



AVONDALE

Local Market Update | March 2023

- 37.5%

Change in
New Listings
All Properties

- 38.2%

Change in
Closed Sales
All Properties

- 56.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	18	7	- 61.1%	55	24	- 56.4%
Closed Sales	13	6	- 53.8%	26	14	- 46.2%
Median Sales Price*	\$592,500	\$633,250	+ 6.9%	\$626,250	\$655,000	+ 4.6%
Percent of Original List Price Received*	104.1%	101.6%	- 2.5%	100.2%	98.9%	- 1.3%
Market Time	39	56	+ 40.9%	42	94	+ 122.6%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--

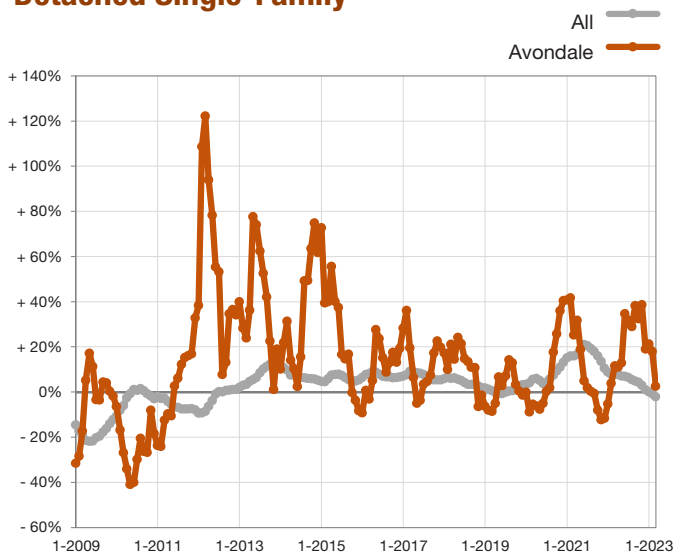
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	30	23	- 23.3%	71	58	- 18.3%
Closed Sales	21	15	- 28.6%	38	29	- 23.7%
Median Sales Price*	\$345,000	\$450,000	+ 30.4%	\$337,000	\$400,000	+ 18.7%
Percent of Original List Price Received*	99.8%	100.5%	+ 0.7%	98.8%	98.4%	- 0.4%
Market Time	68	39	- 43.1%	75	64	- 14.1%
Inventory of Homes for Sale	28	10	- 64.3%	--	--	--

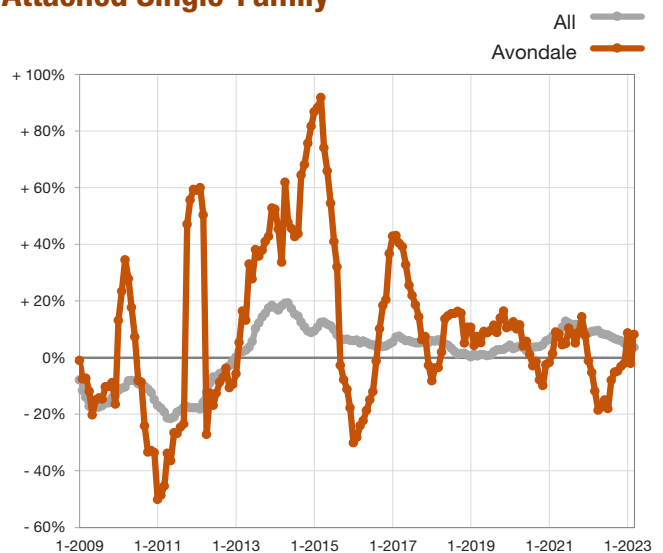
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



[†] Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



IRVING PARK

Local Market Update | March 2023

- 57.5%

Change in
New Listings
All Properties

- 40.0%

Change in
Closed Sales
All Properties

- 38.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	68	24	- 64.7%	132	72	- 45.5%
Closed Sales	26	21	- 19.2%	52	40	- 23.1%
Median Sales Price*	\$717,500	\$650,000	- 9.4%	\$648,500	\$591,125	- 8.8%
Percent of Original List Price Received*	99.7%	100.7%	+ 1.0%	98.8%	97.7%	- 1.1%
Market Time	36	57	+ 59.1%	58	79	+ 35.8%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--

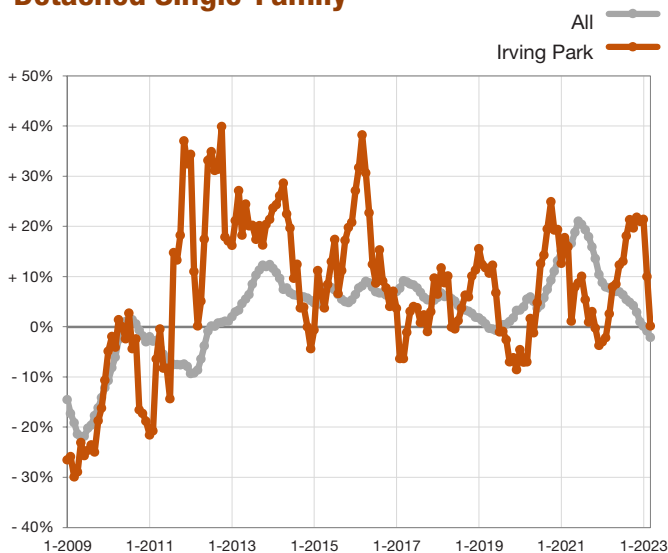
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	45	24	- 46.7%	107	64	- 40.2%
Closed Sales	34	15	- 55.9%	65	35	- 46.2%
Median Sales Price*	\$247,375	\$227,000	- 8.2%	\$245,000	\$225,000	- 8.2%
Percent of Original List Price Received*	99.5%	98.8%	- 0.7%	98.6%	97.3%	- 1.3%
Market Time	51	55	+ 8.2%	61	74	+ 21.9%
Inventory of Homes for Sale	43	22	- 48.8%	--	--	--

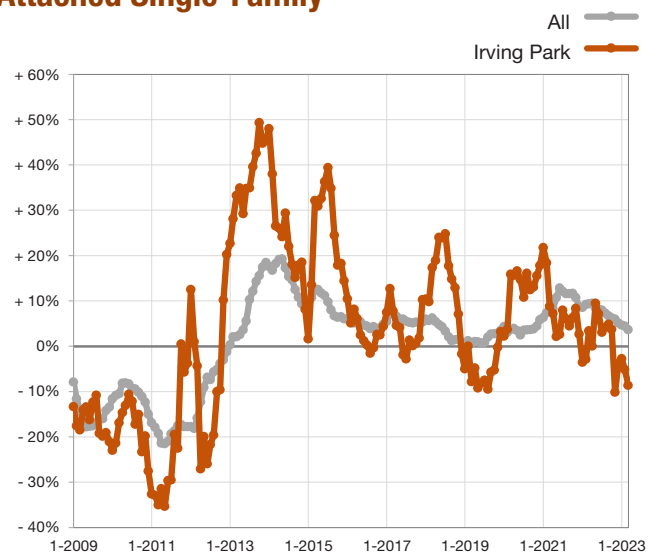
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | March 2023

- 49.1%

Change in
New Listings
All Properties

- 34.2%

Change in
Closed Sales
All Properties

- 42.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	32	24	- 25.0%	81	54	- 33.3%
Closed Sales	12	13	+ 8.3%	34	17	- 50.0%
Median Sales Price*	\$1,368,188	\$1,650,000	+ 20.6%	\$1,400,000	\$1,529,900	+ 9.3%
Percent of Original List Price Received*	97.4%	98.4%	+ 0.9%	97.6%	97.4%	- 0.2%
Market Time	115	69	- 39.4%	111	75	- 32.4%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--

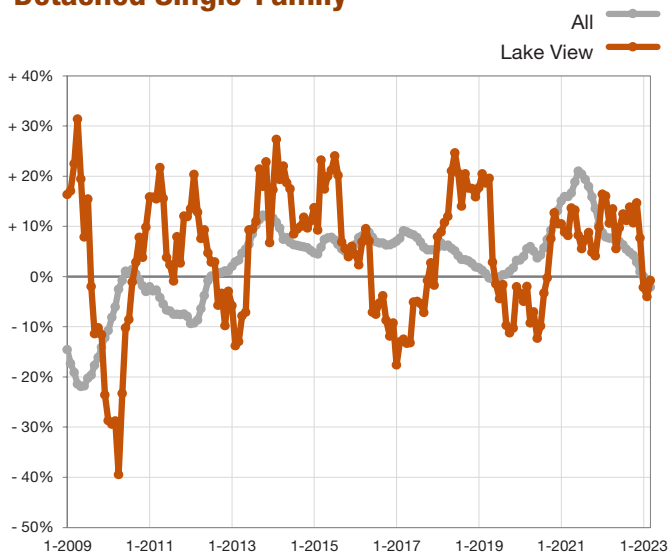
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	451	222	- 50.8%	1,085	610	- 43.8%
Closed Sales	248	158	- 36.3%	493	304	- 38.3%
Median Sales Price*	\$379,500	\$399,000	+ 5.1%	\$376,500	\$395,250	+ 5.0%
Percent of Original List Price Received*	98.3%	98.6%	+ 0.3%	97.6%	97.4%	- 0.2%
Market Time	74	68	- 8.5%	80	76	- 5.3%
Inventory of Homes for Sale	348	185	- 46.8%	--	--	--

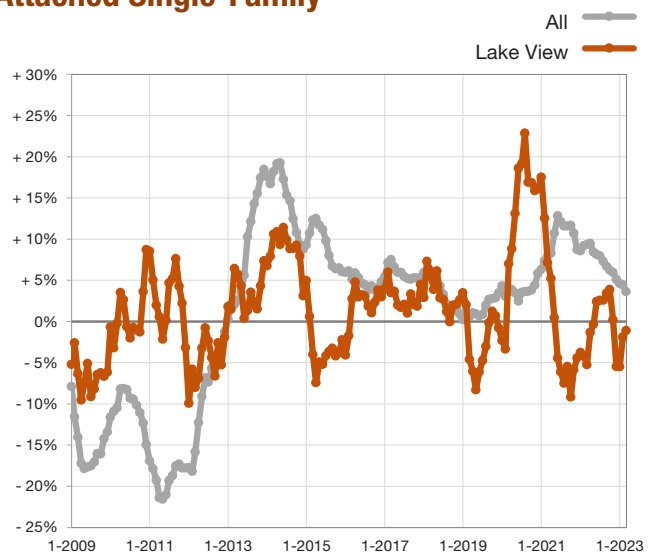
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | March 2023

- 38.1%

Change in
New Listings
All Properties

- 33.5%

Change in
Closed Sales
All Properties

- 43.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	34	33	- 2.9%	96	92	- 4.2%
Closed Sales	18	9	- 50.0%	49	21	- 57.1%
Median Sales Price*	\$1,527,500	\$1,750,000	+ 14.6%	\$1,575,000	\$1,650,000	+ 4.8%
Percent of Original List Price Received*	94.9%	97.8%	+ 3.1%	95.0%	97.2%	+ 2.3%
Market Time	114	76	- 32.8%	103	91	- 11.8%
Inventory of Homes for Sale	51	47	- 7.8%	--	--	--

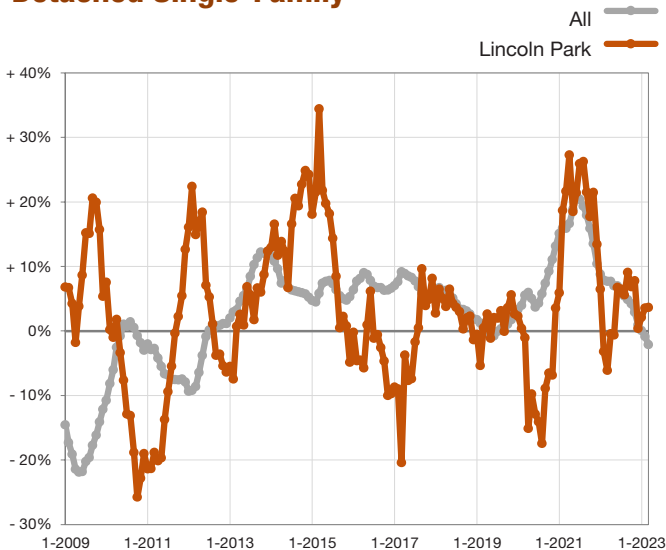
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	273	157	- 42.5%	712	388	- 45.5%
Closed Sales	161	110	- 31.7%	340	202	- 40.6%
Median Sales Price*	\$519,900	\$467,000	- 10.2%	\$526,000	\$490,000	- 6.8%
Percent of Original List Price Received*	99.1%	98.3%	- 0.8%	98.3%	97.5%	- 0.8%
Market Time	97	90	- 7.2%	94	86	- 8.5%
Inventory of Homes for Sale	246	121	- 50.8%	--	--	--

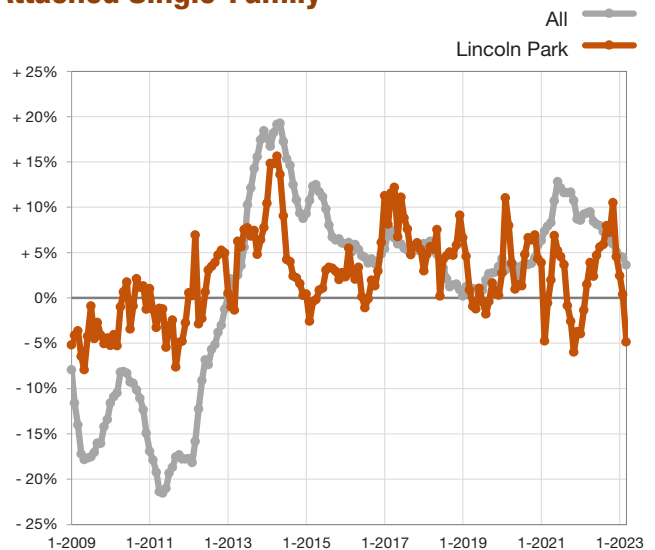
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | March 2023

- 67.0%

Change in
New Listings
All Properties

- 38.5%

Change in
Closed Sales
All Properties

- 62.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	16	9	- 43.8%	55	36	- 34.5%
Closed Sales	13	14	+ 7.7%	38	19	- 50.0%
Median Sales Price*	\$1,250,000	\$1,125,000	- 10.0%	\$1,016,875	\$1,100,000	+ 8.2%
Percent of Original List Price Received*	100.9%	99.1%	- 1.8%	99.6%	98.8%	- 0.8%
Market Time	33	52	+ 57.7%	55	69	+ 27.1%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--

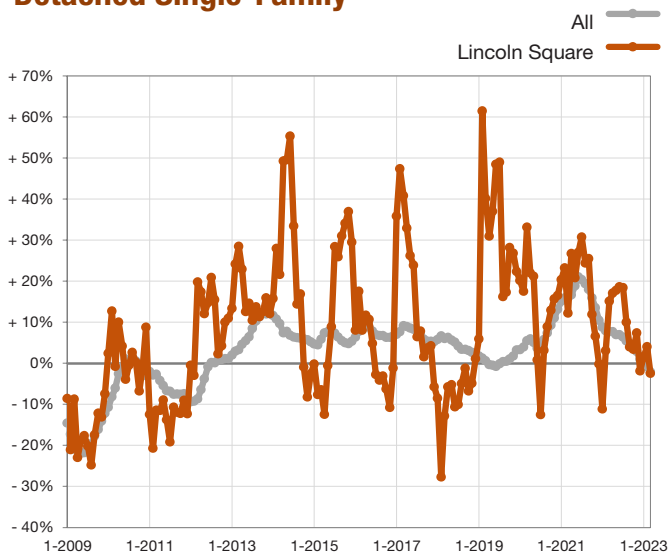
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	75	21	- 72.0%	174	72	- 58.6%
Closed Sales	52	26	- 50.0%	101	55	- 45.5%
Median Sales Price*	\$300,500	\$315,500	+ 5.0%	\$296,000	\$332,500	+ 12.3%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	97.8%	98.7%	+ 0.9%
Market Time	61	72	+ 19.3%	75	59	- 22.3%
Inventory of Homes for Sale	56	12	- 78.6%	--	--	--

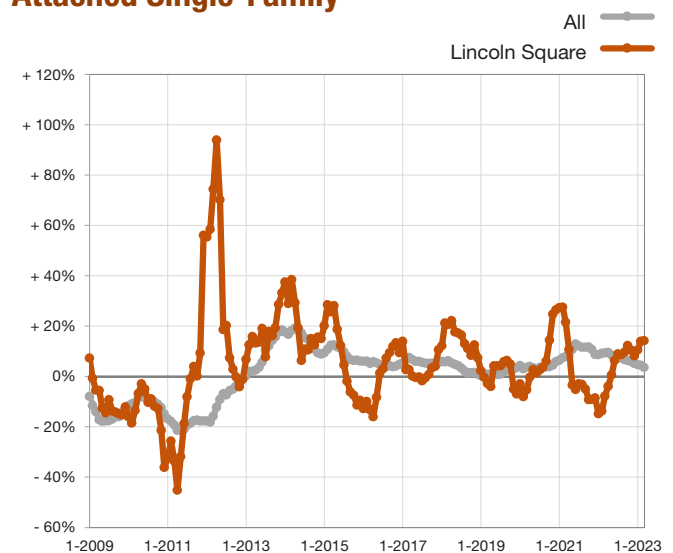
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | March 2023

- 50.3%

Change in
New Listings
All Properties

- 33.3%

Change in
Closed Sales
All Properties

- 16.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	39	26	- 33.3%	92	80	- 13.0%
Closed Sales	18	22	+ 22.2%	41	41	0.0%
Median Sales Price*	\$853,650	\$1,132,500	+ 32.7%	\$909,000	\$1,090,000	+ 19.9%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	99.6%	98.6%	- 1.0%
Market Time	41	91	+ 123.1%	54	84	+ 57.2%
Inventory of Homes for Sale	26	28	+ 7.7%	--	--	--

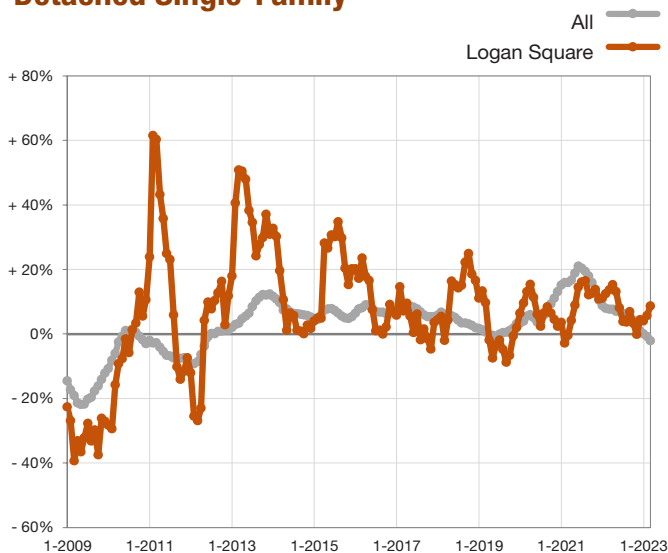
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	122	54	- 55.7%	324	163	- 49.7%
Closed Sales	75	40	- 46.7%	154	82	- 46.8%
Median Sales Price*	\$450,000	\$440,250	- 2.2%	\$428,700	\$457,500	+ 6.7%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.0%	98.7%	98.5%	- 0.2%
Market Time	57	67	+ 18.2%	69	78	+ 12.6%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--

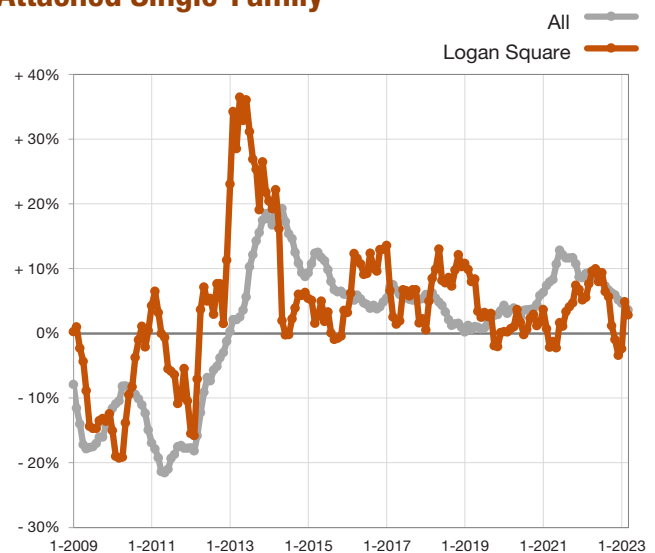
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | March 2023

- 31.8%

Change in
New Listings
All Properties

- 11.4%

Change in
Closed Sales
All Properties

- 29.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Market Time	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--

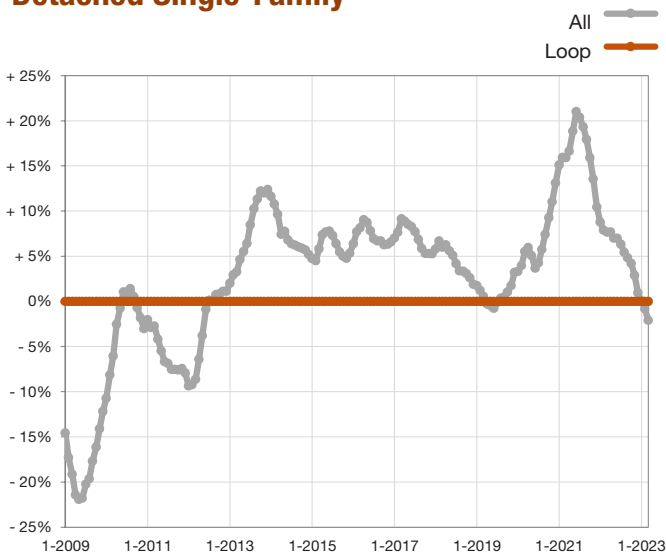
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	198	135	- 31.8%	552	384	- 30.4%
Closed Sales	88	78	- 11.4%	202	155	- 23.3%
Median Sales Price*	\$375,000	\$341,250	- 9.0%	\$377,500	\$315,000	- 16.6%
Percent of Original List Price Received*	97.4%	96.6%	- 0.8%	96.2%	95.5%	- 0.8%
Market Time	116	103	- 11.0%	160	125	- 22.1%
Inventory of Homes for Sale	365	256	- 29.9%	--	--	--

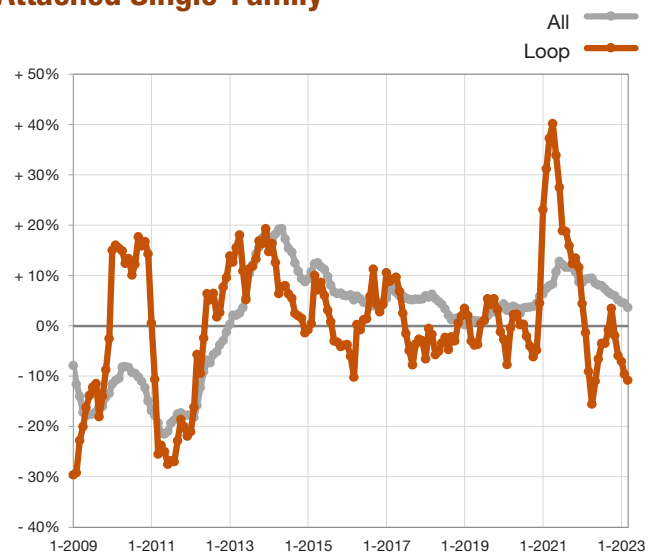
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | March 2023

- 28.5%

Change in
New Listings
All Properties

- 23.1%

Change in
Closed Sales
All Properties

- 21.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	15	11	- 26.7%	30	21	- 30.0%
Closed Sales	7	2	- 71.4%	15	9	- 40.0%
Median Sales Price*	\$2,375,000	\$2,100,000	- 11.6%	\$2,375,000	\$2,500,000	+ 5.3%
Percent of Original List Price Received*	93.6%	80.4%	- 14.1%	90.7%	84.5%	- 6.8%
Market Time	323	149	- 54.0%	323	447	+ 38.5%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--

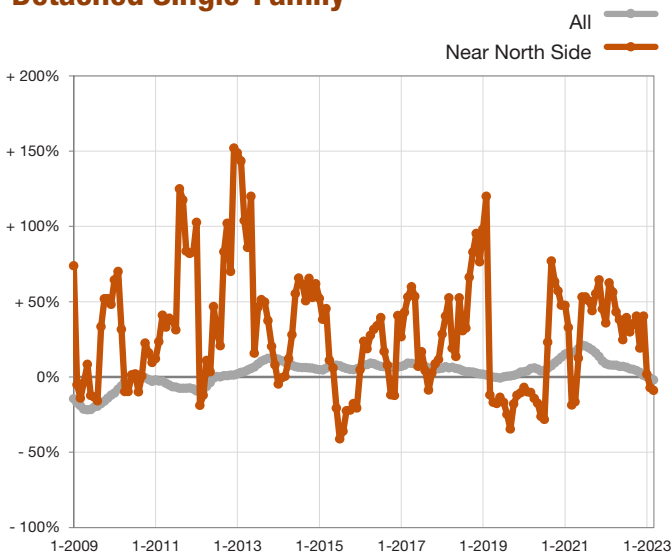
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	760	543	- 28.6%	1,932	1,482	- 23.3%
Closed Sales	301	235	- 21.9%	676	502	- 25.7%
Median Sales Price*	\$435,000	\$458,000	+ 5.3%	\$453,500	\$412,500	- 9.0%
Percent of Original List Price Received*	96.7%	96.6%	- 0.1%	96.4%	95.9%	- 0.5%
Market Time	137	137	+ 0.1%	153	131	- 14.3%
Inventory of Homes for Sale	1,312	1,023	- 22.0%	--	--	--

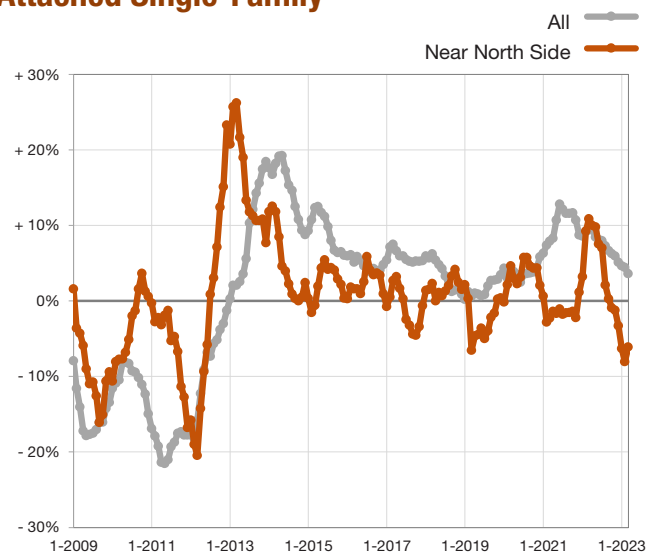
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



NEAR SOUTH SIDE

Local Market Update | March 2023

- 29.3%

Change in
New Listings
All Properties

- 29.8%

Change in
Closed Sales
All Properties

- 36.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	0	1	--	2	3	+ 50.0%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Median Sales Price*	\$1,280,000	\$1,800,000	+ 40.6%	\$1,380,000	\$1,800,000	+ 30.4%
Percent of Original List Price Received*	102.4%	80.0%	- 21.9%	91.6%	80.0%	- 12.6%
Market Time	4	396	+ 9,800.0%	152	396	+ 161.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

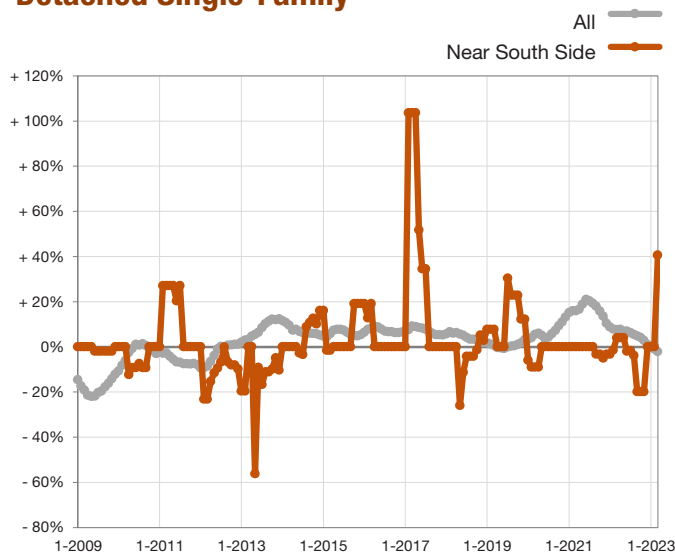
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	181	127	- 29.8%	448	291	- 35.0%
Closed Sales	83	58	- 30.1%	186	111	- 40.3%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$385,000	\$390,000	+ 1.3%
Percent of Original List Price Received*	100.9%	101.2%	+ 0.3%	100.4%	100.6%	+ 0.2%
Market Time	102	124	+ 20.8%	112	118	+ 4.9%
Inventory of Homes for Sale	258	163	- 36.8%	--	--	--

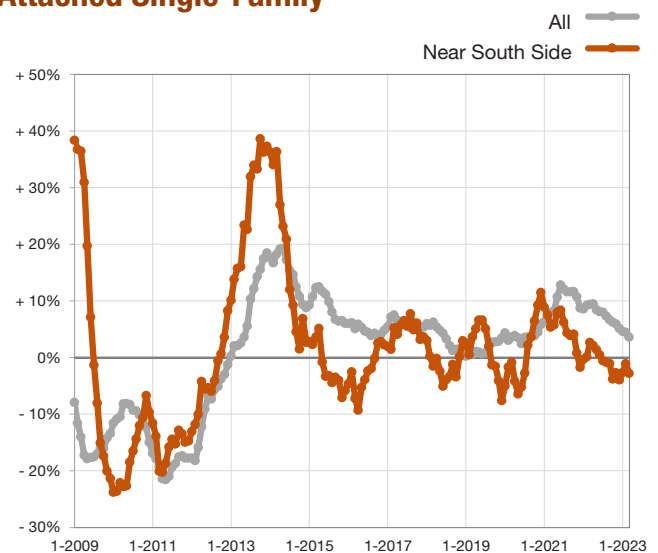
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



NEAR WEST SIDE

Local Market Update | March 2023

- 45.9%

Change in
New Listings
All Properties

- 24.8%

Change in
Closed Sales
All Properties

- 44.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	10	7	- 30.0%	22	14	- 36.4%
Closed Sales	2	2	0.0%	7	5	- 28.6%
Median Sales Price*	\$875,500	\$887,500	+ 1.4%	\$480,000	\$1,050,000	+ 118.8%
Percent of Original List Price Received*	93.5%	95.5%	+ 2.2%	93.1%	93.5%	+ 0.4%
Market Time	10	139	+ 1,290.0%	92	115	+ 25.6%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--

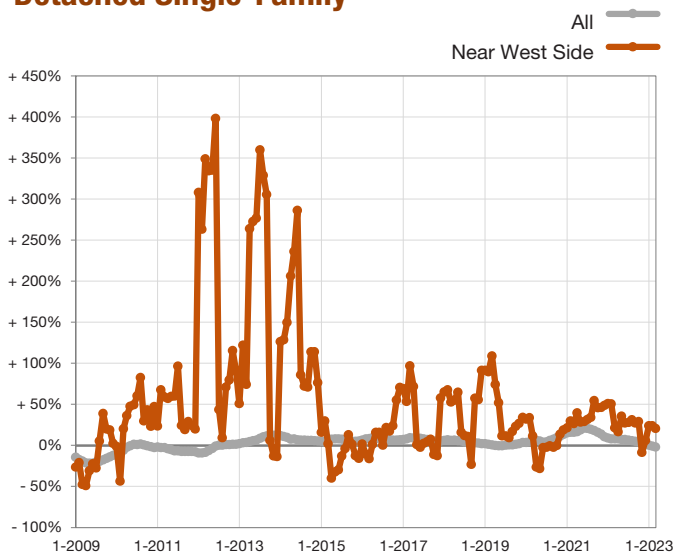
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	319	171	- 46.4%	744	423	- 43.1%
Closed Sales	135	101	- 25.2%	310	196	- 36.8%
Median Sales Price*	\$417,000	\$390,000	- 6.5%	\$377,750	\$412,500	+ 9.2%
Percent of Original List Price Received*	99.4%	99.8%	+ 0.3%	98.7%	100.0%	+ 1.3%
Market Time	67	105	+ 57.1%	99	95	- 4.2%
Inventory of Homes for Sale	315	171	- 45.7%	--	--	--

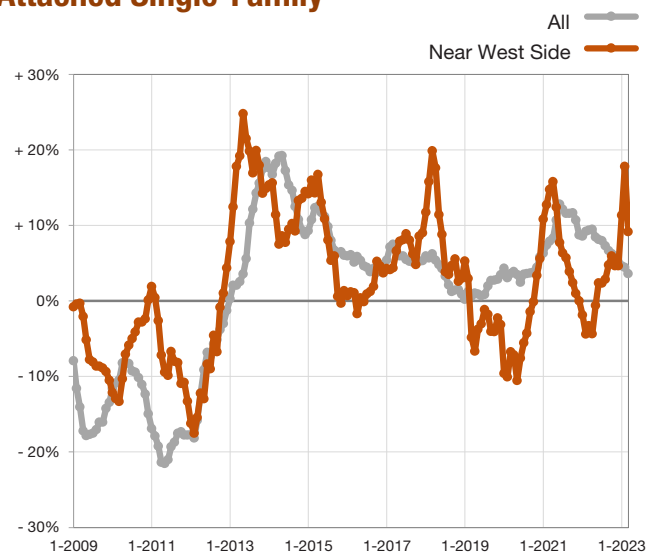
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



NORTH CENTER

Local Market Update | March 2023

- 50.9%

Change in
New Listings
All Properties

- 8.9%

Change in
Closed Sales
All Properties

- 17.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	33	18	- 45.5%	78	46	- 41.0%
Closed Sales	20	14	- 30.0%	31	25	- 19.4%
Median Sales Price*	\$1,350,000	\$1,411,500	+ 4.6%	\$1,350,000	\$1,250,000	- 7.4%
Percent of Original List Price Received*	100.8%	99.0%	- 1.8%	99.7%	97.8%	- 1.8%
Market Time	14	59	+ 335.4%	18	63	+ 251.3%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--

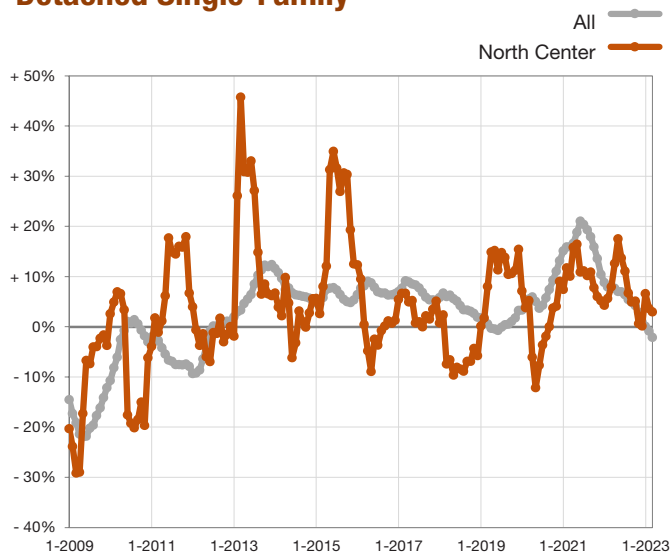
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	75	35	- 53.3%	182	113	- 37.9%
Closed Sales	36	37	+ 2.8%	82	74	- 9.8%
Median Sales Price*	\$525,000	\$515,000	- 1.9%	\$486,500	\$512,500	+ 5.3%
Percent of Original List Price Received*	101.6%	98.1%	- 3.4%	100.0%	98.2%	- 1.8%
Market Time	42	69	+ 62.8%	62	77	+ 25.0%
Inventory of Homes for Sale	35	30	- 14.3%	--	--	--

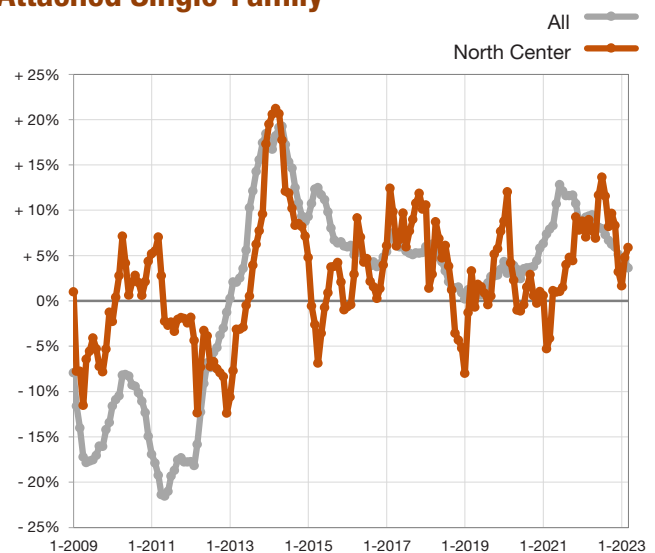
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



[†] Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



UPTOWN

Local Market Update | March 2023

- 41.0%

Change in
New Listings
All Properties

- 30.6%

Change in
Closed Sales
All Properties

- 45.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	6	6	0.0%	15	13	- 13.3%
Closed Sales	2	4	+ 100.0%	8	5	- 37.5%
Median Sales Price*	\$1,075,500	\$878,750	- 18.3%	\$1,085,500	\$885,000	- 18.5%
Percent of Original List Price Received*	91.9%	99.5%	+ 8.2%	96.5%	90.3%	- 6.4%
Market Time	228	100	- 56.0%	138	112	- 18.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--

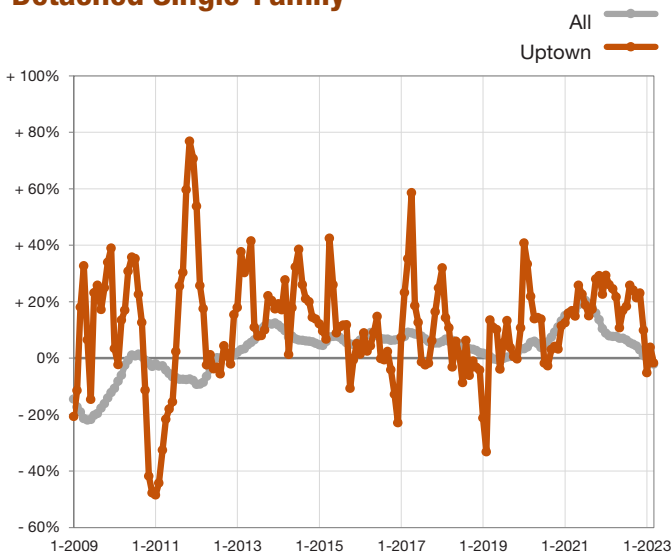
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	172	99	- 42.4%	382	238	- 37.7%
Closed Sales	96	64	- 33.3%	201	128	- 36.3%
Median Sales Price*	\$303,500	\$247,000	- 18.6%	\$287,500	\$262,500	- 8.7%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	97.5%	97.8%	+ 0.3%
Market Time	86	64	- 26.2%	82	73	- 11.8%
Inventory of Homes for Sale	137	68	- 50.4%	--	--	--

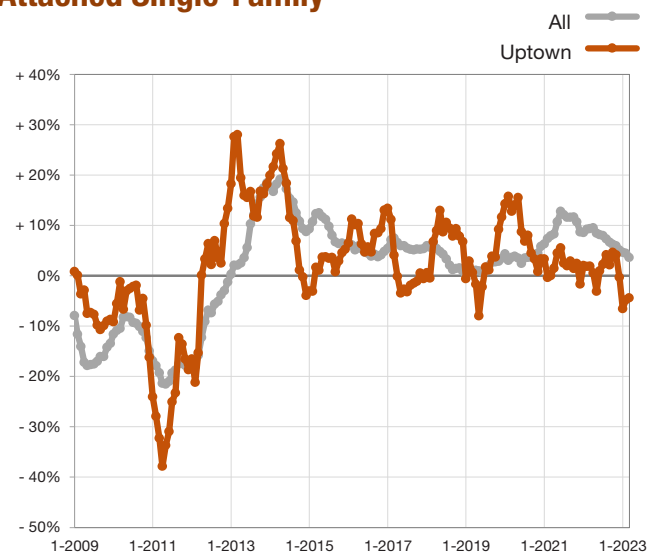
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



WEST TOWN

Local Market Update | March 2023

- 46.8%

Change in
New Listings
All Properties

- 42.5%

Change in
Closed Sales
All Properties

- 39.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	49	26	- 46.9%	115	81	- 29.6%
Closed Sales	20	21	+ 5.0%	43	43	0.0%
Median Sales Price*	\$1,170,000	\$1,225,000	+ 4.7%	\$1,100,000	\$1,217,000	+ 10.6%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	97.9%	96.7%	- 1.3%
Market Time	68	71	+ 5.4%	57	84	+ 47.5%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--

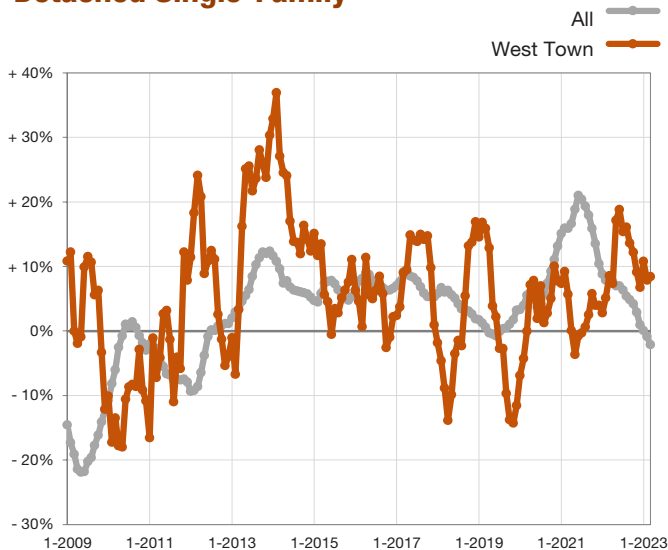
Attached Single-Family

	March			Year to Date		
	3-2022	3-2023	+ / -	3-2022	3-2023	+ / -
New Listings	327	174	- 46.8%	809	487	- 39.8%
Closed Sales	199	105	- 47.2%	385	210	- 45.5%
Median Sales Price*	\$509,900	\$510,000	+ 0.0%	\$500,000	\$512,000	+ 2.4%
Percent of Original List Price Received*	99.8%	99.2%	- 0.5%	98.6%	98.6%	- 0.0%
Market Time	57	74	+ 29.6%	74	77	+ 3.9%
Inventory of Homes for Sale	220	122	- 44.5%	--	--	--

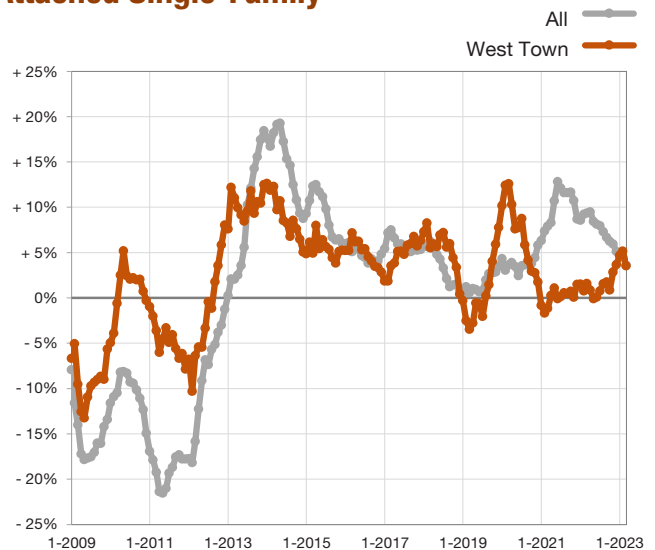
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



[†] Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.