Contingent and Pending)	87	86	- 1.1%	811	853	+ 5.2%
Closed Sales	44	62	+ 40.9%	793	819	+ 3.3%
Median Sales Price*	\$290,500	\$281,250	- 3.2%	\$286,500	\$299,000	+ 4.4%
Average Sales Price*	\$291,851	\$289,076	- 1.0%	\$291,624	\$305,222	+ 4.7%
Percent of Original List Price Received*	95.4%	96.1%	+ 0.7%	97.1%	97.5%	+ 0.4%
Average Market Time	106	68	- 35.8%	58	53	- 8.6%
Inventory of Homes for Sale at Month End	138	186	+ 34.8%	--	--	--

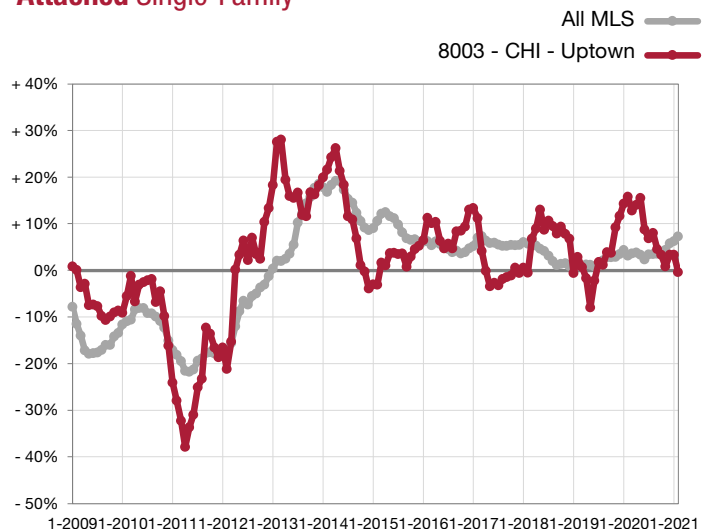
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Washington Park

Local Market Update / February 2021

0.0%

--

- 64.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

February

Trailing 12 Months

	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	0	0	--	12	6	- 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	3	4	+ 33.3%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$19,000	\$55,000	+ 189.5%
Average Sales Price*	\$0	\$0	--	\$106,000	\$83,333	- 21.4%
Percent of Original List Price Received*	0.0%	0.0%	--	62.8%	86.4%	+ 37.6%
Average Market Time	0	0	--	120	223	+ 85.8%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

Attached Single-Family

February

Trailing 12 Months

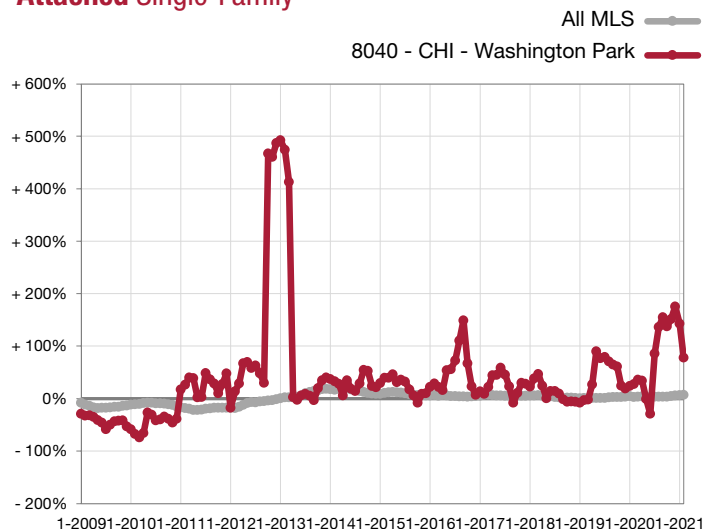
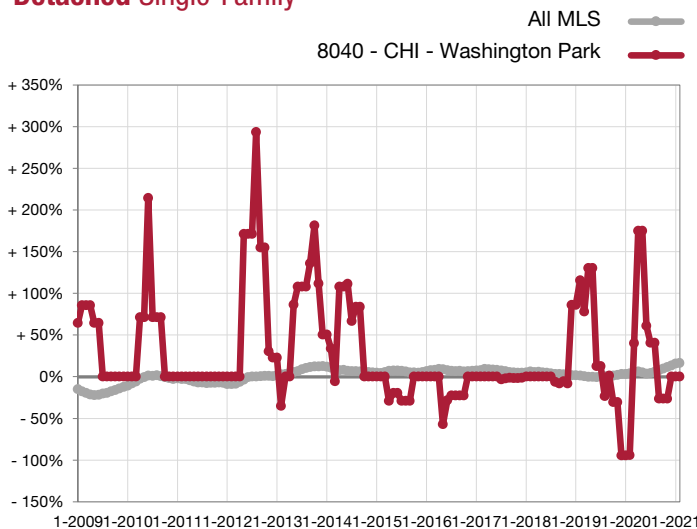
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	6	6	0.0%	70	67	- 4.3%
Under Contract (includes Contingent and Pending)	1	5	+ 400.0%	32	46	+ 43.8%
Closed Sales	0	4	--	34	39	+ 14.7%
Median Sales Price*	\$0	\$135,500	--	\$91,950	\$175,000	+ 90.3%
Average Sales Price*	\$0	\$142,475	--	\$101,601	\$187,517	+ 84.6%
Percent of Original List Price Received*	0.0%	92.2%	--	90.4%	95.6%	+ 5.8%
Average Market Time	0	77	--	106	81	- 23.6%
Inventory of Homes for Sale at Month End	25	9	- 64.0%	--	--	--

* 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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West Elsdon

Local Market Update / February 2021

- 45.5%

- 50.0%

- 58.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	11	5	- 54.5%	171	113	- 33.9%
Under Contract (includes Contingent and Pending)	9	5	- 44.4%	108	90	- 16.7%
Closed Sales	8	3	- 62.5%	104	91	- 12.5%
Median Sales Price*	\$221,950	\$300,000	+ 35.2%	\$216,500	\$239,900	+ 10.8%
Average Sales Price*	\$211,613	\$291,333	+ 37.7%	\$214,334	\$232,377	+ 8.4%
Percent of Original List Price Received*	96.4%	96.3%	- 0.1%	96.9%	97.1%	+ 0.2%
Average Market Time	69	209	+ 202.9%	64	64	0.0%
Inventory of Homes for Sale at Month End	23	8	- 65.2%	--	--	--

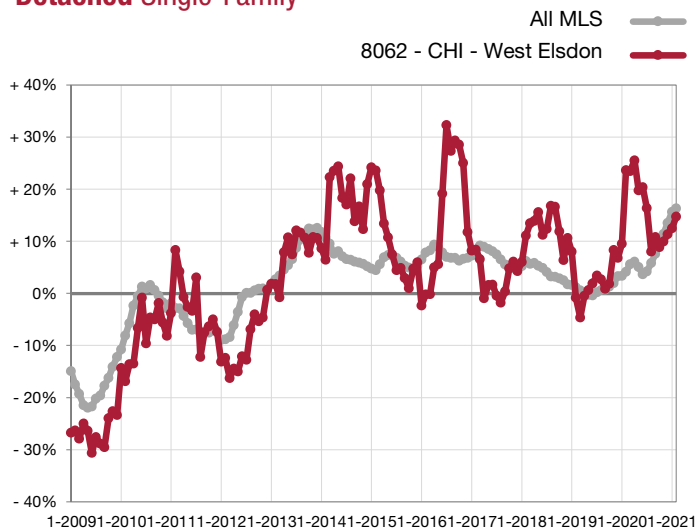
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	0	1	--	25	17	- 32.0%
Under Contract (includes Contingent and Pending)	0	1	--	11	13	+ 18.2%
Closed Sales	0	1	--	10	13	+ 30.0%
Median Sales Price*	\$0	\$285,000	--	\$144,750	\$119,900	- 17.2%
Average Sales Price*	\$0	\$285,000	--	\$145,300	\$141,495	- 2.6%
Percent of Original List Price Received*	0.0%	95.3%	--	95.5%	96.6%	+ 1.2%
Average Market Time	0	18	--	87	23	- 73.6%
Inventory of Homes for Sale at Month End	1	2	+ 100.0%	--	--	--

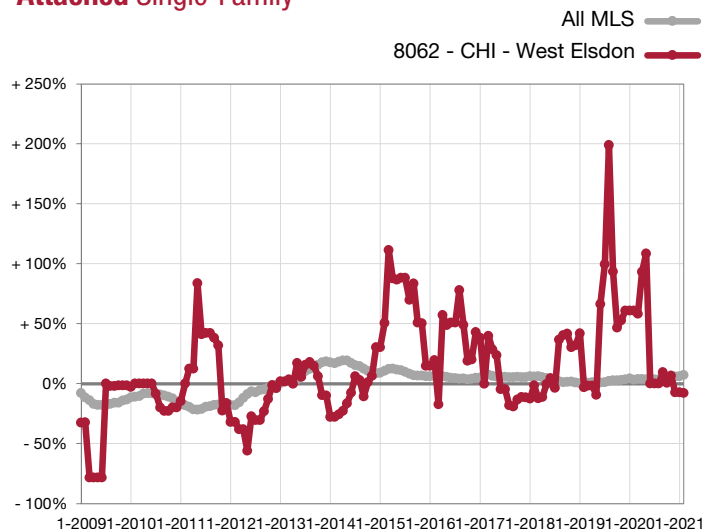
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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West Ridge

Local Market Update / February 2021

- 12.1%

0.0%

- 21.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	16	6	- 62.5%	255	175	- 31.4%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	140	138	- 1.4%
Closed Sales	9	11	+ 22.2%	144	136	- 5.6%
Median Sales Price*	\$390,000	\$407,000	+ 4.4%	\$373,500	\$404,500	+ 8.3%
Average Sales Price*	\$379,944	\$433,343	+ 14.1%	\$398,005	\$423,209	+ 6.3%
Percent of Original List Price Received*	95.3%	97.6%	+ 2.4%	95.6%	97.1%	+ 1.6%
Average Market Time	69	67	- 2.9%	88	71	- 19.3%
Inventory of Homes for Sale at Month End	36	15	- 58.3%	--	--	--

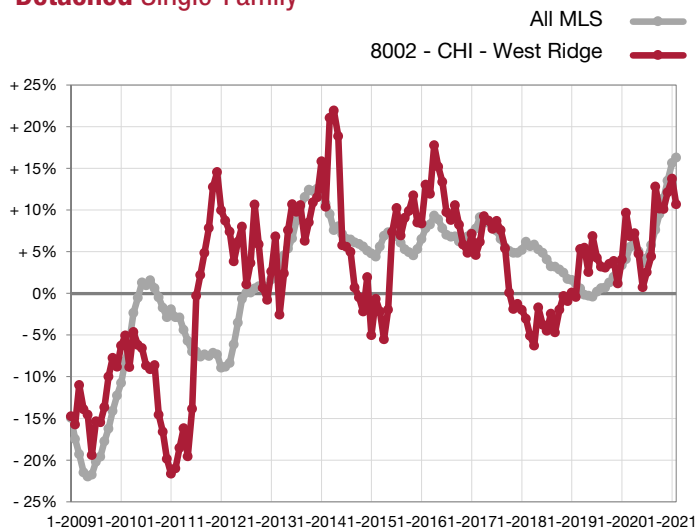
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	50	52	+ 4.0%	681	640	- 6.0%
Under Contract (includes Contingent and Pending)	20	38	+ 90.0%	337	341	+ 1.2%
Closed Sales	22	20	- 9.1%	349	307	- 12.0%
Median Sales Price*	\$137,500	\$139,500	+ 1.5%	\$145,000	\$153,000	+ 5.5%
Average Sales Price*	\$152,550	\$165,010	+ 8.2%	\$158,982	\$167,803	+ 5.5%
Percent of Original List Price Received*	92.0%	95.9%	+ 4.2%	93.4%	94.5%	+ 1.2%
Average Market Time	104	117	+ 12.5%	89	76	- 14.6%
Inventory of Homes for Sale at Month End	116	104	- 10.3%	--	--	--

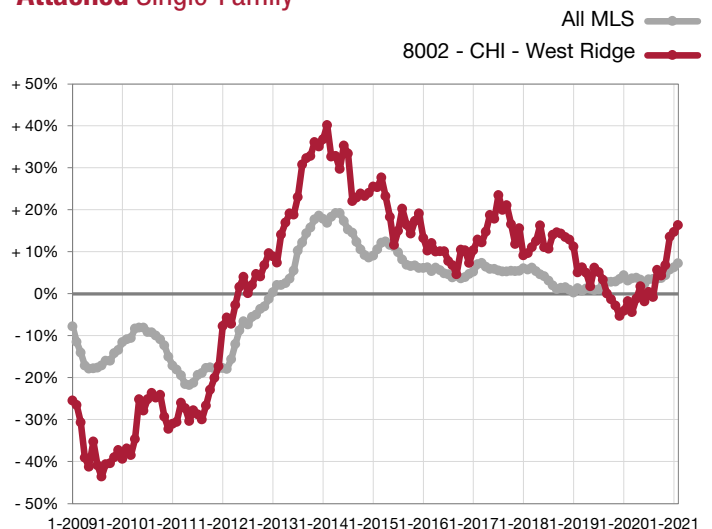
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Town

Local Market Update / February 2021

+ 3.4%

Change in
New Listings
All Properties

+ 6.7%

Change in
Closed Sales
All Properties

- 10.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	41	46	+ 12.2%	555	541	- 2.5%
Under Contract (includes Contingent and Pending)	18	29	+ 61.1%	227	246	+ 8.4%
Closed Sales	9	14	+ 55.6%	228	231	+ 1.3%
Median Sales Price*	\$1,085,000	\$961,000	- 11.4%	\$902,500	\$949,000	+ 5.2%
Average Sales Price*	\$958,111	\$1,194,928	+ 24.7%	\$981,374	\$1,025,028	+ 4.4%
Percent of Original List Price Received*	96.8%	94.6%	- 2.3%	96.0%	96.1%	+ 0.1%
Average Market Time	100	136	+ 36.0%	99	85	- 14.1%
Inventory of Homes for Sale at Month End	63	58	- 7.9%	--	--	--

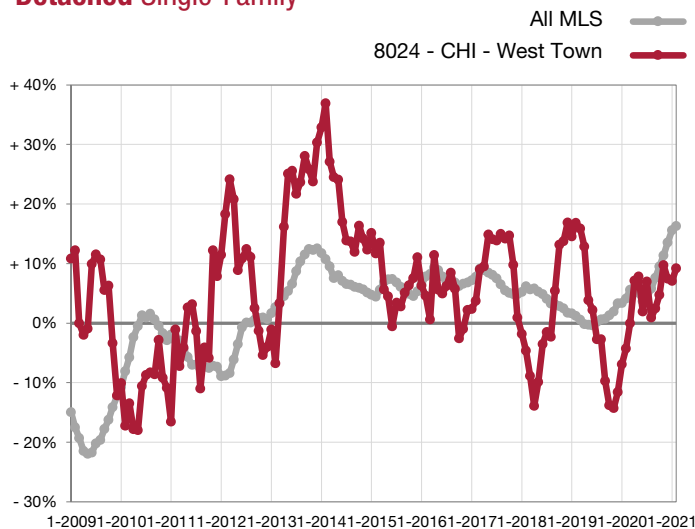
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	283	289	+ 2.1%	3,419	3,554	+ 3.9%
Under Contract (includes Contingent and Pending)	176	230	+ 30.7%	1,572	1,738	+ 10.6%
Closed Sales	96	98	+ 2.1%	1,502	1,650	+ 9.9%
Median Sales Price*	\$525,000	\$510,000	- 2.9%	\$485,000	\$499,000	+ 2.9%
Average Sales Price*	\$545,944	\$541,614	- 0.8%	\$506,062	\$517,526	+ 2.3%
Percent of Original List Price Received*	98.0%	97.8%	- 0.2%	97.7%	98.1%	+ 0.4%
Average Market Time	105	105	0.0%	67	61	- 9.0%
Inventory of Homes for Sale at Month End	351	314	- 10.5%	--	--	--

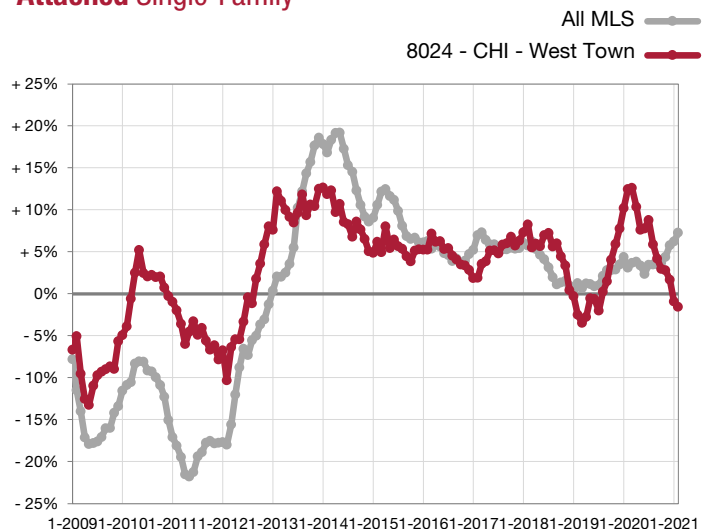
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Woodlawn

Local Market Update / February 2021

- 24.0%

- 36.4%

- 20.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	8	5	- 37.5%	81	80	- 1.2%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	24	47	+ 95.8%
Closed Sales	3	3	0.0%	25	39	+ 56.0%
Median Sales Price*	\$749,000	\$475,000	- 36.6%	\$133,000	\$276,000	+ 107.5%
Average Sales Price*	\$527,333	\$341,700	- 35.2%	\$250,400	\$278,970	+ 11.4%
Percent of Original List Price Received*	96.5%	128.8%	+ 33.5%	85.9%	96.3%	+ 12.1%
Average Market Time	47	8	- 83.0%	82	82	0.0%
Inventory of Homes for Sale at Month End	17	14	- 17.6%	--	--	--

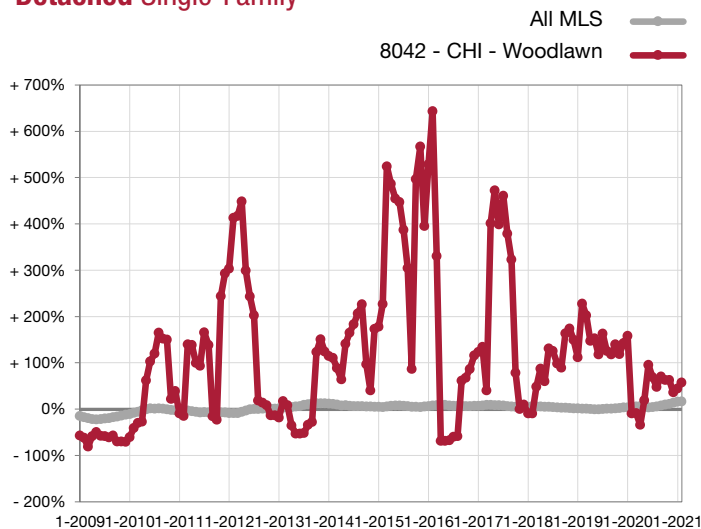
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	17	14	- 17.6%	174	157	- 9.8%
Under Contract (includes Contingent and Pending)	10	10	0.0%	93	87	- 6.5%
Closed Sales	8	4	- 50.0%	90	84	- 6.7%
Median Sales Price*	\$200,200	\$289,450	+ 44.6%	\$170,000	\$195,150	+ 14.8%
Average Sales Price*	\$203,100	\$282,425	+ 39.1%	\$194,657	\$217,068	+ 11.5%
Percent of Original List Price Received*	90.0%	99.7%	+ 10.8%	94.0%	97.8%	+ 4.0%
Average Market Time	133	166	+ 24.8%	120	101	- 15.8%
Inventory of Homes for Sale at Month End	36	28	- 22.2%	--	--	--

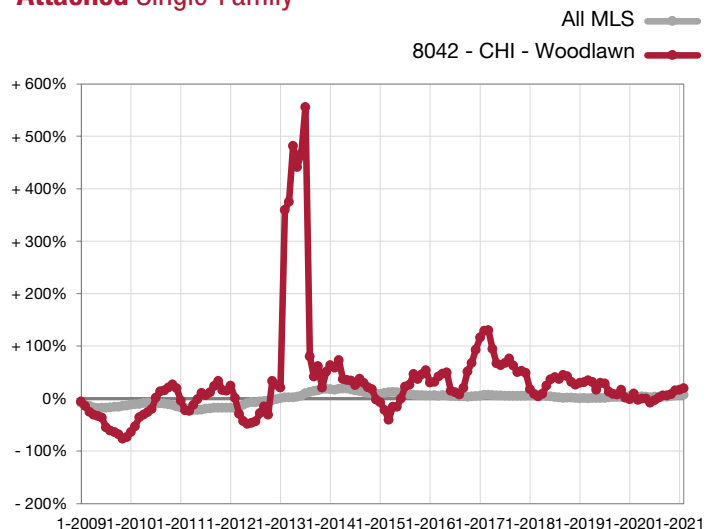
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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