

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED JUNE 16, 2021



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

Local Market Update / May 2021

+ 79.4%

+ 52.2%

- 20.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	17	20	+ 17.6%	257	202	- 21.4%
Under Contract (includes Contingent and Pending)	12	15	+ 25.0%	128	157	+ 22.7%
Closed Sales	10	11	+ 10.0%	135	154	+ 14.1%
Median Sales Price*	\$386,000	\$503,000	+ 30.3%	\$402,000	\$490,000	+ 21.9%
Average Sales Price*	\$435,200	\$592,736	+ 36.2%	\$443,700	\$508,706	+ 14.7%
Percent of Original List Price Received*	95.6%	98.4%	+ 2.9%	97.3%	98.8%	+ 1.5%
Average Market Time	69	38	- 44.9%	72	54	- 25.0%
Inventory of Homes for Sale at Month End	36	16	- 55.6%	--	--	--

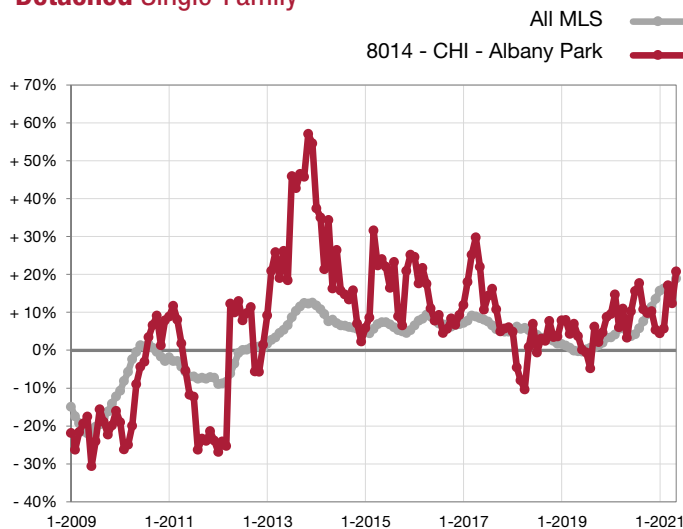
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	17	41	+ 141.2%	292	417	+ 42.8%
Under Contract (includes Contingent and Pending)	8	34	+ 325.0%	151	240	+ 58.9%
Closed Sales	13	24	+ 84.6%	162	203	+ 25.3%
Median Sales Price*	\$179,000	\$205,000	+ 14.5%	\$198,750	\$212,000	+ 6.7%
Average Sales Price*	\$237,915	\$213,121	- 10.4%	\$236,272	\$224,469	- 5.0%
Percent of Original List Price Received*	97.2%	99.7%	+ 2.6%	96.9%	97.9%	+ 1.0%
Average Market Time	70	44	- 37.1%	64	48	- 25.0%
Inventory of Homes for Sale at Month End	37	42	+ 13.5%	--	--	--

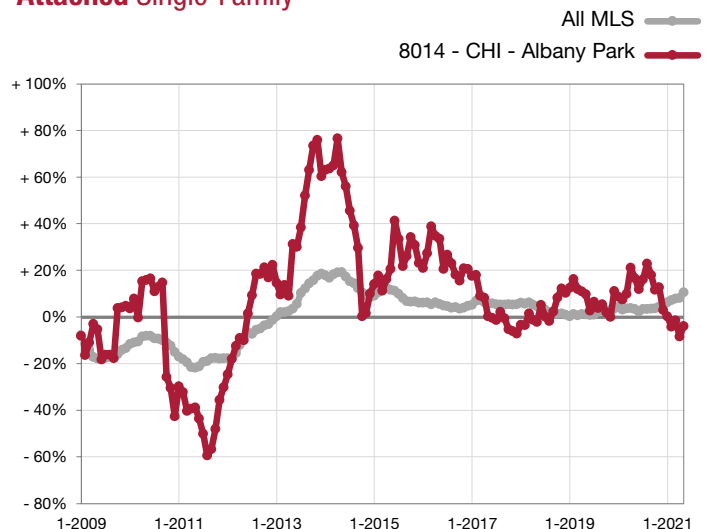
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / May 2021

- 20.0%

+ 105.0%

- 37.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	17	15	- 11.8%	153	171	+ 11.8%
Under Contract (includes Contingent and Pending)	9	7	- 22.2%	90	122	+ 35.6%
Closed Sales	5	10	+ 100.0%	96	124	+ 29.2%
Median Sales Price*	\$587,000	\$592,250	+ 0.9%	\$475,500	\$598,250	+ 25.8%
Average Sales Price*	\$602,000	\$570,430	- 5.2%	\$493,214	\$583,257	+ 18.3%
Percent of Original List Price Received*	101.1%	102.2%	+ 1.1%	97.4%	99.9%	+ 2.6%
Average Market Time	40	13	- 67.5%	57	49	- 14.0%
Inventory of Homes for Sale at Month End	25	15	- 40.0%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	33	25	- 24.2%	289	383	+ 32.5%
Under Contract (includes Contingent and Pending)	12	20	+ 66.7%	144	236	+ 63.9%
Closed Sales	15	31	+ 106.7%	153	212	+ 38.6%
Median Sales Price*	\$428,000	\$365,000	- 14.7%	\$376,000	\$376,250	+ 0.1%
Average Sales Price*	\$443,742	\$371,113	- 16.4%	\$382,870	\$368,936	- 3.6%
Percent of Original List Price Received*	102.0%	100.0%	- 2.0%	98.3%	98.9%	+ 0.6%
Average Market Time	50	25	- 50.0%	56	39	- 30.4%
Inventory of Homes for Sale at Month End	31	20	- 35.5%	--	--	--

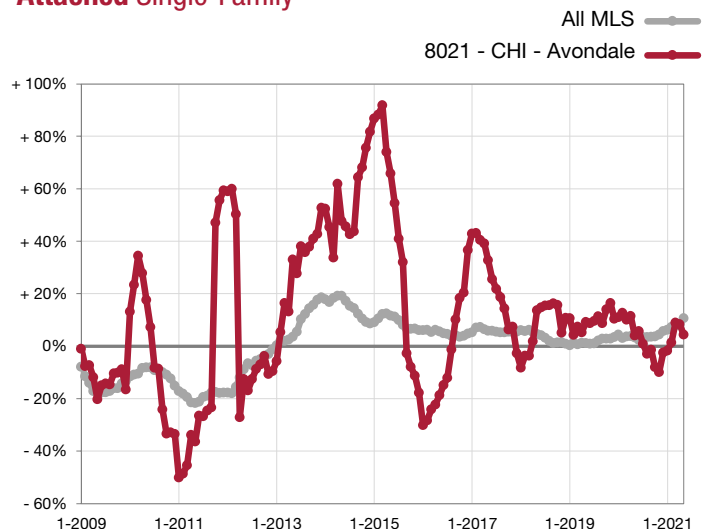
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / May 2021

+ 14.7%

+ 83.3%

- 47.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	32	32	0.0%	383	373	- 2.6%
Under Contract (includes Contingent and Pending)	20	25	+ 25.0%	190	278	+ 46.3%
Closed Sales	12	22	+ 83.3%	201	269	+ 33.8%
Median Sales Price*	\$317,500	\$395,000	+ 24.4%	\$310,000	\$355,000	+ 14.5%
Average Sales Price*	\$335,325	\$435,121	+ 29.8%	\$330,160	\$382,100	+ 15.7%
Percent of Original List Price Received*	93.5%	99.2%	+ 6.1%	96.9%	97.6%	+ 0.7%
Average Market Time	129	45	- 65.1%	74	97	+ 31.1%
Inventory of Homes for Sale at Month End	58	27	- 53.4%	--	--	--

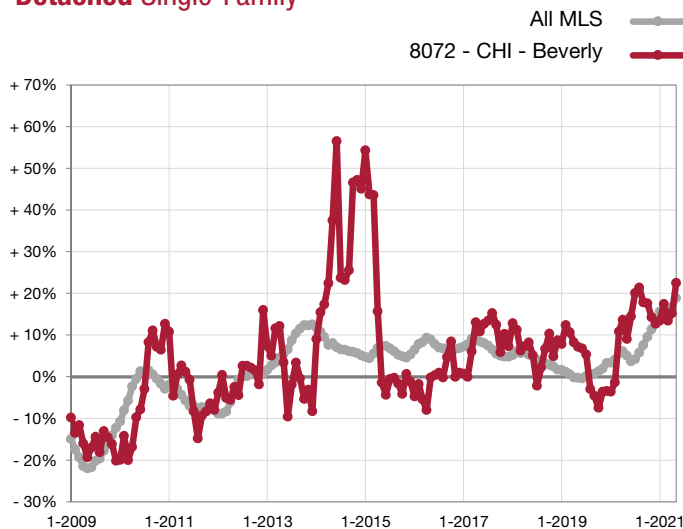
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	2	7	+ 250.0%	23	29	+ 26.1%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	9	19	+ 111.1%
Closed Sales	0	0	--	8	17	+ 112.5%
Median Sales Price*	\$0	\$0	--	\$122,450	\$151,000	+ 23.3%
Average Sales Price*	\$0	\$0	--	\$146,463	\$170,235	+ 16.2%
Percent of Original List Price Received*	0.0%	0.0%	--	94.3%	97.1%	+ 3.0%
Average Market Time	0	0	--	112	121	+ 8.0%
Inventory of Homes for Sale at Month End	5	6	+ 20.0%	--	--	--

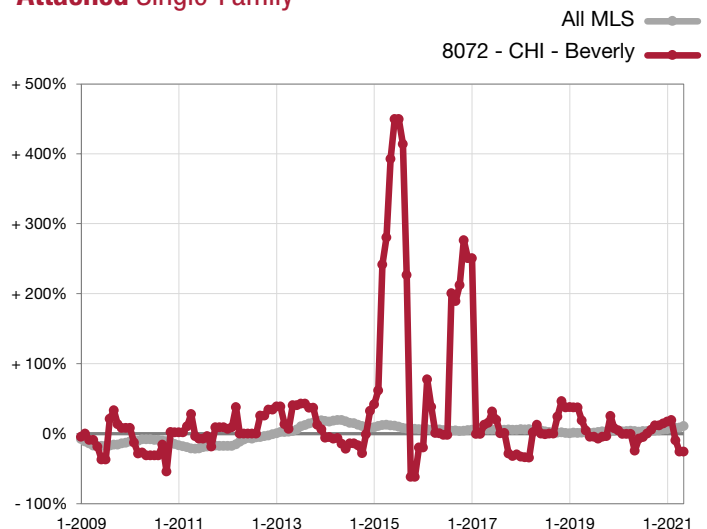
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / May 2021

+ 95.5%

Change in
New Listings
All Properties

+ 75.0%

Change in
Closed Sales
All Properties

+ 7.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	17	20	+ 17.6%	197	220	+ 11.7%
Under Contract (includes Contingent and Pending)	9	14	+ 55.6%	92	143	+ 55.4%
Closed Sales	7	10	+ 42.9%	94	130	+ 38.3%
Median Sales Price*	\$375,000	\$544,500	+ 45.2%	\$452,500	\$494,500	+ 9.3%
Average Sales Price*	\$418,071	\$533,371	+ 27.6%	\$467,592	\$499,211	+ 6.8%
Percent of Original List Price Received*	95.2%	98.7%	+ 3.7%	96.3%	97.6%	+ 1.3%
Average Market Time	85	88	+ 3.5%	66	58	- 12.1%
Inventory of Homes for Sale at Month End	29	24	- 17.2%	--	--	--

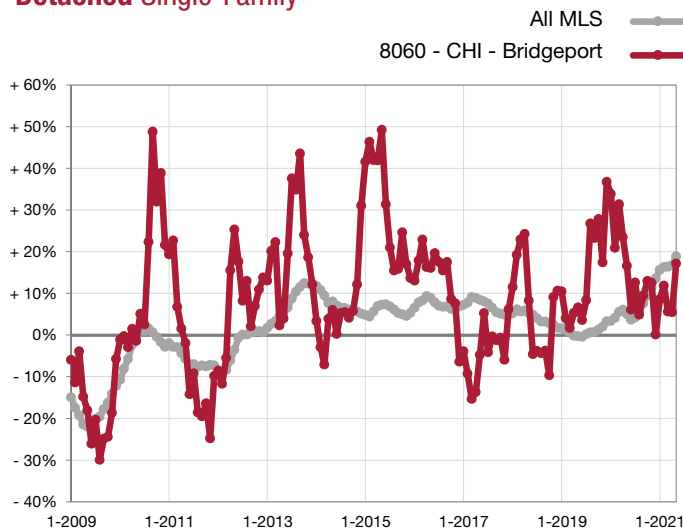
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	5	23	+ 360.0%	87	135	+ 55.2%
Under Contract (includes Contingent and Pending)	5	12	+ 140.0%	51	84	+ 64.7%
Closed Sales	1	4	+ 300.0%	60	65	+ 8.3%
Median Sales Price*	\$363,500	\$493,500	+ 35.8%	\$310,000	\$300,000	- 3.2%
Average Sales Price*	\$363,500	\$447,750	+ 23.2%	\$321,697	\$343,076	+ 6.6%
Percent of Original List Price Received*	96.2%	96.6%	+ 0.4%	97.0%	97.5%	+ 0.5%
Average Market Time	57	8	- 86.0%	76	64	- 15.8%
Inventory of Homes for Sale at Month End	13	21	+ 61.5%	--	--	--

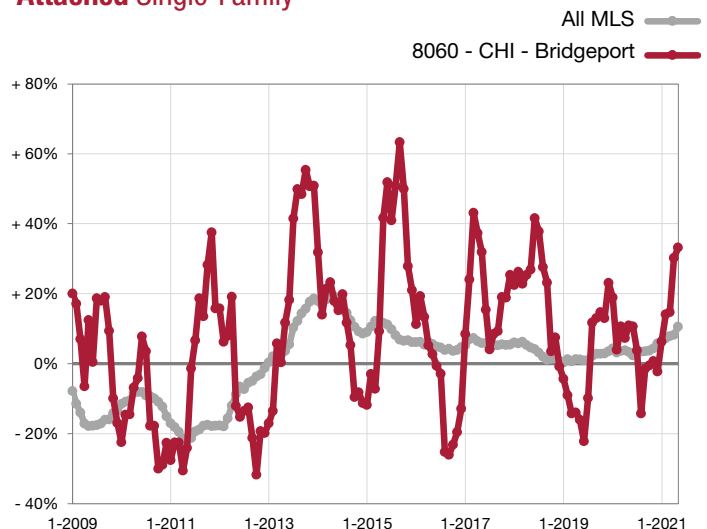
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Chatham

Local Market Update / May 2021

+ 26.7%

- 56.3%

- 39.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	26	31	+ 19.2%	350	273	- 22.0%
Under Contract (includes Contingent and Pending)	16	25	+ 56.3%	188	213	+ 13.3%
Closed Sales	15	6	- 60.0%	190	188	- 1.1%
Median Sales Price*	\$159,000	\$123,000	- 22.6%	\$147,000	\$193,750	+ 31.8%
Average Sales Price*	\$157,698	\$162,150	+ 2.8%	\$142,422	\$182,512	+ 28.1%
Percent of Original List Price Received*	93.2%	94.2%	+ 1.1%	95.6%	97.2%	+ 1.7%
Average Market Time	96	32	- 66.7%	79	84	+ 6.3%
Inventory of Homes for Sale at Month End	62	33	- 46.8%	--	--	--

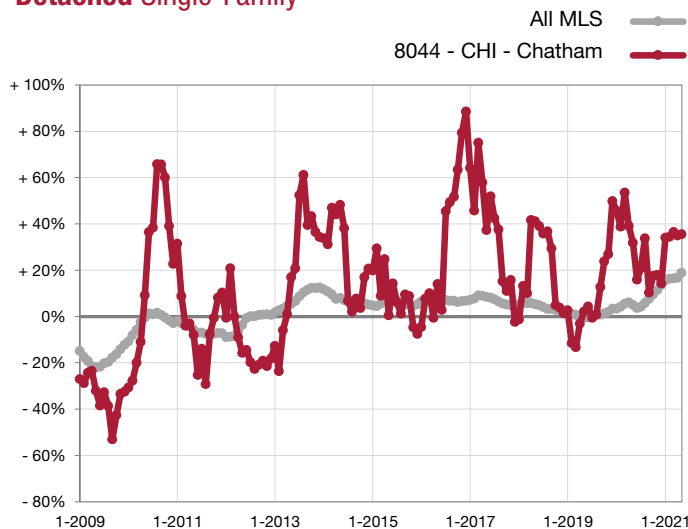
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	4	7	+ 75.0%	39	59	+ 51.3%
Under Contract (includes Contingent and Pending)	4	6	+ 50.0%	21	33	+ 57.1%
Closed Sales	1	1	0.0%	21	27	+ 28.6%
Median Sales Price*	\$15,000	\$46,000	+ 206.7%	\$38,000	\$46,000	+ 21.1%
Average Sales Price*	\$15,000	\$46,000	+ 206.7%	\$42,810	\$90,461	+ 111.3%
Percent of Original List Price Received*	30.3%	70.8%	+ 133.7%	89.3%	89.2%	- 0.1%
Average Market Time	103	3	- 97.1%	111	102	- 8.1%
Inventory of Homes for Sale at Month End	12	12	0.0%	--	--	--

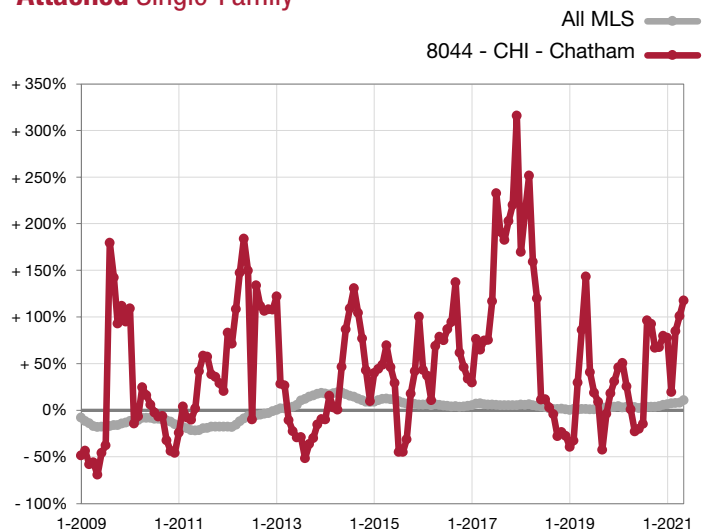
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / May 2021

+ 26.4%

+ 165.1%

- 1.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	8	7	- 12.5%	191	121	- 36.6%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	67	84	+ 25.4%
Closed Sales	2	9	+ 350.0%	64	86	+ 34.4%
Median Sales Price*	\$850,000	\$974,000	+ 14.6%	\$725,000	\$772,750	+ 6.6%
Average Sales Price*	\$850,000	\$986,611	+ 16.1%	\$785,471	\$849,778	+ 8.2%
Percent of Original List Price Received*	93.2%	100.4%	+ 7.7%	95.8%	97.2%	+ 1.5%
Average Market Time	270	37	- 86.3%	113	69	- 38.9%
Inventory of Homes for Sale at Month End	19	8	- 57.9%	--	--	--

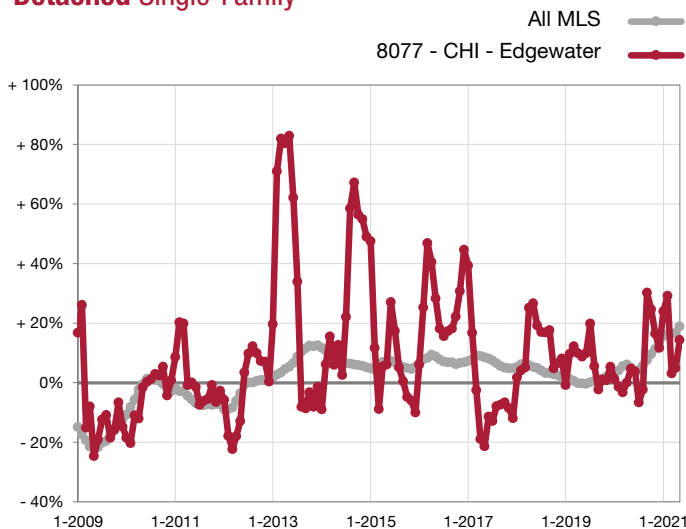
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	102	132	+ 29.4%	1,233	1,622	+ 31.5%
Under Contract (includes Contingent and Pending)	50	106	+ 112.0%	654	954	+ 45.9%
Closed Sales	41	105	+ 156.1%	657	873	+ 32.9%
Median Sales Price*	\$261,000	\$249,000	- 4.6%	\$220,180	\$248,000	+ 12.6%
Average Sales Price*	\$304,395	\$263,655	- 13.4%	\$249,081	\$275,722	+ 10.7%
Percent of Original List Price Received*	96.7%	97.8%	+ 1.1%	95.6%	96.2%	+ 0.6%
Average Market Time	67	56	- 16.4%	69	71	+ 2.9%
Inventory of Homes for Sale at Month End	192	200	+ 4.2%	--	--	--

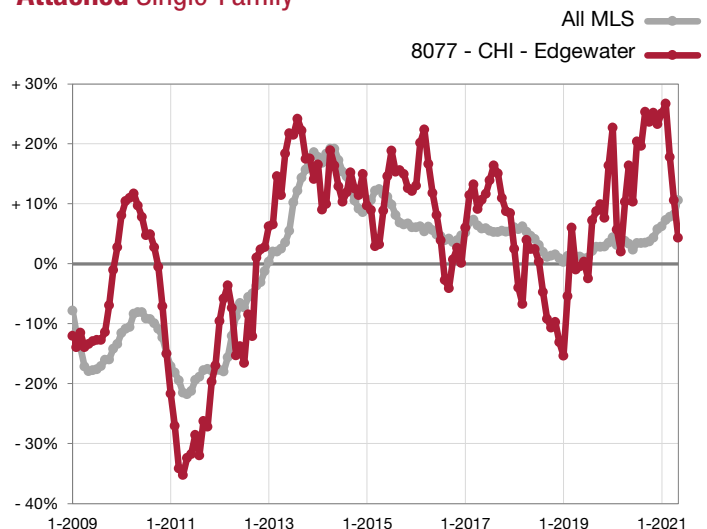
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / May 2021

+ 55.2%

+ 140.0%

- 6.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	21	37	+ 76.2%	282	314	+ 11.3%
Under Contract (includes Contingent and Pending)	11	16	+ 45.5%	123	174	+ 41.5%
Closed Sales	6	17	+ 183.3%	123	166	+ 35.0%
Median Sales Price*	\$299,950	\$475,000	+ 58.4%	\$375,000	\$416,550	+ 11.1%
Average Sales Price*	\$318,800	\$520,022	+ 63.1%	\$430,668	\$462,609	+ 7.4%
Percent of Original List Price Received*	105.3%	97.3%	- 7.6%	95.5%	97.4%	+ 2.0%
Average Market Time	21	34	+ 61.9%	76	53	- 30.3%
Inventory of Homes for Sale at Month End	31	35	+ 12.9%	--	--	--

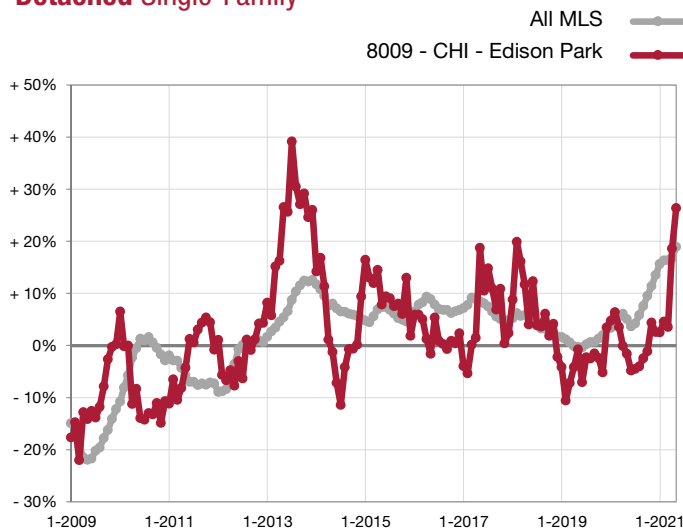
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	8	8	0.0%	91	97	+ 6.6%
Under Contract (includes Contingent and Pending)	5	7	+ 40.0%	59	74	+ 25.4%
Closed Sales	4	7	+ 75.0%	60	69	+ 15.0%
Median Sales Price*	\$142,100	\$187,000	+ 31.6%	\$166,500	\$170,000	+ 2.1%
Average Sales Price*	\$168,925	\$197,586	+ 17.0%	\$169,268	\$167,529	- 1.0%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	95.8%	95.7%	- 0.1%
Average Market Time	127	28	- 78.0%	77	70	- 9.1%
Inventory of Homes for Sale at Month End	14	7	- 50.0%	--	--	--

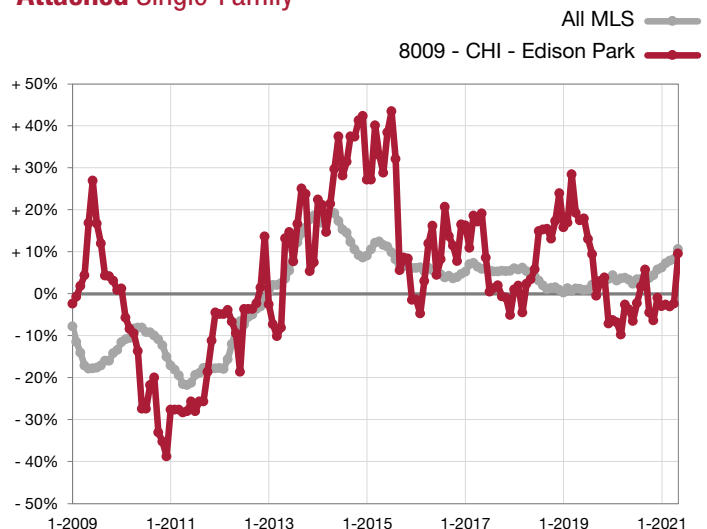
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Forest Glen

Local Market Update / May 2021

+ 37.8%

+ 57.1%

- 18.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	33	49	+ 48.5%	405	442	+ 9.1%
Under Contract (includes Contingent and Pending)	23	26	+ 13.0%	194	279	+ 43.8%
Closed Sales	21	30	+ 42.9%	201	264	+ 31.3%
Median Sales Price*	\$430,000	\$518,000	+ 20.5%	\$448,000	\$500,000	+ 11.6%
Average Sales Price*	\$449,495	\$530,012	+ 17.9%	\$481,916	\$539,637	+ 12.0%
Percent of Original List Price Received*	95.0%	100.9%	+ 6.2%	94.8%	97.3%	+ 2.6%
Average Market Time	47	28	- 40.4%	83	80	- 3.6%
Inventory of Homes for Sale at Month End	52	44	- 15.4%	--	--	--

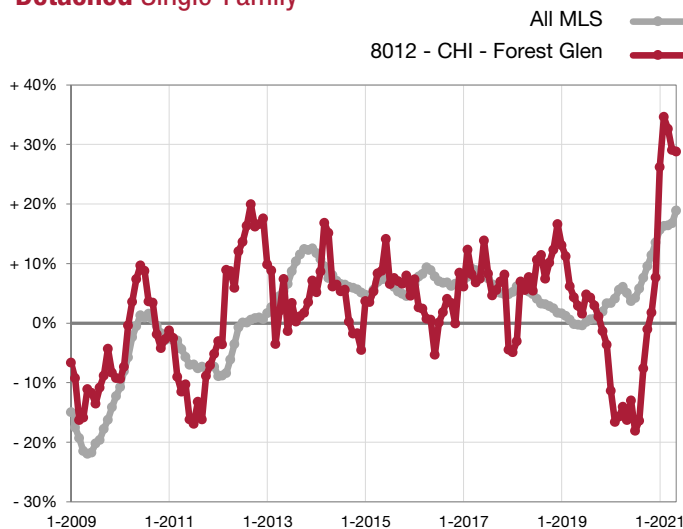
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	4	2	- 50.0%	34	31	- 8.8%
Under Contract (includes Contingent and Pending)	1	1	0.0%	12	22	+ 83.3%
Closed Sales	0	3	--	17	21	+ 23.5%
Median Sales Price*	\$0	\$285,000	--	\$319,000	\$307,500	- 3.6%
Average Sales Price*	\$0	\$284,000	--	\$333,029	\$331,974	- 0.3%
Percent of Original List Price Received*	0.0%	99.9%	--	96.1%	97.7%	+ 1.7%
Average Market Time	0	20	--	57	52	- 8.8%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

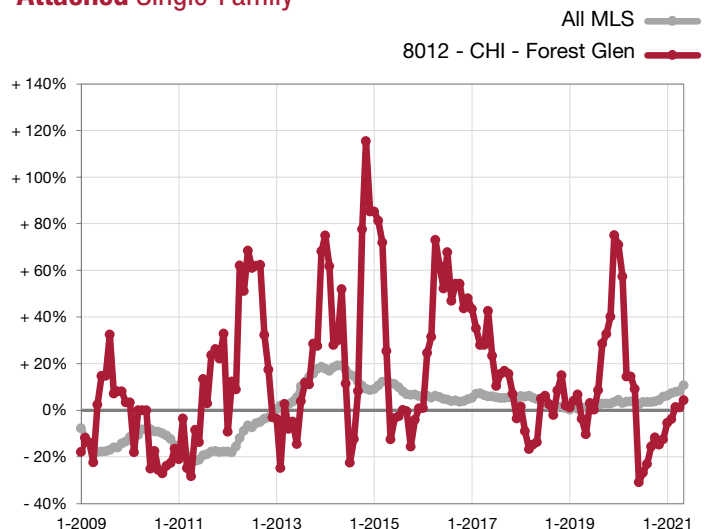
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / May 2021

+ 30.0%

- 10.0%

- 10.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	17	6	- 64.7%	203	147	- 27.6%
Under Contract (includes Contingent and Pending)	10	5	- 50.0%	94	86	- 8.5%
Closed Sales	11	8	- 27.3%	89	82	- 7.9%
Median Sales Price*	\$558,000	\$444,500	- 20.3%	\$525,000	\$565,000	+ 7.6%
Average Sales Price*	\$578,238	\$485,281	- 16.1%	\$517,285	\$533,860	+ 3.2%
Percent of Original List Price Received*	97.5%	101.4%	+ 4.0%	97.6%	98.3%	+ 0.7%
Average Market Time	101	84	- 16.8%	99	90	- 9.1%
Inventory of Homes for Sale at Month End	34	16	- 52.9%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	23	46	+ 100.0%	331	390	+ 17.8%
Under Contract (includes Contingent and Pending)	10	20	+ 100.0%	137	171	+ 24.8%
Closed Sales	9	10	+ 11.1%	165	136	- 17.6%
Median Sales Price*	\$241,000	\$247,500	+ 2.7%	\$225,000	\$235,000	+ 4.4%
Average Sales Price*	\$241,156	\$269,430	+ 11.7%	\$233,409	\$255,066	+ 9.3%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	95.6%	95.6%	0.0%
Average Market Time	150	137	- 8.7%	90	99	+ 10.0%
Inventory of Homes for Sale at Month End	60	68	+ 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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Greater Grand Crossing

Local Market Update / May 2021

- 53.8%

- 20.0%

- 47.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	37	17	- 54.1%	323	292	- 9.6%
Under Contract (includes Contingent and Pending)	16	17	+ 6.3%	142	192	+ 35.2%
Closed Sales	15	12	- 20.0%	142	169	+ 19.0%
Median Sales Price*	\$100,000	\$178,000	+ 78.0%	\$75,000	\$160,000	+ 113.3%
Average Sales Price*	\$113,700	\$176,408	+ 55.2%	\$105,788	\$155,566	+ 47.1%
Percent of Original List Price Received*	90.6%	99.7%	+ 10.0%	91.9%	95.2%	+ 3.6%
Average Market Time	106	56	- 47.2%	106	94	- 11.3%
Inventory of Homes for Sale at Month End	74	39	- 47.3%	--	--	--

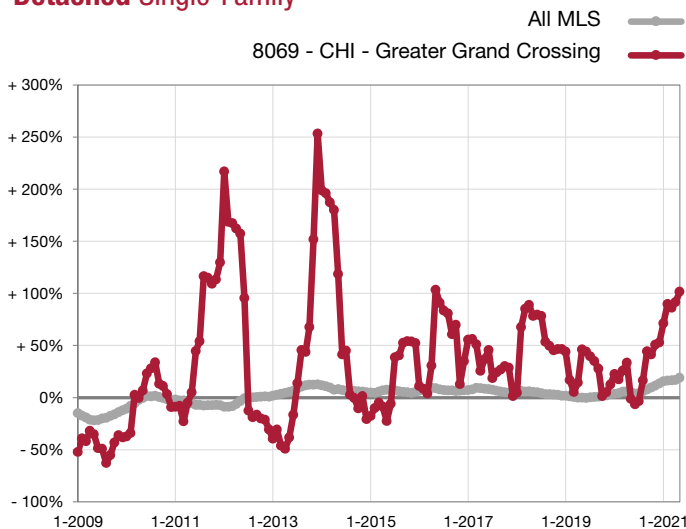
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	2	1	- 50.0%	16	3	- 81.3%
Under Contract (includes Contingent and Pending)	3	0	- 100.0%	7	2	- 71.4%
Closed Sales	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$46,000	\$45,500	- 1.1%
Average Sales Price*	\$0	\$0	--	\$44,750	\$66,250	+ 48.0%
Percent of Original List Price Received*	0.0%	0.0%	--	69.6%	82.7%	+ 18.8%
Average Market Time	0	0	--	63	42	- 33.3%
Inventory of Homes for Sale at Month End	2	1	- 50.0%	--	--	--

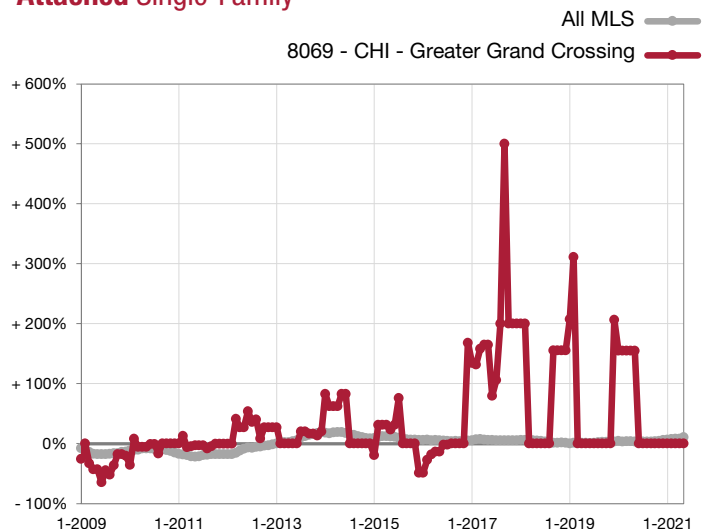
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / May 2021

+ 128.6%

+ 66.7%

- 45.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	7	16	+ 128.6%	102	108	+ 5.9%
Under Contract (includes Contingent and Pending)	1	7	+ 600.0%	70	86	+ 22.9%
Closed Sales	3	5	+ 66.7%	80	75	- 6.3%
Median Sales Price*	\$150,000	\$214,000	+ 42.7%	\$143,000	\$170,000	+ 18.9%
Average Sales Price*	\$140,083	\$206,500	+ 47.4%	\$143,621	\$174,482	+ 21.5%
Percent of Original List Price Received*	89.6%	93.1%	+ 3.9%	93.0%	97.0%	+ 4.3%
Average Market Time	31	38	+ 22.6%	74	57	- 23.0%
Inventory of Homes for Sale at Month End	19	11	- 42.1%	--	--	--

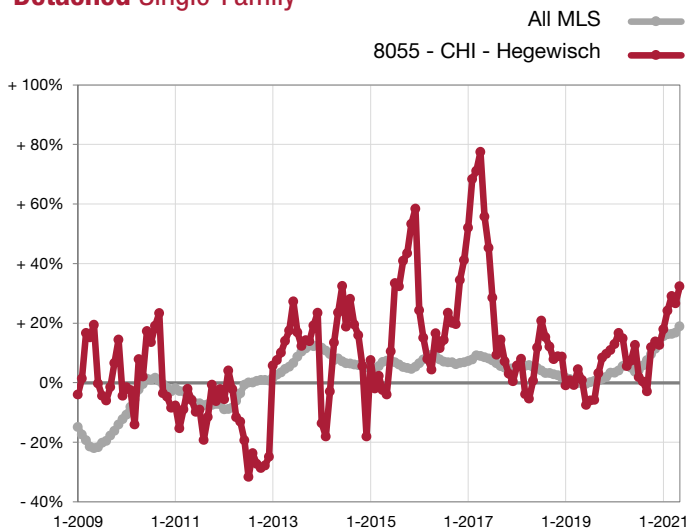
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	0	0	--	1	0	- 100.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	1	0	- 100.0%	--	--	--

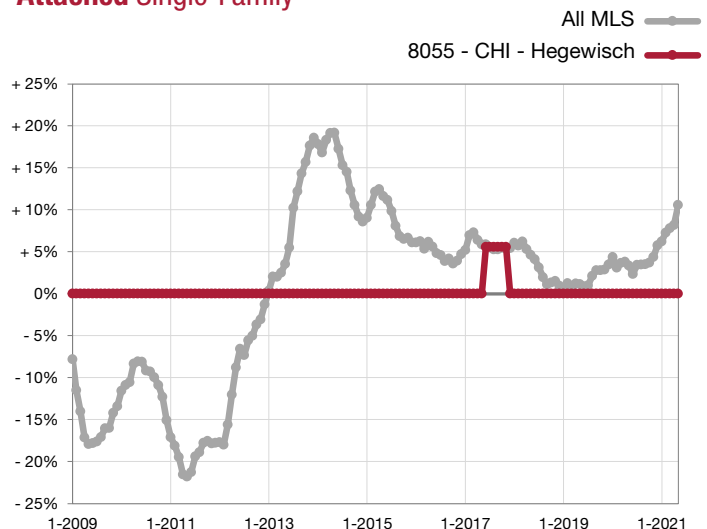
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Humboldt Park

Local Market Update / May 2021

- 26.5%

+ 100.0%

- 41.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	22	21	- 4.5%	317	307	- 3.2%
Under Contract (includes Contingent and Pending)	10	15	+ 50.0%	127	195	+ 53.5%
Closed Sales	7	14	+ 100.0%	132	182	+ 37.9%
Median Sales Price*	\$315,000	\$345,000	+ 9.5%	\$255,000	\$286,000	+ 12.2%
Average Sales Price*	\$329,286	\$417,557	+ 26.8%	\$297,646	\$346,808	+ 16.5%
Percent of Original List Price Received*	101.3%	96.4%	- 4.8%	96.8%	98.1%	+ 1.3%
Average Market Time	30	114	+ 280.0%	62	72	+ 16.1%
Inventory of Homes for Sale at Month End	46	29	- 37.0%	--	--	--

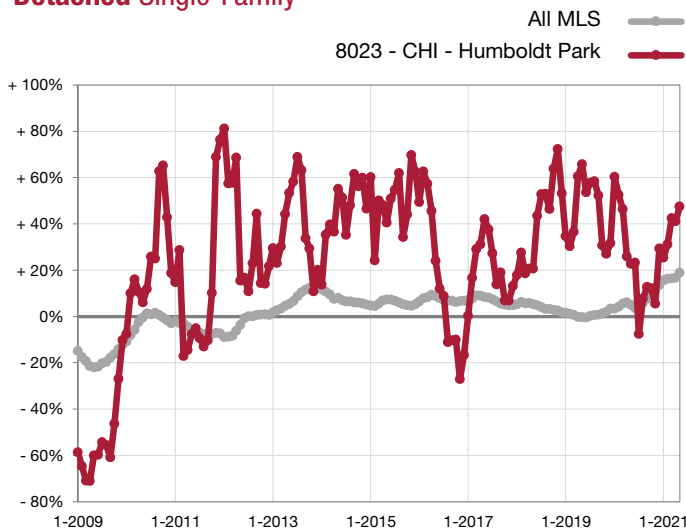
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	12	4	- 66.7%	86	103	+ 19.8%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	31	55	+ 77.4%
Closed Sales	3	6	+ 100.0%	30	50	+ 66.7%
Median Sales Price*	\$362,500	\$360,250	- 0.6%	\$258,500	\$360,250	+ 39.4%
Average Sales Price*	\$314,750	\$384,883	+ 22.3%	\$254,452	\$342,915	+ 34.8%
Percent of Original List Price Received*	97.1%	98.5%	+ 1.4%	94.3%	95.6%	+ 1.4%
Average Market Time	161	27	- 83.2%	79	92	+ 16.5%
Inventory of Homes for Sale at Month End	16	7	- 56.3%	--	--	--

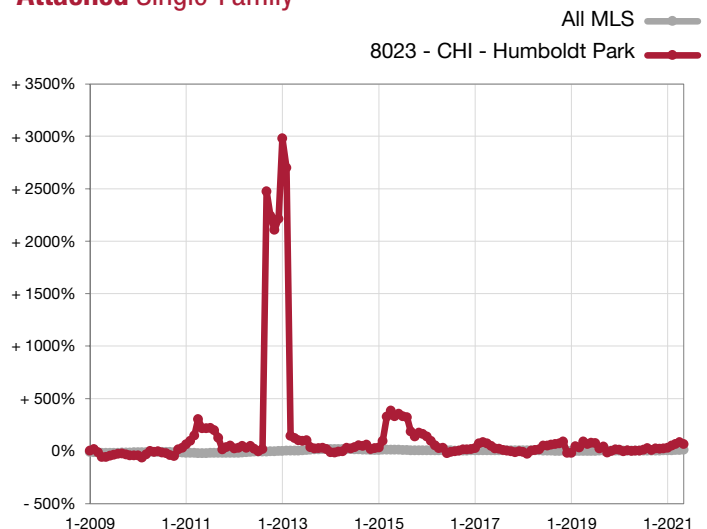
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / May 2021

- 15.7%

+ 72.2%

- 32.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	10	3	- 70.0%	50	34	- 32.0%
Under Contract (includes Contingent and Pending)	3	5	+ 66.7%	26	31	+ 19.2%
Closed Sales	2	2	0.0%	29	25	- 13.8%
Median Sales Price*	\$905,000	\$597,000	- 34.0%	\$770,000	\$1,000,000	+ 29.9%
Average Sales Price*	\$905,000	\$597,000	- 34.0%	\$788,569	\$972,728	+ 23.4%
Percent of Original List Price Received*	83.2%	98.5%	+ 18.4%	93.6%	92.2%	- 1.5%
Average Market Time	376	132	- 64.9%	150	76	- 49.3%
Inventory of Homes for Sale at Month End	12	4	- 66.7%	--	--	--

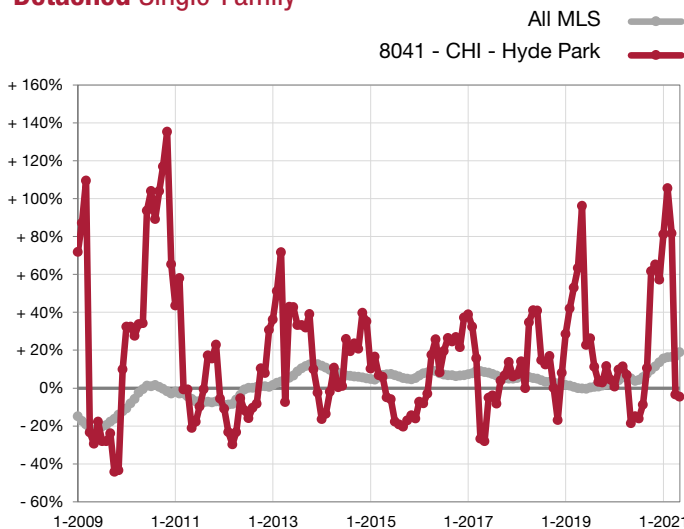
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	41	40	- 2.4%	415	449	+ 8.2%
Under Contract (includes Contingent and Pending)	24	31	+ 29.2%	242	299	+ 23.6%
Closed Sales	16	29	+ 81.3%	258	280	+ 8.5%
Median Sales Price*	\$167,250	\$240,000	+ 43.5%	\$184,500	\$207,750	+ 12.6%
Average Sales Price*	\$193,369	\$280,743	+ 45.2%	\$242,048	\$249,002	+ 2.9%
Percent of Original List Price Received*	92.8%	92.9%	+ 0.1%	93.6%	94.8%	+ 1.3%
Average Market Time	104	126	+ 21.2%	78	82	+ 5.1%
Inventory of Homes for Sale at Month End	91	66	- 27.5%	--	--	--

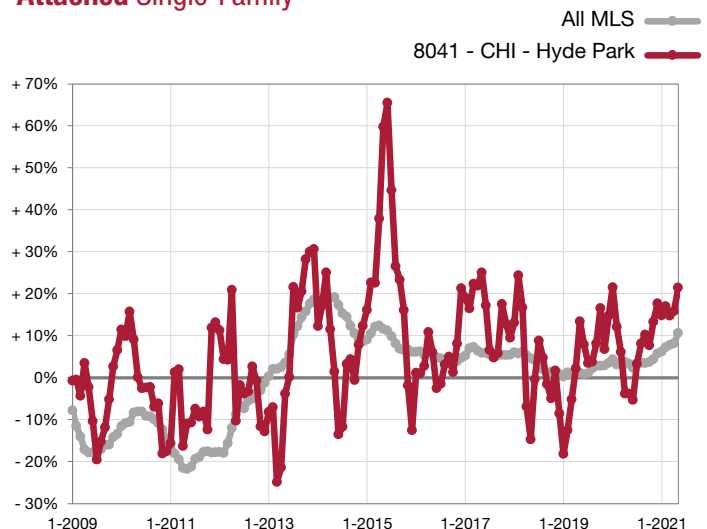
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / May 2021

+ 57.5%

+ 131.0%

- 0.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	43	46	+ 7.0%	478	467	- 2.3%
Under Contract (includes Contingent and Pending)	32	35	+ 9.4%	251	319	+ 27.1%
Closed Sales	17	32	+ 88.2%	255	309	+ 21.2%
Median Sales Price*	\$550,000	\$634,250	+ 15.3%	\$499,000	\$589,900	+ 18.2%
Average Sales Price*	\$531,353	\$666,422	+ 25.4%	\$529,807	\$609,706	+ 15.1%
Percent of Original List Price Received*	96.9%	99.6%	+ 2.8%	95.9%	98.0%	+ 2.2%
Average Market Time	49	24	- 51.0%	82	59	- 28.0%
Inventory of Homes for Sale at Month End	59	36	- 39.0%	--	--	--

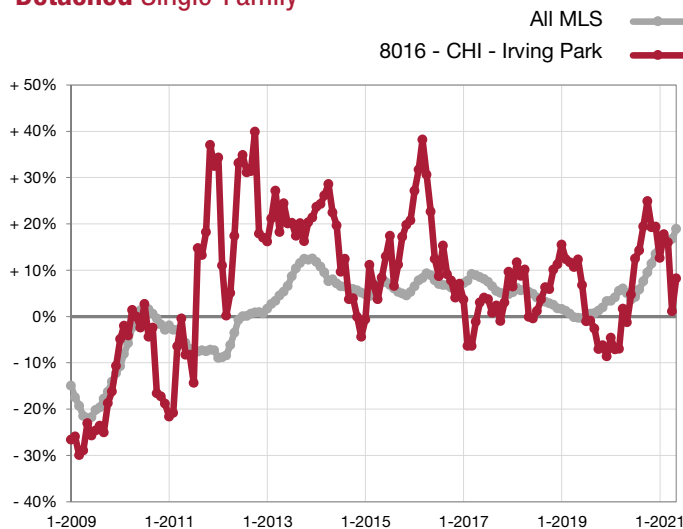
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	37	80	+ 116.2%	481	680	+ 41.4%
Under Contract (includes Contingent and Pending)	29	34	+ 17.2%	245	366	+ 49.4%
Closed Sales	12	35	+ 191.7%	257	334	+ 30.0%
Median Sales Price*	\$223,875	\$221,500	- 1.1%	\$219,000	\$230,000	+ 5.0%
Average Sales Price*	\$240,463	\$246,954	+ 2.7%	\$241,541	\$258,003	+ 6.8%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	96.9%	97.6%	+ 0.7%
Average Market Time	32	43	+ 34.4%	56	51	- 8.9%
Inventory of Homes for Sale at Month End	61	83	+ 36.1%	--	--	--

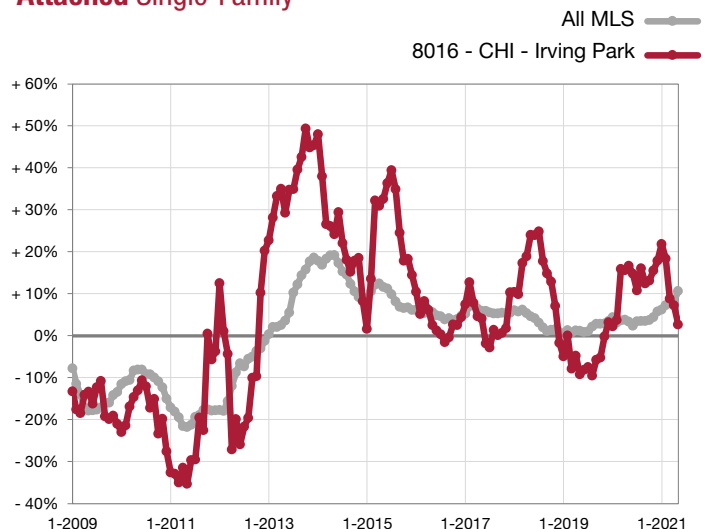
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / May 2021

+ 47.2%

+ 50.0%

- 8.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	28	40	+ 42.9%	365	362	- 0.8%
Under Contract (includes Contingent and Pending)	23	26	+ 13.0%	215	265	+ 23.3%
Closed Sales	20	27	+ 35.0%	227	252	+ 11.0%
Median Sales Price*	\$383,750	\$372,500	- 2.9%	\$330,000	\$358,913	+ 8.8%
Average Sales Price*	\$366,843	\$396,040	+ 8.0%	\$349,927	\$383,568	+ 9.6%
Percent of Original List Price Received*	96.8%	102.5%	+ 5.9%	96.3%	98.6%	+ 2.4%
Average Market Time	81	23	- 71.6%	71	52	- 26.8%
Inventory of Homes for Sale at Month End	35	29	- 17.1%	--	--	--

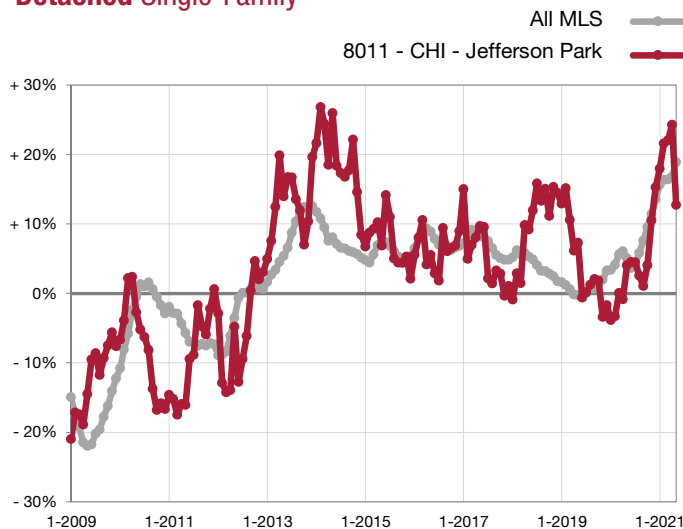
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	8	13	+ 62.5%	110	141	+ 28.2%
Under Contract (includes Contingent and Pending)	5	6	+ 20.0%	60	76	+ 26.7%
Closed Sales	4	9	+ 125.0%	63	74	+ 17.5%
Median Sales Price*	\$232,250	\$140,000	- 39.7%	\$168,000	\$149,500	- 11.0%
Average Sales Price*	\$247,000	\$175,578	- 28.9%	\$186,242	\$172,909	- 7.2%
Percent of Original List Price Received*	98.1%	93.9%	- 4.3%	99.2%	94.8%	- 4.4%
Average Market Time	62	33	- 46.8%	90	58	- 35.6%
Inventory of Homes for Sale at Month End	11	13	+ 18.2%	--	--	--

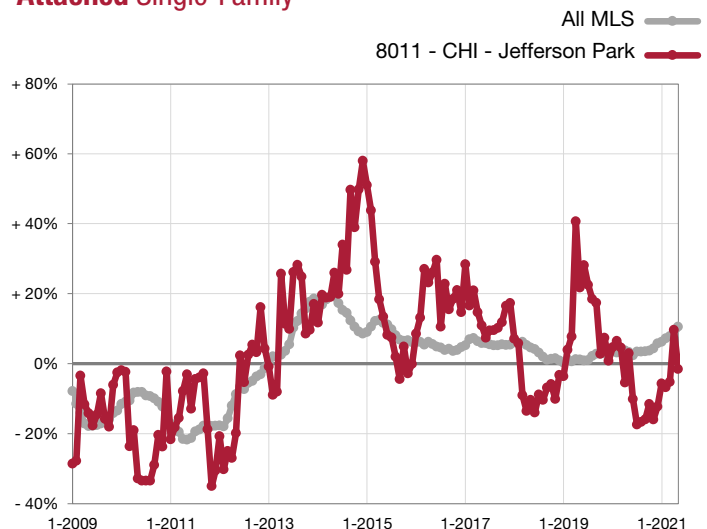
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / May 2021

- 2.4%

+ 105.9%

- 33.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	9	7	- 22.2%	86	76	- 11.6%
Under Contract (includes Contingent and Pending)	2	7	+ 250.0%	29	40	+ 37.9%
Closed Sales	1	3	+ 200.0%	32	29	- 9.4%
Median Sales Price*	\$380,000	\$545,000	+ 43.4%	\$532,000	\$799,000	+ 50.2%
Average Sales Price*	\$380,000	\$773,333	+ 103.5%	\$685,123	\$1,166,617	+ 70.3%
Percent of Original List Price Received*	95.0%	90.5%	- 4.7%	96.0%	94.9%	- 1.1%
Average Market Time	68	82	+ 20.6%	138	113	- 18.1%
Inventory of Homes for Sale at Month End	21	10	- 52.4%	--	--	--

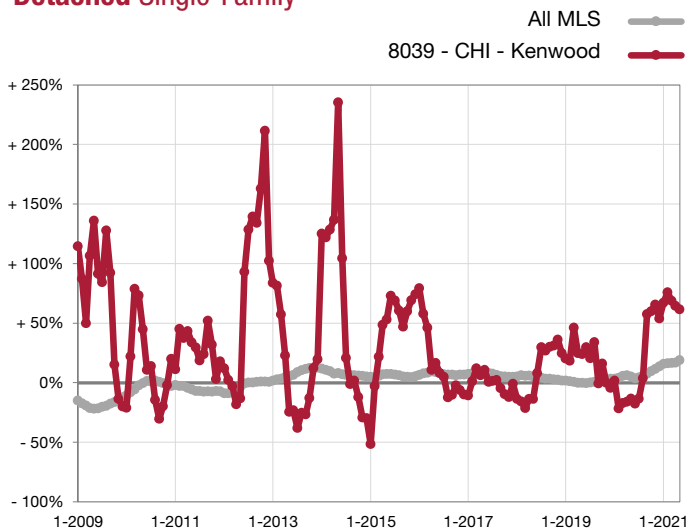
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	32	33	+ 3.1%	305	392	+ 28.5%
Under Contract (includes Contingent and Pending)	19	27	+ 42.1%	141	248	+ 75.9%
Closed Sales	16	32	+ 100.0%	142	226	+ 59.2%
Median Sales Price*	\$231,500	\$242,500	+ 4.8%	\$239,500	\$247,750	+ 3.4%
Average Sales Price*	\$225,167	\$252,330	+ 12.1%	\$236,317	\$253,894	+ 7.4%
Percent of Original List Price Received*	94.3%	96.3%	+ 2.1%	94.4%	96.1%	+ 1.8%
Average Market Time	95	57	- 40.0%	96	76	- 20.8%
Inventory of Homes for Sale at Month End	71	51	- 28.2%	--	--	--

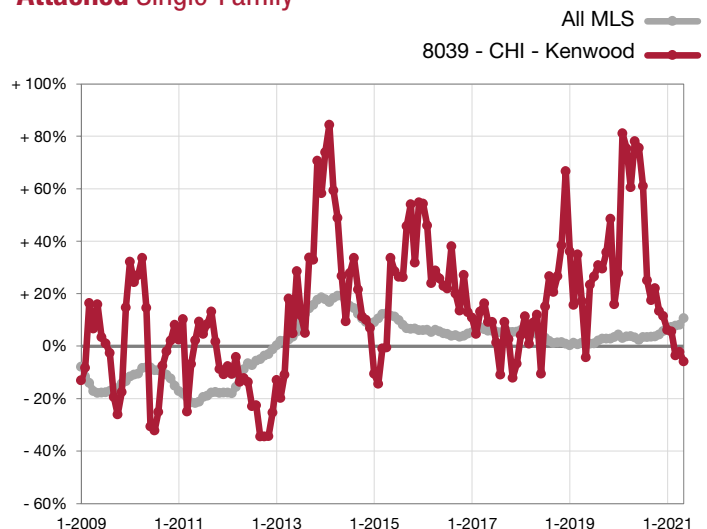
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / May 2021

+ 42.2%

+ 147.2%

+ 17.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	33	38	+ 15.2%	347	414	+ 19.3%
Under Contract (includes Contingent and Pending)	7	21	+ 200.0%	119	203	+ 70.6%
Closed Sales	7	20	+ 185.7%	142	169	+ 19.0%
Median Sales Price*	\$1,078,000	\$1,286,250	+ 19.3%	\$1,250,000	\$1,399,000	+ 11.9%
Average Sales Price*	\$1,582,143	\$1,346,795	- 14.9%	\$1,357,000	\$1,431,928	+ 5.5%
Percent of Original List Price Received*	93.7%	98.0%	+ 4.6%	95.4%	95.5%	+ 0.1%
Average Market Time	55	61	+ 10.9%	117	116	- 0.9%
Inventory of Homes for Sale at Month End	68	56	- 17.6%	--	--	--

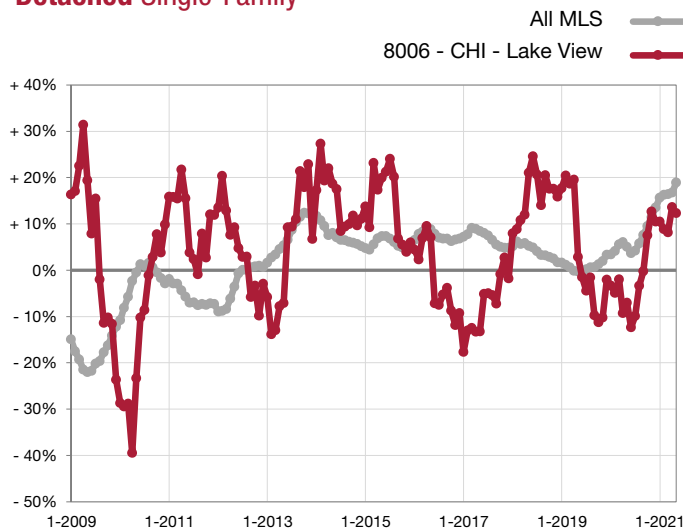
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	306	444	+ 45.1%	3,622	5,335	+ 47.3%
Under Contract (includes Contingent and Pending)	205	276	+ 34.6%	1,645	2,552	+ 55.1%
Closed Sales	135	331	+ 145.2%	1,679	2,368	+ 41.0%
Median Sales Price*	\$438,000	\$389,000	- 11.2%	\$375,000	\$408,750	+ 9.0%
Average Sales Price*	\$431,764	\$414,580	- 4.0%	\$407,263	\$433,411	+ 6.4%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	96.5%	97.3%	+ 0.8%
Average Market Time	61	81	+ 32.8%	76	74	- 2.6%
Inventory of Homes for Sale at Month End	437	538	+ 23.1%	--	--	--

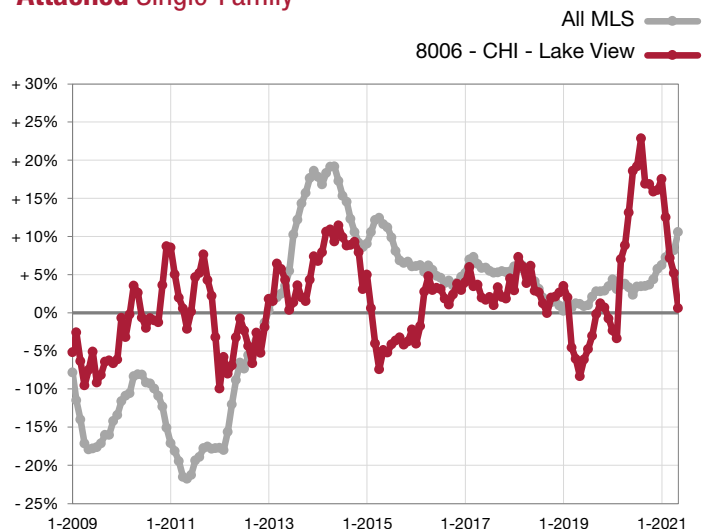
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / May 2021

+ 12.5%

+ 131.4%

- 10.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	41	54	+ 31.7%	504	648	+ 28.6%
Under Contract (includes Contingent and Pending)	19	23	+ 21.1%	170	291	+ 71.2%
Closed Sales	13	36	+ 176.9%	187	256	+ 36.9%
Median Sales Price*	\$1,850,000	\$1,688,750	- 8.7%	\$1,585,000	\$1,647,500	+ 3.9%
Average Sales Price*	\$2,796,154	\$1,938,714	- 30.7%	\$1,834,700	\$1,976,588	+ 7.7%
Percent of Original List Price Received*	92.8%	95.2%	+ 2.6%	93.6%	94.4%	+ 0.9%
Average Market Time	191	108	- 43.5%	152	127	- 16.4%
Inventory of Homes for Sale at Month End	114	91	- 20.2%	--	--	--

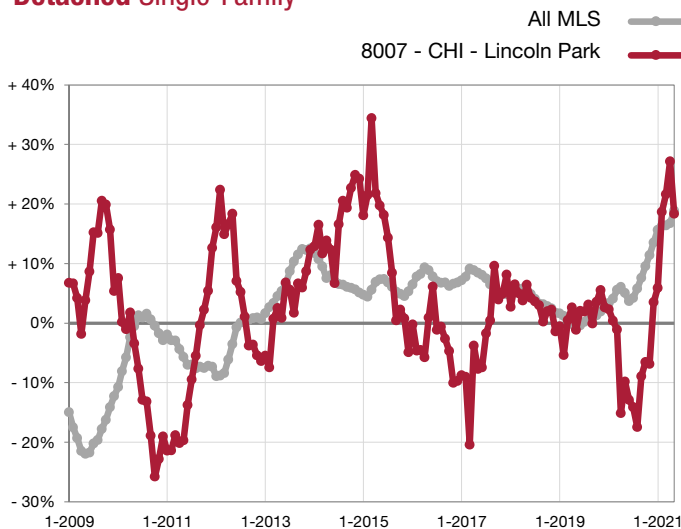
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	263	288	+ 9.5%	2,716	3,610	+ 32.9%
Under Contract (includes Contingent and Pending)	112	178	+ 58.9%	1,059	1,702	+ 60.7%
Closed Sales	89	200	+ 124.7%	1,172	1,550	+ 32.3%
Median Sales Price*	\$470,000	\$547,250	+ 16.4%	\$490,000	\$525,375	+ 7.2%
Average Sales Price*	\$533,326	\$694,886	+ 30.3%	\$592,056	\$605,253	+ 2.2%
Percent of Original List Price Received*	96.1%	97.8%	+ 1.8%	96.5%	97.0%	+ 0.5%
Average Market Time	83	90	+ 8.4%	87	80	- 8.0%
Inventory of Homes for Sale at Month End	417	384	- 7.9%	--	--	--

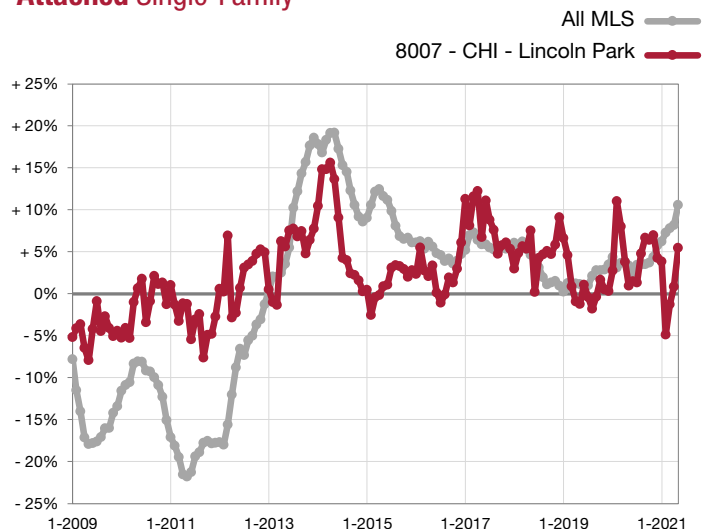
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / May 2021

- 12.8%

+ 247.4%

- 32.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	30	18	- 40.0%	206	240	+ 16.5%
Under Contract (includes Contingent and Pending)	16	19	+ 18.8%	87	163	+ 87.4%
Closed Sales	6	19	+ 216.7%	84	155	+ 84.5%
Median Sales Price*	\$907,500	\$1,000,000	+ 10.2%	\$747,250	\$825,000	+ 10.4%
Average Sales Price*	\$868,250	\$1,096,921	+ 26.3%	\$783,493	\$863,954	+ 10.3%
Percent of Original List Price Received*	96.8%	99.5%	+ 2.8%	96.0%	97.9%	+ 2.0%
Average Market Time	65	39	- 40.0%	110	68	- 38.2%
Inventory of Homes for Sale at Month End	38	11	- 71.1%	--	--	--

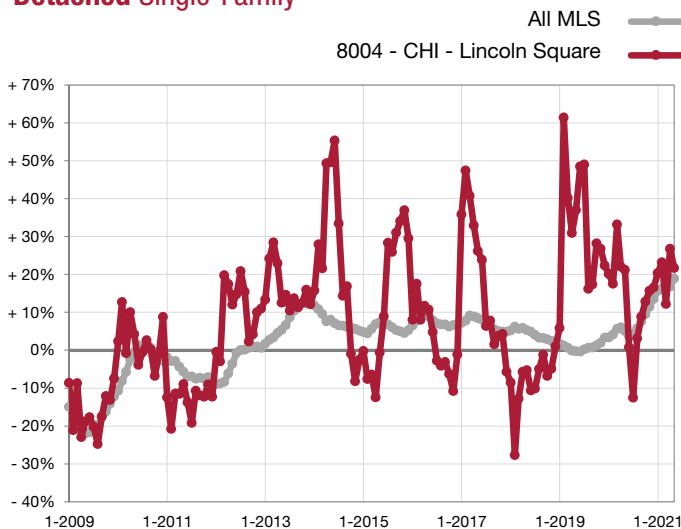
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	64	64	0.0%	605	842	+ 39.2%
Under Contract (includes Contingent and Pending)	35	46	+ 31.4%	307	481	+ 56.7%
Closed Sales	13	47	+ 261.5%	317	453	+ 42.9%
Median Sales Price*	\$342,500	\$290,000	- 15.3%	\$315,000	\$320,000	+ 1.6%
Average Sales Price*	\$362,338	\$331,284	- 8.6%	\$351,220	\$355,952	+ 1.3%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	96.9%	97.9%	+ 1.0%
Average Market Time	44	32	- 27.3%	63	57	- 9.5%
Inventory of Homes for Sale at Month End	68	61	- 10.3%	--	--	--

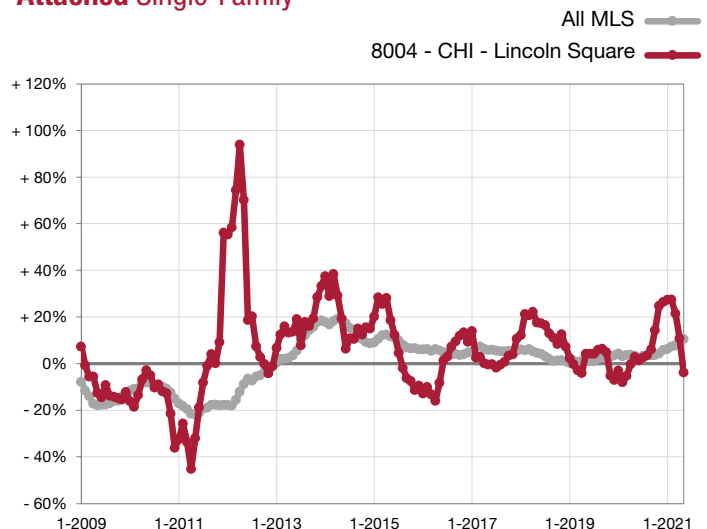
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / May 2021

+ 10.0%

+ 148.1%

- 11.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	40	46	+ 15.0%	462	520	+ 12.6%
Under Contract (includes Contingent and Pending)	25	30	+ 20.0%	228	324	+ 42.1%
Closed Sales	17	31	+ 82.4%	233	305	+ 30.9%
Median Sales Price*	\$720,000	\$807,500	+ 12.2%	\$790,000	\$835,000	+ 5.7%
Average Sales Price*	\$778,618	\$903,916	+ 16.1%	\$855,239	\$899,781	+ 5.2%
Percent of Original List Price Received*	94.2%	100.2%	+ 6.4%	96.6%	97.8%	+ 1.2%
Average Market Time	101	38	- 62.4%	69	59	- 14.5%
Inventory of Homes for Sale at Month End	64	50	- 21.9%	--	--	--

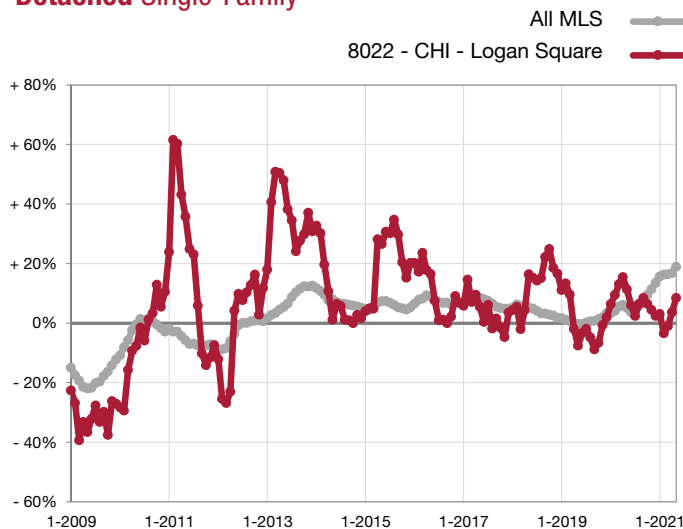
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	110	119	+ 8.2%	1,071	1,596	+ 49.0%
Under Contract (includes Contingent and Pending)	77	71	- 7.8%	537	887	+ 65.2%
Closed Sales	35	98	+ 180.0%	542	834	+ 53.9%
Median Sales Price*	\$469,000	\$436,000	- 7.0%	\$414,000	\$420,000	+ 1.4%
Average Sales Price*	\$465,861	\$447,275	- 4.0%	\$430,626	\$445,686	+ 3.5%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	98.2%	99.4%	+ 1.2%
Average Market Time	53	40	- 24.5%	58	53	- 8.6%
Inventory of Homes for Sale at Month End	109	103	- 5.5%	--	--	--

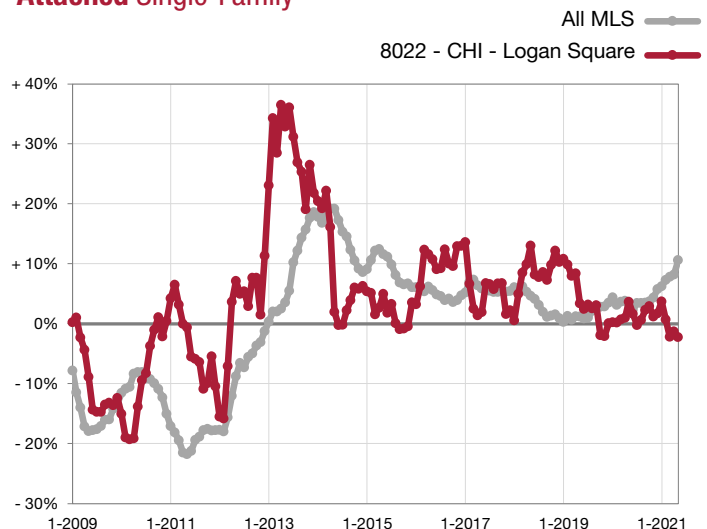
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / May 2021

+ 39.6%

+ 191.7%

+ 19.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	0	0	--	3	1	- 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	0	--	--	--	--

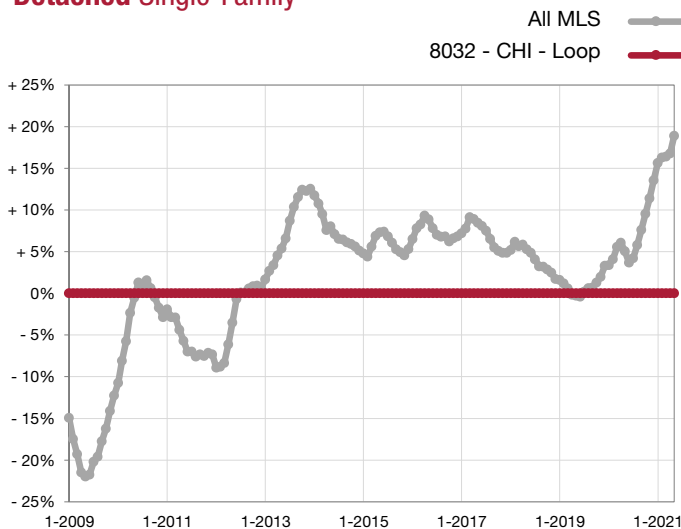
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	149	208	+ 39.6%	1,651	2,507	+ 51.8%
Under Contract (includes Contingent and Pending)	43	110	+ 155.8%	588	767	+ 30.4%
Closed Sales	36	105	+ 191.7%	642	748	+ 16.5%
Median Sales Price*	\$325,750	\$338,000	+ 3.8%	\$333,750	\$377,500	+ 13.1%
Average Sales Price*	\$367,958	\$664,054	+ 80.5%	\$412,959	\$655,065	+ 58.6%
Percent of Original List Price Received*	96.5%	96.2%	- 0.3%	96.4%	95.5%	- 0.9%
Average Market Time	88	126	+ 43.2%	96	119	+ 24.0%
Inventory of Homes for Sale at Month End	491	585	+ 19.1%	--	--	--

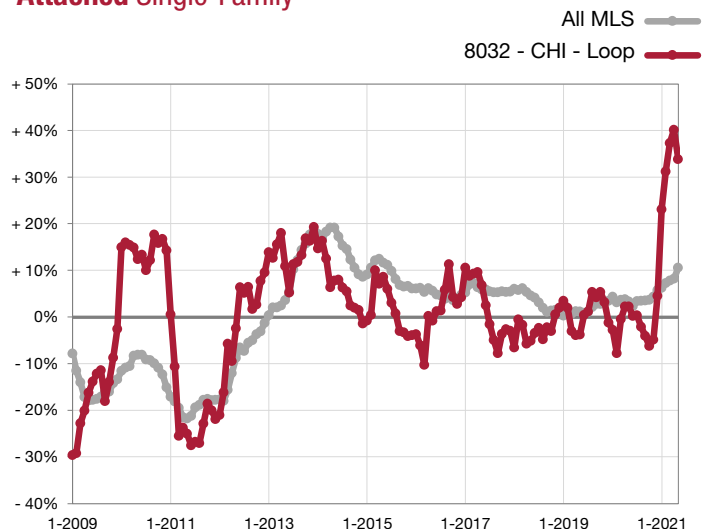
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near North Side

Local Market Update / May 2021

+ 28.2%

+ 194.8%

+ 32.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	9	17	+ 88.9%	172	180	+ 4.7%
Under Contract (includes Contingent and Pending)	1	4	+ 300.0%	25	54	+ 116.0%
Closed Sales	1	7	+ 600.0%	28	44	+ 57.1%
Median Sales Price*	\$1,100,000	\$1,750,000	+ 59.1%	\$1,340,000	\$1,648,750	+ 23.0%
Average Sales Price*	\$1,100,000	\$2,447,071	+ 122.5%	\$1,729,573	\$1,940,432	+ 12.2%
Percent of Original List Price Received*	88.0%	93.7%	+ 6.5%	89.2%	89.3%	+ 0.1%
Average Market Time	22	207	+ 840.9%	165	254	+ 53.9%
Inventory of Homes for Sale at Month End	52	51	- 1.9%	--	--	--

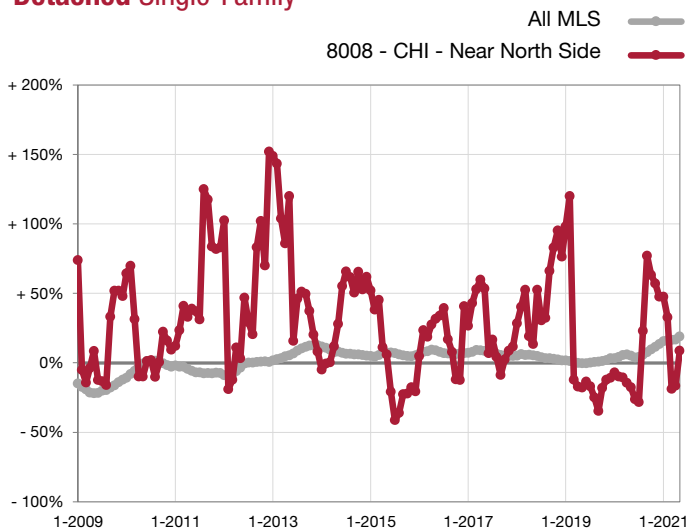
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	551	701	+ 27.2%	5,787	8,455	+ 46.1%
Under Contract (includes Contingent and Pending)	171	320	+ 87.1%	1,991	2,546	+ 27.9%
Closed Sales	115	335	+ 191.3%	2,144	2,282	+ 6.4%
Median Sales Price*	\$407,500	\$405,000	- 0.6%	\$405,000	\$412,000	+ 1.7%
Average Sales Price*	\$672,408	\$563,850	- 16.1%	\$614,162	\$556,175	- 9.4%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	96.1%	95.7%	- 0.4%
Average Market Time	134	149	+ 11.2%	119	131	+ 10.1%
Inventory of Homes for Sale at Month End	1,377	1,838	+ 33.5%	--	--	--

* 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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Near South Side

Local Market Update / May 2021

+ 63.4%

+ 178.9%

+ 61.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	3	2	- 33.3%	17	13	- 23.5%
Under Contract (includes Contingent and Pending)	0	0	--	5	7	+ 40.0%
Closed Sales	0	1	--	6	6	0.0%
Median Sales Price*	\$0	\$1,015,000	--	\$1,250,000	\$1,128,500	- 9.7%
Average Sales Price*	\$0	\$1,015,000	--	\$1,209,167	\$1,359,500	+ 12.4%
Percent of Original List Price Received*	0.0%	94.4%	--	92.4%	92.2%	- 0.2%
Average Market Time	0	26	--	152	157	+ 3.3%
Inventory of Homes for Sale at Month End	4	4	0.0%	--	--	--

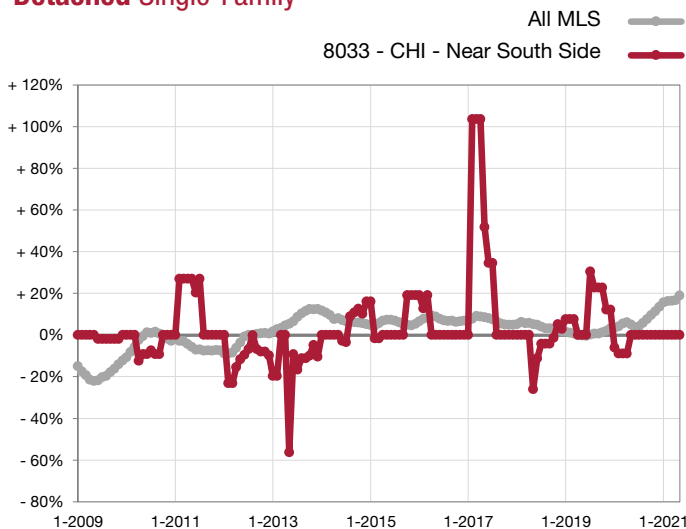
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	128	212	+ 65.6%	1,288	2,097	+ 62.8%
Under Contract (includes Contingent and Pending)	62	106	+ 71.0%	602	847	+ 40.7%
Closed Sales	38	105	+ 176.3%	628	767	+ 22.1%
Median Sales Price*	\$337,500	\$400,000	+ 18.5%	\$365,000	\$390,000	+ 6.8%
Average Sales Price*	\$441,600	\$472,282	+ 6.9%	\$423,860	\$447,774	+ 5.6%
Percent of Original List Price Received*	96.8%	100.6%	+ 3.9%	99.0%	99.8%	+ 0.8%
Average Market Time	126	101	- 19.8%	85	91	+ 7.1%
Inventory of Homes for Sale at Month End	230	373	+ 62.2%	--	--	--

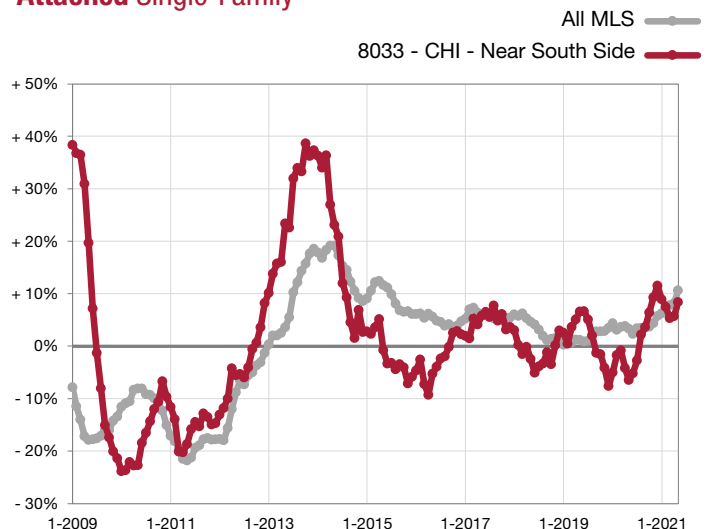
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Near West Side

Local Market Update / May 2021

+ 49.8%

+ 160.6%

+ 32.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	6	11	+ 83.3%	69	136	+ 97.1%
Under Contract (includes Contingent and Pending)	3	9	+ 200.0%	27	63	+ 133.3%
Closed Sales	1	2	+ 100.0%	29	45	+ 55.2%
Median Sales Price*	\$520,000	\$420,400	- 19.2%	\$500,000	\$535,000	+ 7.0%
Average Sales Price*	\$520,000	\$420,400	- 19.2%	\$480,964	\$554,910	+ 15.4%
Percent of Original List Price Received*	94.7%	106.3%	+ 12.2%	95.6%	99.6%	+ 4.2%
Average Market Time	85	7	- 91.8%	50	75	+ 50.0%
Inventory of Homes for Sale at Month End	14	15	+ 7.1%	--	--	--

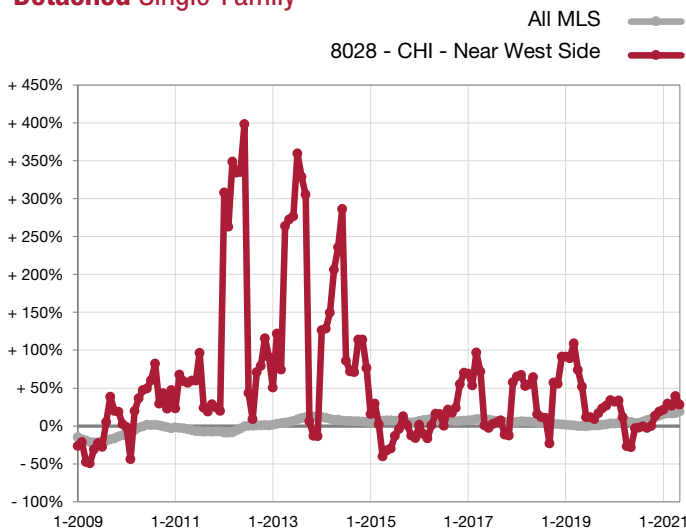
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	209	311	+ 48.8%	2,182	3,625	+ 66.1%
Under Contract (includes Contingent and Pending)	95	158	+ 66.3%	979	1,447	+ 47.8%
Closed Sales	65	170	+ 161.5%	1,046	1,259	+ 20.4%
Median Sales Price*	\$340,000	\$356,250	+ 4.8%	\$357,500	\$380,000	+ 6.3%
Average Sales Price*	\$449,188	\$417,387	- 7.1%	\$505,699	\$458,124	- 9.4%
Percent of Original List Price Received*	97.9%	98.7%	+ 0.8%	98.3%	98.5%	+ 0.2%
Average Market Time	69	80	+ 15.9%	75	78	+ 4.0%
Inventory of Homes for Sale at Month End	364	487	+ 33.8%	--	--	--

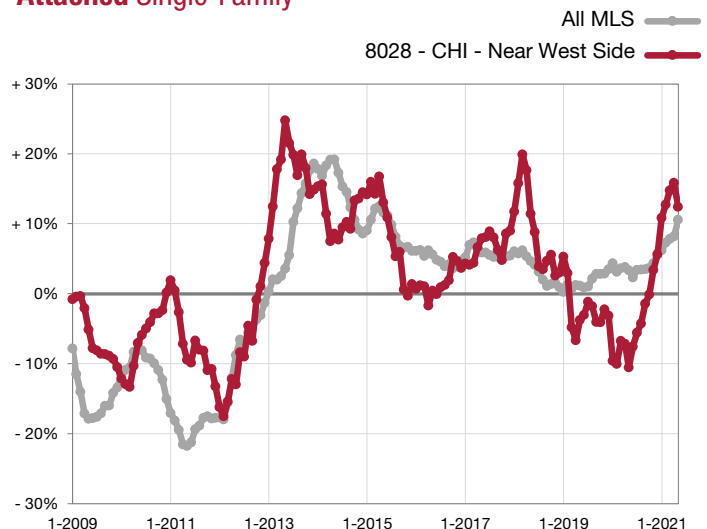
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Center

Local Market Update / May 2021

- 15.5%

+ 135.6%

- 41.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	43	30	- 30.2%	438	410	- 6.4%
Under Contract (includes Contingent and Pending)	22	29	+ 31.8%	191	273	+ 42.9%
Closed Sales	15	37	+ 146.7%	204	253	+ 24.0%
Median Sales Price*	\$1,010,000	\$1,110,000	+ 9.9%	\$1,031,500	\$1,140,000	+ 10.5%
Average Sales Price*	\$1,168,733	\$1,172,791	+ 0.3%	\$1,100,160	\$1,153,300	+ 4.8%
Percent of Original List Price Received*	96.3%	99.0%	+ 2.8%	96.0%	97.5%	+ 1.6%
Average Market Time	94	57	- 39.4%	101	76	- 24.8%
Inventory of Homes for Sale at Month End	64	23	- 64.1%	--	--	--

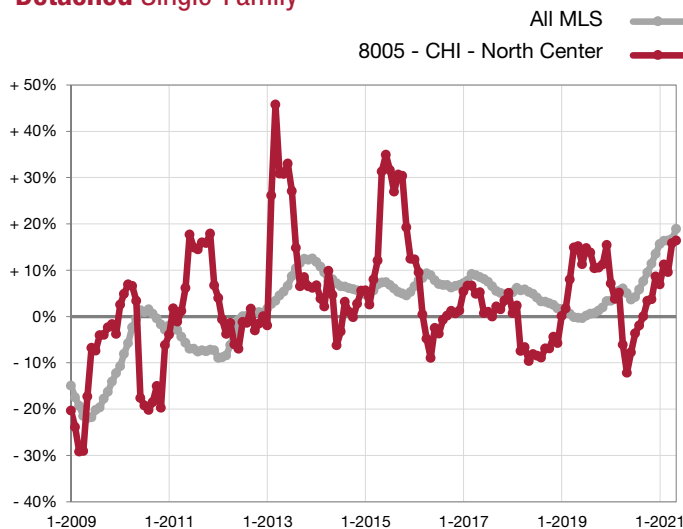
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	60	57	- 5.0%	711	969	+ 36.3%
Under Contract (includes Contingent and Pending)	48	47	- 2.1%	357	544	+ 52.4%
Closed Sales	30	69	+ 130.0%	368	529	+ 43.8%
Median Sales Price*	\$443,500	\$418,000	- 5.7%	\$441,000	\$445,000	+ 0.9%
Average Sales Price*	\$441,197	\$439,462	- 0.4%	\$458,824	\$459,256	+ 0.1%
Percent of Original List Price Received*	97.7%	99.9%	+ 2.3%	97.9%	98.6%	+ 0.7%
Average Market Time	33	38	+ 15.2%	66	52	- 21.2%
Inventory of Homes for Sale at Month End	56	47	- 16.1%	--	--	--

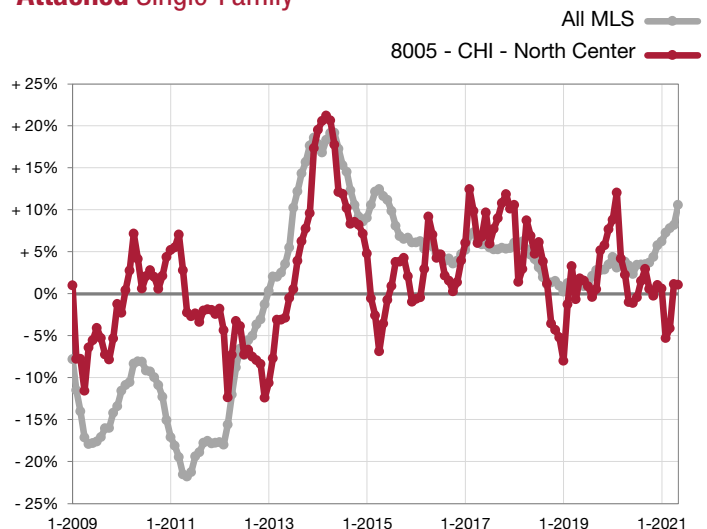
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / May 2021

- 28.6%

+ 40.0%

- 38.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	8	6	- 25.0%	101	98	- 3.0%
Under Contract (includes Contingent and Pending)	8	5	- 37.5%	56	77	+ 37.5%
Closed Sales	5	9	+ 80.0%	59	78	+ 32.2%
Median Sales Price*	\$360,000	\$465,000	+ 29.2%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$444,000	\$466,778	+ 5.1%	\$436,795	\$455,147	+ 4.2%
Percent of Original List Price Received*	95.4%	102.7%	+ 7.7%	95.0%	98.0%	+ 3.2%
Average Market Time	53	17	- 67.9%	105	59	- 43.8%
Inventory of Homes for Sale at Month End	14	9	- 35.7%	--	--	--

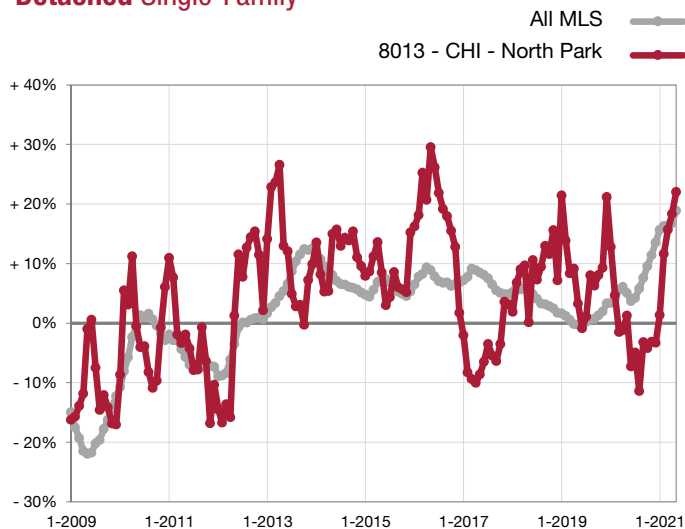
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	6	4	- 33.3%	76	101	+ 32.9%
Under Contract (includes Contingent and Pending)	6	9	+ 50.0%	45	60	+ 33.3%
Closed Sales	5	5	0.0%	47	52	+ 10.6%
Median Sales Price*	\$248,000	\$200,000	- 19.4%	\$230,000	\$218,500	- 5.0%
Average Sales Price*	\$244,800	\$205,200	- 16.2%	\$226,671	\$219,921	- 3.0%
Percent of Original List Price Received*	96.9%	96.5%	- 0.4%	96.0%	94.6%	- 1.5%
Average Market Time	76	61	- 19.7%	44	88	+ 100.0%
Inventory of Homes for Sale at Month End	12	7	- 41.7%	--	--	--

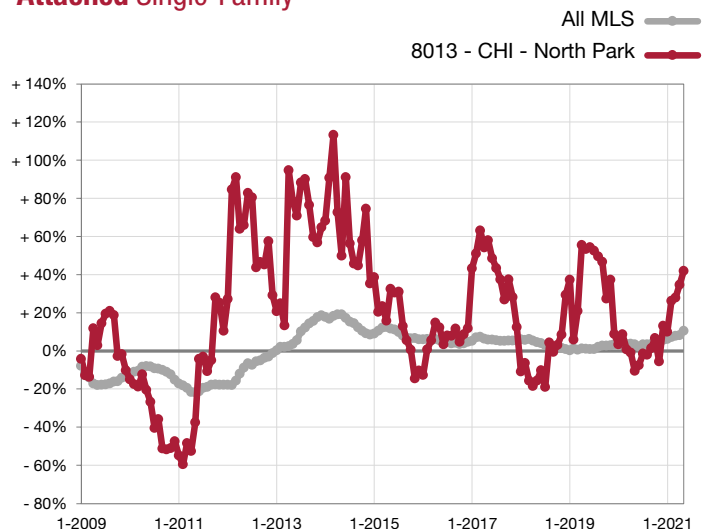
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Norwood Park

Local Market Update / May 2021

+ 14.7%

+ 68.4%

- 26.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	65	77	+ 18.5%	786	778	- 1.0%
Under Contract (includes Contingent and Pending)	52	43	- 17.3%	389	539	+ 38.6%
Closed Sales	34	48	+ 41.2%	391	524	+ 34.0%
Median Sales Price*	\$356,000	\$409,000	+ 14.9%	\$336,500	\$369,700	+ 9.9%
Average Sales Price*	\$377,813	\$445,205	+ 17.8%	\$358,562	\$403,517	+ 12.5%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	96.1%	97.5%	+ 1.5%
Average Market Time	50	21	- 58.0%	70	51	- 27.1%
Inventory of Homes for Sale at Month End	83	59	- 28.9%	--	--	--

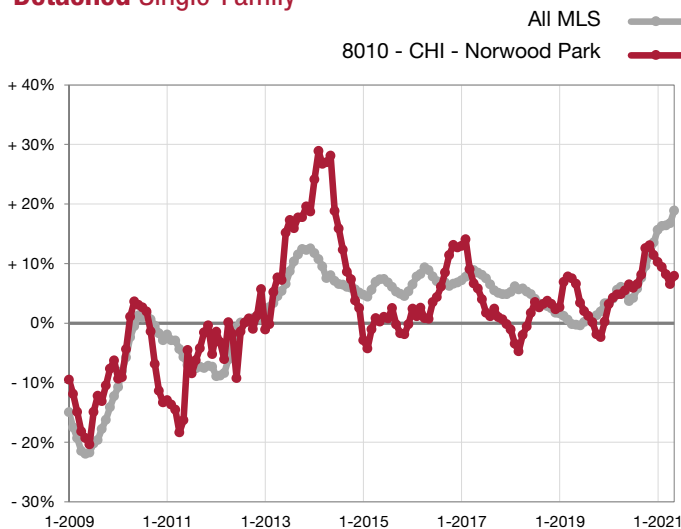
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	10	9	- 10.0%	125	165	+ 32.0%
Under Contract (includes Contingent and Pending)	4	13	+ 225.0%	70	117	+ 67.1%
Closed Sales	4	16	+ 300.0%	76	108	+ 42.1%
Median Sales Price*	\$171,000	\$155,000	- 9.4%	\$173,500	\$169,500	- 2.3%
Average Sales Price*	\$179,250	\$164,544	- 8.2%	\$188,558	\$179,753	- 4.7%
Percent of Original List Price Received*	93.5%	94.0%	+ 0.5%	94.5%	94.8%	+ 0.3%
Average Market Time	38	52	+ 36.8%	81	63	- 22.2%
Inventory of Homes for Sale at Month End	16	14	- 12.5%	--	--	--

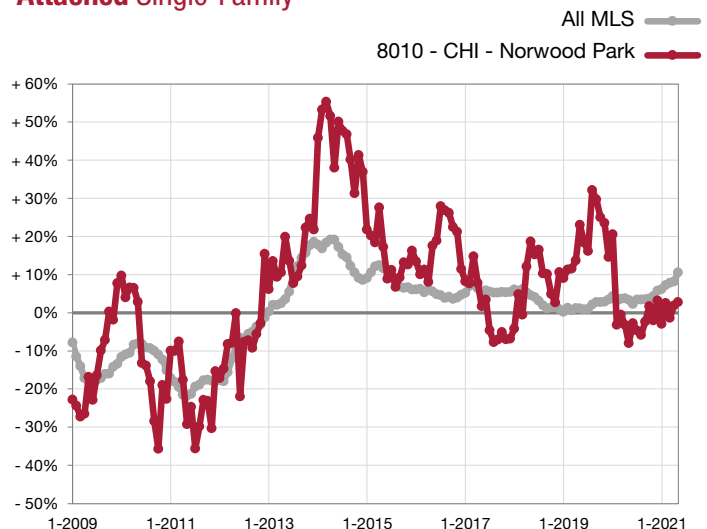
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / May 2021

+ 46.6%

+ 67.5%

- 8.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	52	83	+ 59.6%	681	766	+ 12.5%
Under Contract (includes Contingent and Pending)	30	55	+ 83.3%	344	522	+ 51.7%
Closed Sales	35	48	+ 37.1%	377	478	+ 26.8%
Median Sales Price*	\$362,000	\$400,500	+ 10.6%	\$335,000	\$362,100	+ 8.1%
Average Sales Price*	\$378,783	\$424,033	+ 11.9%	\$357,354	\$386,681	+ 8.2%
Percent of Original List Price Received*	99.4%	100.4%	+ 1.0%	97.0%	98.9%	+ 2.0%
Average Market Time	46	37	- 19.6%	63	45	- 28.6%
Inventory of Homes for Sale at Month End	62	53	- 14.5%	--	--	--

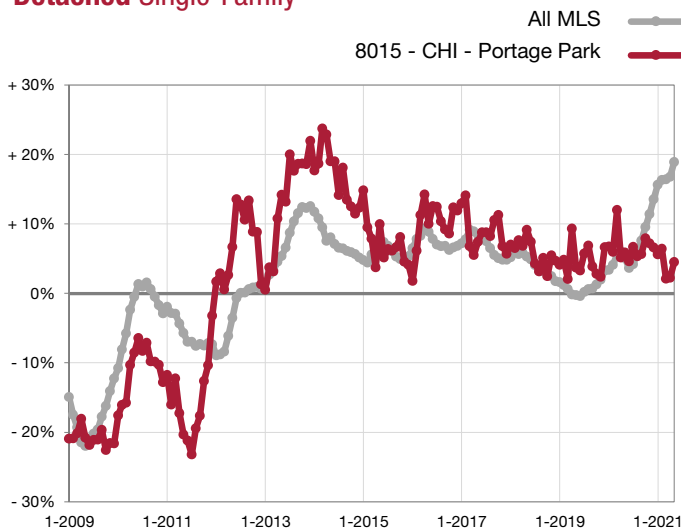
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	21	24	+ 14.3%	166	247	+ 48.8%
Under Contract (includes Contingent and Pending)	13	19	+ 46.2%	90	135	+ 50.0%
Closed Sales	5	19	+ 280.0%	86	126	+ 46.5%
Median Sales Price*	\$250,000	\$175,000	- 30.0%	\$162,500	\$170,000	+ 4.6%
Average Sales Price*	\$278,180	\$189,626	- 31.8%	\$201,280	\$195,443	- 2.9%
Percent of Original List Price Received*	95.1%	98.1%	+ 3.2%	94.6%	103.4%	+ 9.3%
Average Market Time	83	91	+ 9.6%	61	66	+ 8.2%
Inventory of Homes for Sale at Month End	24	26	+ 8.3%	--	--	--

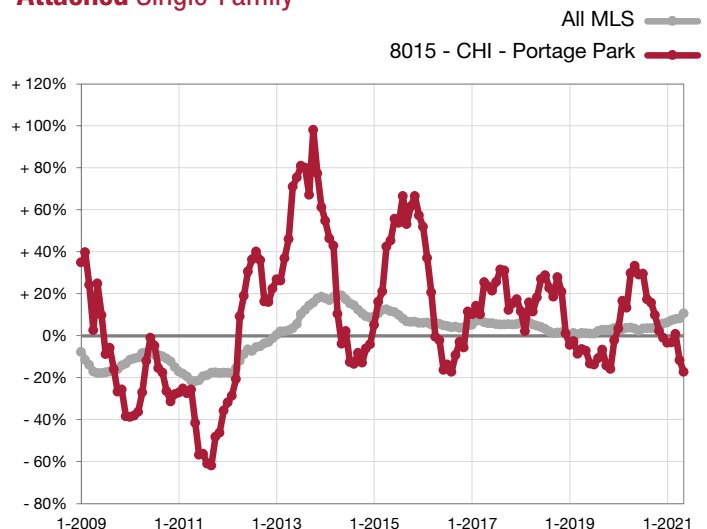
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / May 2021

+ 60.0%

+ 133.3%

- 3.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	5	14	+ 180.0%	51	71	+ 39.2%
Under Contract (includes Contingent and Pending)	4	8	+ 100.0%	35	46	+ 31.4%
Closed Sales	3	4	+ 33.3%	36	40	+ 11.1%
Median Sales Price*	\$420,000	\$640,000	+ 52.4%	\$526,500	\$492,500	- 6.5%
Average Sales Price*	\$457,333	\$637,750	+ 39.4%	\$551,904	\$538,634	- 2.4%
Percent of Original List Price Received*	91.6%	103.6%	+ 13.1%	95.7%	97.6%	+ 2.0%
Average Market Time	64	47	- 26.6%	66	51	- 22.7%
Inventory of Homes for Sale at Month End	7	8	+ 14.3%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	65	98	+ 50.8%	741	1,021	+ 37.8%
Under Contract (includes Contingent and Pending)	34	69	+ 102.9%	400	613	+ 53.3%
Closed Sales	21	52	+ 147.6%	409	551	+ 34.7%
Median Sales Price*	\$181,500	\$183,500	+ 1.1%	\$173,000	\$195,000	+ 12.7%
Average Sales Price*	\$186,126	\$198,402	+ 6.6%	\$188,538	\$210,665	+ 11.7%
Percent of Original List Price Received*	95.8%	99.6%	+ 4.0%	95.8%	96.7%	+ 0.9%
Average Market Time	89	54	- 39.3%	66	63	- 4.5%
Inventory of Homes for Sale at Month End	120	115	- 4.2%	--	--	--

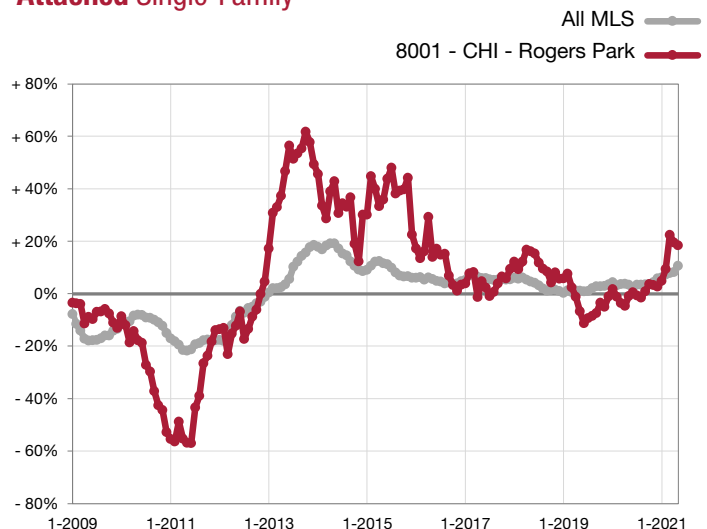
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / May 2021

- 13.9%

Change in
New Listings
All Properties

- 11.1%

Change in
Closed Sales
All Properties

- 41.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	21	13	- 38.1%	212	217	+ 2.4%
Under Contract (includes Contingent and Pending)	14	9	- 35.7%	107	125	+ 16.8%
Closed Sales	7	10	+ 42.9%	108	118	+ 9.3%
Median Sales Price*	\$215,000	\$207,500	- 3.5%	\$154,500	\$213,750	+ 38.3%
Average Sales Price*	\$268,857	\$225,740	- 16.0%	\$181,078	\$229,531	+ 26.8%
Percent of Original List Price Received*	88.9%	95.0%	+ 6.9%	91.2%	98.3%	+ 7.8%
Average Market Time	190	32	- 83.2%	111	72	- 35.1%
Inventory of Homes for Sale at Month End	35	25	- 28.6%	--	--	--

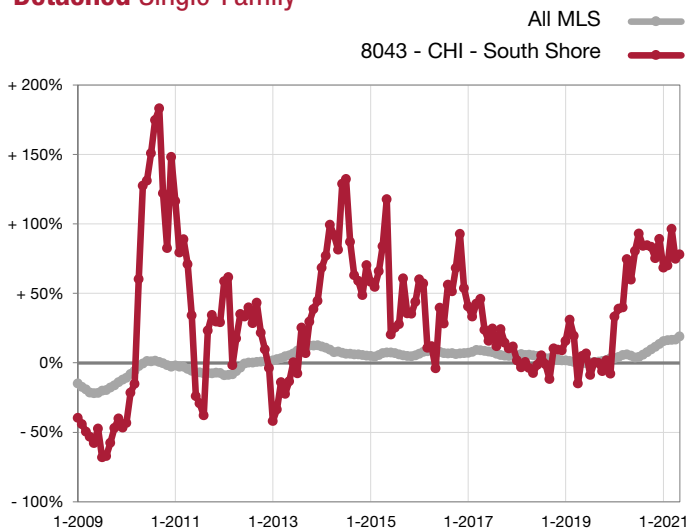
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	15	18	+ 20.0%	234	226	- 3.4%
Under Contract (includes Contingent and Pending)	7	13	+ 85.7%	120	124	+ 3.3%
Closed Sales	11	6	- 45.5%	123	117	- 4.9%
Median Sales Price*	\$75,000	\$104,000	+ 38.7%	\$70,000	\$65,000	- 7.1%
Average Sales Price*	\$80,286	\$98,333	+ 22.5%	\$84,429	\$83,955	- 0.6%
Percent of Original List Price Received*	86.2%	104.6%	+ 21.3%	90.9%	92.2%	+ 1.4%
Average Market Time	142	261	+ 83.8%	120	121	+ 0.8%
Inventory of Homes for Sale at Month End	70	36	- 48.6%	--	--	--

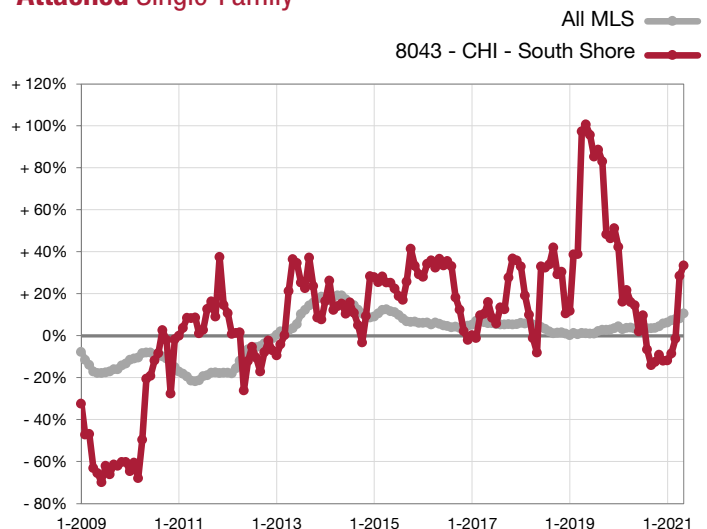
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / May 2021

+ 36.4%

+ 148.0%

+ 19.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	9	7	- 22.2%	70	80	+ 14.3%
Under Contract (includes Contingent and Pending)	6	3	- 50.0%	26	47	+ 80.8%
Closed Sales	1	4	+ 300.0%	29	46	+ 58.6%
Median Sales Price*	\$900,000	\$1,418,000	+ 57.6%	\$900,000	\$945,000	+ 5.0%
Average Sales Price*	\$900,000	\$1,736,500	+ 92.9%	\$994,122	\$1,045,079	+ 5.1%
Percent of Original List Price Received*	97.3%	99.1%	+ 1.8%	95.5%	94.7%	- 0.8%
Average Market Time	15	127	+ 746.7%	131	119	- 9.2%
Inventory of Homes for Sale at Month End	16	13	- 18.8%	--	--	--

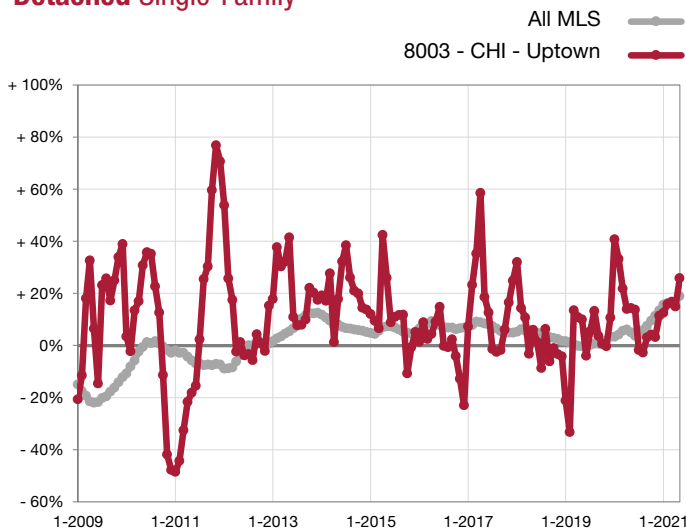
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	109	154	+ 41.3%	1,215	1,810	+ 49.0%
Under Contract (includes Contingent and Pending)	66	103	+ 56.1%	704	1,064	+ 51.1%
Closed Sales	49	120	+ 144.9%	728	976	+ 34.1%
Median Sales Price*	\$290,000	\$320,000	+ 10.3%	\$295,000	\$301,000	+ 2.0%
Average Sales Price*	\$290,912	\$326,101	+ 12.1%	\$296,694	\$309,041	+ 4.2%
Percent of Original List Price Received*	96.1%	99.7%	+ 3.7%	97.0%	97.9%	+ 0.9%
Average Market Time	58	36	- 37.9%	61	54	- 11.5%
Inventory of Homes for Sale at Month End	151	187	+ 23.8%	--	--	--

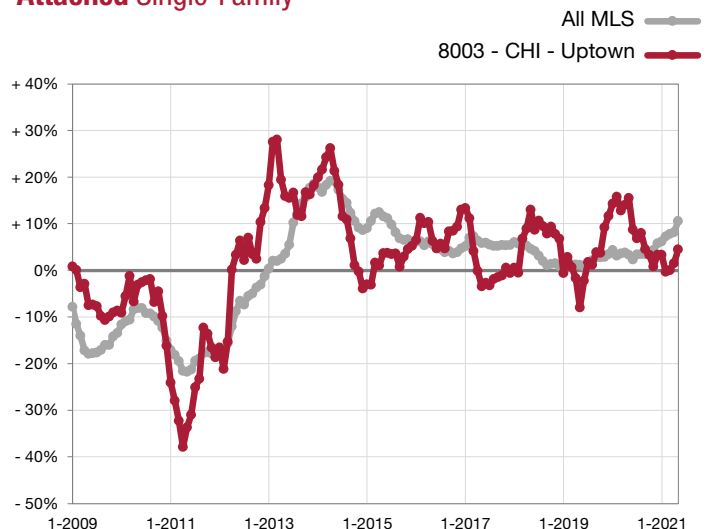
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Washington Park

Local Market Update / May 2021

+ 33.3%

+ 66.7%

0.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	0	0	--	11	7	- 36.4%
Under Contract (includes Contingent and Pending)	0	0	--	4	3	- 25.0%
Closed Sales	0	1	--	4	4	0.0%
Median Sales Price*	\$0	\$235,000	--	\$36,500	\$207,500	+ 468.5%
Average Sales Price*	\$0	\$235,000	--	\$114,750	\$255,000	+ 122.2%
Percent of Original List Price Received*	0.0%	100.0%	--	66.8%	97.3%	+ 45.7%
Average Market Time	0	2	--	178	83	- 53.4%
Inventory of Homes for Sale at Month End	1	2	+ 100.0%	--	--	--

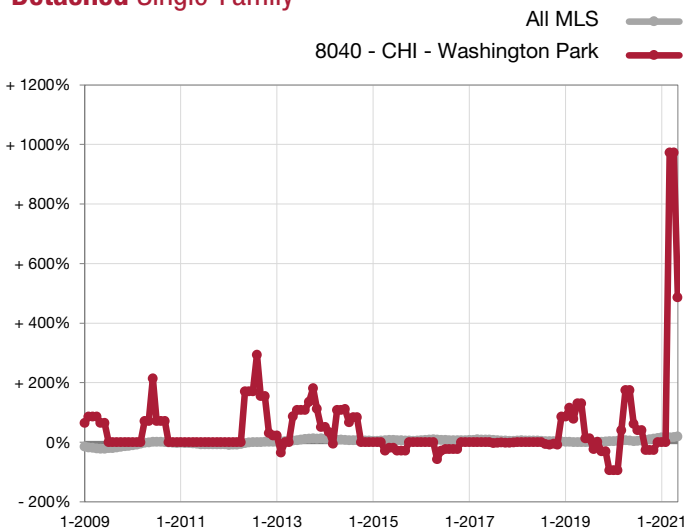
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	3	4	+ 33.3%	50	83	+ 66.0%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	30	47	+ 56.7%
Closed Sales	3	4	+ 33.3%	27	46	+ 70.4%
Median Sales Price*	\$90,000	\$244,000	+ 171.1%	\$83,000	\$196,500	+ 136.7%
Average Sales Price*	\$102,333	\$255,000	+ 149.2%	\$106,374	\$204,286	+ 92.0%
Percent of Original List Price Received*	91.4%	100.1%	+ 9.5%	89.6%	98.5%	+ 9.9%
Average Market Time	122	44	- 63.9%	117	66	- 43.6%
Inventory of Homes for Sale at Month End	10	9	- 10.0%	--	--	--

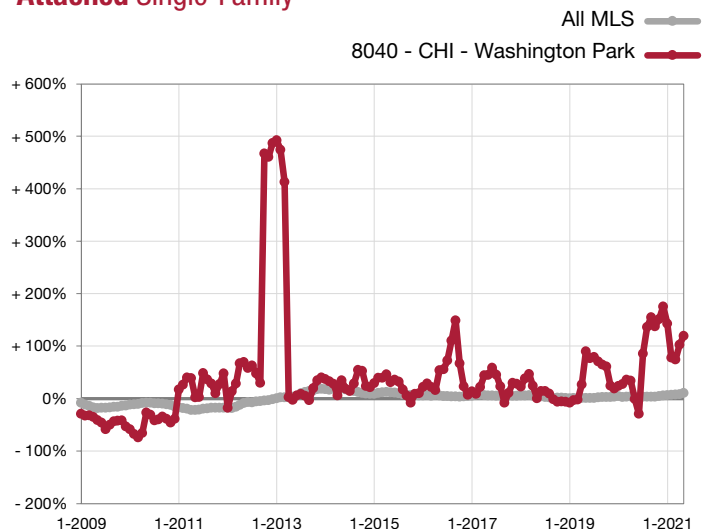
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Elsdon

Local Market Update / May 2021

0.0%

- 14.3%

- 36.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	12	14	+ 16.7%	156	111	- 28.8%
Under Contract (includes Contingent and Pending)	10	10	0.0%	100	89	- 11.0%
Closed Sales	7	5	- 28.6%	103	90	- 12.6%
Median Sales Price*	\$207,500	\$295,000	+ 42.2%	\$220,000	\$245,350	+ 11.5%
Average Sales Price*	\$202,924	\$280,000	+ 38.0%	\$216,197	\$246,829	+ 14.2%
Percent of Original List Price Received*	90.2%	103.7%	+ 15.0%	96.7%	98.9%	+ 2.3%
Average Market Time	58	21	- 63.8%	54	57	+ 5.6%
Inventory of Homes for Sale at Month End	19	13	- 31.6%	--	--	--

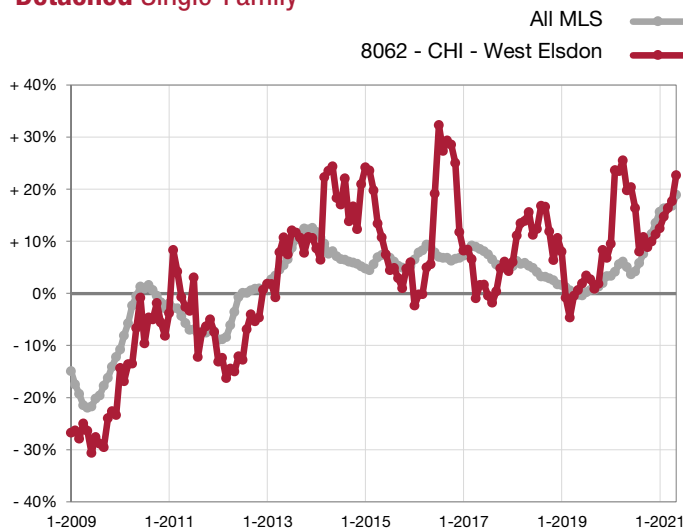
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	2	0	- 100.0%	22	19	- 13.6%
Under Contract (includes Contingent and Pending)	0	0	--	10	17	+ 70.0%
Closed Sales	0	1	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$103,000	--	\$142,000	\$128,450	- 9.5%
Average Sales Price*	\$0	\$103,000	--	\$142,685	\$141,050	- 1.1%
Percent of Original List Price Received*	0.0%	93.7%	--	95.3%	97.3%	+ 2.1%
Average Market Time	0	8	--	89	15	- 83.1%
Inventory of Homes for Sale at Month End	3	1	- 66.7%	--	--	--

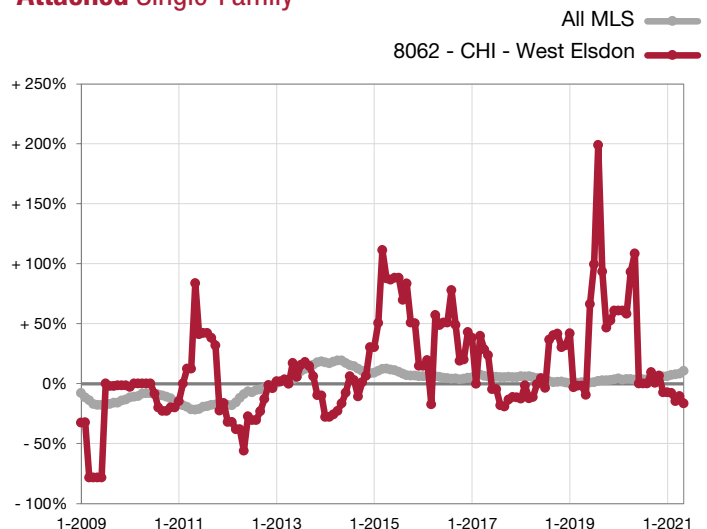
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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West Ridge

Local Market Update / May 2021

+ 76.6%

+ 241.2%

- 17.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	8	20	+ 150.0%	210	204	- 2.9%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	119	151	+ 26.9%
Closed Sales	8	6	- 25.0%	125	138	+ 10.4%
Median Sales Price*	\$366,500	\$462,500	+ 26.2%	\$370,000	\$410,500	+ 10.9%
Average Sales Price*	\$429,322	\$465,417	+ 8.4%	\$390,857	\$429,165	+ 9.8%
Percent of Original List Price Received*	93.1%	104.1%	+ 11.8%	95.6%	97.5%	+ 2.0%
Average Market Time	124	6	- 95.2%	91	57	- 37.4%
Inventory of Homes for Sale at Month End	28	17	- 39.3%	--	--	--

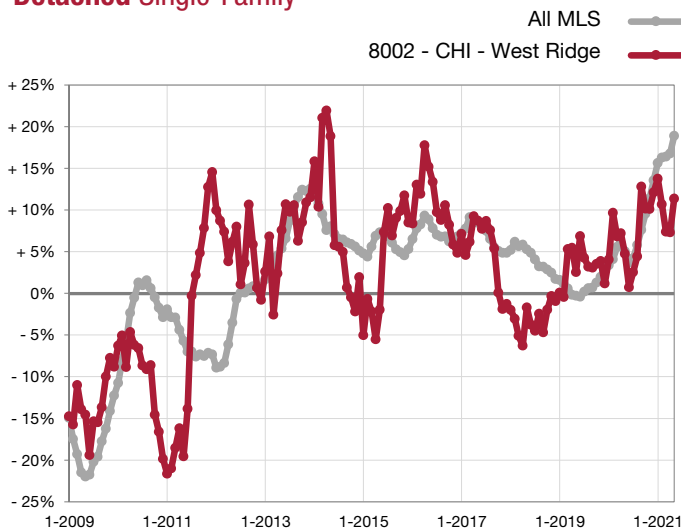
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	39	63	+ 61.5%	585	761	+ 30.1%
Under Contract (includes Contingent and Pending)	21	63	+ 200.0%	289	439	+ 51.9%
Closed Sales	9	52	+ 477.8%	307	382	+ 24.4%
Median Sales Price*	\$170,000	\$178,944	+ 5.3%	\$145,000	\$157,000	+ 8.3%
Average Sales Price*	\$182,178	\$178,421	- 2.1%	\$161,917	\$170,899	+ 5.5%
Percent of Original List Price Received*	97.1%	95.3%	- 1.9%	93.6%	94.7%	+ 1.2%
Average Market Time	53	75	+ 41.5%	81	78	- 3.7%
Inventory of Homes for Sale at Month End	101	89	- 11.9%	--	--	--

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

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

Detached Single-Family



Attached Single-Family



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West Town

Local Market Update / May 2021

+ 17.3%

+ 80.0%

- 9.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	38	49	+ 28.9%	454	616	+ 35.7%
Under Contract (includes Contingent and Pending)	11	34	+ 209.1%	175	307	+ 75.4%
Closed Sales	21	28	+ 33.3%	199	270	+ 35.7%
Median Sales Price*	\$865,000	\$910,000	+ 5.2%	\$915,000	\$950,000	+ 3.8%
Average Sales Price*	\$905,381	\$985,604	+ 8.9%	\$969,484	\$1,032,943	+ 6.5%
Percent of Original List Price Received*	94.0%	96.5%	+ 2.7%	95.8%	96.6%	+ 0.8%
Average Market Time	103	108	+ 4.9%	109	75	- 31.2%
Inventory of Homes for Sale at Month End	68	62	- 8.8%	--	--	--

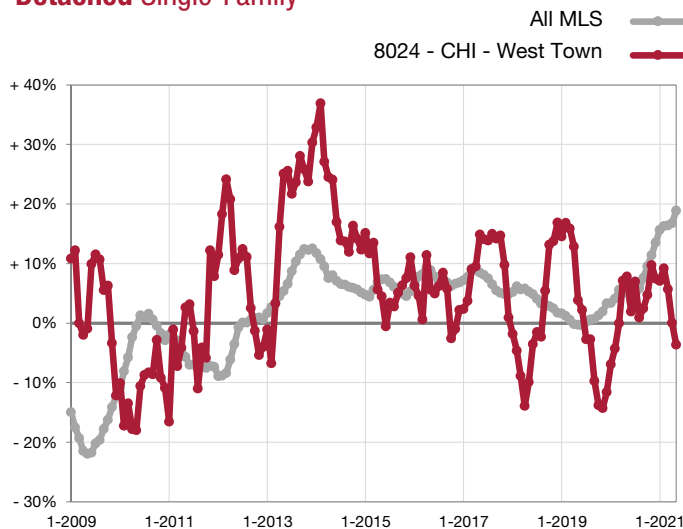
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	256	296	+ 15.6%	3,099	3,898	+ 25.8%
Under Contract (includes Contingent and Pending)	151	204	+ 35.1%	1,414	2,055	+ 45.3%
Closed Sales	119	224	+ 88.2%	1,450	1,934	+ 33.4%
Median Sales Price*	\$485,000	\$499,450	+ 3.0%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$506,870	\$502,950	- 0.8%	\$512,875	\$516,421	+ 0.7%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	97.8%	98.4%	+ 0.6%
Average Market Time	66	52	- 21.2%	70	60	- 14.3%
Inventory of Homes for Sale at Month End	354	319	- 9.9%	--	--	--

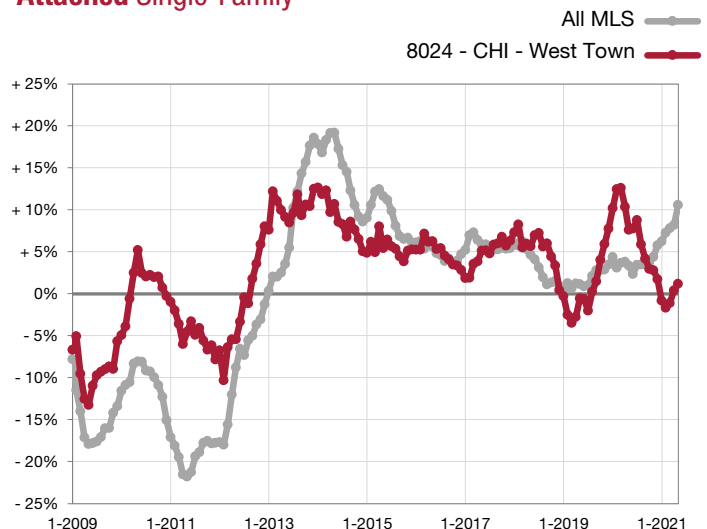
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Woodlawn

Local Market Update / May 2021

+ 21.1%

+ 300.0%

- 50.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	7	5	- 28.6%	74	89	+ 20.3%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	27	61	+ 125.9%
Closed Sales	4	4	0.0%	27	46	+ 70.4%
Median Sales Price*	\$144,000	\$419,000	+ 191.0%	\$135,000	\$310,000	+ 129.6%
Average Sales Price*	\$161,750	\$383,500	+ 137.1%	\$256,090	\$319,741	+ 24.9%
Percent of Original List Price Received*	87.3%	96.0%	+ 10.0%	87.5%	98.1%	+ 12.1%
Average Market Time	236	50	- 78.8%	111	74	- 33.3%
Inventory of Homes for Sale at Month End	18	9	- 50.0%	--	--	--

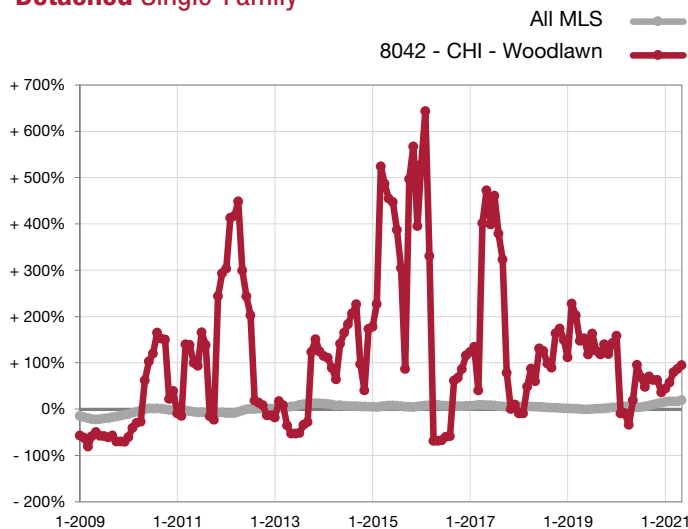
Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	12	18	+ 50.0%	170	168	- 1.2%
Under Contract (includes Contingent and Pending)	8	11	+ 37.5%	85	118	+ 38.8%
Closed Sales	2	20	+ 900.0%	82	108	+ 31.7%
Median Sales Price*	\$171,000	\$204,500	+ 19.6%	\$176,000	\$200,000	+ 13.6%
Average Sales Price*	\$171,000	\$207,760	+ 21.5%	\$199,010	\$220,540	+ 10.8%
Percent of Original List Price Received*	98.3%	95.8%	- 2.5%	94.8%	97.6%	+ 3.0%
Average Market Time	8	87	+ 987.5%	115	104	- 9.6%
Inventory of Homes for Sale at Month End	49	24	- 51.0%	--	--	--

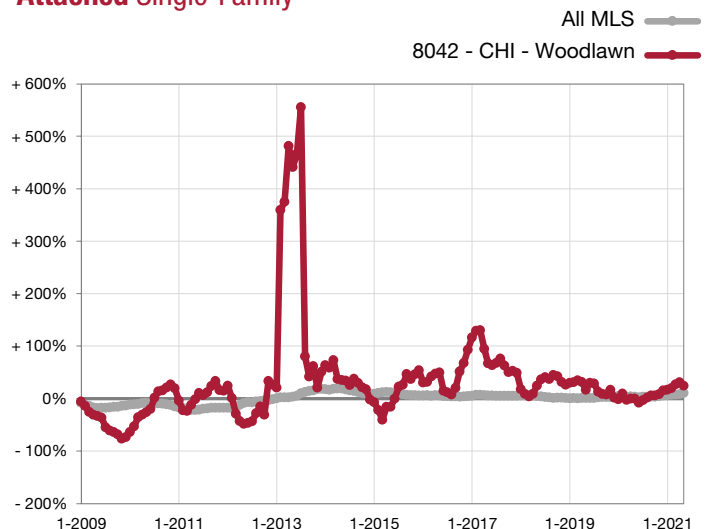
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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