



AVONDALE

Local Market Update | May 2023

+ 6.7%

Change in
New Listings
All Properties

- 14.3%

Change in
Closed Sales
All Properties

- 38.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	17	24	+ 41.2%	88	60	- 31.8%
Closed Sales	7	10	+ 42.9%	48	30	- 37.5%
Median Sales Price*	\$525,000	\$441,000	- 16.0%	\$657,500	\$632,500	- 3.8%
Percent of Original List Price Received*	104.0%	101.5%	- 2.4%	100.7%	99.3%	- 1.3%
Market Time	23	29	+ 24.0%	37	99	+ 169.7%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--

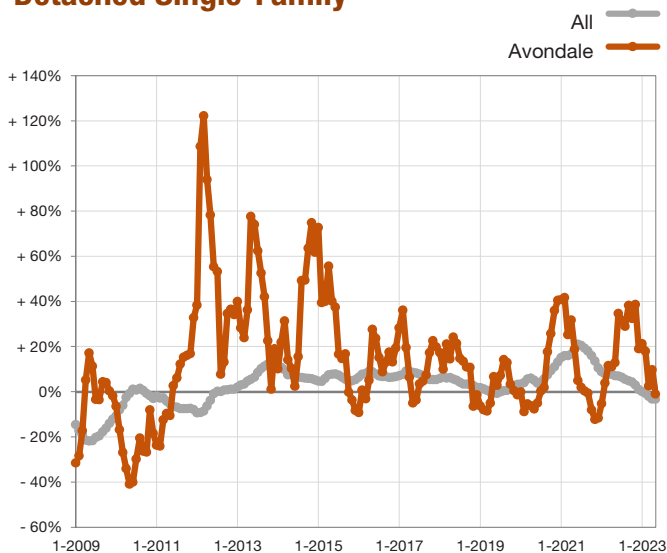
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	28	24	- 14.3%	127	96	- 24.4%
Closed Sales	21	14	- 33.3%	81	64	- 21.0%
Median Sales Price*	\$339,000	\$437,500	+ 29.1%	\$340,000	\$435,338	+ 28.0%
Percent of Original List Price Received*	99.7%	101.3%	+ 1.6%	99.4%	99.3%	- 0.1%
Market Time	34	29	- 16.6%	54	54	+ 0.3%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--

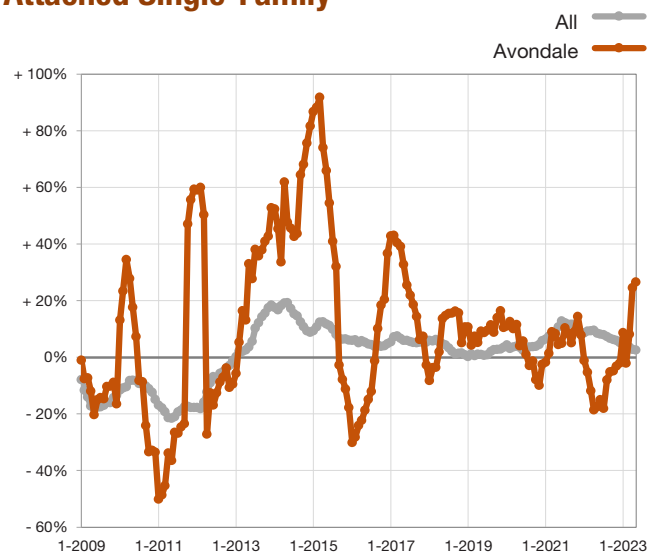
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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 | May 2023

- 41.0%

Change in
New Listings
All Properties

- 57.7%

Change in
Closed Sales
All Properties

- 41.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	57	32	- 43.9%	228	139	- 39.0%
Closed Sales	43	13	- 69.8%	133	70	- 47.4%
Median Sales Price*	\$660,000	\$754,000	+ 14.2%	\$675,127	\$541,300	- 19.8%
Percent of Original List Price Received*	102.4%	99.5%	- 2.8%	100.0%	98.7%	- 1.2%
Market Time	20	28	+ 43.5%	42	64	+ 52.1%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--

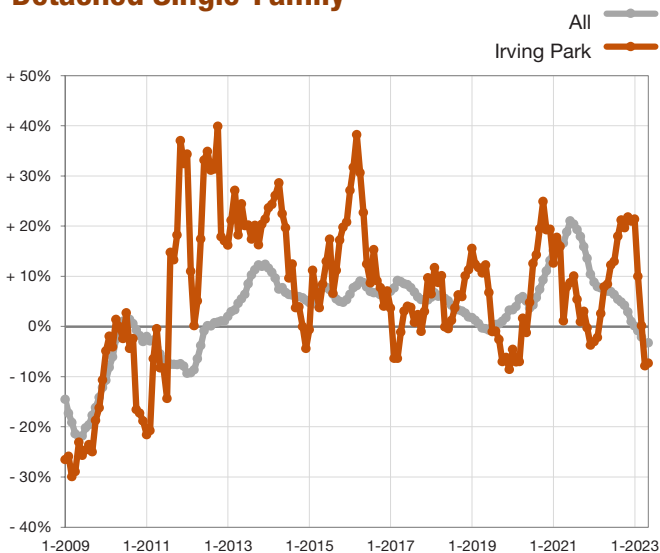
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	43	27	- 37.2%	194	118	- 39.2%
Closed Sales	35	20	- 42.9%	130	79	- 39.2%
Median Sales Price*	\$308,000	\$226,750	- 26.4%	\$262,500	\$232,500	- 11.4%
Percent of Original List Price Received*	101.1%	101.1%	- 0.0%	99.8%	99.0%	- 0.8%
Market Time	60	21	- 64.7%	56	51	- 8.6%
Inventory of Homes for Sale	44	19	- 56.8%	--	--	--

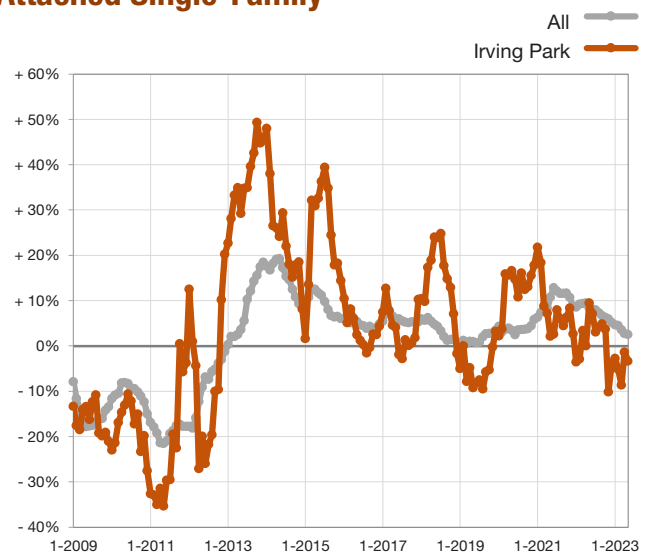
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | May 2023

- 28.2%

Change in
New Listings
All Properties

- 42.4%

Change in
Closed Sales
All Properties

- 38.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	34	34	0.0%	150	116	- 22.7%
Closed Sales	24	15	- 37.5%	78	41	- 47.4%
Median Sales Price*	\$1,215,000	\$1,900,000	+ 56.4%	\$1,442,500	\$1,529,900	+ 6.1%
Percent of Original List Price Received*	99.2%	97.0%	- 2.2%	98.5%	97.7%	- 0.7%
Market Time	43	82	+ 92.3%	68	75	+ 9.9%
Inventory of Homes for Sale	34	34	0.0%	--	--	--

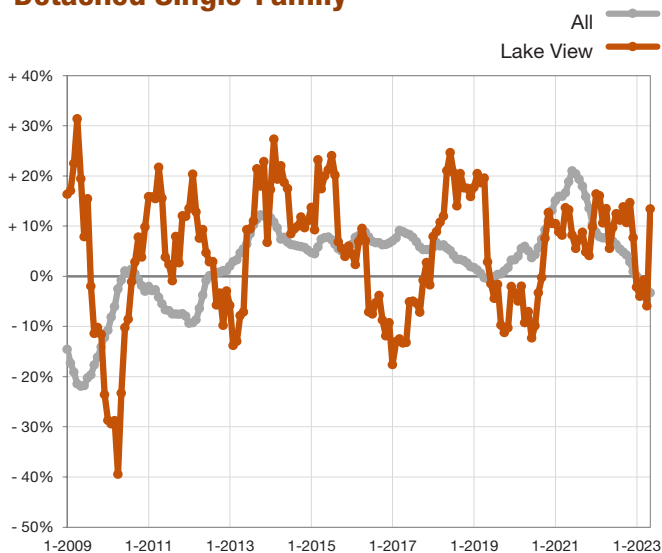
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	352	243	- 31.0%	1,803	1,064	- 41.0%
Closed Sales	304	174	- 42.8%	1,096	639	- 41.7%
Median Sales Price*	\$423,700	\$410,500	- 3.1%	\$403,625	\$400,000	- 0.9%
Percent of Original List Price Received*	99.5%	100.1%	+ 0.6%	98.7%	98.6%	- 0.1%
Market Time	38	39	+ 4.2%	59	60	+ 2.6%
Inventory of Homes for Sale	327	188	- 42.5%	--	--	--

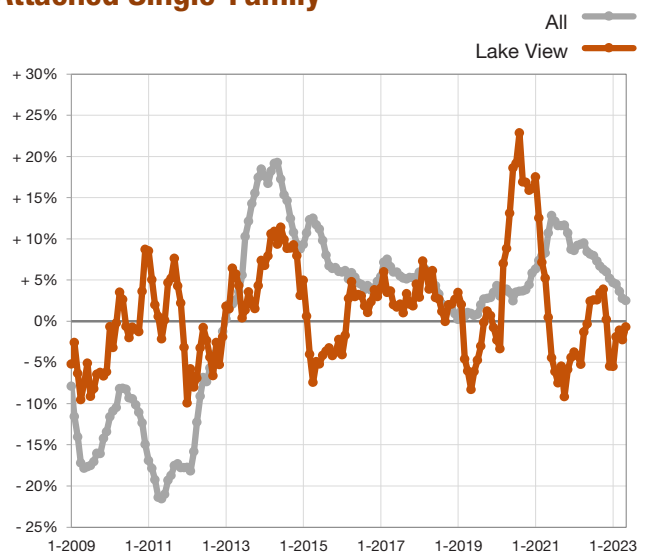
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | May 2023

- 28.8%

Change in
New Listings
All Properties

- 43.9%

Change in
Closed Sales
All Properties

- 31.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	44	36	- 18.2%	186	168	- 9.7%
Closed Sales	21	12	- 42.9%	100	51	- 49.0%
Median Sales Price*	\$1,658,500	\$2,174,500	+ 31.1%	\$1,668,750	\$1,715,000	+ 2.8%
Percent of Original List Price Received*	98.0%	96.3%	- 1.8%	96.7%	97.2%	+ 0.5%
Market Time	47	37	- 21.0%	76	71	- 6.3%
Inventory of Homes for Sale	56	67	+ 19.6%	--	--	--

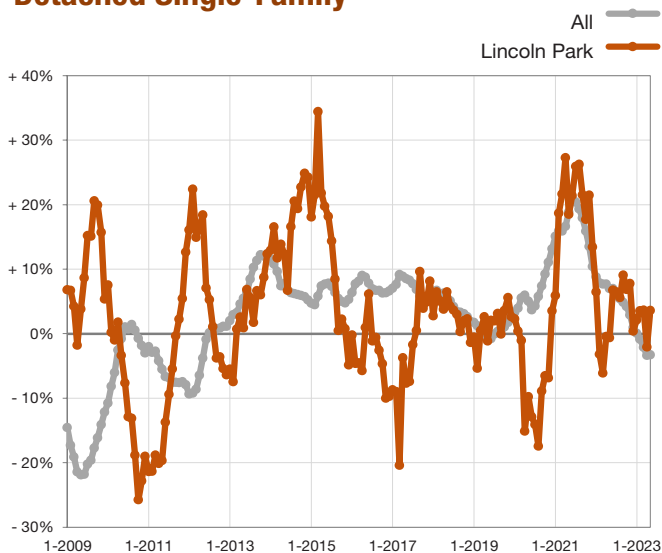
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	255	177	- 30.6%	1,207	758	- 37.2%
Closed Sales	193	108	- 44.0%	732	432	- 41.0%
Median Sales Price*	\$550,000	\$579,500	+ 5.4%	\$535,000	\$547,500	+ 2.3%
Percent of Original List Price Received*	99.4%	98.8%	- 0.6%	98.9%	98.3%	- 0.6%
Market Time	54	44	- 18.2%	72	66	- 7.8%
Inventory of Homes for Sale	264	153	- 42.0%	--	--	--

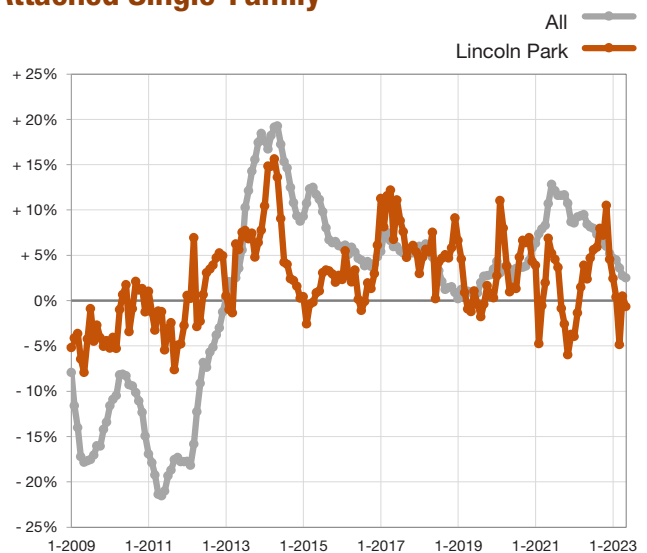
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | May 2023

- 30.1%

Change in
New Listings
All Properties

- 38.6%

Change in
Closed Sales
All Properties

- 49.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	18	19	+ 5.6%	92	68	- 26.1%
Closed Sales	13	10	- 23.1%	68	37	- 45.6%
Median Sales Price*	\$770,000	\$938,700	+ 21.9%	\$881,000	\$1,020,000	+ 15.8%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	99.3%	98.7%	- 0.5%
Market Time	45	33	- 27.6%	53	56	+ 6.0%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--

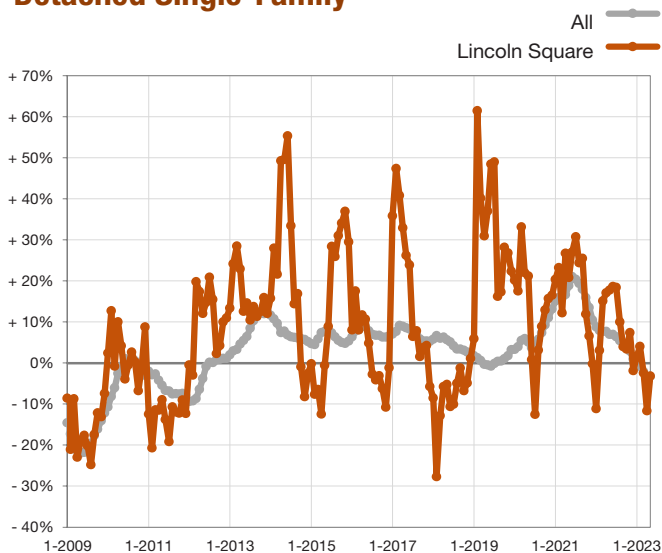
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	55	32	- 41.8%	292	154	- 47.3%
Closed Sales	44	25	- 43.2%	178	102	- 42.7%
Median Sales Price*	\$332,500	\$355,000	+ 6.8%	\$305,000	\$369,500	+ 21.1%
Percent of Original List Price Received*	100.6%	101.5%	+ 0.9%	99.0%	99.5%	+ 0.6%
Market Time	36	8	- 77.5%	59	46	- 21.7%
Inventory of Homes for Sale	62	24	- 61.3%	--	--	--

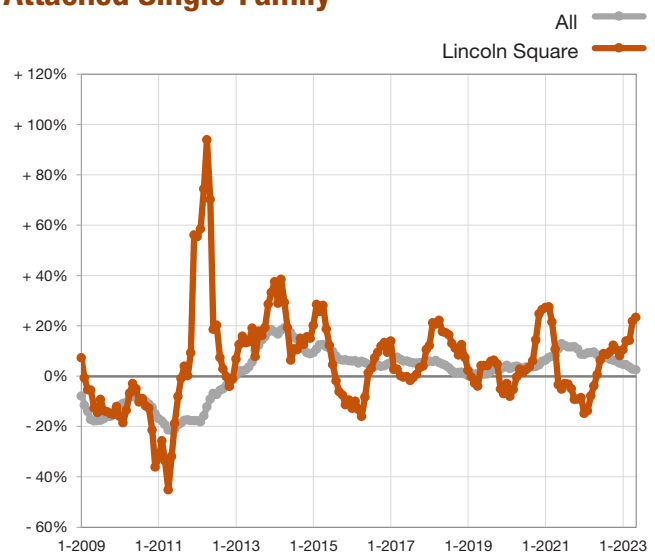
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | May 2023

- 30.6%

Change in
New Listings
All Properties

- 32.4%

Change in
Closed Sales
All Properties

- 29.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	45	43	- 4.4%	169	160	- 5.3%
Closed Sales	25	19	- 24.0%	98	70	- 28.6%
Median Sales Price*	\$882,000	\$1,200,000	+ 36.1%	\$983,500	\$1,130,000	+ 14.9%
Percent of Original List Price Received*	100.5%	100.8%	+ 0.3%	100.2%	98.8%	- 1.3%
Market Time	62	29	- 53.3%	47	70	+ 48.2%
Inventory of Homes for Sale	37	39	+ 5.4%	--	--	--

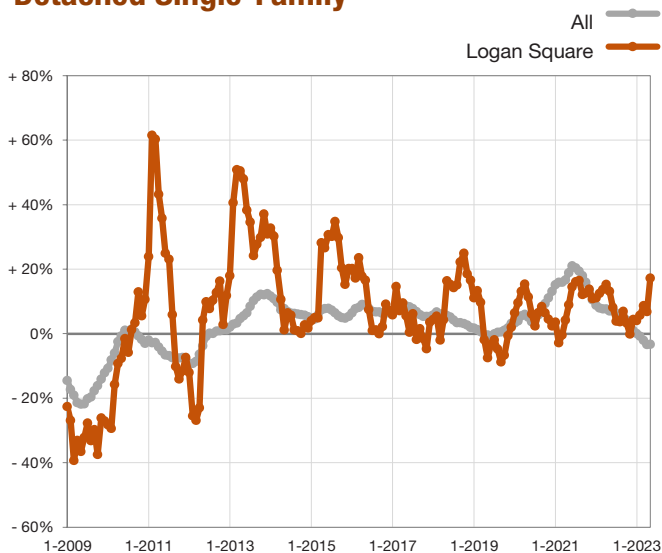
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	112	66	- 41.1%	547	312	- 43.0%
Closed Sales	77	50	- 35.1%	316	186	- 41.1%
Median Sales Price*	\$465,000	\$480,000	+ 3.2%	\$457,000	\$460,000	+ 0.7%
Percent of Original List Price Received*	100.9%	101.1%	+ 0.3%	99.7%	99.7%	- 0.1%
Market Time	51	28	- 45.4%	60	56	- 6.8%
Inventory of Homes for Sale	96	55	- 42.7%	--	--	--

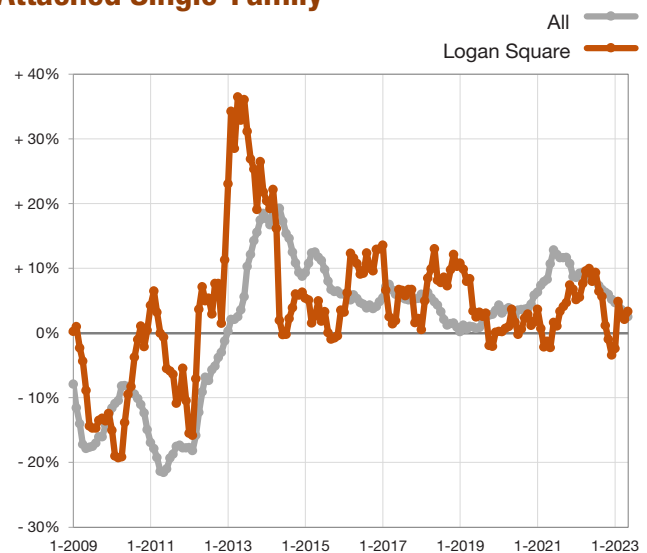
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | May 2023

- 16.2%

Change in
New Listings
All Properties

- 31.5%

Change in
Closed Sales
All Properties

- 29.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
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	--	--	--	--

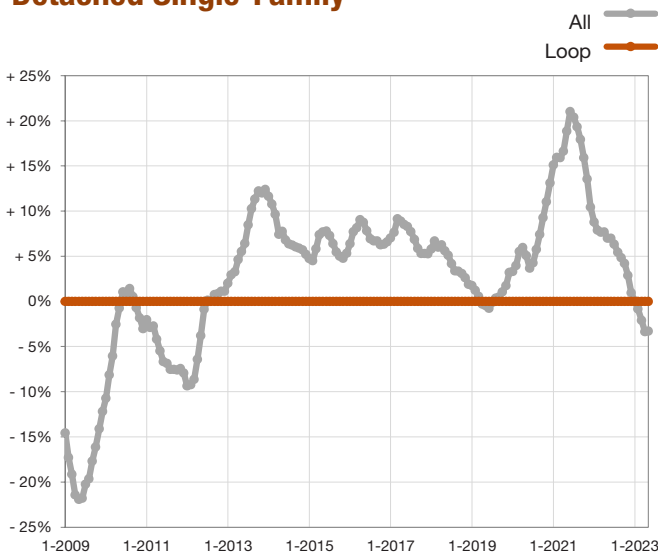
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	204	171	- 16.2%	1,001	715	- 28.6%
Closed Sales	127	87	- 31.5%	457	311	- 31.9%
Median Sales Price*	\$397,000	\$351,000	- 11.6%	\$385,000	\$340,000	- 11.7%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	97.0%	96.4%	- 0.7%
Market Time	83	145	+ 74.6%	117	134	+ 14.6%
Inventory of Homes for Sale	424	300	- 29.2%	--	--	--

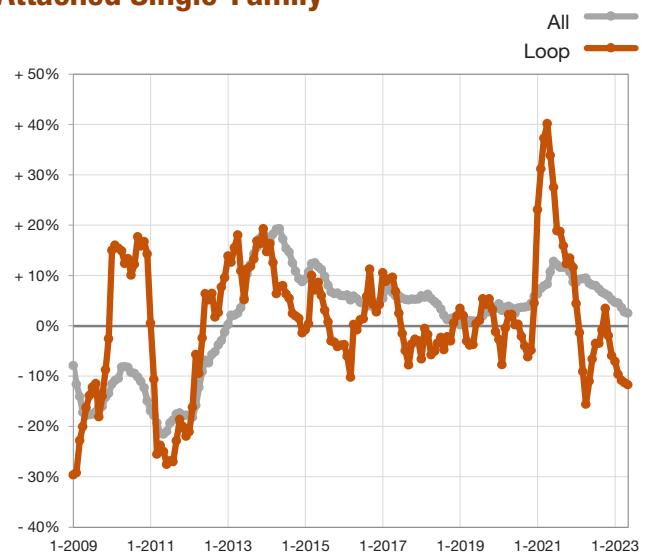
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | May 2023

- 11.6%

Change in
New Listings
All Properties

- 21.5%

Change in
Closed Sales
All Properties

- 17.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	14	19	+ 35.7%	55	50	- 9.1%
Closed Sales	7	3	- 57.1%	25	14	- 44.0%
Median Sales Price*	\$3,075,000	\$5,100,000	+ 65.9%	\$2,300,000	\$2,550,000	+ 10.9%
Percent of Original List Price Received*	94.6%	88.7%	- 6.2%	92.7%	86.6%	- 6.6%
Market Time	76	335	+ 338.7%	215	373	+ 73.0%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--

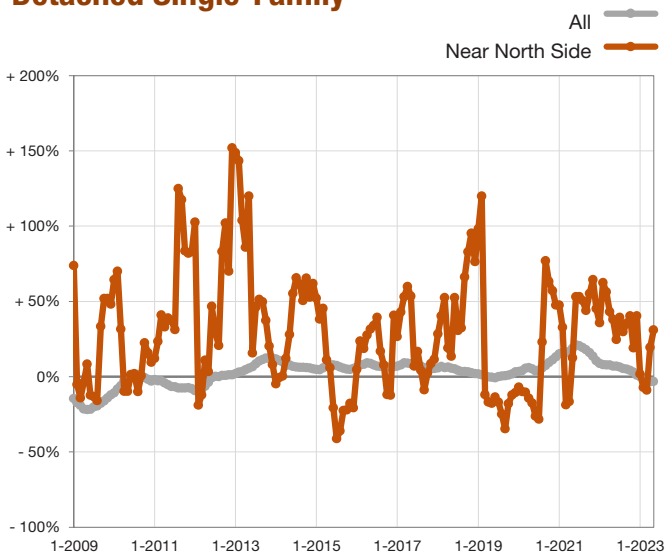
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	729	638	- 12.5%	3,357	2,683	- 20.1%
Closed Sales	360	285	- 20.8%	1,347	989	- 26.6%
Median Sales Price*	\$402,500	\$385,000	- 4.3%	\$435,000	\$405,000	- 6.9%
Percent of Original List Price Received*	97.5%	97.5%	- 0.0%	97.1%	96.4%	- 0.7%
Market Time	96	102	+ 5.9%	126	121	- 3.8%
Inventory of Homes for Sale	1,417	1,159	- 18.2%	--	--	--

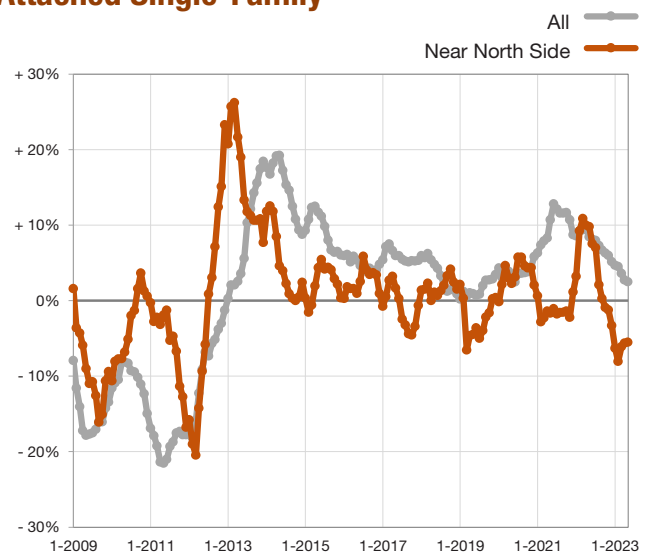
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | May 2023

- 21.7%

Change in
New Listings
All Properties

- 31.3%

Change in
Closed Sales
All Properties

- 36.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	2	1	- 50.0%	4	4	0.0%
Closed Sales	0	1	--	5	2	- 60.0%
Median Sales Price*	\$0	\$1,860,000	--	\$1,380,000	\$1,830,000	+ 32.6%
Percent of Original List Price Received*	0.0%	100.0%	--	91.6%	90.0%	- 1.7%
Market Time	0	11	--	152	204	+ 34.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

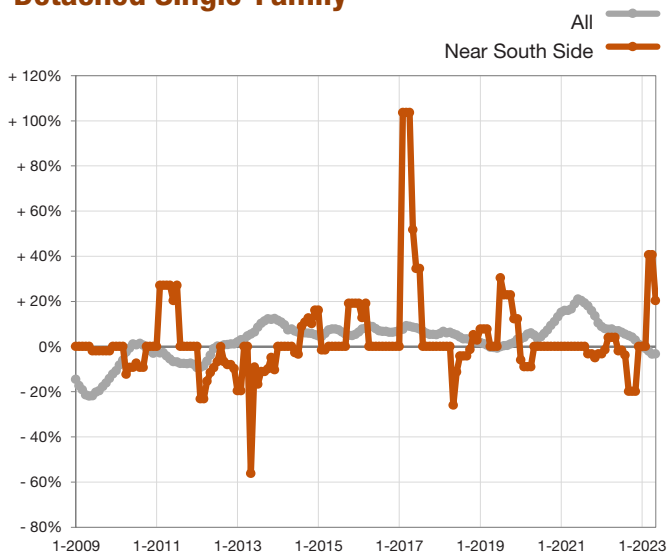
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	159	125	- 21.4%	758	516	- 31.9%
Closed Sales	99	67	- 32.3%	363	222	- 38.8%
Median Sales Price*	\$380,000	\$382,000	+ 0.5%	\$385,000	\$388,250	+ 0.8%
Percent of Original List Price Received*	100.4%	101.5%	+ 1.0%	100.5%	101.2%	+ 0.7%
Market Time	82	67	- 18.0%	97	99	+ 2.2%
Inventory of Homes for Sale	263	167	- 36.5%	--	--	--

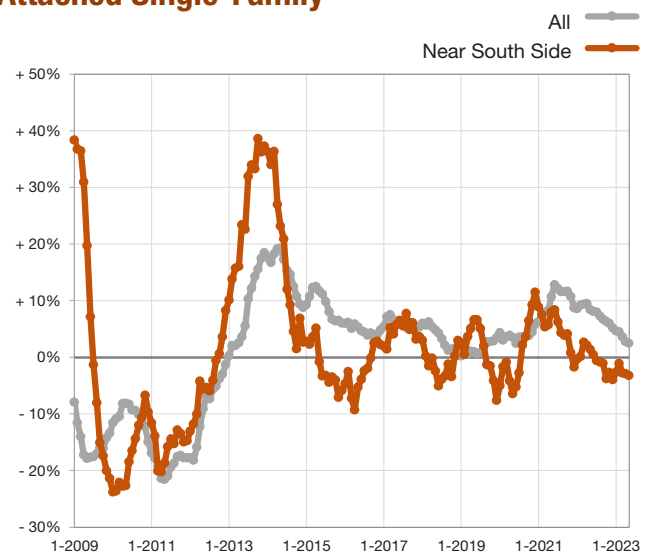
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | May 2023

- 37.7%

Change in
New Listings
All Properties

- 38.0%

Change in
Closed Sales
All Properties

- 45.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	14	8	- 42.9%	46	26	- 43.5%
Closed Sales	4	3	- 25.0%	16	9	- 43.8%
Median Sales Price*	\$817,500	\$522,000	- 36.1%	\$532,500	\$700,000	+ 31.5%
Percent of Original List Price Received*	92.7%	96.5%	+ 4.1%	95.2%	94.8%	- 0.4%
Market Time	280	195	- 30.5%	121	147	+ 21.2%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--

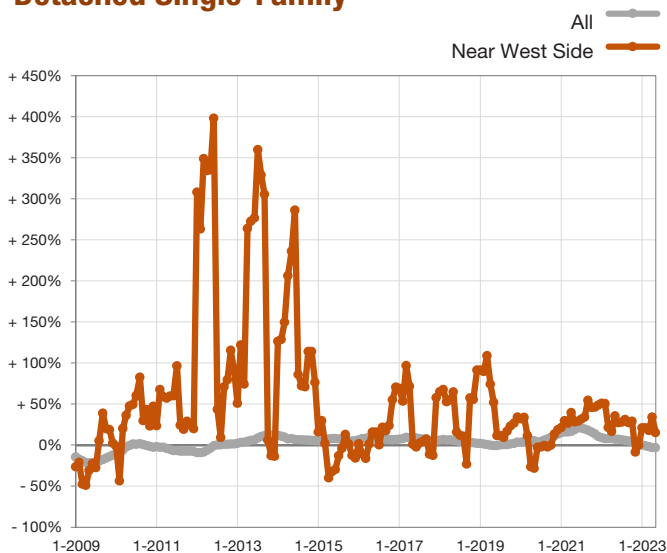
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	299	187	- 37.5%	1,308	799	- 38.9%
Closed Sales	175	108	- 38.3%	636	398	- 37.4%
Median Sales Price*	\$395,000	\$390,000	- 1.3%	\$390,000	\$392,000	+ 0.5%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	99.6%	100.0%	+ 0.5%
Market Time	57	48	- 16.2%	79	81	+ 1.6%
Inventory of Homes for Sale	348	191	- 45.1%	--	--	--

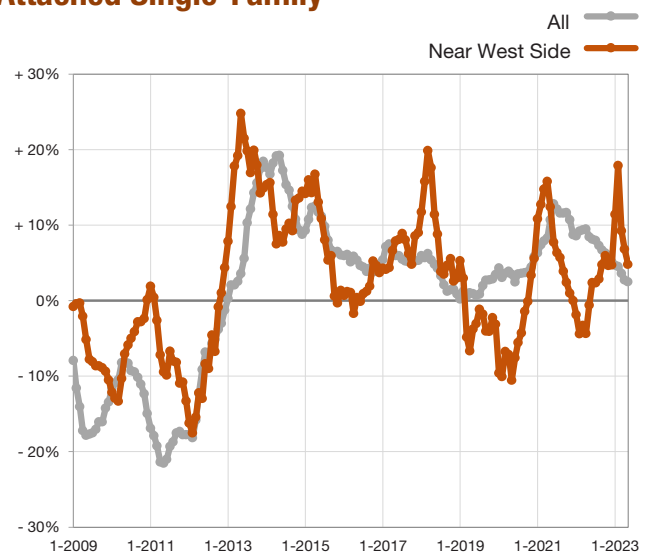
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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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 | May 2023

- 33.3%

Change in
New Listings
All Properties

- 40.0%

Change in
Closed Sales
All Properties

- 19.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	39	36	- 7.7%	152	111	- 27.0%
Closed Sales	23	8	- 65.2%	75	45	- 40.0%
Median Sales Price*	\$1,355,000	\$1,427,550	+ 5.4%	\$1,350,000	\$1,250,000	- 7.4%
Percent of Original List Price Received*	101.1%	99.5%	- 1.6%	100.2%	98.0%	- 2.2%
Market Time	29	47	+ 64.1%	31	57	+ 85.0%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--

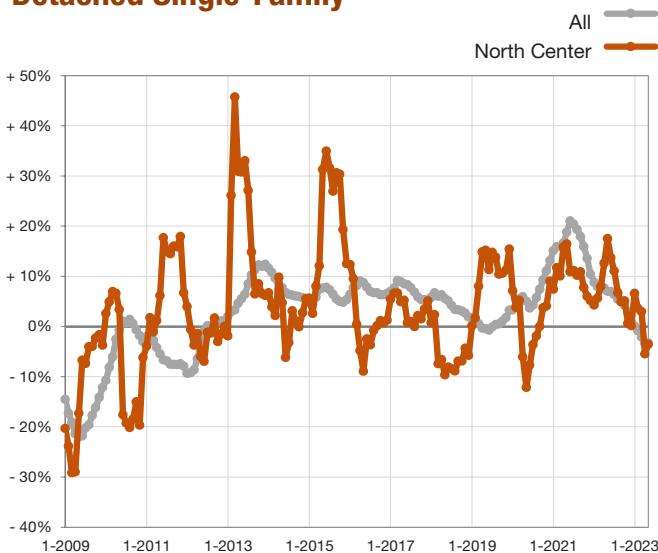
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	75	40	- 46.7%	330	201	- 39.1%
Closed Sales	52	37	- 28.8%	194	142	- 26.8%
Median Sales Price*	\$452,500	\$563,000	+ 24.4%	\$477,500	\$527,500	+ 10.5%
Percent of Original List Price Received*	101.7%	100.5%	- 1.2%	100.8%	99.1%	- 1.6%
Market Time	17	34	+ 95.7%	38	60	+ 55.8%
Inventory of Homes for Sale	43	38	- 11.6%	--	--	--

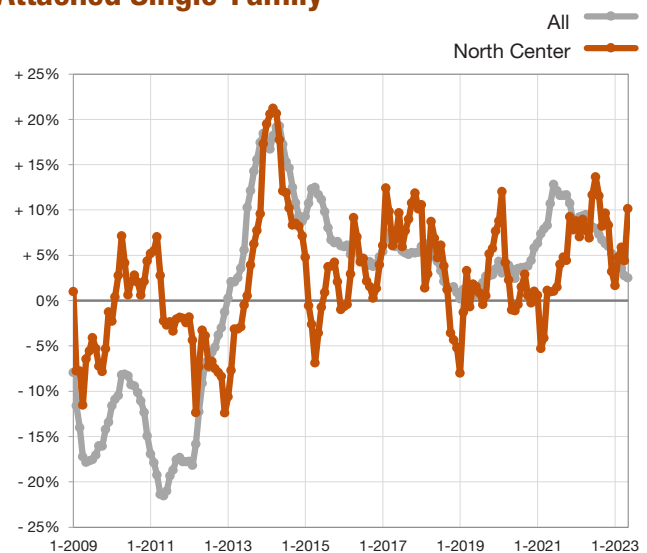
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.



UPTOWN

Local Market Update | May 2023

- 38.4%

Change in
New Listings
All Properties

- 36.8%

Change in
Closed Sales
All Properties

- 54.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	9	7	- 22.2%	31	25	- 19.4%
Closed Sales	4	3	- 25.0%	17	8	- 52.9%
Median Sales Price*	\$1,525,000	\$850,000	- 44.3%	\$1,175,000	\$878,750	- 25.2%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	96.5%	94.0%	- 2.5%
Market Time	26	125	+ 384.1%	134	117	- 12.9%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--

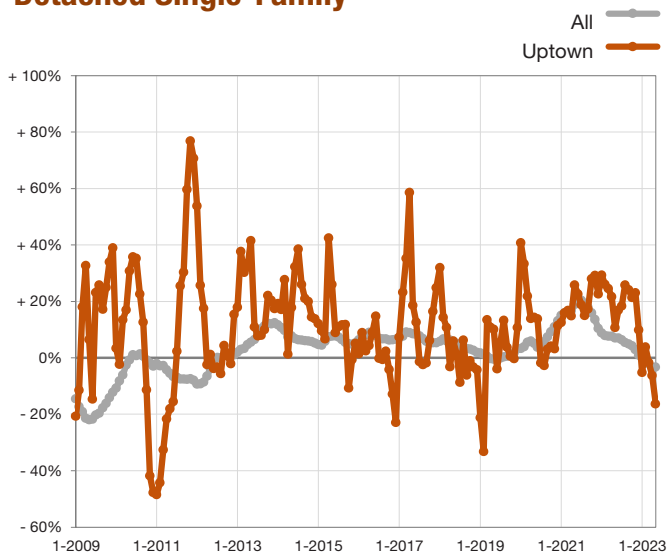
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	137	83	- 39.4%	658	407	- 38.1%
Closed Sales	132	83	- 37.1%	444	282	- 36.5%
Median Sales Price*	\$320,000	\$370,000	+ 15.6%	\$300,000	\$327,450	+ 9.1%
Percent of Original List Price Received*	100.8%	101.4%	+ 0.6%	98.9%	99.6%	+ 0.7%
Market Time	37	28	- 23.6%	64	56	- 12.7%
Inventory of Homes for Sale	116	43	- 62.9%	--	--	--

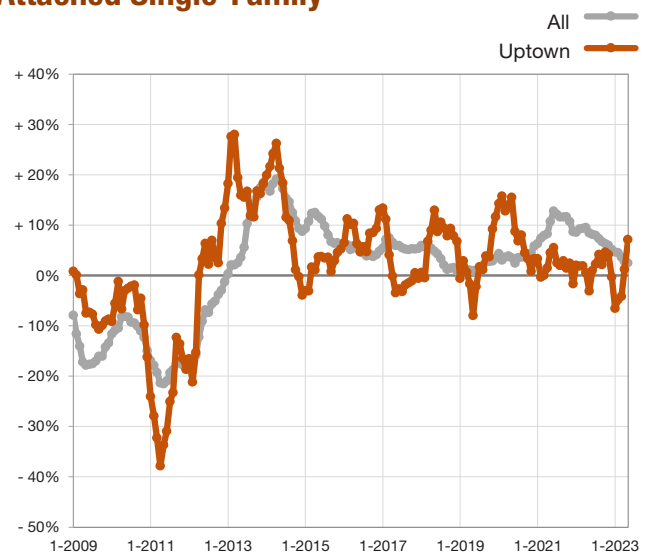
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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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 | May 2023

- 32.8%

Change in
New Listings
All Properties

- 35.9%

Change in
Closed Sales
All Properties

- 40.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	47	47	0.0%	205	169	- 17.6%
Closed Sales	39	18	- 53.8%	108	69	- 36.1%
Median Sales Price*	\$1,185,000	\$1,037,500	- 12.4%	\$1,150,000	\$1,075,000	- 6.5%
Percent of Original List Price Received*	98.4%	97.6%	- 0.9%	98.2%	96.8%	- 1.4%
Market Time	26	46	+ 77.4%	42	73	+ 74.3%
Inventory of Homes for Sale	43	43	0.0%	--	--	--

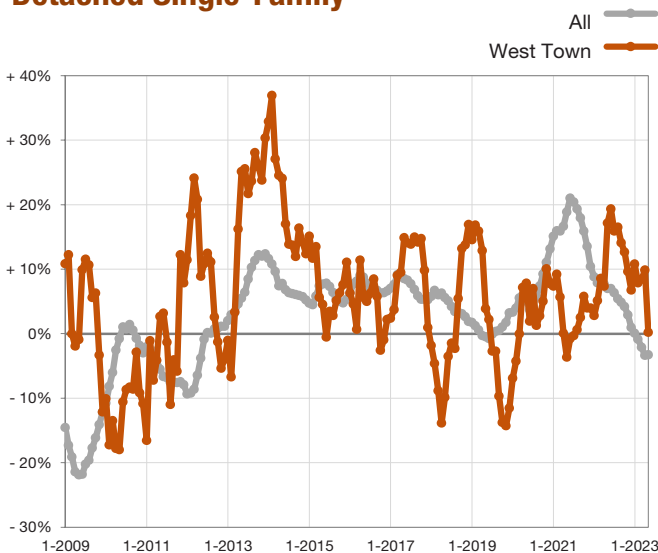
Attached Single-Family

	May			Year to Date		
	5-2022	5-2023	+ / -	5-2022	5-2023	+ / -
New Listings	298	185	- 37.9%	1,388	853	- 38.5%
Closed Sales	178	121	- 32.0%	803	466	- 42.0%
Median Sales Price*	\$476,800	\$549,900	+ 15.3%	\$504,900	\$525,000	+ 4.0%
Percent of Original List Price Received*	99.5%	100.0%	+ 0.5%	99.4%	99.3%	- 0.0%
Market Time	30	47	+ 53.1%	55	62	+ 12.2%
Inventory of Homes for Sale	263	140	- 46.8%	--	--	--

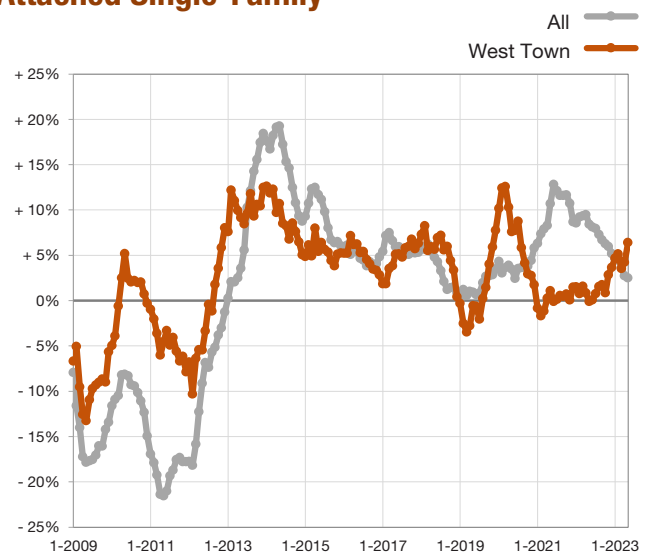
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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