



AVONDALE

Local Market Update | November 2023

0.0%

Change in
New Listings
All Properties

0.0%

Change in
Closed Sales
All Properties

- 15.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	9	12	+ 33.3%	196	150	- 23.5%
Closed Sales	6	5	- 16.7%	102	80	- 21.6%
Median Sales Price*	\$690,000	\$885,000	+ 28.3%	\$682,500	\$620,000	- 9.2%
Percent of Original List Price Received*	99.9%	96.3%	- 3.6%	98.7%	98.4%	- 0.4%
Market Time	26	55	+ 114.5%	36	61	+ 70.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--

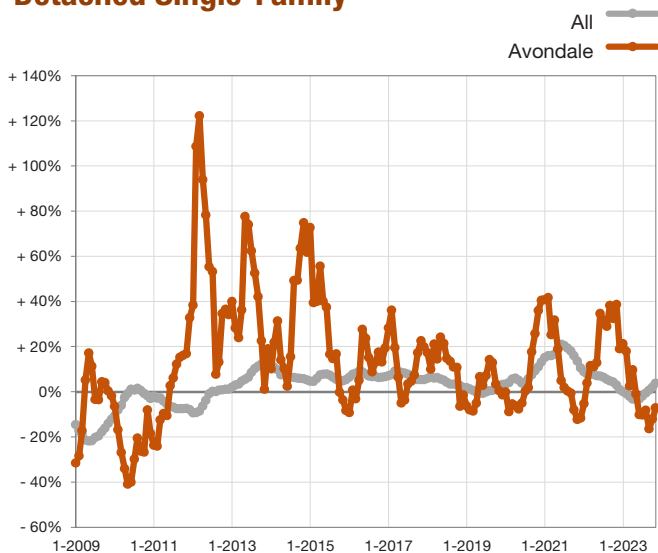
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	10	7	- 30.0%	267	216	- 19.1%
Closed Sales	6	7	+ 16.7%	164	132	- 19.5%
Median Sales Price*	\$387,500	\$268,000	- 30.8%	\$345,000	\$400,000	+ 15.9%
Percent of Original List Price Received*	99.6%	98.7%	- 0.8%	99.0%	100.0%	+ 1.0%
Market Time	43	53	+ 23.7%	45	38	- 15.5%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--

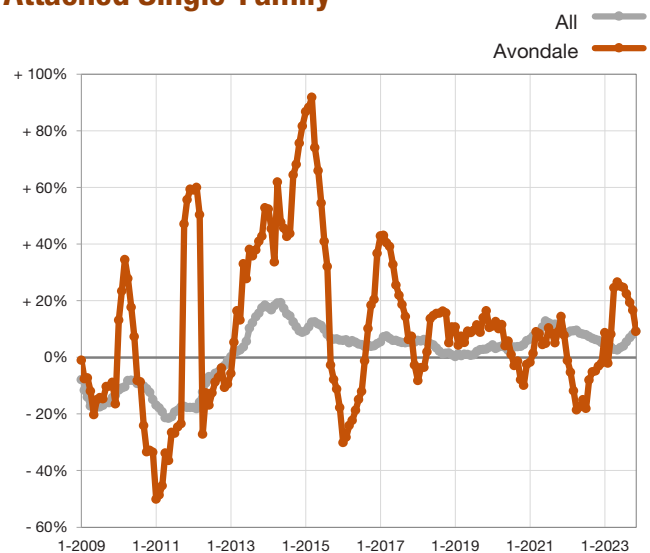
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | November 2023

- 24.0%

Change in
New Listings
All Properties

- 15.6%

Change in
Closed Sales
All Properties

- 28.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	22	21	- 4.5%	495	356	- 28.1%
Closed Sales	20	16	- 20.0%	281	186	- 33.8%
Median Sales Price*	\$558,500	\$607,500	+ 8.8%	\$660,000	\$623,750	- 5.5%
Percent of Original List Price Received*	98.1%	96.6%	- 1.5%	99.8%	99.0%	- 0.8%
Market Time	69	46	- 34.4%	37	46	+ 23.7%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--

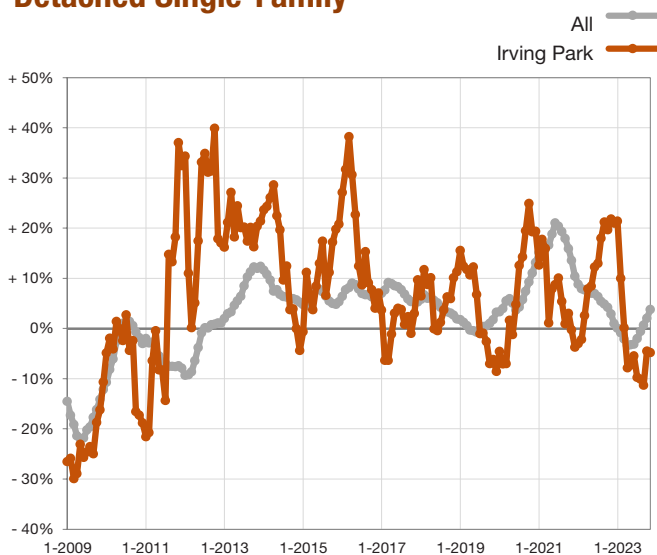
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	28	17	- 39.3%	404	254	- 37.1%
Closed Sales	12	11	- 8.3%	256	188	- 26.6%
Median Sales Price*	\$200,250	\$225,000	+ 12.4%	\$228,500	\$242,250	+ 6.0%
Percent of Original List Price Received*	97.9%	96.4%	- 1.5%	98.5%	98.7%	+ 0.2%
Market Time	29	50	+ 72.6%	60	40	- 32.6%
Inventory of Homes for Sale	44	20	- 54.5%	--	--	--

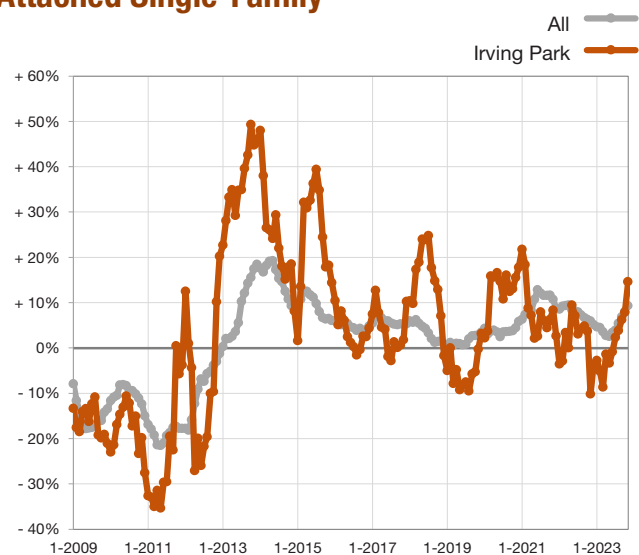
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | November 2023

- 33.1%

Change in
New Listings
All Properties

- 6.6%

Change in
Closed Sales
All Properties

- 38.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	12	9	- 25.0%	268	229	- 14.6%
Closed Sales	8	8	0.0%	160	115	- 28.1%
Median Sales Price*	\$1,250,000	\$1,590,000	+ 27.2%	\$1,537,500	\$1,600,000	+ 4.1%
Percent of Original List Price Received*	97.0%	97.6%	+ 0.7%	98.9%	98.0%	- 0.9%
Market Time	29	18	- 36.7%	59	57	- 2.3%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--

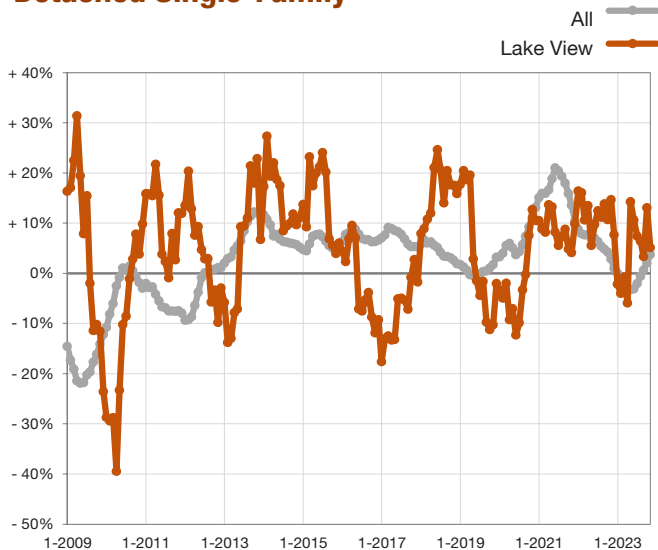
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	145	96	- 33.8%	3,250	2,190	- 32.6%
Closed Sales	83	77	- 7.2%	2,065	1,440	- 30.3%
Median Sales Price*	\$350,000	\$410,000	+ 17.1%	\$392,000	\$410,000	+ 4.6%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.8%	98.5%	99.2%	+ 0.7%
Market Time	53	48	- 10.7%	49	46	- 6.0%
Inventory of Homes for Sale	284	176	- 38.0%	--	--	--

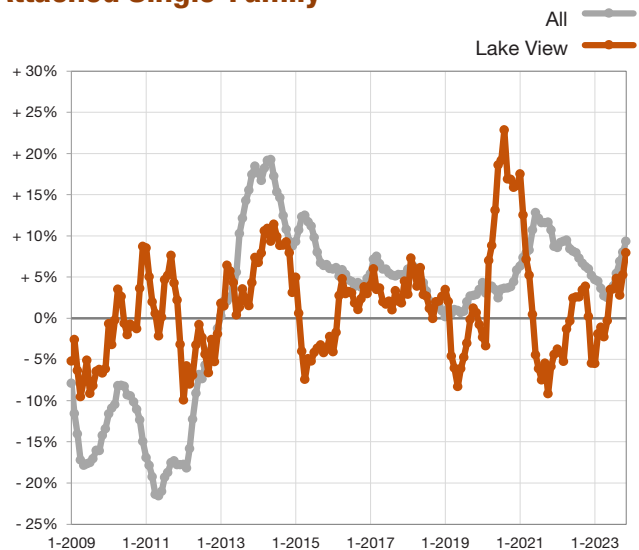
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | November 2023

- 14.5%

Change in
New Listings
All Properties

- 8.3%

Change in
Closed Sales
All Properties

- 31.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	14	15	+ 7.1%	394	334	- 15.2%
Closed Sales	12	10	- 16.7%	217	137	- 36.9%
Median Sales Price*	\$1,690,000	\$2,039,500	+ 20.7%	\$1,730,000	\$1,800,000	+ 4.0%
Percent of Original List Price Received*	91.8%	93.3%	+ 1.7%	96.6%	95.9%	- 0.7%
Market Time	58	94	+ 62.6%	63	69	+ 10.3%
Inventory of Homes for Sale	52	53	+ 1.9%	--	--	--

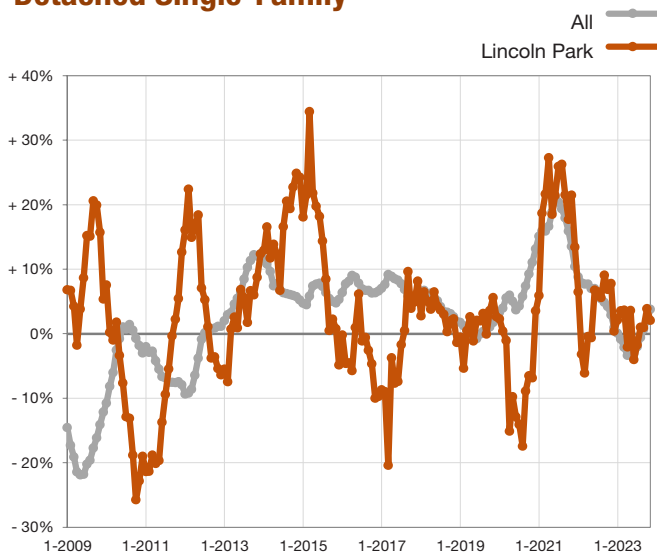
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	69	56	- 18.8%	2,200	1,521	- 30.9%
Closed Sales	60	56	- 6.7%	1,413	968	- 31.5%
Median Sales Price*	\$662,500	\$627,500	- 5.3%	\$545,000	\$560,000	+ 2.8%
Percent of Original List Price Received*	95.9%	98.5%	+ 2.7%	98.3%	98.6%	+ 0.3%
Market Time	59	47	- 21.0%	58	53	- 7.2%
Inventory of Homes for Sale	226	137	- 39.4%	--	--	--

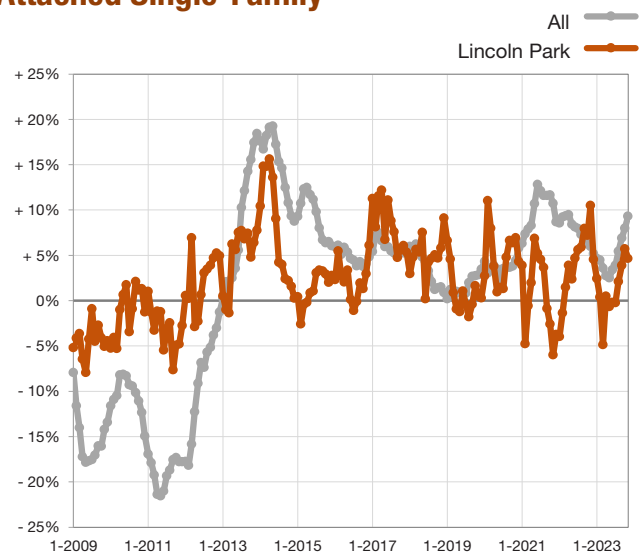
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | November 2023

- 29.2%

Change in
New Listings
All Properties

0.0%

Change in
Closed Sales
All Properties

- 37.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	7	5	- 28.6%	181	137	- 24.3%
Closed Sales	5	7	+ 40.0%	128	79	- 38.3%
Median Sales Price*	\$585,000	\$650,000	+ 11.1%	\$825,000	\$987,500	+ 19.7%
Percent of Original List Price Received*	94.9%	99.4%	+ 4.8%	99.0%	98.7%	- 0.3%
Market Time	27	31	+ 14.9%	42	56	+ 31.9%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--

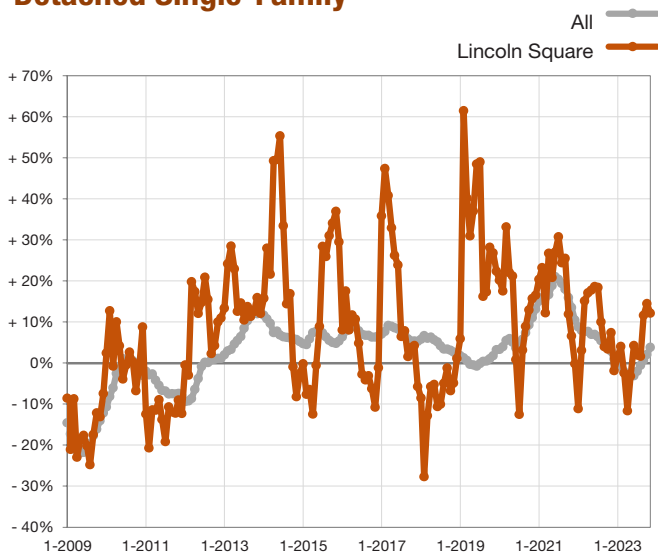
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	17	12	- 29.4%	545	332	- 39.1%
Closed Sales	18	16	- 11.1%	362	245	- 32.3%
Median Sales Price*	\$296,000	\$235,500	- 20.4%	\$315,000	\$365,000	+ 15.9%
Percent of Original List Price Received*	95.8%	97.9%	+ 2.2%	98.6%	100.0%	+ 1.4%
Market Time	55	30	- 45.1%	54	32	- 39.4%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--

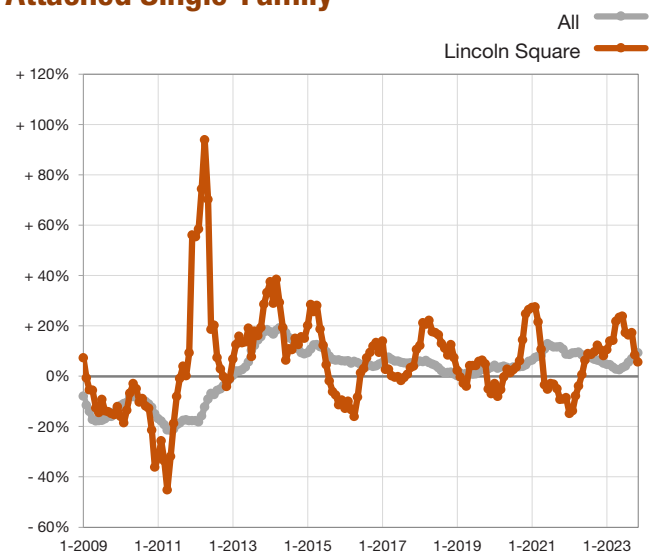
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | November 2023

- 24.7%

Change in
New Listings
All Properties

+ 14.3%

Change in
Closed Sales
All Properties

- 29.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	28	21	- 25.0%	385	333	- 13.5%
Closed Sales	9	12	+ 33.3%	224	147	- 34.4%
Median Sales Price*	\$705,000	\$1,248,750	+ 77.1%	\$915,000	\$1,030,000	+ 12.6%
Percent of Original List Price Received*	94.3%	93.9%	- 0.4%	99.3%	98.1%	- 1.2%
Market Time	42	153	+ 260.8%	34	68	+ 103.4%
Inventory of Homes for Sale	44	37	- 15.9%	--	--	--

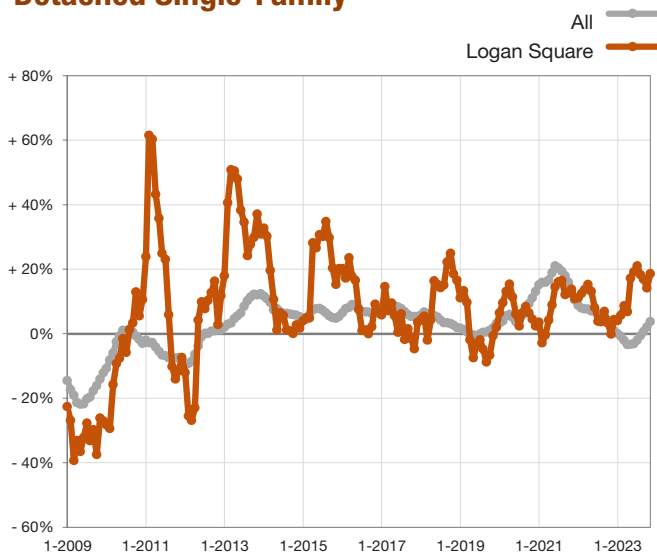
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	45	34	- 24.4%	1,018	623	- 38.8%
Closed Sales	19	20	+ 5.3%	605	400	- 33.9%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$449,000	\$485,000	+ 8.0%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	99.5%	100.0%	+ 0.5%
Market Time	56	22	- 61.3%	47	44	- 5.0%
Inventory of Homes for Sale	89	57	- 36.0%	--	--	--

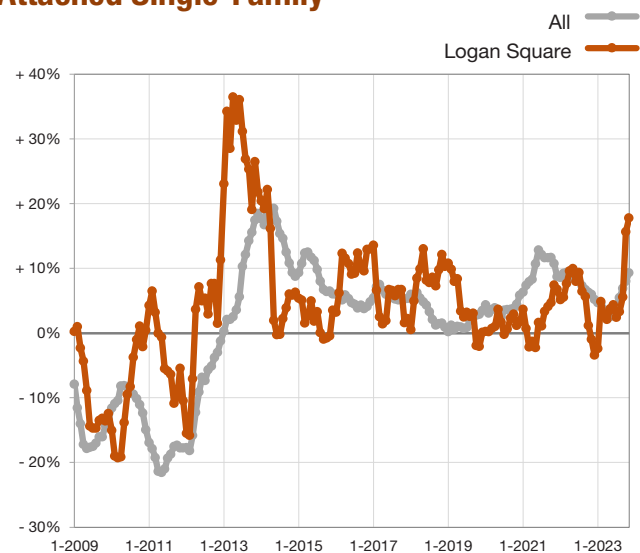
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | November 2023

- 14.6%

Change in
New Listings
All Properties

- 13.5%

Change in
Closed Sales
All Properties

- 19.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	1	1	0.0%	3	2	- 33.3%
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	1	0	- 100.0%	--	--	--

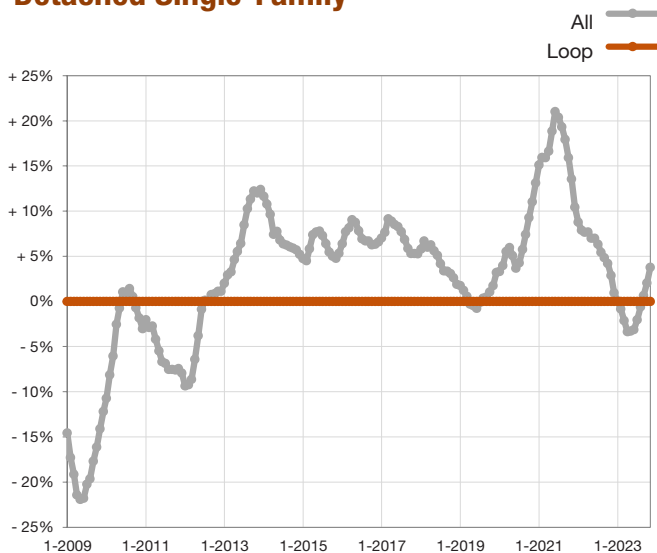
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	81	69	- 14.8%	1,825	1,467	- 19.6%
Closed Sales	52	45	- 13.5%	907	735	- 19.0%
Median Sales Price*	\$362,500	\$383,000	+ 5.7%	\$375,000	\$353,000	- 5.9%
Percent of Original List Price Received*	96.5%	95.7%	- 0.9%	97.2%	97.1%	- 0.1%
Market Time	80	72	- 10.5%	103	95	- 7.8%
Inventory of Homes for Sale	309	250	- 19.1%	--	--	--

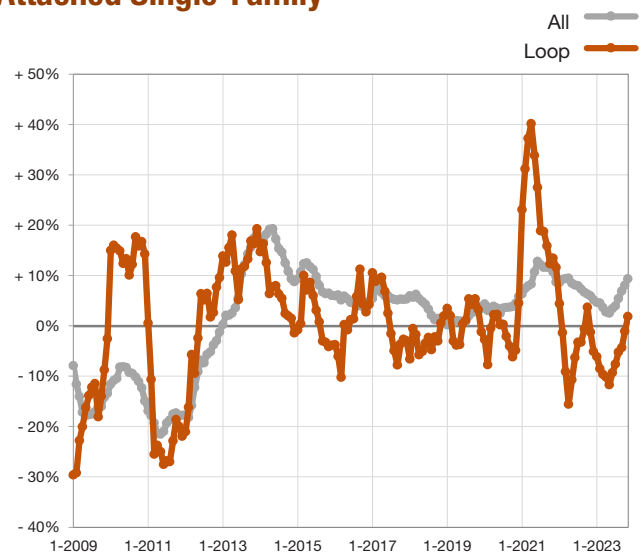
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | November 2023

- 6.7%

+ 10.2%

- 9.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	7	10	+ 42.9%	111	120	+ 8.1%
Closed Sales	1	0	- 100.0%	38	22	- 42.1%
Median Sales Price*	\$2,100,000	\$0	- 100.0%	\$2,125,000	\$2,200,000	+ 3.5%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	92.3%	90.2%	- 2.3%
Market Time	14	0	- 100.0%	248	307	+ 23.8%
Inventory of Homes for Sale	27	42	+ 55.6%	--	--	--

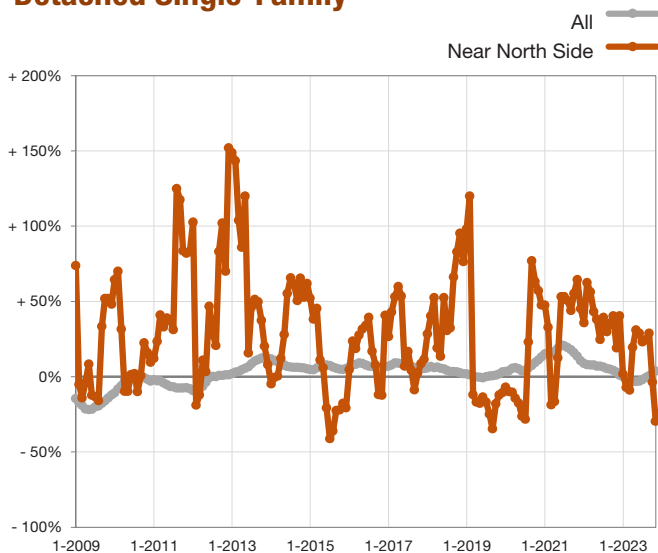
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	306	282	- 7.8%	6,450	5,605	- 13.1%
Closed Sales	127	141	+ 11.0%	2,683	2,252	- 16.1%
Median Sales Price*	\$385,000	\$383,000	- 0.5%	\$420,000	\$395,000	- 6.0%
Percent of Original List Price Received*	94.9%	95.2%	+ 0.4%	96.7%	96.6%	- 0.2%
Market Time	101	93	- 7.7%	111	104	- 6.8%
Inventory of Homes for Sale	1,161	1,035	- 10.9%	--	--	--

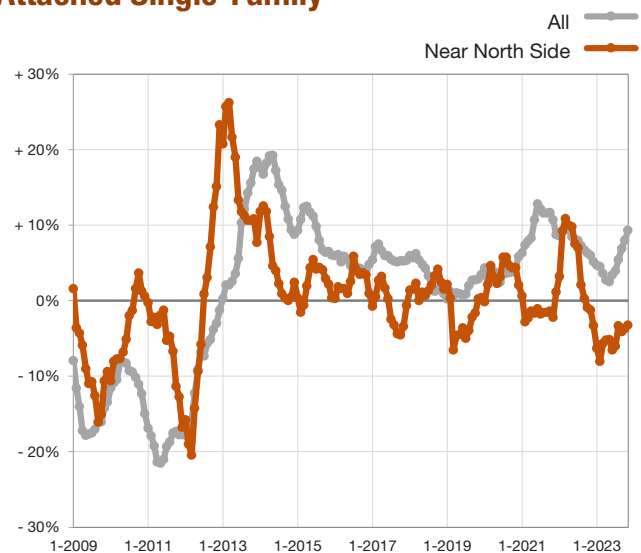
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | November 2023

- 3.8%

Change in
New Listings
All Properties

- 36.5%

Change in
Closed Sales
All Properties

- 19.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	0	1	--	5	10	+ 100.0%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	\$0	--	\$1,280,000	\$1,830,000	+ 43.0%
Percent of Original List Price Received*	0.0%	0.0%	--	94.1%	93.5%	- 0.7%
Market Time	0	0	--	135	84	- 37.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

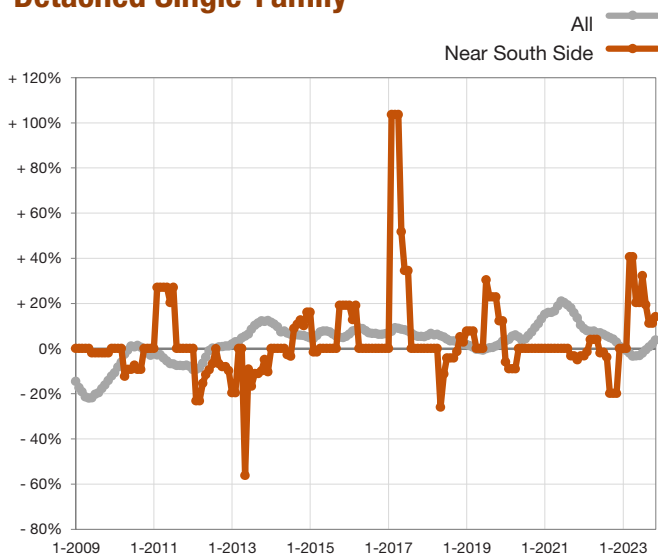
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	53	50	- 5.7%	1,509	1,114	- 26.2%
Closed Sales	52	33	- 36.5%	691	516	- 25.3%
Median Sales Price*	\$412,500	\$379,000	- 8.1%	\$380,000	\$385,000	+ 1.3%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	100.2%	100.4%	+ 0.2%
Market Time	106	87	- 17.8%	88	79	- 10.4%
Inventory of Homes for Sale	189	151	- 20.1%	--	--	--

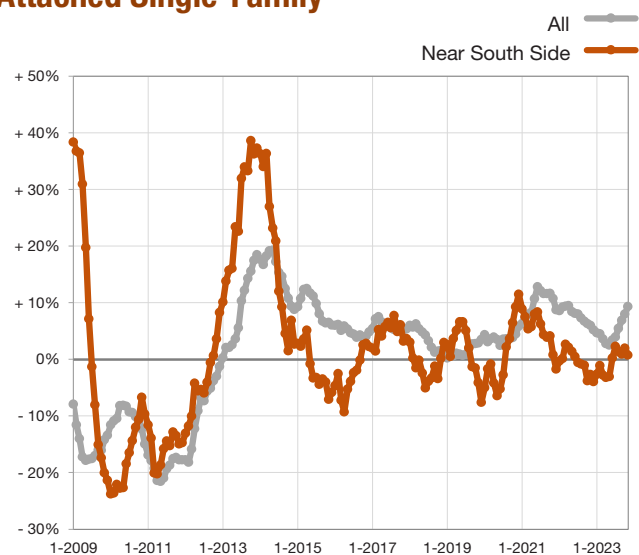
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | November 2023

- 32.0%

Change in
New Listings
All Properties

+ 4.5%

Change in
Closed Sales
All Properties

- 31.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	6	3	- 50.0%	93	71	- 23.7%
Closed Sales	0	2	--	23	25	+ 8.7%
Median Sales Price*	\$0	\$624,250	--	\$480,000	\$680,000	+ 41.7%
Percent of Original List Price Received*	0.0%	98.8%	--	94.8%	98.1%	+ 3.5%
Market Time	0	55	--	97	91	- 6.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--

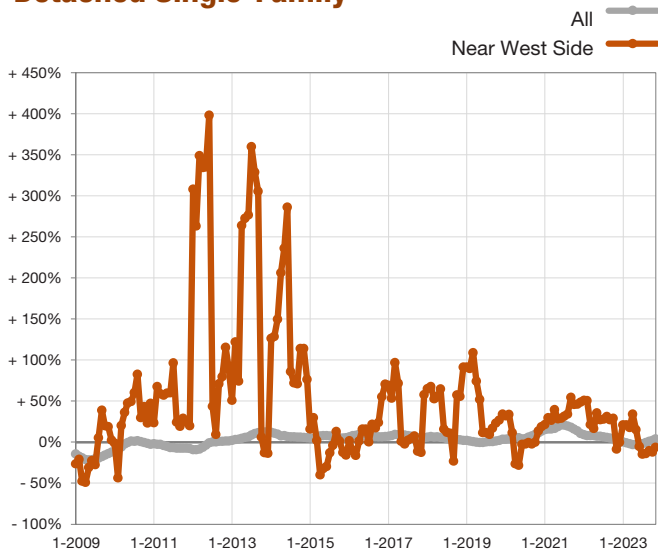
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	97	67	- 30.9%	2,453	1,628	- 33.6%
Closed Sales	66	67	+ 1.5%	1,246	906	- 27.3%
Median Sales Price*	\$453,750	\$568,000	+ 25.2%	\$391,500	\$400,000	+ 2.2%
Percent of Original List Price Received*	99.9%	99.9%	- 0.0%	99.7%	99.9%	+ 0.2%
Market Time	73	49	- 32.4%	66	66	- 0.6%
Inventory of Homes for Sale	260	178	- 31.5%	--	--	--

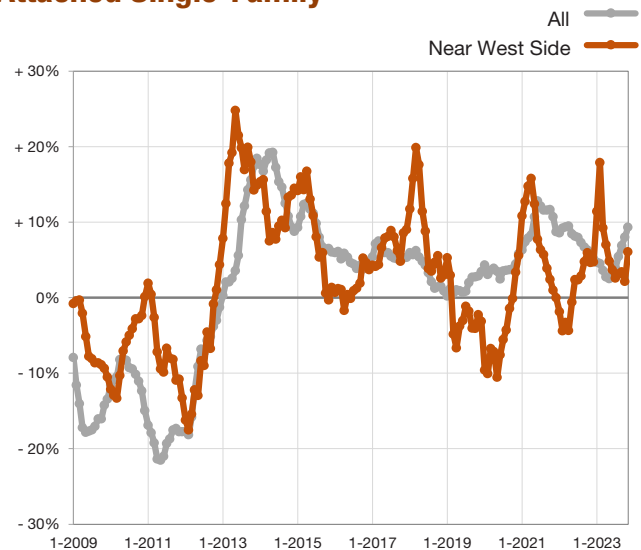
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NORTH CENTER

Local Market Update | November 2023

+ 6.3%

Change in
New Listings
All Properties

- 13.9%

Change in
Closed Sales
All Properties

- 32.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	15	22	+ 46.7%	320	288	- 10.0%
Closed Sales	13	14	+ 7.7%	197	143	- 27.4%
Median Sales Price*	\$990,000	\$1,515,000	+ 53.0%	\$1,250,000	\$1,375,000	+ 10.0%
Percent of Original List Price Received*	98.6%	95.8%	- 2.9%	99.8%	98.3%	- 1.5%
Market Time	43	61	+ 41.0%	26	43	+ 63.2%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--

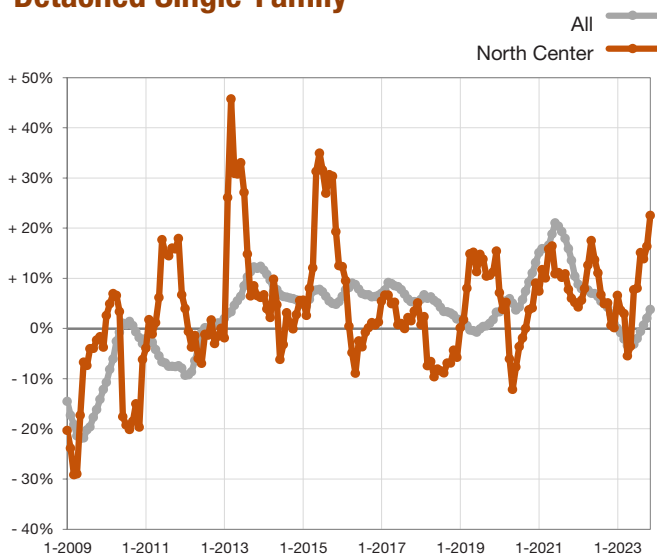
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	33	29	- 12.1%	647	457	- 29.4%
Closed Sales	23	17	- 26.1%	376	290	- 22.9%
Median Sales Price*	\$456,000	\$450,000	- 1.3%	\$480,000	\$520,000	+ 8.3%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	100.0%	99.4%	- 0.6%
Market Time	40	54	+ 34.4%	35	48	+ 37.1%
Inventory of Homes for Sale	61	33	- 45.9%	--	--	--

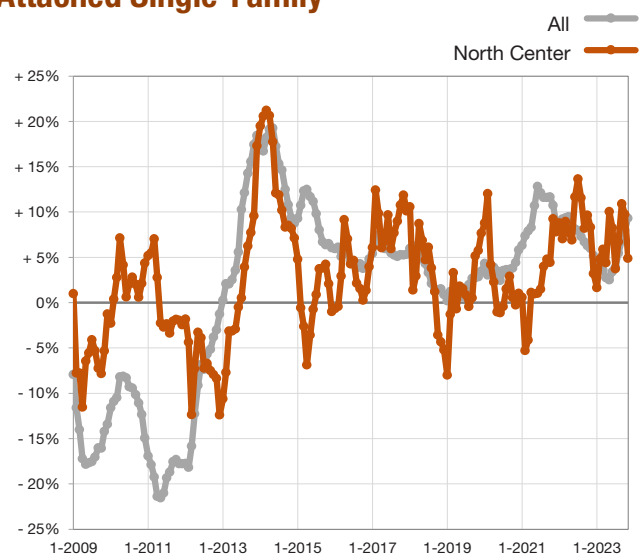
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | November 2023

- 18.8%

+ 9.1%

- 37.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	5	2	- 60.0%	64	60	- 6.3%
Closed Sales	1	1	0.0%	32	24	- 25.0%
Median Sales Price*	\$1,140,000	\$885,000	- 22.4%	\$1,187,500	\$1,065,500	- 10.3%
Percent of Original List Price Received*	91.2%	98.3%	+ 7.8%	96.6%	96.6%	+ 0.0%
Market Time	52	4	- 92.3%	99	65	- 34.2%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--

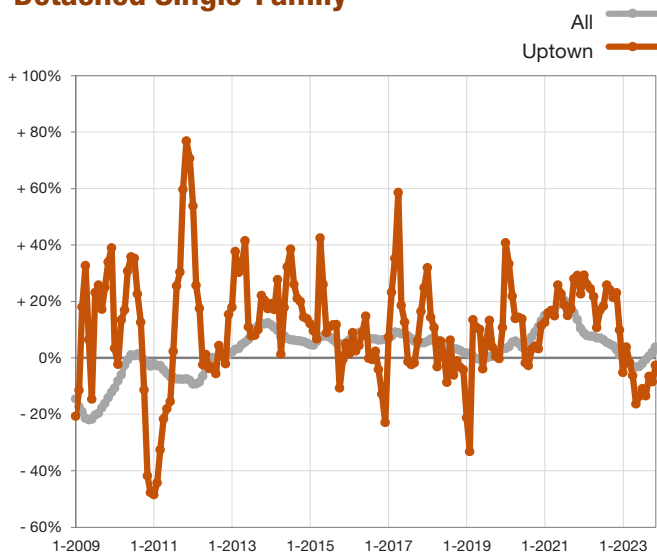
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	59	50	- 15.3%	1,259	849	- 32.6%
Closed Sales	43	47	+ 9.3%	863	618	- 28.4%
Median Sales Price*	\$300,000	\$290,000	- 3.3%	\$309,000	\$319,500	+ 3.4%
Percent of Original List Price Received*	95.9%	97.7%	+ 1.9%	98.8%	99.9%	+ 1.2%
Market Time	47	51	+ 7.6%	51	41	- 19.0%
Inventory of Homes for Sale	120	73	- 39.2%	--	--	--

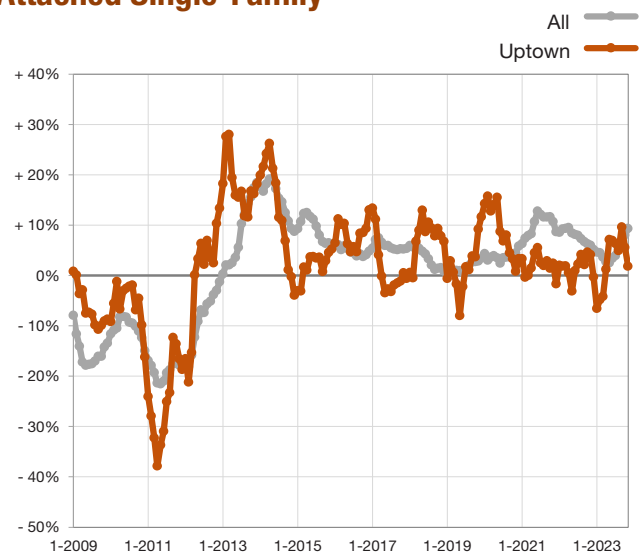
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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WEST TOWN

Local Market Update | November 2023

- 14.5%

Change in
New Listings
All Properties

- 10.8%

Change in
Closed Sales
All Properties

- 26.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	22	13	- 40.9%	440	355	- 19.3%
Closed Sales	16	10	- 37.5%	227	167	- 26.4%
Median Sales Price*	\$1,057,500	\$987,500	- 6.6%	\$1,100,000	\$1,135,000	+ 3.2%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	97.7%	97.3%	- 0.3%
Market Time	74	135	+ 81.8%	44	65	+ 48.6%
Inventory of Homes for Sale	43	43	0.0%	--	--	--

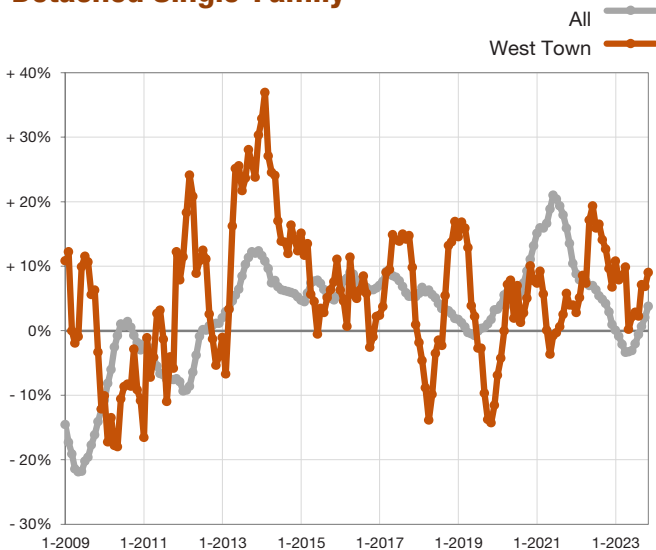
Attached Single-Family

	November			Year to Date		
	11-2022	11-2023	+ / -	11-2022	11-2023	+ / -
New Listings	109	99	- 9.2%	2,620	1,818	- 30.6%
Closed Sales	58	56	- 3.4%	1,503	1,009	- 32.9%
Median Sales Price*	\$512,500	\$562,500	+ 9.8%	\$510,000	\$535,000	+ 4.9%
Percent of Original List Price Received*	97.6%	97.8%	+ 0.2%	99.1%	99.2%	+ 0.2%
Market Time	64	34	- 46.3%	48	49	+ 2.3%
Inventory of Homes for Sale	218	148	- 32.1%	--	--	--

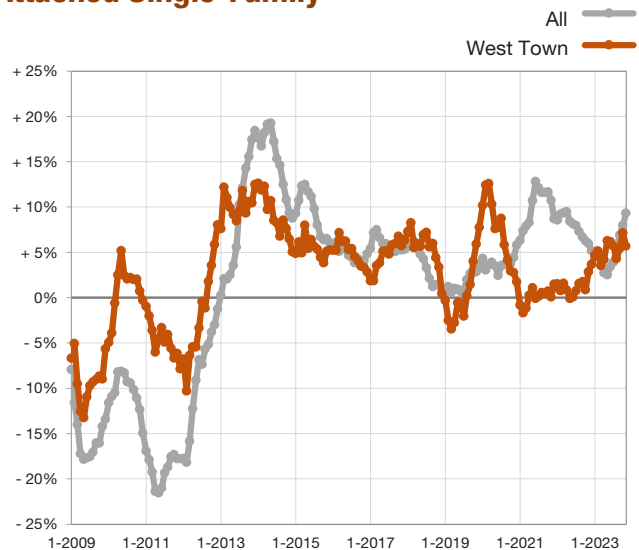
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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