



AVONDALE

Local Market Update | July 2023

- 5.4%

Change in
New Listings
All Properties

- 19.2%

Change in
Closed Sales
All Properties

- 52.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	19	14	- 26.3%	128	88	- 31.3%
Closed Sales	9	6	- 33.3%	70	44	- 37.1%
Median Sales Price*	\$560,000	\$652,500	+ 16.5%	\$657,500	\$578,245	- 12.1%
Percent of Original List Price Received*	100.5%	98.1%	- 2.4%	99.9%	98.9%	- 1.1%
Market Time	32	56	+ 75.9%	33	81	+ 147.6%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--

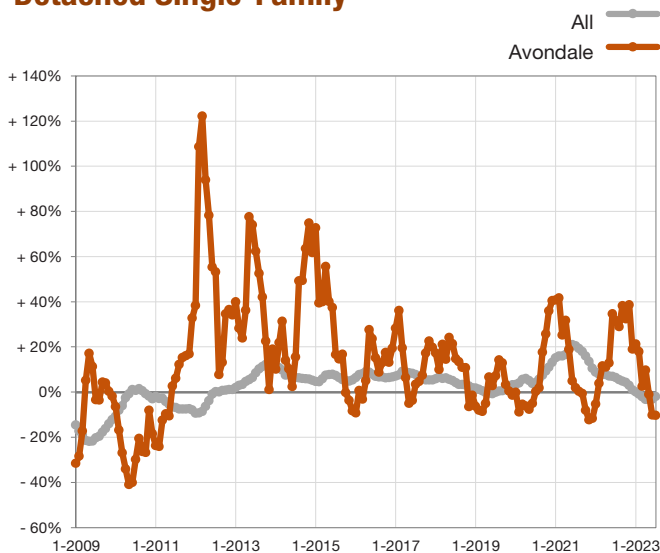
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	18	21	+ 16.7%	176	137	- 22.2%
Closed Sales	17	15	- 11.8%	119	93	- 21.8%
Median Sales Price*	\$312,500	\$385,000	+ 23.2%	\$345,000	\$415,000	+ 20.3%
Percent of Original List Price Received*	99.7%	102.7%	+ 3.0%	99.5%	100.0%	+ 0.4%
Market Time	17	12	- 29.6%	41	47	+ 14.0%
Inventory of Homes for Sale	34	15	- 55.9%	--	--	--

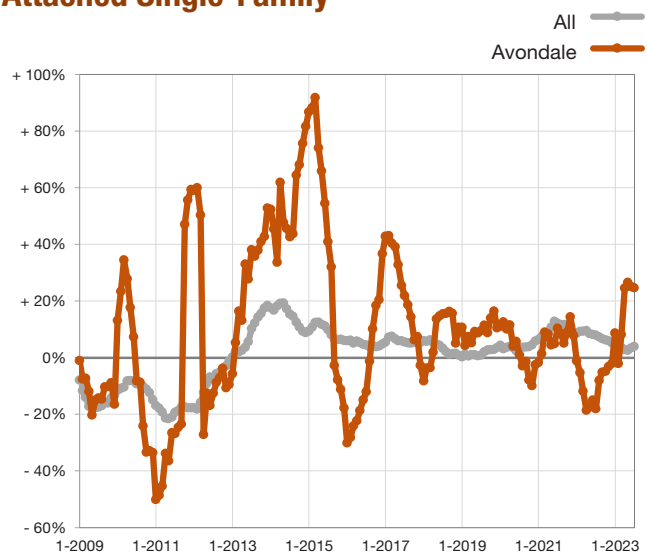
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.



IRVING PARK

Local Market Update | July 2023

- 24.5%

Change in
New Listings
All Properties

- 21.3%

Change in
Closed Sales
All Properties

- 42.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	61	44	- 27.9%	345	222	- 35.7%
Closed Sales	24	14	- 41.7%	192	111	- 42.2%
Median Sales Price*	\$675,000	\$560,500	- 17.0%	\$676,314	\$620,000	- 8.3%
Percent of Original List Price Received*	100.8%	102.1%	+ 1.2%	100.5%	99.5%	- 1.0%
Market Time	13	41	+ 211.4%	35	52	+ 47.3%
Inventory of Homes for Sale	68	45	- 33.8%	--	--	--

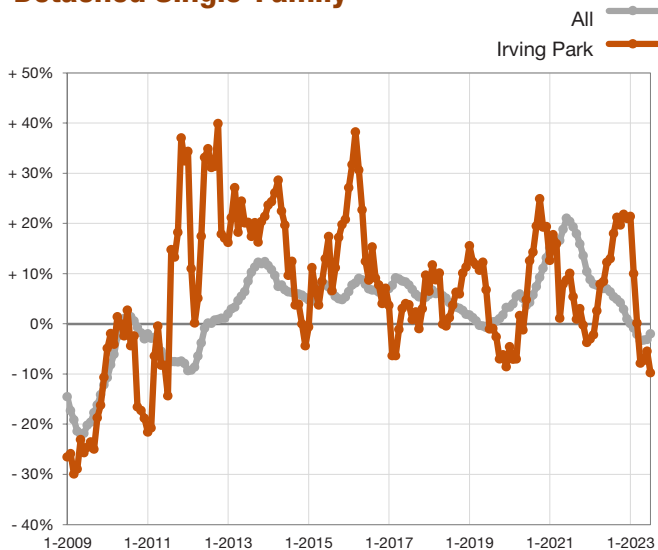
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	33	27	- 18.2%	278	172	- 38.1%
Closed Sales	23	23	0.0%	189	128	- 32.3%
Median Sales Price*	\$232,000	\$246,000	+ 6.0%	\$235,000	\$238,500	+ 1.5%
Percent of Original List Price Received*	97.6%	101.8%	+ 4.4%	99.2%	99.8%	+ 0.6%
Market Time	34	30	- 13.1%	53	42	- 20.8%
Inventory of Homes for Sale	52	24	- 53.8%	--	--	--

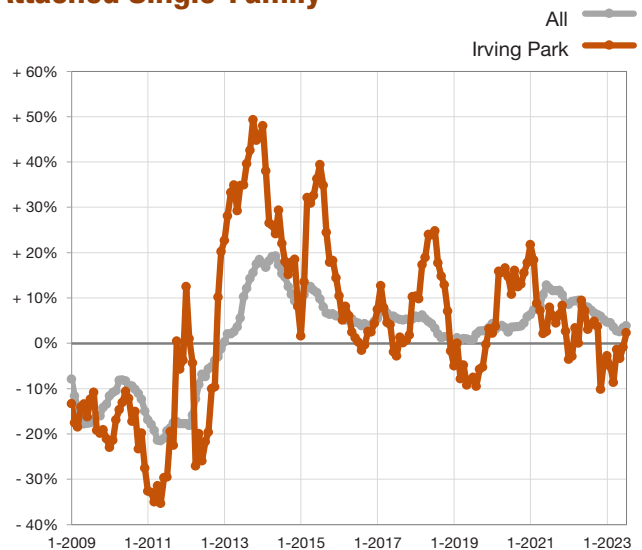
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | July 2023

- 28.9%

Change in
New Listings
All Properties

- 10.9%

Change in
Closed Sales
All Properties

- 41.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	22	20	- 9.1%	202	164	- 18.8%
Closed Sales	13	13	0.0%	115	73	- 36.5%
Median Sales Price*	\$1,770,000	\$1,565,000	- 11.6%	\$1,570,000	\$1,650,000	+ 5.1%
Percent of Original List Price Received*	99.8%	96.9%	- 2.9%	99.2%	98.4%	- 0.8%
Market Time	17	93	+ 437.1%	62	61	- 0.9%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--

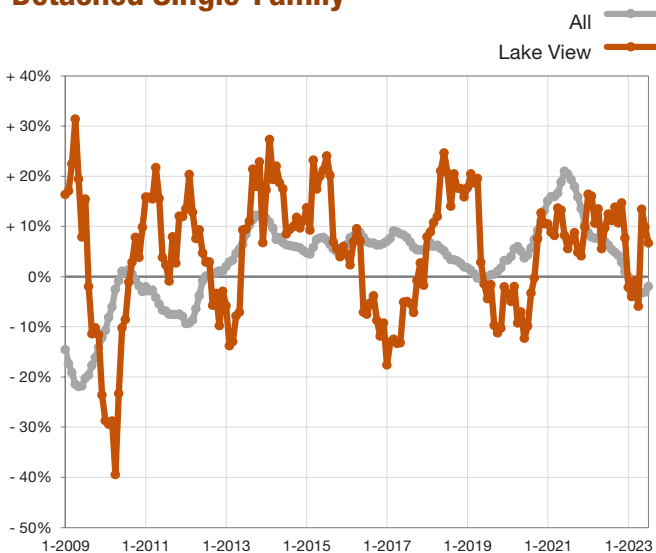
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	282	196	- 30.5%	2,441	1,520	- 37.7%
Closed Sales	180	159	- 11.7%	1,565	977	- 37.6%
Median Sales Price*	\$398,750	\$425,000	+ 6.6%	\$409,900	\$416,000	+ 1.5%
Percent of Original List Price Received*	98.6%	100.6%	+ 2.0%	98.9%	99.3%	+ 0.4%
Market Time	27	24	- 12.0%	51	51	- 0.5%
Inventory of Homes for Sale	364	207	- 43.1%	--	--	--

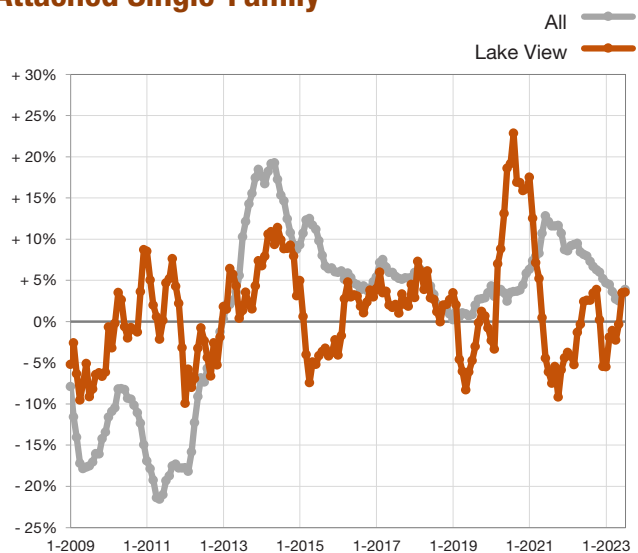
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | July 2023

- 19.4%

Change in
New Listings
All Properties

- 31.5%

Change in
Closed Sales
All Properties

- 36.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	38	41	+ 7.9%	288	242	- 16.0%
Closed Sales	19	17	- 10.5%	147	87	- 40.8%
Median Sales Price*	\$1,950,000	\$2,300,000	+ 17.9%	\$1,730,000	\$1,800,000	+ 4.0%
Percent of Original List Price Received*	98.3%	96.5%	- 1.8%	97.3%	96.5%	- 0.8%
Market Time	50	43	- 13.5%	65	73	+ 12.3%
Inventory of Homes for Sale	77	70	- 9.1%	--	--	--

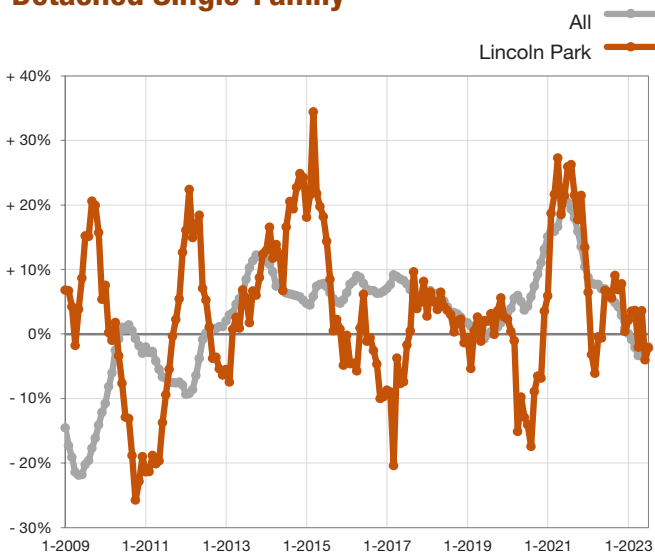
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	199	150	- 24.6%	1,661	1,090	- 34.4%
Closed Sales	149	98	- 34.2%	1,068	674	- 36.9%
Median Sales Price*	\$535,000	\$522,500	- 2.3%	\$545,000	\$550,000	+ 0.9%
Percent of Original List Price Received*	98.2%	99.1%	+ 0.9%	98.9%	98.7%	- 0.2%
Market Time	37	36	- 3.1%	61	58	- 5.4%
Inventory of Homes for Sale	294	166	- 43.5%	--	--	--

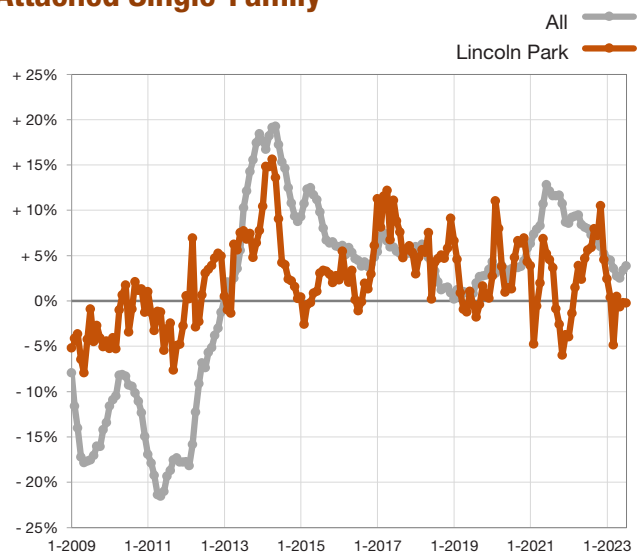
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | July 2023

- 43.5%

Change in
New Listings
All Properties

- 54.2%

Change in
Closed Sales
All Properties

- 56.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	15	9	- 40.0%	122	97	- 20.5%
Closed Sales	12	3	- 75.0%	97	52	- 46.4%
Median Sales Price*	\$768,250	\$645,000	- 16.0%	\$895,000	\$1,069,950	+ 19.5%
Percent of Original List Price Received*	99.0%	97.9%	- 1.1%	100.0%	99.6%	- 0.4%
Market Time	26	129	+ 402.3%	43	64	+ 48.0%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--

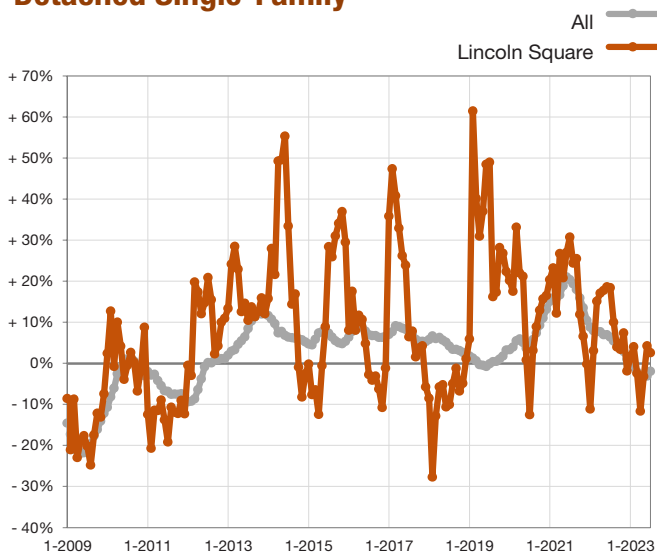
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	54	30	- 44.4%	409	222	- 45.7%
Closed Sales	47	24	- 48.9%	264	154	- 41.7%
Median Sales Price*	\$355,000	\$355,950	+ 0.3%	\$315,200	\$383,500	+ 21.7%
Percent of Original List Price Received*	99.4%	101.2%	+ 1.9%	99.1%	100.3%	+ 1.2%
Market Time	55	27	- 50.9%	58	37	- 36.5%
Inventory of Homes for Sale	69	22	- 68.1%	--	--	--

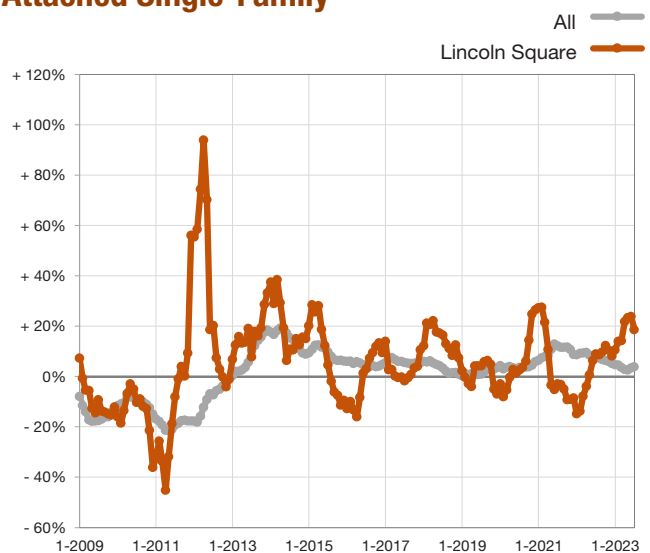
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | July 2023

- 45.5%

Change in
New Listings
All Properties

- 41.5%

Change in
Closed Sales
All Properties

- 33.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	34	25	- 26.5%	245	219	- 10.6%
Closed Sales	30	14	- 53.3%	157	99	- 36.9%
Median Sales Price*	\$925,000	\$962,500	+ 4.1%	\$925,000	\$1,000,000	+ 8.1%
Percent of Original List Price Received*	100.4%	100.5%	+ 0.2%	100.1%	99.2%	- 0.9%
Market Time	14	28	+ 95.9%	36	61	+ 68.9%
Inventory of Homes for Sale	34	41	+ 20.6%	--	--	--

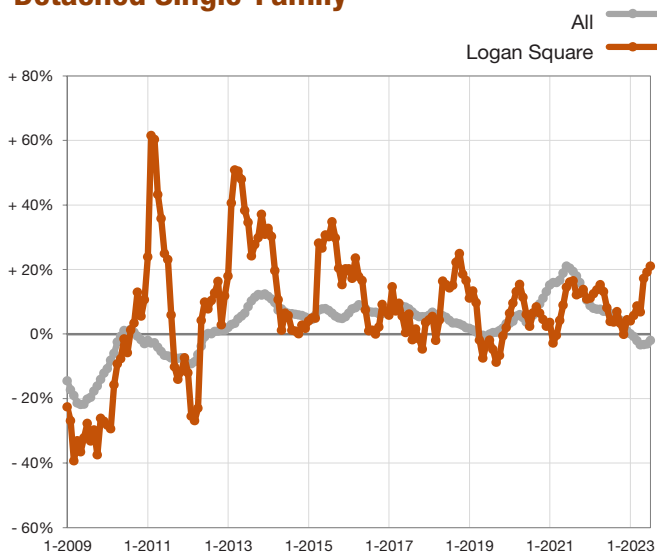
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	87	41	- 52.9%	731	419	- 42.7%
Closed Sales	64	41	- 35.9%	463	285	- 38.4%
Median Sales Price*	\$437,500	\$475,000	+ 8.6%	\$460,000	\$473,500	+ 2.9%
Percent of Original List Price Received*	98.8%	100.6%	+ 1.8%	99.7%	100.2%	+ 0.5%
Market Time	24	38	+ 57.6%	48	47	- 3.0%
Inventory of Homes for Sale	100	48	- 52.0%	--	--	--

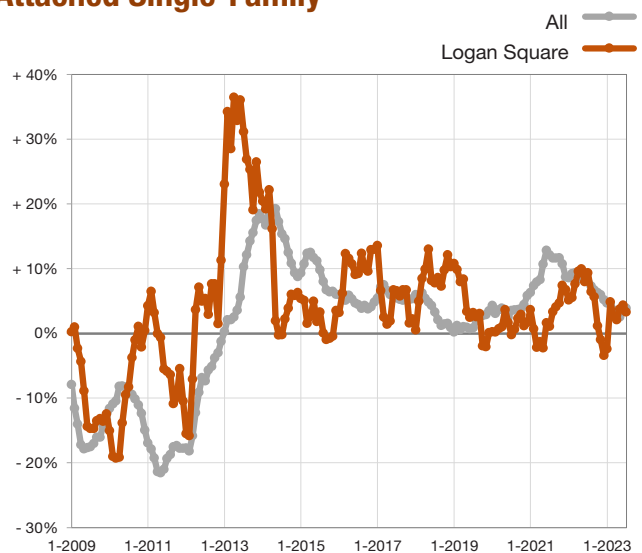
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | July 2023

- 8.9%

Change in
New Listings
All Properties

- 2.6%

Change in
Closed Sales
All Properties

- 28.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	0	0	--	1	1	0.0%
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	--	--	--	--

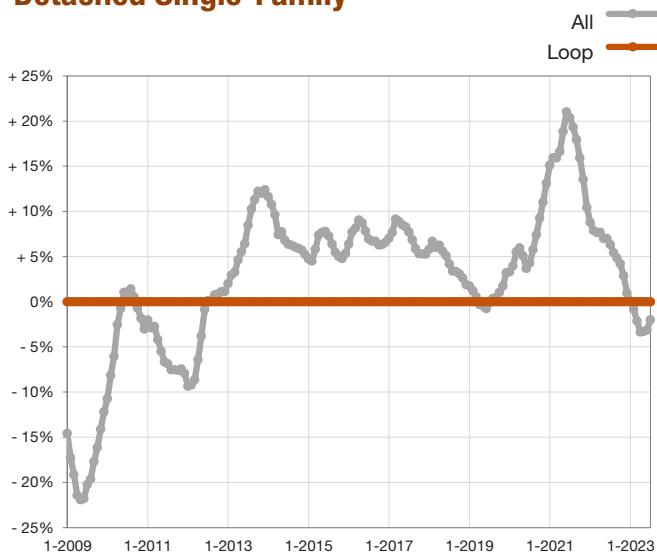
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	157	143	- 8.9%	1,341	1,012	- 24.5%
Closed Sales	76	74	- 2.6%	653	480	- 26.5%
Median Sales Price*	\$363,500	\$354,000	- 2.6%	\$380,000	\$342,250	- 9.9%
Percent of Original List Price Received*	97.6%	99.6%	+ 2.1%	97.2%	97.2%	- 0.0%
Market Time	73	49	- 32.2%	101	110	+ 8.1%
Inventory of Homes for Sale	406	292	- 28.1%	--	--	--

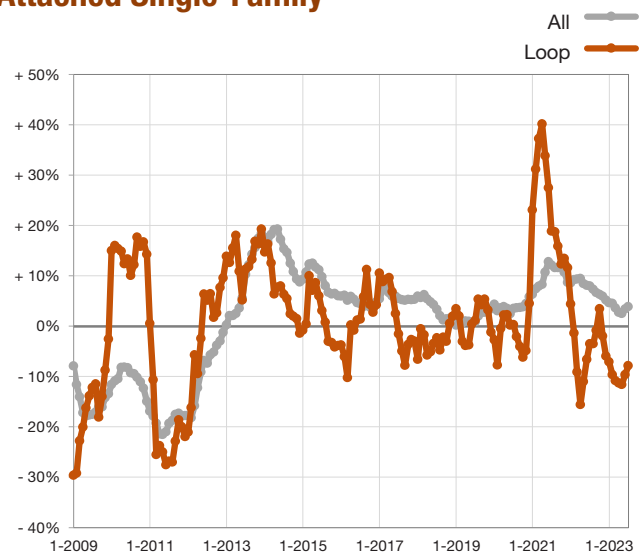
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | July 2023

- 5.2%

Change in
New Listings
All Properties

- 14.7%

Change in
Closed Sales
All Properties

- 18.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	9	11	+ 22.2%	71	73	+ 2.8%
Closed Sales	2	2	0.0%	31	18	- 41.9%
Median Sales Price*	\$4,812,500	\$1,527,500	- 68.3%	\$2,150,000	\$2,362,500	+ 9.9%
Percent of Original List Price Received*	82.3%	94.4%	+ 14.8%	92.5%	88.9%	- 4.0%
Market Time	315	209	- 33.8%	216	313	+ 45.4%
Inventory of Homes for Sale	31	37	+ 19.4%	--	--	--

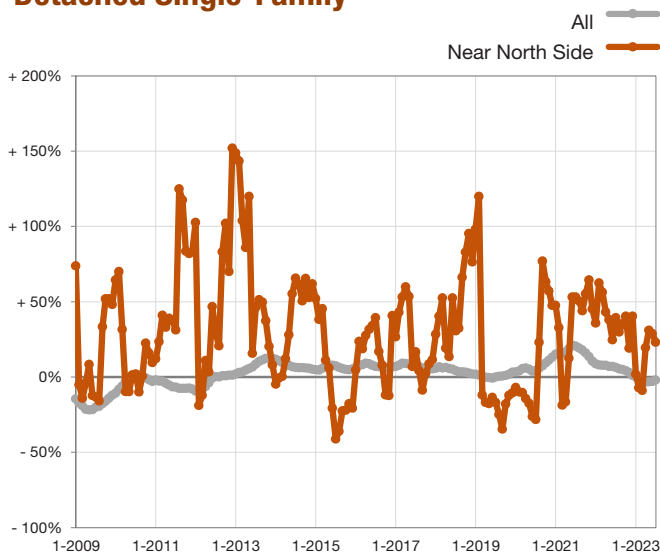
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	569	537	- 5.6%	4,668	3,775	- 19.1%
Closed Sales	264	225	- 14.8%	1,973	1,508	- 23.6%
Median Sales Price*	\$418,500	\$390,000	- 6.8%	\$430,000	\$400,000	- 7.0%
Percent of Original List Price Received*	96.5%	97.0%	+ 0.6%	97.1%	96.7%	- 0.4%
Market Time	91	92	+ 1.2%	116	109	- 6.1%
Inventory of Homes for Sale	1,455	1,175	- 19.2%	--	--	--

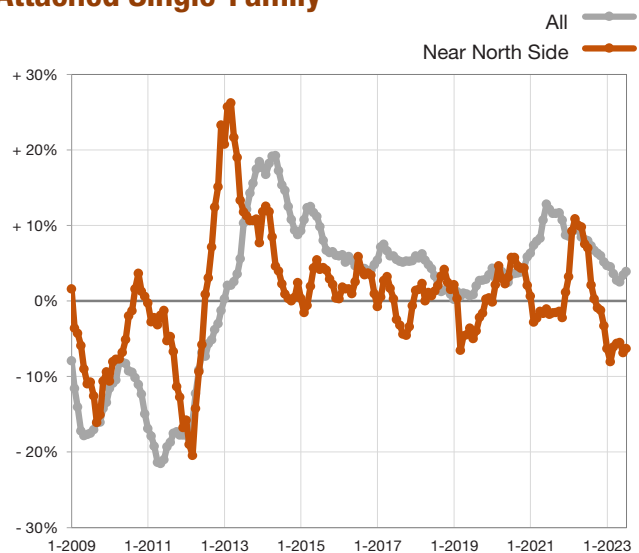
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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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 | July 2023

- 13.0%

Change in
New Listings
All Properties

- 11.3%

Change in
Closed Sales
All Properties

- 33.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	0	1	--	5	8	+ 60.0%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Median Sales Price*	\$1,280,000	\$2,000,000	+ 56.3%	\$1,280,000	\$1,860,000	+ 45.3%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	94.1%	92.5%	- 1.7%
Market Time	24	37	+ 54.2%	135	148	+ 10.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

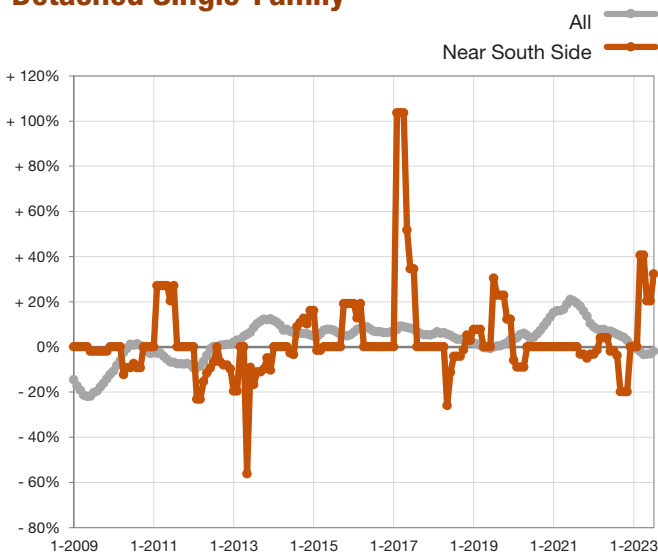
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	146	126	- 13.7%	1,101	775	- 29.6%
Closed Sales	52	46	- 11.5%	501	337	- 32.7%
Median Sales Price*	\$357,500	\$406,500	+ 13.7%	\$375,000	\$395,000	+ 5.3%
Percent of Original List Price Received*	99.7%	101.9%	+ 2.3%	100.4%	101.1%	+ 0.7%
Market Time	63	42	- 33.3%	92	83	- 9.0%
Inventory of Homes for Sale	284	188	- 33.8%	--	--	--

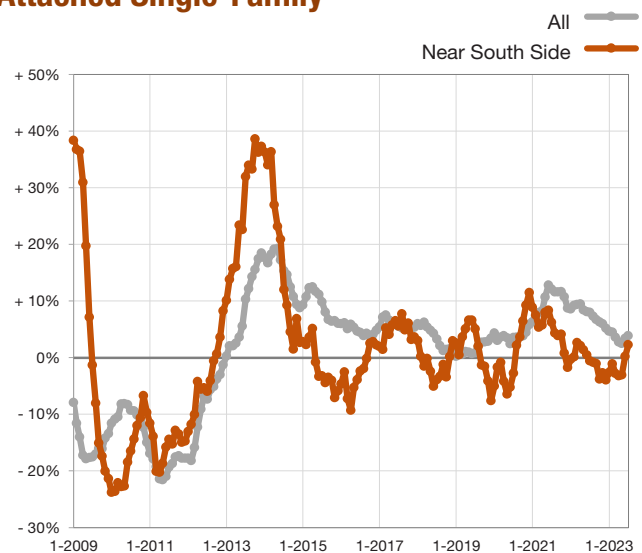
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | July 2023

- 33.8%

Change in
New Listings
All Properties

- 28.5%

Change in
Closed Sales
All Properties

- 40.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	8	6	- 25.0%	61	45	- 26.2%
Closed Sales	2	4	+ 100.0%	20	17	- 15.0%
Median Sales Price*	\$646,000	\$713,750	+ 10.5%	\$532,500	\$700,000	+ 31.5%
Percent of Original List Price Received*	96.0%	100.7%	+ 4.9%	95.7%	97.6%	+ 2.1%
Market Time	53	14	- 74.5%	107	101	- 4.8%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--

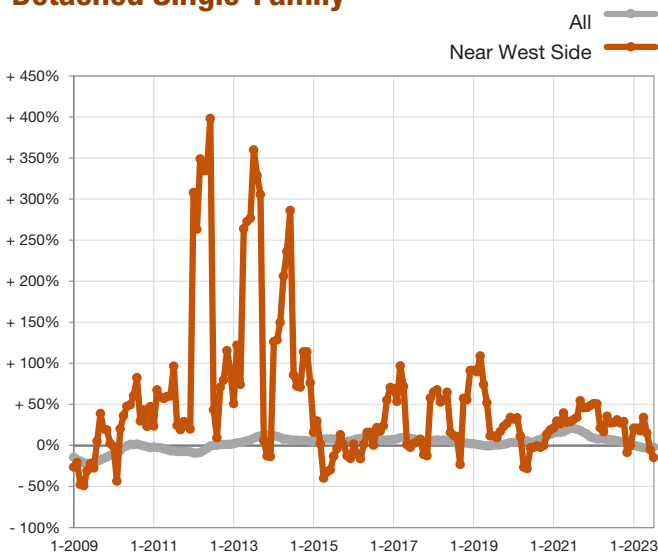
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	208	137	- 34.1%	1,817	1,131	- 37.8%
Closed Sales	128	89	- 30.5%	914	608	- 33.5%
Median Sales Price*	\$362,450	\$405,000	+ 11.7%	\$380,000	\$395,000	+ 3.9%
Percent of Original List Price Received*	99.5%	101.0%	+ 1.5%	99.7%	100.3%	+ 0.6%
Market Time	44	52	+ 16.3%	68	73	+ 7.0%
Inventory of Homes for Sale	355	210	- 40.8%	--	--	--

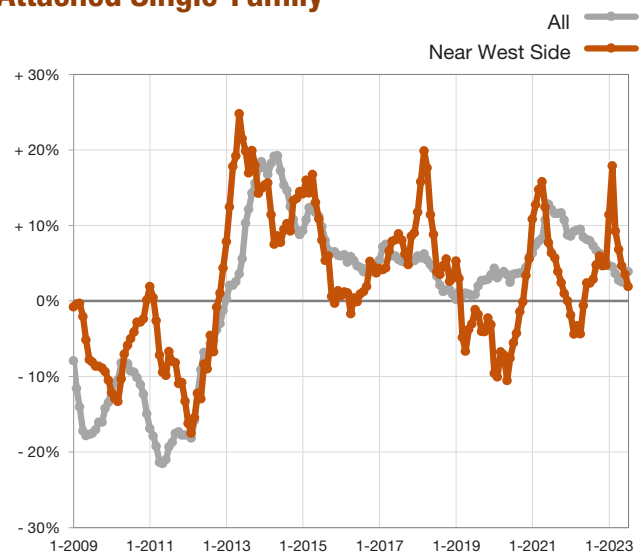
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NORTH CENTER

Local Market Update | July 2023

- 37.6%

Change in
New Listings
All Properties

- 18.5%

Change in
Closed Sales
All Properties

- 50.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	41	25	- 39.0%	234	175	- 25.2%
Closed Sales	21	13	- 38.1%	128	82	- 35.9%
Median Sales Price*	\$1,160,000	\$1,375,000	+ 18.5%	\$1,250,000	\$1,375,000	+ 10.0%
Percent of Original List Price Received*	99.7%	100.3%	+ 0.6%	100.3%	98.8%	- 1.5%
Market Time	11	39	+ 268.3%	22	48	+ 117.1%
Inventory of Homes for Sale	44	20	- 54.5%	--	--	--

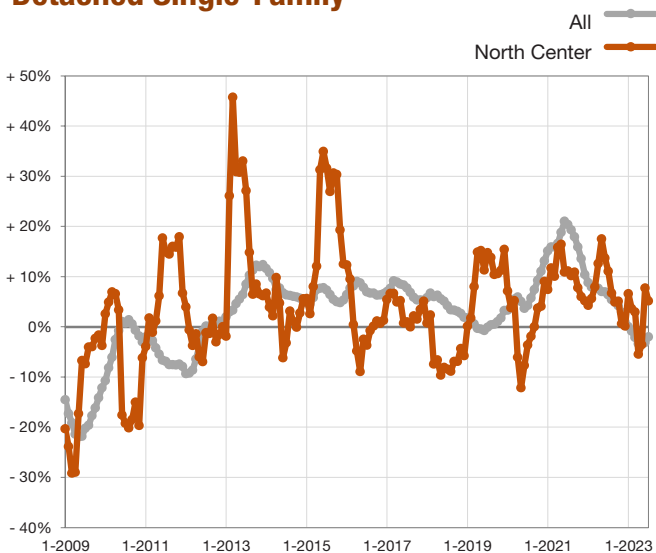
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	60	38	- 36.7%	450	295	- 34.4%
Closed Sales	33	31	- 6.1%	281	203	- 27.8%
Median Sales Price*	\$555,000	\$518,000	- 6.7%	\$498,000	\$530,000	+ 6.4%
Percent of Original List Price Received*	99.4%	100.3%	+ 0.9%	100.7%	99.5%	- 1.2%
Market Time	22	32	+ 42.5%	33	51	+ 52.8%
Inventory of Homes for Sale	67	35	- 47.8%	--	--	--

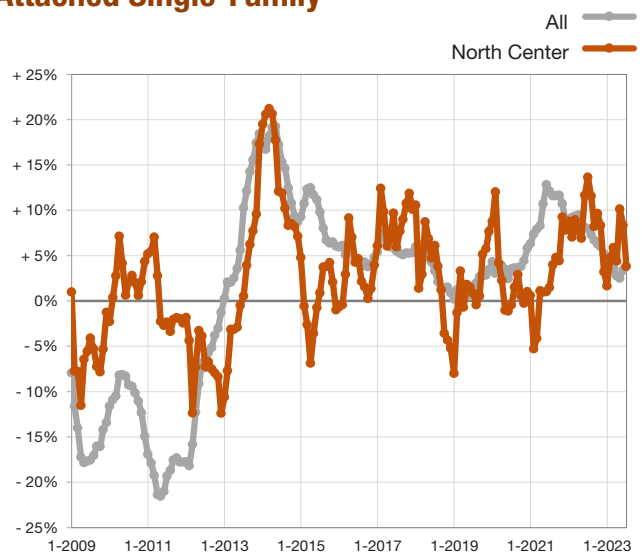
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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 | July 2023

- 29.2%

Change in
New Listings
All Properties

- 34.9%

Change in
Closed Sales
All Properties

- 60.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	6	7	+ 16.7%	40	39	- 2.5%
Closed Sales	4	3	- 25.0%	27	14	- 48.1%
Median Sales Price*	\$1,368,500	\$1,350,000	- 1.4%	\$1,200,000	\$1,065,500	- 11.2%
Percent of Original List Price Received*	96.3%	97.4%	+ 1.2%	97.3%	96.7%	- 0.6%
Market Time	36	14	- 60.6%	106	71	- 32.5%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--

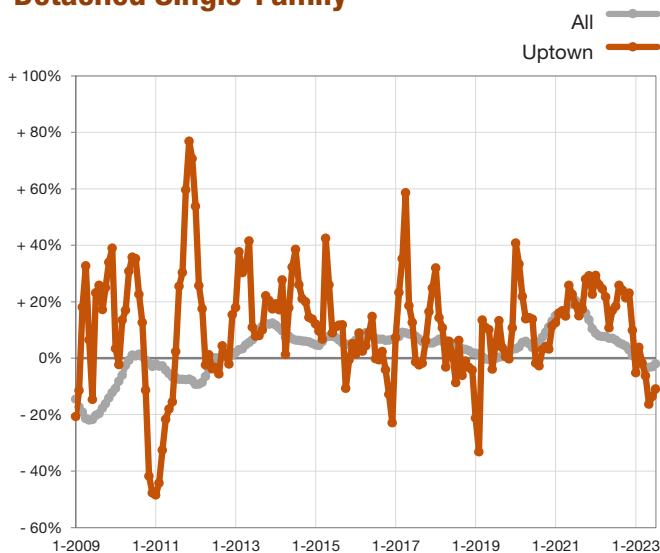
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	107	73	- 31.8%	906	569	- 37.2%
Closed Sales	82	53	- 35.4%	660	419	- 36.5%
Median Sales Price*	\$332,750	\$310,000	- 6.8%	\$315,000	\$325,000	+ 3.2%
Percent of Original List Price Received*	100.1%	100.5%	+ 0.4%	99.3%	100.1%	+ 0.8%
Market Time	30	20	- 34.3%	55	45	- 18.0%
Inventory of Homes for Sale	140	51	- 63.6%	--	--	--

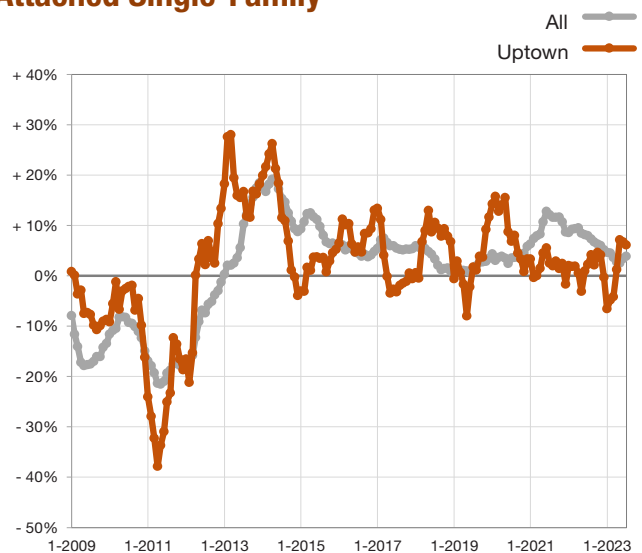
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | July 2023

- 27.3%

Change in
New Listings
All Properties

- 26.9%

Change in
Closed Sales
All Properties

- 36.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	44	37	- 15.9%	300	237	- 21.0%
Closed Sales	15	18	+ 20.0%	157	115	- 26.8%
Median Sales Price*	\$905,000	\$980,000	+ 8.3%	\$1,125,000	\$1,125,000	0.0%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	98.4%	97.6%	- 0.8%
Market Time	38	56	+ 47.2%	39	58	+ 49.1%
Inventory of Homes for Sale	64	50	- 21.9%	--	--	--

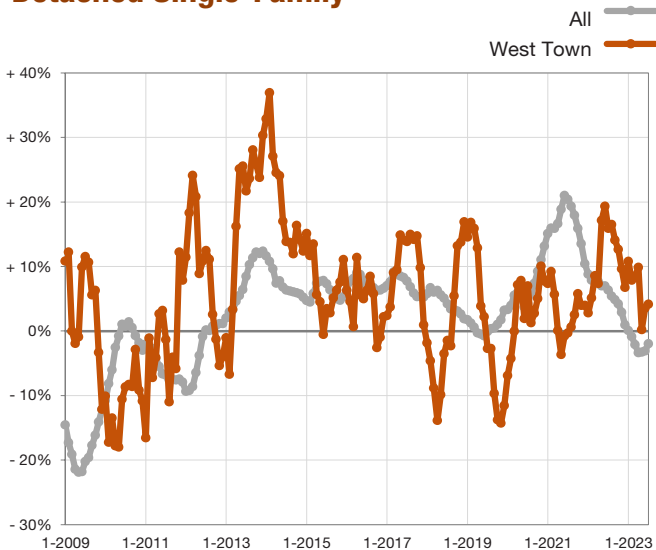
Attached Single-Family

	July			Year to Date		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
New Listings	253	179	- 29.2%	1,933	1,213	- 37.2%
Closed Sales	141	96	- 31.9%	1,171	710	- 39.4%
Median Sales Price*	\$525,000	\$564,950	+ 7.6%	\$510,000	\$535,000	+ 4.9%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	99.4%	99.5%	+ 0.1%
Market Time	27	29	+ 5.7%	48	53	+ 10.3%
Inventory of Homes for Sale	300	181	- 39.7%	--	--	--

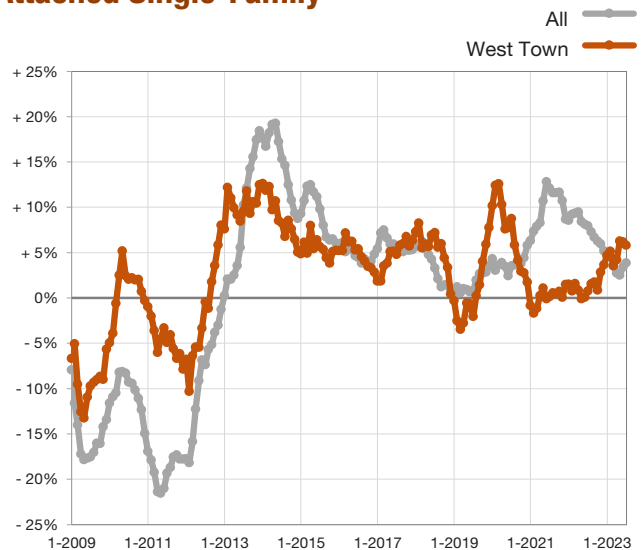
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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