



AVONDALE

Local Market Update | December 2023

+ 36.4%

Change in
New Listings
All Properties

- 17.6%

Change in
Closed Sales
All Properties

- 14.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	5	11	+ 120.0%	201	161	- 19.9%
Closed Sales	9	3	- 66.7%	111	84	- 24.3%
Median Sales Price*	\$549,900	\$450,000	- 18.2%	\$665,000	\$602,500	- 9.4%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	98.6%	98.3%	- 0.3%
Market Time	54	43	- 19.8%	37	62	+ 66.4%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--

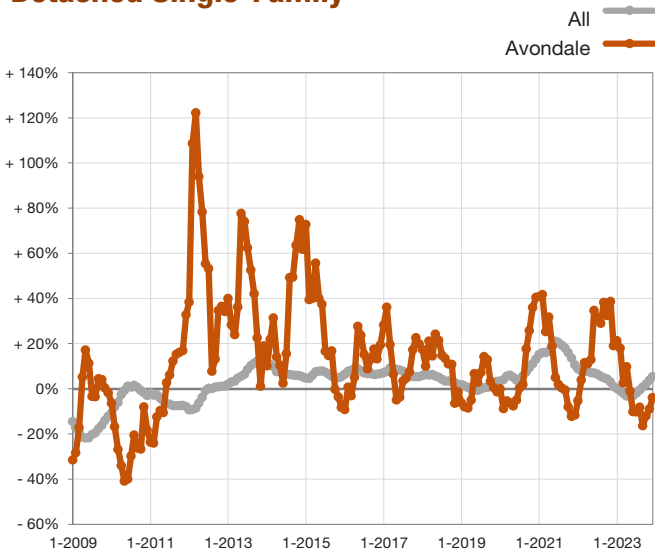
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	6	4	- 33.3%	273	221	- 19.0%
Closed Sales	8	11	+ 37.5%	172	143	- 16.9%
Median Sales Price*	\$342,750	\$450,000	+ 31.3%	\$345,000	\$400,000	+ 15.9%
Percent of Original List Price Received*	98.1%	96.0%	- 2.1%	99.0%	99.7%	+ 0.7%
Market Time	53	35	- 33.6%	46	38	- 16.6%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--

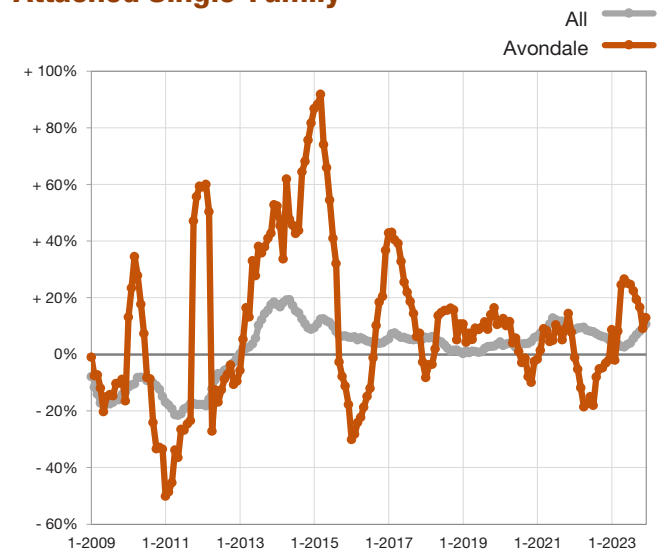
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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 | December 2023

+ 72.2%

+ 20.8%

- 19.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	11	13	+ 18.2%	506	371	- 26.7%
Closed Sales	11	15	+ 36.4%	292	201	- 31.2%
Median Sales Price*	\$585,000	\$515,000	- 12.0%	\$657,450	\$619,000	- 5.8%
Percent of Original List Price Received*	95.5%	91.3%	- 4.3%	99.7%	98.5%	- 1.2%
Market Time	64	84	+ 31.0%	38	49	+ 27.9%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--

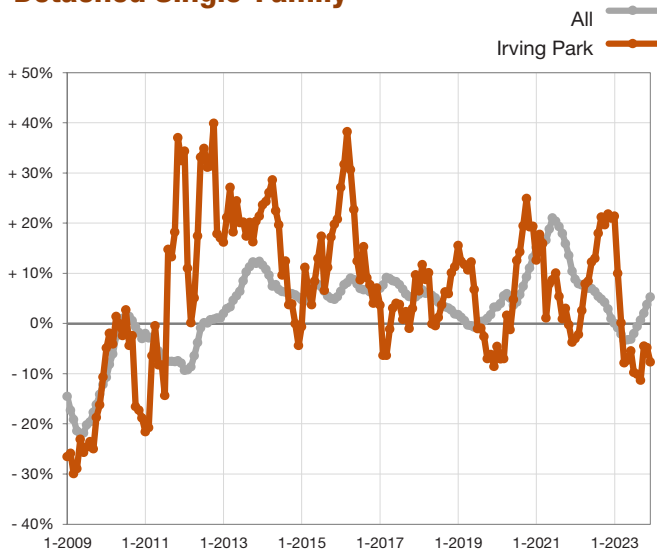
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	7	18	+ 157.1%	411	272	- 33.8%
Closed Sales	13	14	+ 7.7%	269	202	- 24.9%
Median Sales Price*	\$215,000	\$165,750	- 22.9%	\$228,000	\$240,000	+ 5.3%
Percent of Original List Price Received*	96.2%	93.6%	- 2.7%	98.4%	98.4%	- 0.1%
Market Time	109	41	- 61.9%	62	40	- 35.1%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--

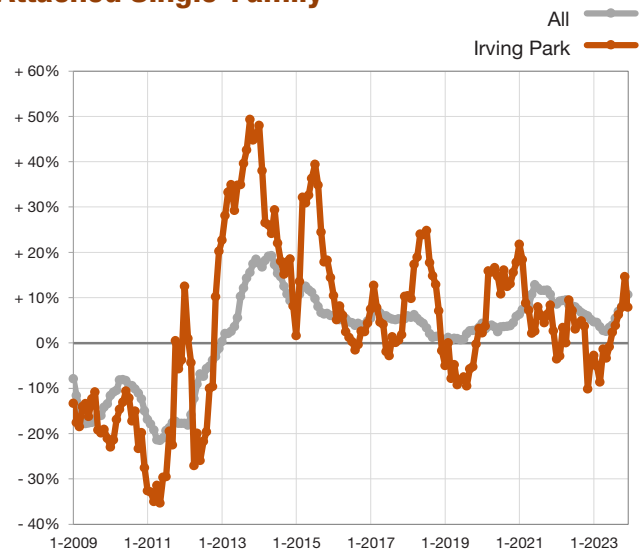
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | December 2023

- 58.0%

+ 3.6%

- 48.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	6	3	- 50.0%	274	234	- 14.6%
Closed Sales	7	8	+ 14.3%	167	124	- 25.7%
Median Sales Price*	\$1,790,000	\$1,789,500	- 0.0%	\$1,550,000	\$1,600,000	+ 3.2%
Percent of Original List Price Received*	94.7%	92.3%	- 2.4%	98.7%	97.7%	- 1.0%
Market Time	29	166	+ 469.2%	58	64	+ 11.3%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--

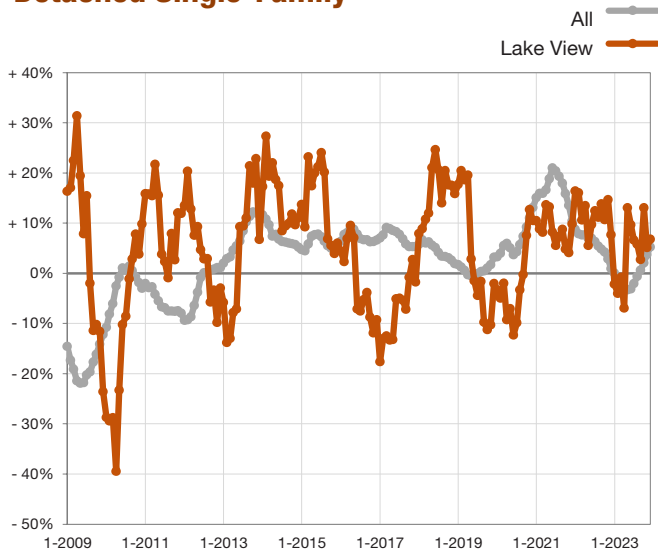
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	75	31	- 58.7%	3,325	2,226	- 33.1%
Closed Sales	77	79	+ 2.6%	2,142	1,520	- 29.0%
Median Sales Price*	\$315,000	\$345,000	+ 9.5%	\$388,700	\$410,000	+ 5.5%
Percent of Original List Price Received*	97.0%	96.4%	- 0.6%	98.4%	99.0%	+ 0.6%
Market Time	44	42	- 3.2%	49	46	- 6.1%
Inventory of Homes for Sale	219	113	- 48.4%	--	--	--

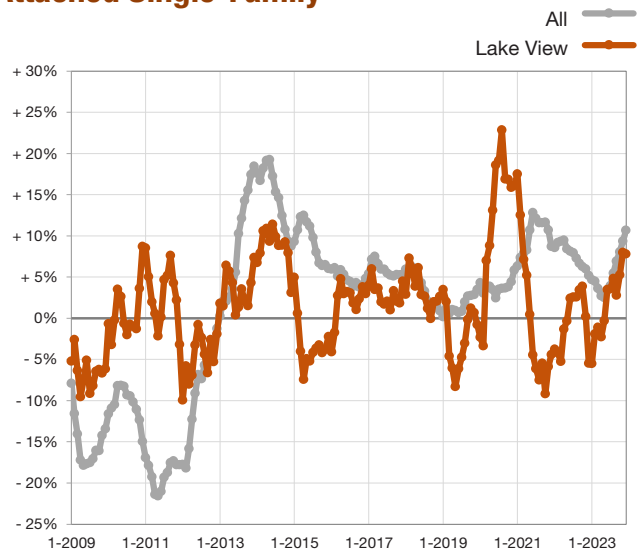
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | December 2023

- 8.3%

Change in
New Listings
All Properties

- 22.1%

Change in
Closed Sales
All Properties

- 34.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	3	5	+ 66.7%	398	342	- 14.1%
Closed Sales	13	12	- 7.7%	230	151	- 34.3%
Median Sales Price*	\$1,721,000	\$2,300,000	+ 33.6%	\$1,727,500	\$1,850,000	+ 7.1%
Percent of Original List Price Received*	93.9%	99.0%	+ 5.4%	96.4%	96.2%	- 0.2%
Market Time	89	77	- 13.4%	64	69	+ 7.6%
Inventory of Homes for Sale	40	38	- 5.0%	--	--	--

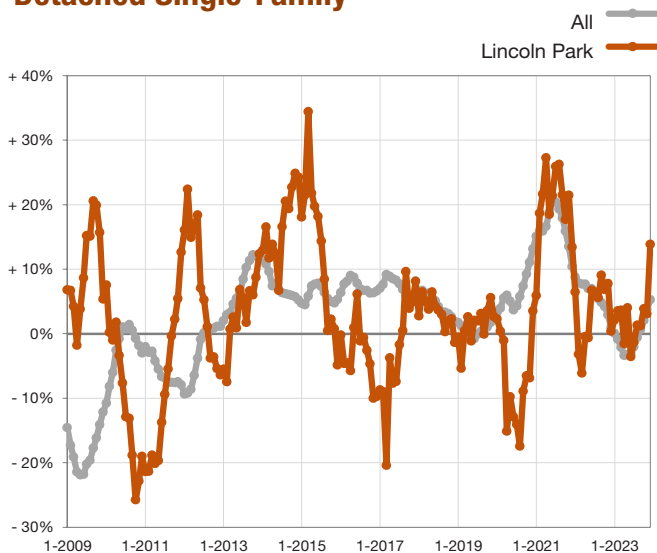
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	33	28	- 15.2%	2,233	1,555	- 30.4%
Closed Sales	64	48	- 25.0%	1,477	1,016	- 31.2%
Median Sales Price*	\$455,000	\$570,000	+ 25.3%	\$540,000	\$560,000	+ 3.7%
Percent of Original List Price Received*	95.8%	96.6%	+ 0.7%	98.2%	98.5%	+ 0.3%
Market Time	88	52	- 40.9%	59	53	- 9.4%
Inventory of Homes for Sale	176	103	- 41.5%	--	--	--

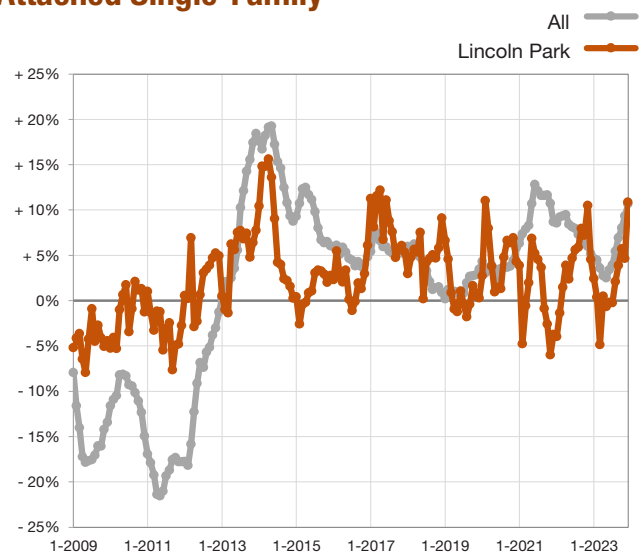
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | December 2023

+ 15.8%

Change in
New Listings
All Properties

- 5.3%

Change in
Closed Sales
All Properties

- 2.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	8	6	- 25.0%	189	144	- 23.8%
Closed Sales	3	5	+ 66.7%	131	85	- 35.1%
Median Sales Price*	\$760,000	\$1,040,000	+ 36.8%	\$825,000	\$987,500	+ 19.7%
Percent of Original List Price Received*	97.1%	97.7%	+ 0.6%	99.0%	98.7%	- 0.3%
Market Time	78	49	- 37.4%	43	55	+ 27.0%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--

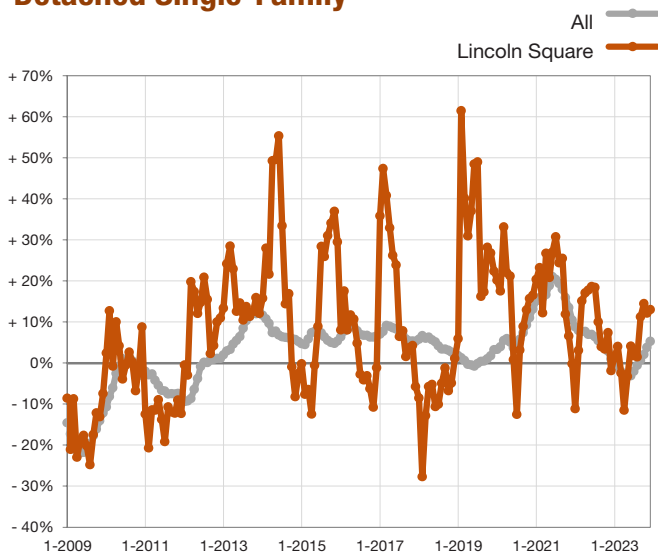
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	11	16	+ 45.5%	556	350	- 37.1%
Closed Sales	16	13	- 18.8%	378	259	- 31.5%
Median Sales Price*	\$345,000	\$210,000	- 39.1%	\$315,200	\$350,000	+ 11.0%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	98.6%	99.8%	+ 1.3%
Market Time	69	22	- 67.5%	54	32	- 41.3%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--

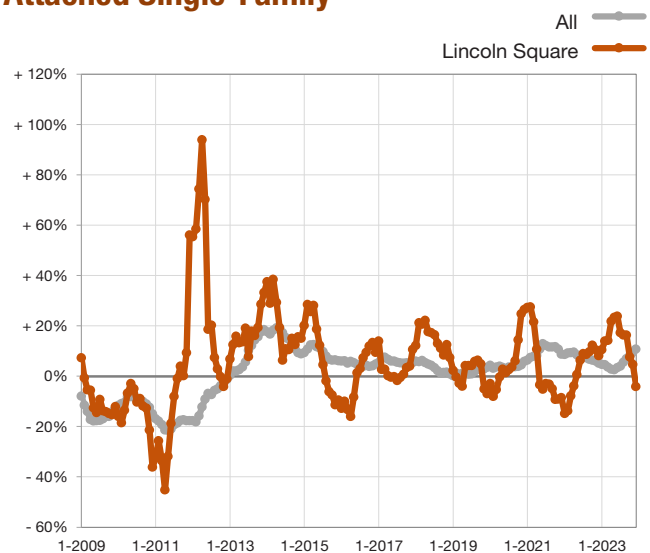
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | December 2023

- 32.4%

Change in
New Listings
All Properties

- 12.2%

Change in
Closed Sales
All Properties

- 35.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	12	8	- 33.3%	397	343	- 13.6%
Closed Sales	14	13	- 7.1%	238	161	- 32.4%
Median Sales Price*	\$891,135	\$885,500	- 0.6%	\$912,500	\$1,012,500	+ 11.0%
Percent of Original List Price Received*	98.4%	97.5%	- 0.9%	99.2%	98.1%	- 1.2%
Market Time	56	59	+ 5.6%	35	67	+ 92.4%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--

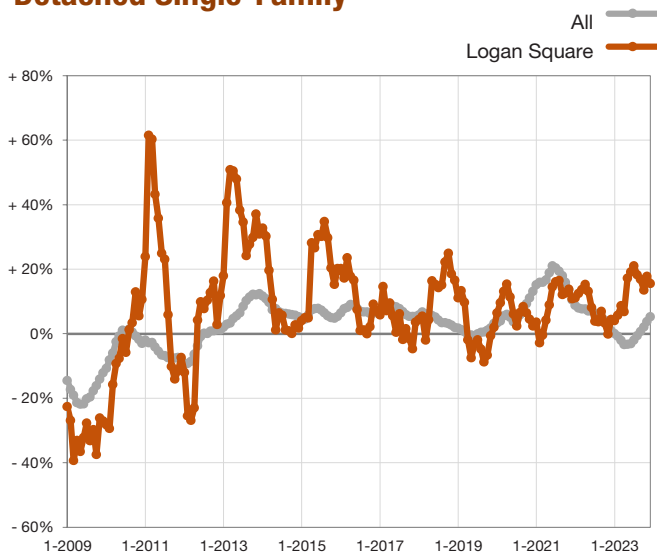
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	22	15	- 31.8%	1,040	639	- 38.6%
Closed Sales	27	23	- 14.8%	632	424	- 32.9%
Median Sales Price*	\$500,000	\$518,000	+ 3.6%	\$450,000	\$488,500	+ 8.6%
Percent of Original List Price Received*	97.1%	97.0%	- 0.0%	99.4%	99.8%	+ 0.5%
Market Time	50	49	- 3.1%	47	44	- 5.0%
Inventory of Homes for Sale	62	39	- 37.1%	--	--	--

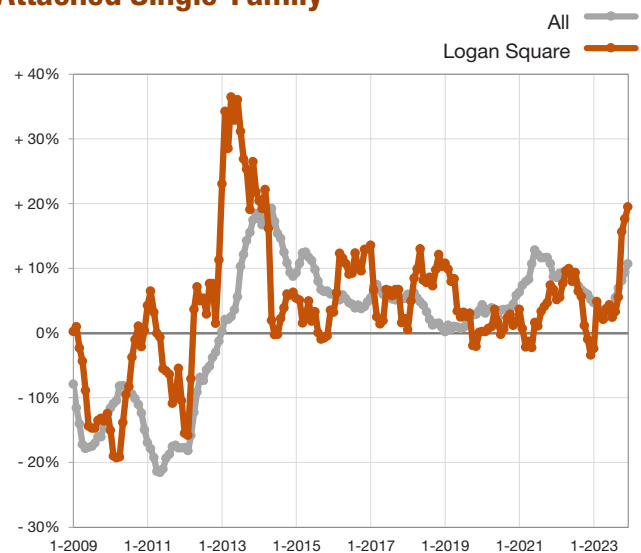
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | December 2023

- 25.9%

+ 54.1%

- 34.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	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%	--	--	--

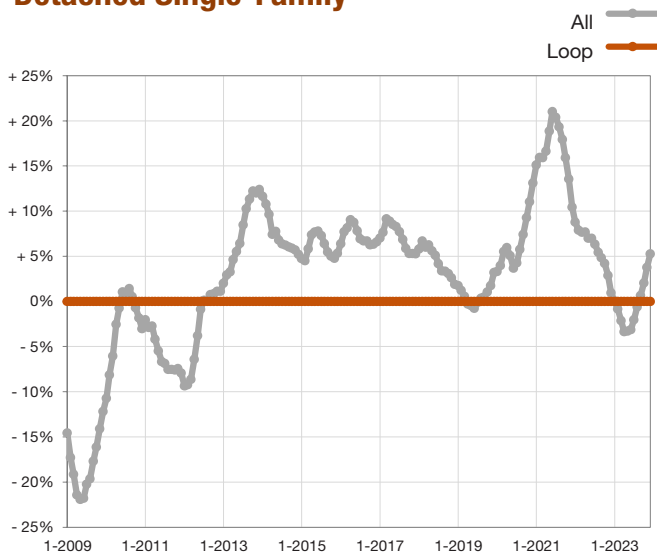
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	58	43	- 25.9%	1,894	1,546	- 18.4%
Closed Sales	37	57	+ 54.1%	946	830	- 12.3%
Median Sales Price*	\$328,500	\$400,000	+ 21.8%	\$372,500	\$370,000	- 0.7%
Percent of Original List Price Received*	95.7%	97.1%	+ 1.5%	97.1%	97.3%	+ 0.2%
Market Time	103	78	- 24.0%	104	90	- 12.8%
Inventory of Homes for Sale	264	175	- 33.7%	--	--	--

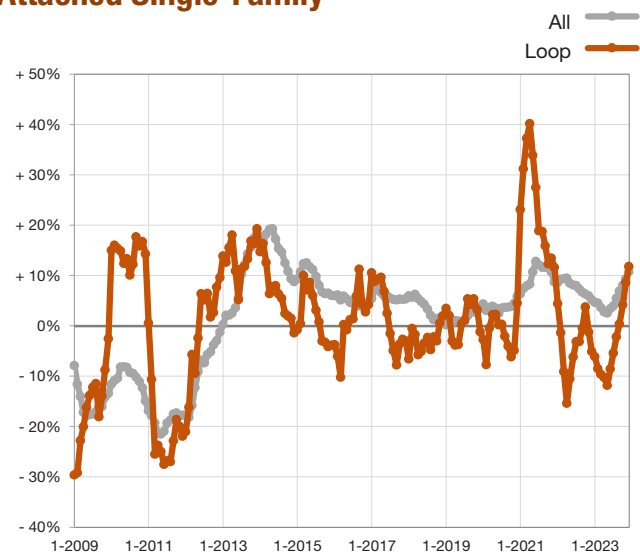
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | December 2023

- 1.4%

+ 14.4%

- 10.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	1	1	0.0%	112	121	+ 8.0%
Closed Sales	1	2	+ 100.0%	39	24	- 38.5%
Median Sales Price*	\$1,300,000	\$2,920,000	+ 124.6%	\$2,100,000	\$2,200,000	+ 4.8%
Percent of Original List Price Received*	100.1%	91.9%	- 8.1%	92.5%	90.3%	- 2.3%
Market Time	150	17	- 89.0%	245	283	+ 15.2%
Inventory of Homes for Sale	21	35	+ 66.7%	--	--	--

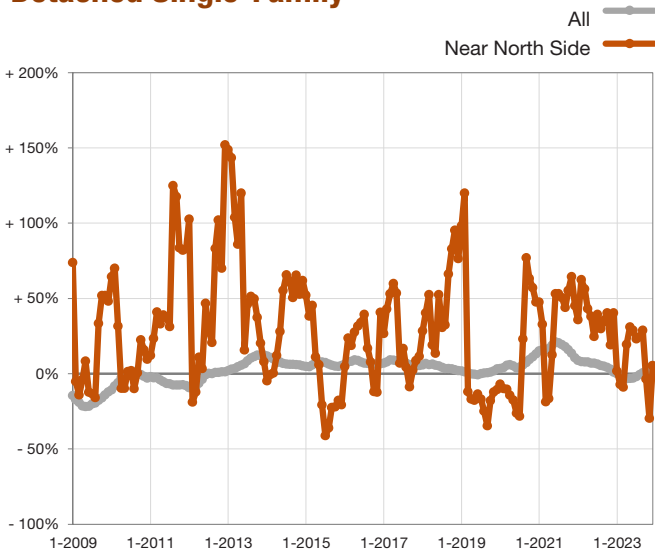
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	141	139	- 1.4%	6,591	5,757	- 12.7%
Closed Sales	131	149	+ 13.7%	2,814	2,404	- 14.6%
Median Sales Price*	\$430,000	\$400,000	- 7.0%	\$420,000	\$395,000	- 6.0%
Percent of Original List Price Received*	96.0%	95.5%	- 0.6%	96.7%	96.5%	- 0.2%
Market Time	134	107	- 19.6%	112	104	- 7.5%
Inventory of Homes for Sale	965	845	- 12.4%	--	--	--

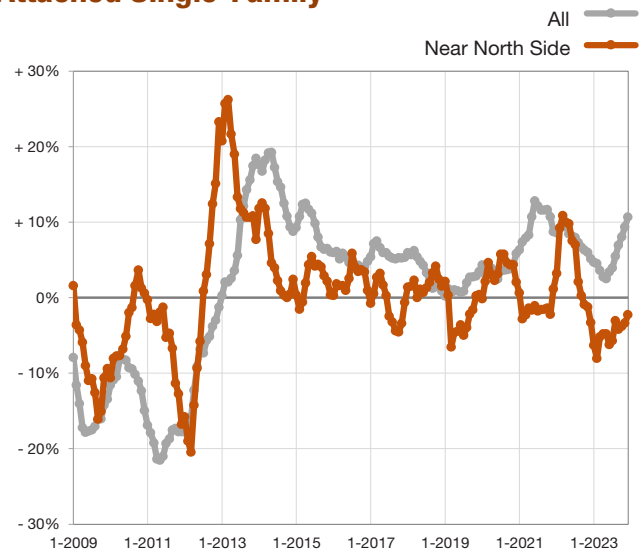
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | December 2023

- 18.8%

Change in
New Listings
All Properties

+ 18.8%

Change in
Closed Sales
All Properties

- 26.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	0	0	--	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	1	0.0%	--	--	--

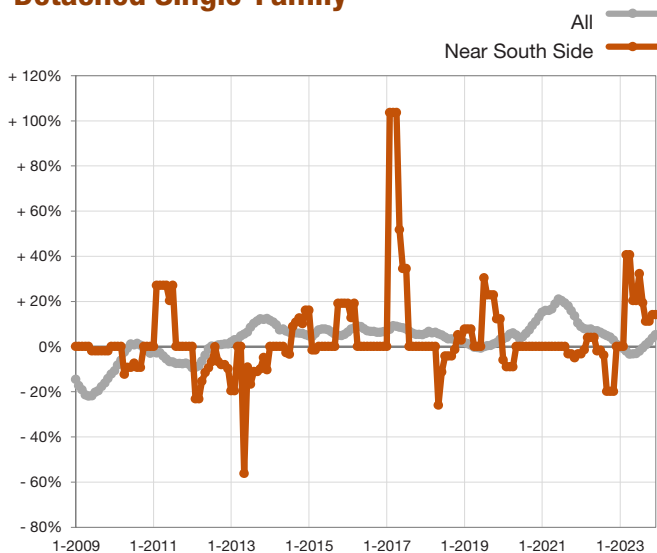
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	32	26	- 18.8%	1,541	1,143	- 25.8%
Closed Sales	32	38	+ 18.8%	723	554	- 23.4%
Median Sales Price*	\$333,250	\$337,500	+ 1.3%	\$375,000	\$381,500	+ 1.7%
Percent of Original List Price Received*	98.1%	99.8%	+ 1.8%	100.1%	100.3%	+ 0.3%
Market Time	104	103	- 0.6%	89	81	- 9.2%
Inventory of Homes for Sale	139	102	- 26.6%	--	--	--

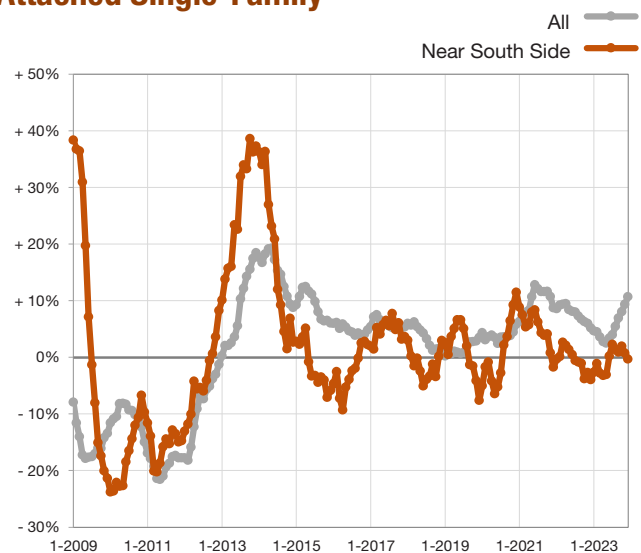
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | December 2023

+ 2.2%

Change in
New Listings
All Properties

+ 21.1%

Change in
Closed Sales
All Properties

- 32.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	1	2	+ 100.0%	94	73	- 22.3%
Closed Sales	2	4	+ 100.0%	25	29	+ 16.0%
Median Sales Price*	\$1,038,750	\$955,750	- 8.0%	\$585,000	\$700,000	+ 19.7%
Percent of Original List Price Received*	93.8%	90.1%	- 3.9%	94.7%	97.0%	+ 2.4%
Market Time	93	68	- 26.8%	96	88	- 9.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--

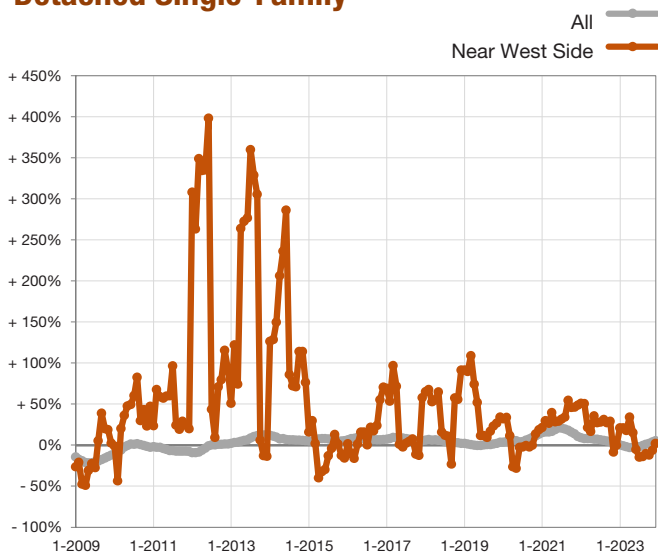
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	44	44	0.0%	2,490	1,652	- 33.7%
Closed Sales	36	42	+ 16.7%	1,282	922	- 28.1%
Median Sales Price*	\$397,500	\$355,000	- 10.7%	\$392,250	\$395,000	+ 0.7%
Percent of Original List Price Received*	98.1%	97.2%	- 1.0%	99.7%	99.7%	+ 0.0%
Market Time	98	65	- 33.8%	67	67	+ 0.4%
Inventory of Homes for Sale	207	135	- 34.8%	--	--	--

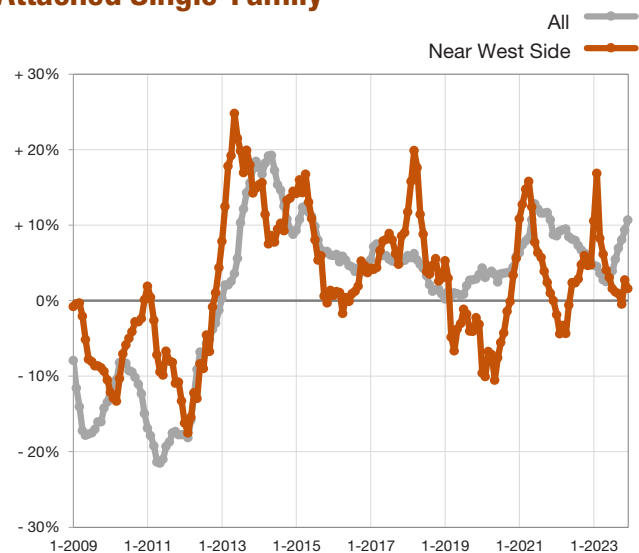
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NORTH CENTER

Local Market Update | December 2023

+ 7.7%

Change in
New Listings
All Properties

+ 7.1%

Change in
Closed Sales
All Properties

- 49.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	3	7	+ 133.3%	323	295	- 8.7%
Closed Sales	12	9	- 25.0%	209	152	- 27.3%
Median Sales Price*	\$1,135,000	\$1,025,000	- 9.7%	\$1,250,000	\$1,370,000	+ 9.6%
Percent of Original List Price Received*	96.8%	96.8%	+ 0.0%	99.6%	98.2%	- 1.4%
Market Time	57	47	- 16.6%	28	44	+ 54.3%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--

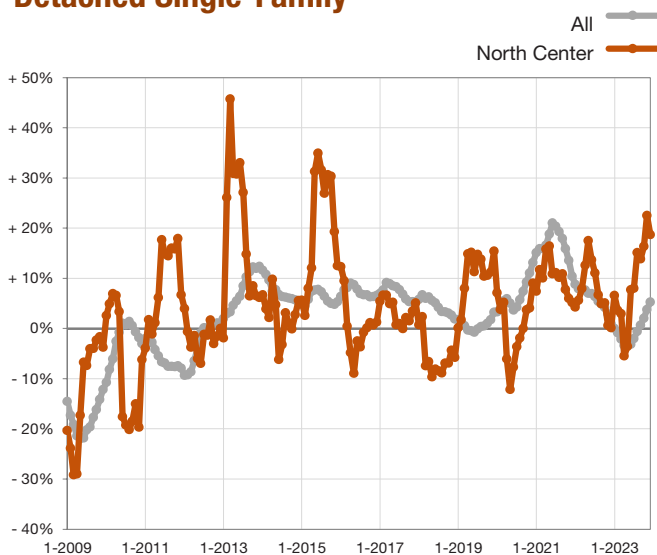
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	10	7	- 30.0%	657	465	- 29.2%
Closed Sales	16	21	+ 31.3%	392	311	- 20.7%
Median Sales Price*	\$488,750	\$525,000	+ 7.4%	\$483,750	\$520,000	+ 7.5%
Percent of Original List Price Received*	97.5%	98.6%	+ 1.1%	99.9%	99.4%	- 0.6%
Market Time	75	57	- 23.6%	37	49	+ 32.7%
Inventory of Homes for Sale	49	20	- 59.2%	--	--	--

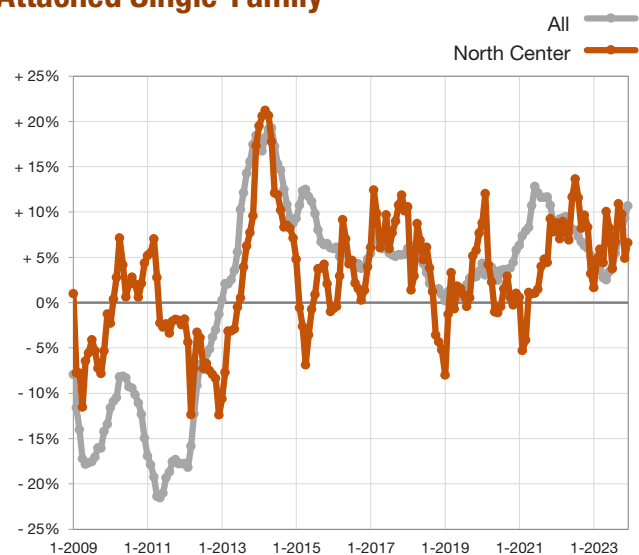
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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 | December 2023

+ 26.9%

- 2.8%

- 26.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	1	0	- 100.0%	65	60	- 7.7%
Closed Sales	3	1	- 66.7%	35	25	- 28.6%
Median Sales Price*	\$1,125,000	\$925,000	- 17.8%	\$1,175,000	\$1,030,000	- 12.3%
Percent of Original List Price Received*	93.6%	97.4%	+ 4.1%	96.3%	96.7%	+ 0.3%
Market Time	116	174	+ 49.6%	101	70	- 30.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--

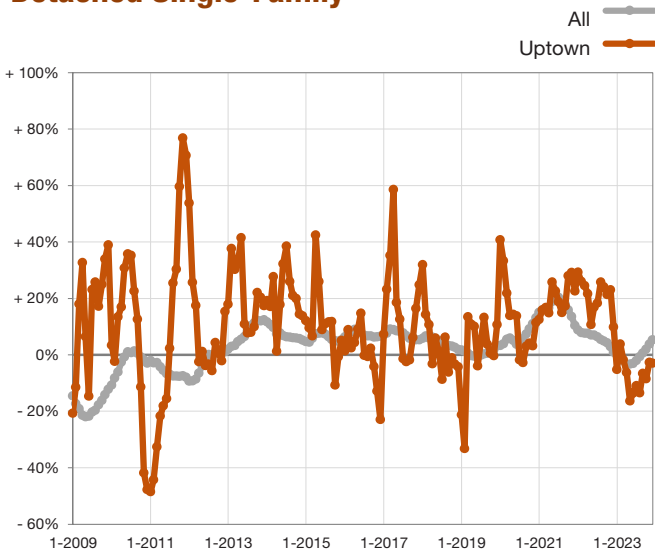
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	25	33	+ 32.0%	1,284	887	- 30.9%
Closed Sales	33	34	+ 3.0%	896	653	- 27.1%
Median Sales Price*	\$250,000	\$322,500	+ 29.0%	\$305,000	\$319,000	+ 4.6%
Percent of Original List Price Received*	95.6%	97.4%	+ 1.9%	98.7%	99.8%	+ 1.1%
Market Time	90	40	- 55.0%	52	41	- 21.2%
Inventory of Homes for Sale	83	63	- 24.1%	--	--	--

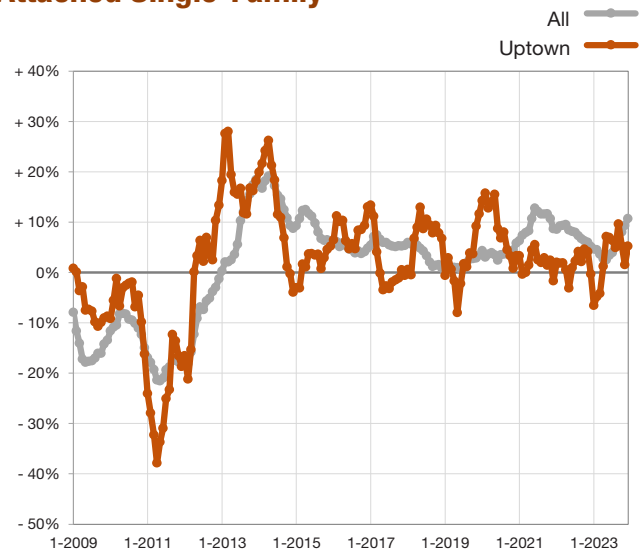
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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WEST TOWN

Local Market Update | December 2023

- 17.0%

+ 4.7%

- 27.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	8	6	- 25.0%	448	363	- 19.0%
Closed Sales	11	8	- 27.3%	238	176	- 26.1%
Median Sales Price*	\$870,000	\$1,050,000	+ 20.7%	\$1,100,000	\$1,140,000	+ 3.6%
Percent of Original List Price Received*	92.7%	97.9%	+ 5.7%	97.4%	97.4%	- 0.1%
Market Time	83	54	- 34.3%	45	64	+ 40.9%
Inventory of Homes for Sale	35	30	- 14.3%	--	--	--

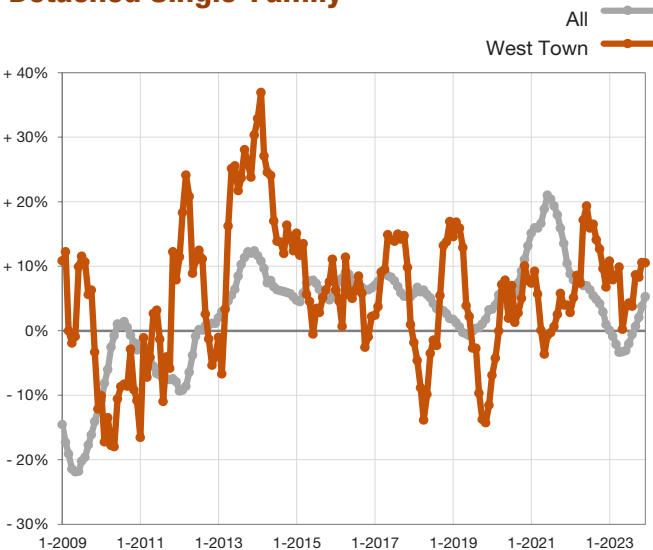
Attached Single-Family

	December			Year to Date		
	12-2022	12-2023	+ / -	12-2022	12-2023	+ / -
New Listings	45	38	- 15.6%	2,665	1,859	- 30.2%
Closed Sales	53	59	+ 11.3%	1,556	1,070	- 31.2%
Median Sales Price*	\$535,000	\$520,000	- 2.8%	\$512,250	\$535,000	+ 4.4%
Percent of Original List Price Received*	97.1%	97.1%	+ 0.1%	99.0%	99.1%	+ 0.1%
Market Time	76	73	- 3.9%	49	50	+ 2.9%
Inventory of Homes for Sale	144	100	- 30.6%	--	--	--

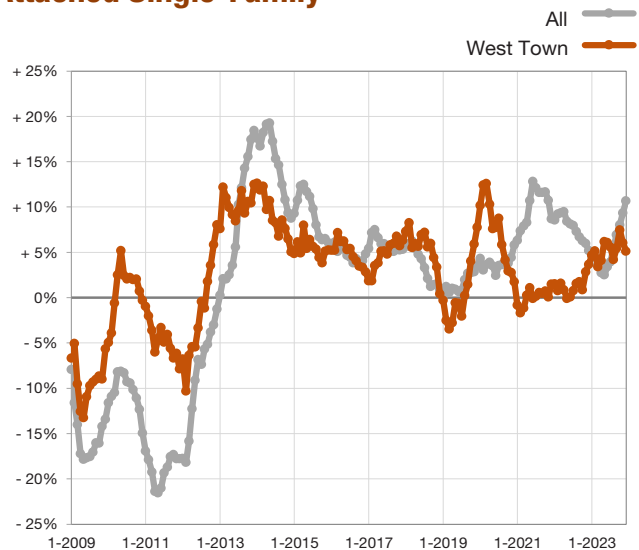
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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.