



AVONDALE

Local Market Update | June 2023

- 34.6%

Change in
New Listings
All Properties

- 35.3%

Change in
Closed Sales
All Properties

- 56.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	21	14	- 33.3%	109	74	- 32.1%
Closed Sales	13	8	- 38.5%	61	38	- 37.7%
Median Sales Price*	\$805,000	\$467,250	- 42.0%	\$680,000	\$578,245	- 15.0%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	99.9%	99.0%	- 0.8%
Market Time	18	30	+ 68.2%	33	85	+ 158.6%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--

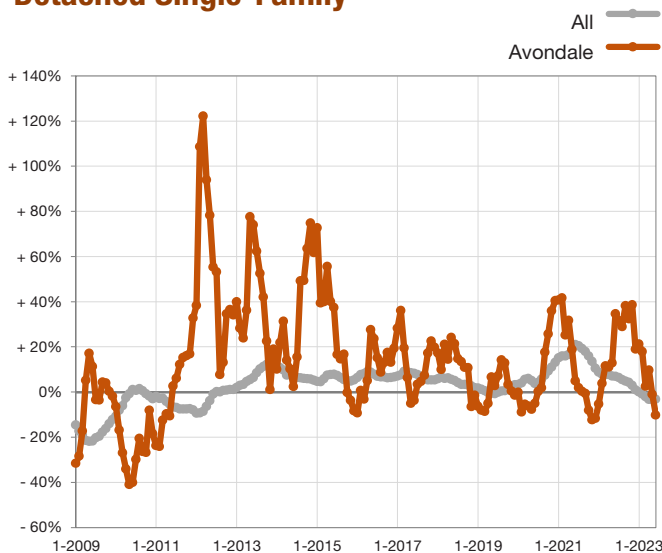
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	31	20	- 35.5%	158	116	- 26.6%
Closed Sales	21	14	- 33.3%	102	78	- 23.5%
Median Sales Price*	\$389,000	\$425,000	+ 9.3%	\$349,500	\$435,338	+ 24.6%
Percent of Original List Price Received*	99.9%	100.1%	+ 0.2%	99.5%	99.4%	- 0.1%
Market Time	12	52	+ 348.8%	45	54	+ 18.7%
Inventory of Homes for Sale	35	13	- 62.9%	--	--	--

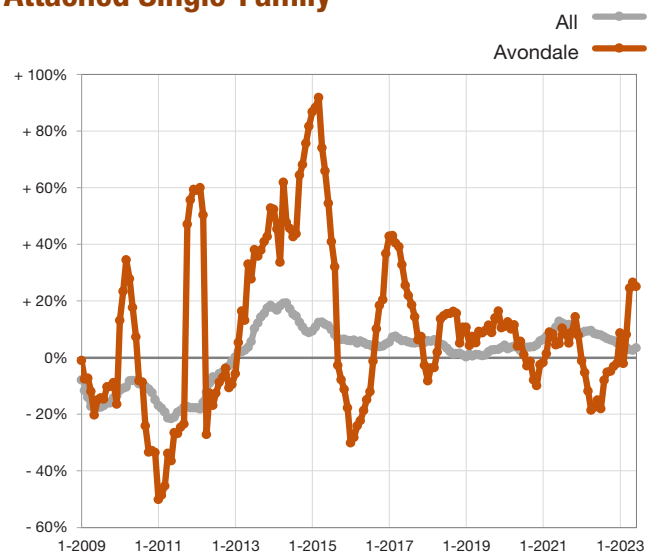
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



[†] 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 | June 2023

- 44.9%

Change in
New Listings
All Properties

- 25.4%

Change in
Closed Sales
All Properties

- 49.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	56	34	- 39.3%	284	176	- 38.0%
Closed Sales	35	27	- 22.9%	168	97	- 42.3%
Median Sales Price*	\$713,000	\$729,000	+ 2.2%	\$681,250	\$650,000	- 4.6%
Percent of Original List Price Received*	102.5%	100.1%	- 2.3%	100.5%	99.1%	- 1.4%
Market Time	24	25	+ 7.5%	38	54	+ 39.3%
Inventory of Homes for Sale	57	40	- 29.8%	--	--	--

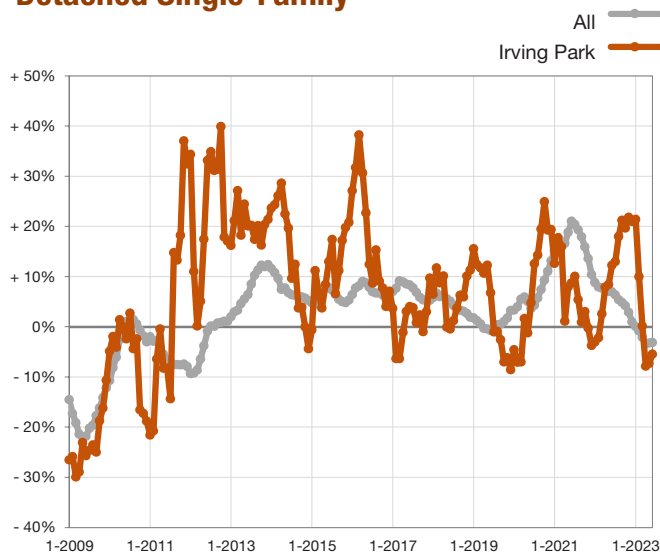
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	51	25	- 51.0%	245	145	- 40.8%
Closed Sales	36	26	- 27.8%	166	105	- 36.7%
Median Sales Price*	\$210,000	\$251,000	+ 19.5%	\$236,000	\$237,000	+ 0.4%
Percent of Original List Price Received*	98.0%	100.6%	+ 2.6%	99.4%	99.4%	- 0.0%
Market Time	56	26	- 53.2%	56	45	- 19.7%
Inventory of Homes for Sale	56	17	- 69.6%	--	--	--

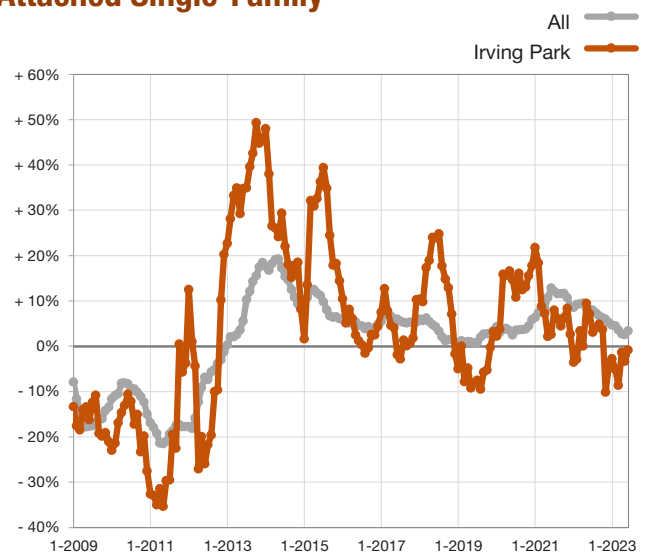
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | June 2023

- 33.7%

Change in
New Listings
All Properties

- 39.3%

Change in
Closed Sales
All Properties

- 42.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	30	24	- 20.0%	180	141	- 21.7%
Closed Sales	24	18	- 25.0%	102	59	- 42.2%
Median Sales Price*	\$1,742,500	\$1,699,500	- 2.5%	\$1,540,000	\$1,650,000	+ 7.1%
Percent of Original List Price Received*	101.2%	100.9%	- 0.3%	99.1%	98.7%	- 0.4%
Market Time	65	10	- 84.1%	67	55	- 18.2%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--

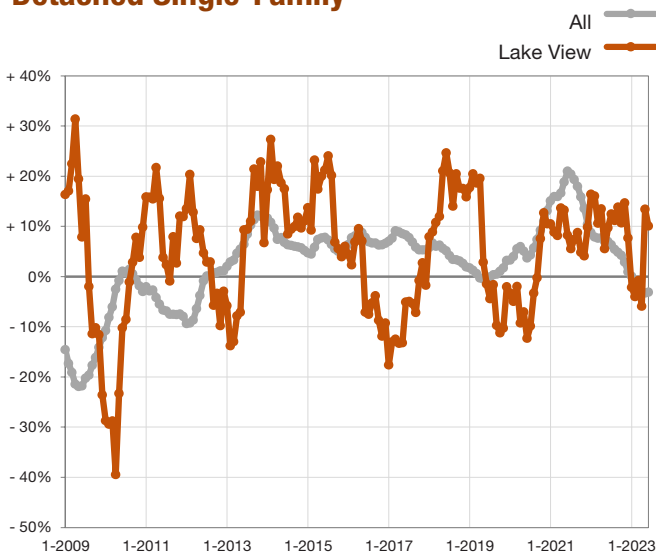
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	356	232	- 34.8%	2,159	1,311	- 39.3%
Closed Sales	289	172	- 40.5%	1,385	815	- 41.2%
Median Sales Price*	\$425,000	\$470,250	+ 10.6%	\$410,000	\$416,000	+ 1.5%
Percent of Original List Price Received*	99.6%	100.5%	+ 0.9%	98.9%	99.0%	+ 0.1%
Market Time	35	39	+ 10.3%	54	56	+ 3.5%
Inventory of Homes for Sale	390	212	- 45.6%	--	--	--

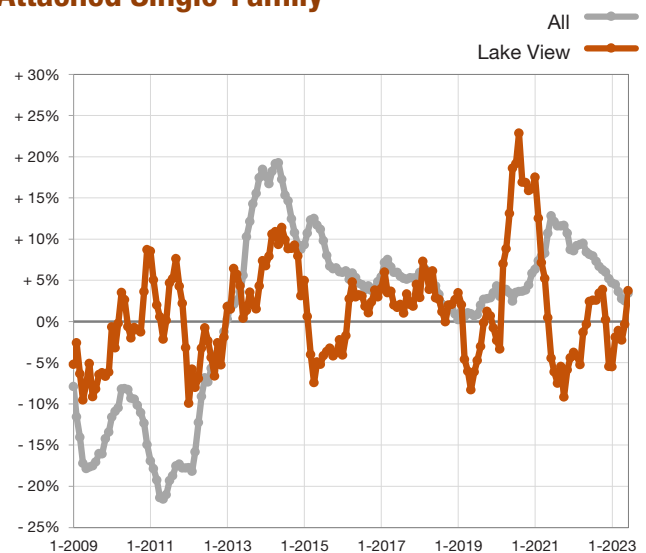
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | June 2023

- 43.3%

Change in
New Listings
All Properties

- 25.6%

Change in
Closed Sales
All Properties

- 36.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	64	29	- 54.7%	250	200	- 20.0%
Closed Sales	28	19	- 32.1%	128	70	- 45.3%
Median Sales Price*	\$2,275,000	\$1,750,000	- 23.1%	\$1,725,000	\$1,732,500	+ 0.4%
Percent of Original List Price Received*	98.6%	94.8%	- 3.8%	97.1%	96.5%	- 0.6%
Market Time	37	105	+ 185.0%	67	80	+ 19.3%
Inventory of Homes for Sale	74	66	- 10.8%	--	--	--

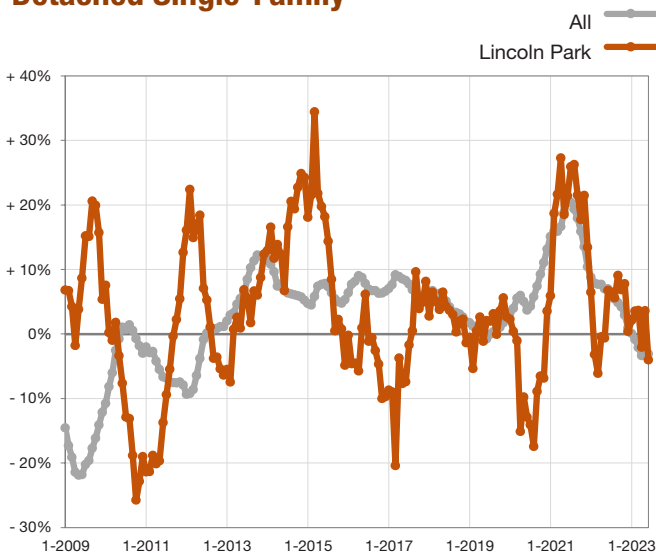
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	255	152	- 40.4%	1,462	927	- 36.6%
Closed Sales	187	141	- 24.6%	919	574	- 37.5%
Median Sales Price*	\$594,900	\$550,000	- 7.5%	\$549,000	\$550,000	+ 0.2%
Percent of Original List Price Received*	99.2%	99.4%	+ 0.2%	99.0%	98.6%	- 0.4%
Market Time	39	49	+ 25.0%	65	62	- 5.1%
Inventory of Homes for Sale	295	168	- 43.1%	--	--	--

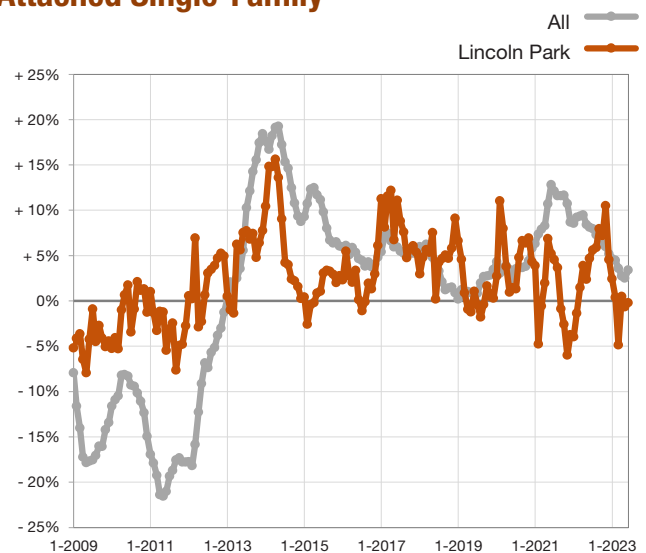
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | June 2023

- 32.1%

Change in
New Listings
All Properties

- 30.4%

Change in
Closed Sales
All Properties

- 43.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	15	18	+ 20.0%	107	88	- 17.8%
Closed Sales	17	12	- 29.4%	85	49	- 42.4%
Median Sales Price*	\$1,135,000	\$1,362,500	+ 20.0%	\$965,000	\$1,090,000	+ 13.0%
Percent of Original List Price Received*	103.5%	102.5%	- 0.9%	100.1%	99.7%	- 0.4%
Market Time	19	74	+ 284.5%	46	60	+ 31.3%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--

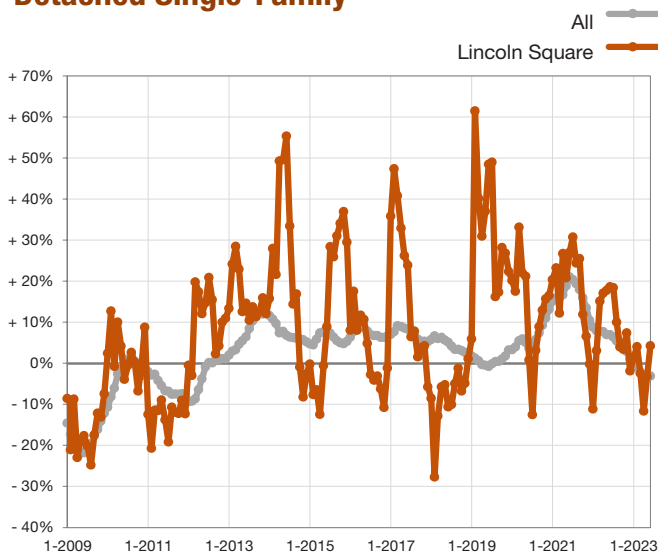
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	63	35	- 44.4%	355	191	- 46.2%
Closed Sales	39	27	- 30.8%	217	129	- 40.6%
Median Sales Price*	\$371,250	\$450,500	+ 21.3%	\$310,000	\$386,000	+ 24.5%
Percent of Original List Price Received*	99.3%	102.0%	+ 2.7%	99.0%	100.0%	+ 1.0%
Market Time	55	10	- 81.3%	58	39	- 33.7%
Inventory of Homes for Sale	65	28	- 56.9%	--	--	--

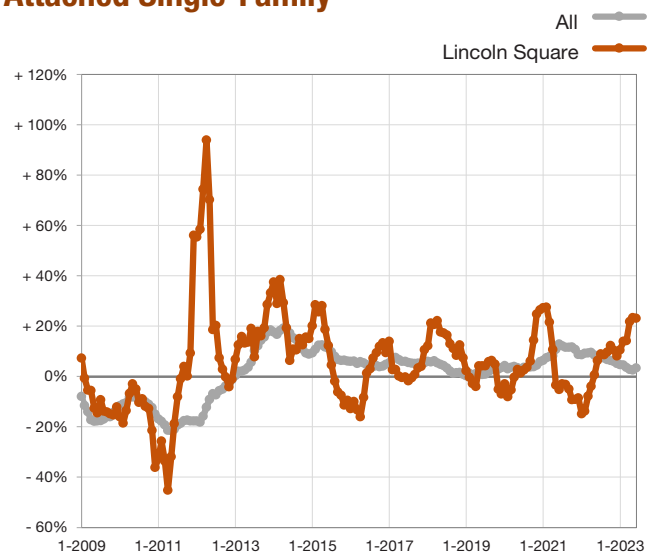
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | June 2023

- 38.8%

Change in
New Listings
All Properties

- 36.6%

Change in
Closed Sales
All Properties

- 42.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	42	30	- 28.6%	211	192	- 9.0%
Closed Sales	29	15	- 48.3%	127	85	- 33.1%
Median Sales Price*	\$777,000	\$880,000	+ 13.3%	\$950,000	\$1,062,500	+ 11.8%
Percent of Original List Price Received*	99.5%	99.7%	+ 0.2%	100.0%	99.0%	- 1.0%
Market Time	20	48	+ 136.8%	41	66	+ 61.0%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--

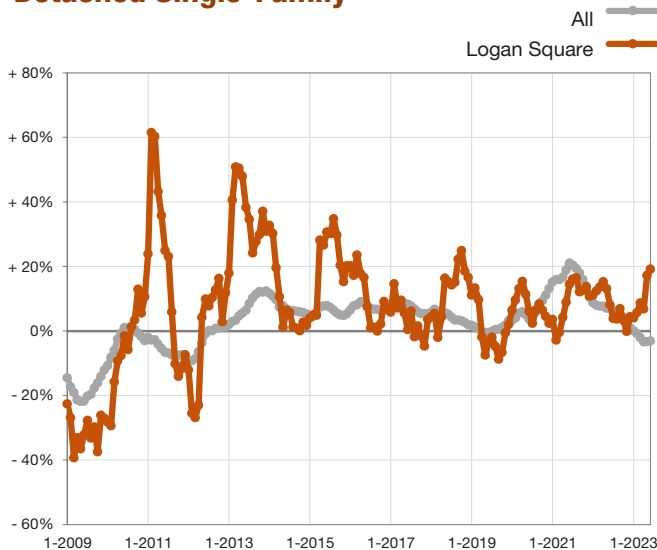
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	97	55	- 43.3%	644	375	- 41.8%
Closed Sales	83	56	- 32.5%	399	243	- 39.1%
Median Sales Price*	\$470,000	\$497,500	+ 5.9%	\$460,000	\$472,500	+ 2.7%
Percent of Original List Price Received*	100.6%	101.7%	+ 1.2%	99.9%	100.1%	+ 0.2%
Market Time	19	22	+ 14.6%	52	48	- 7.1%
Inventory of Homes for Sale	99	38	- 61.6%	--	--	--

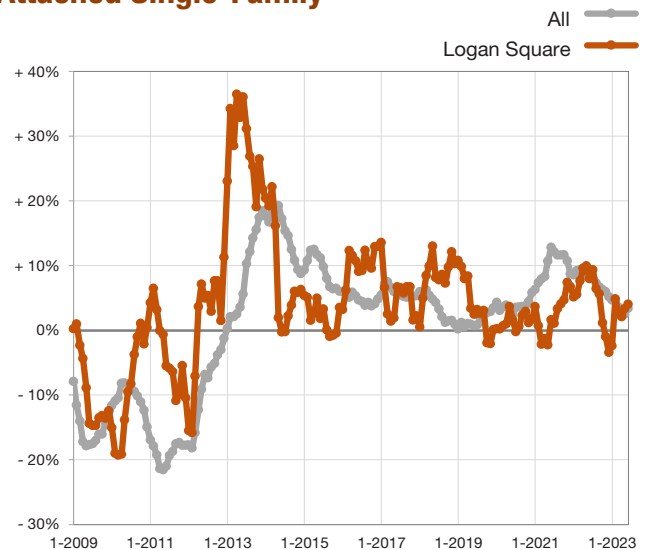
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | June 2023

- 17.5%

Change in
New Listings
All Properties

- 23.3%

Change in
Closed Sales
All Properties

- 29.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	1	0	- 100.0%	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	--	--	--	--

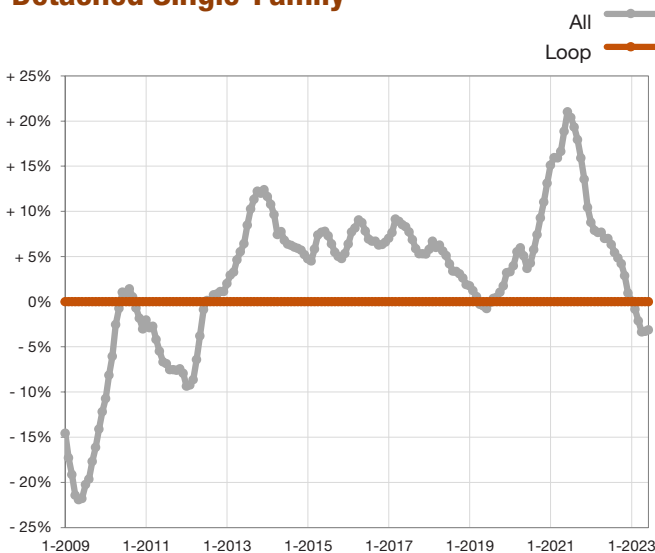
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	182	151	- 17.0%	1,183	867	- 26.7%
Closed Sales	120	92	- 23.3%	577	404	- 30.0%
Median Sales Price*	\$365,950	\$359,500	- 1.8%	\$380,000	\$341,006	- 10.3%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	97.2%	96.7%	- 0.4%
Market Time	61	77	+ 27.5%	105	121	+ 15.3%
Inventory of Homes for Sale	429	301	- 29.8%	--	--	--

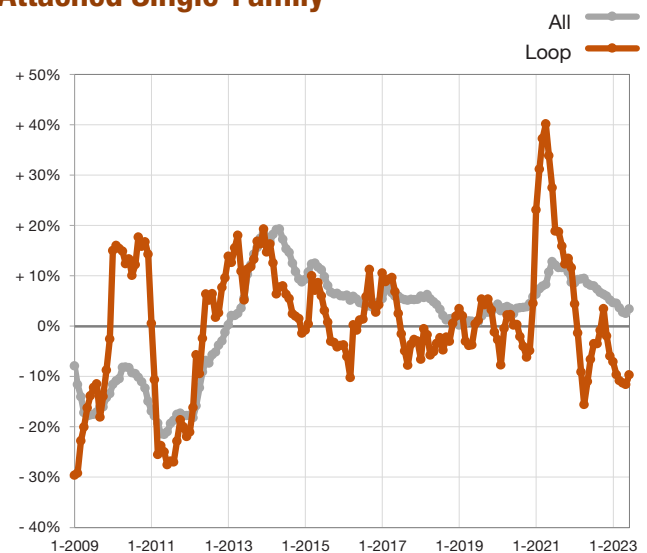
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | June 2023

- 26.8%

Change in
New Listings
All Properties

- 20.8%

Change in
Closed Sales
All Properties

- 19.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	7	12	+ 71.4%	62	62	0.0%
Closed Sales	4	2	- 50.0%	29	16	- 44.8%
Median Sales Price*	\$1,140,000	\$965,000	- 15.4%	\$2,100,000	\$2,437,500	+ 16.1%
Percent of Original List Price Received*	96.5%	99.2%	+ 2.9%	93.3%	88.2%	- 5.4%
Market Time	167	5	- 97.3%	209	327	+ 56.5%
Inventory of Homes for Sale	34	36	+ 5.9%	--	--	--

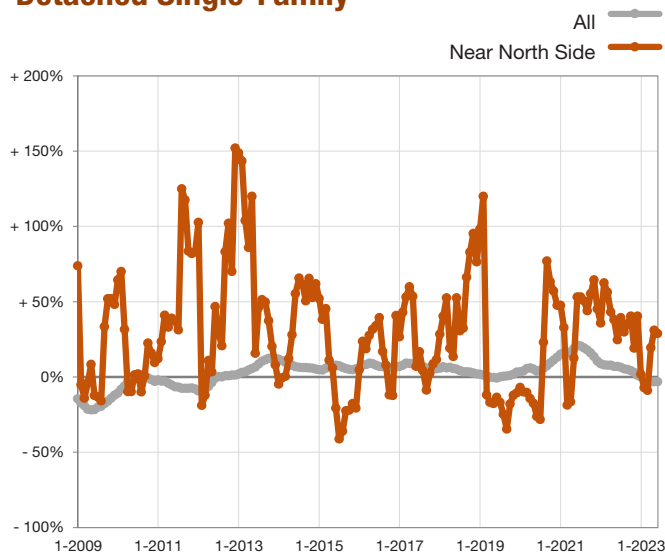
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	742	536	- 27.8%	4,099	3,228	- 21.2%
Closed Sales	362	288	- 20.4%	1,709	1,280	- 25.1%
Median Sales Price*	\$425,000	\$385,000	- 9.4%	\$432,500	\$400,000	- 7.5%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	97.2%	96.7%	- 0.5%
Market Time	96	80	- 16.7%	120	112	- 6.5%
Inventory of Homes for Sale	1,450	1,165	- 19.7%	--	--	--

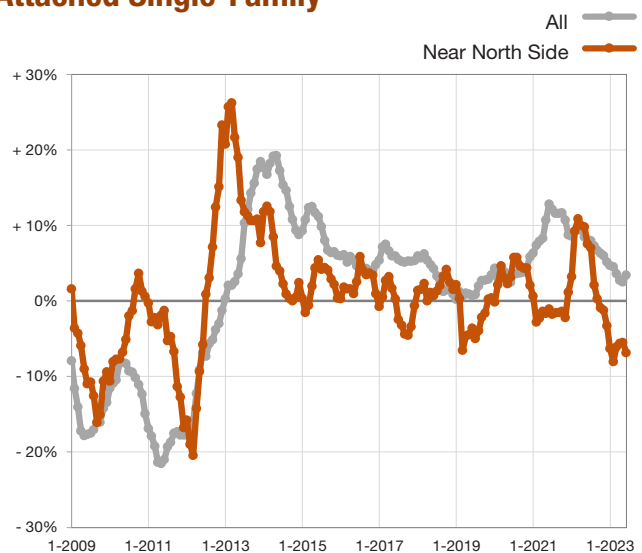
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | June 2023

- 33.3%

Change in
New Listings
All Properties

- 23.0%

Change in
Closed Sales
All Properties

- 37.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	1	2	+ 100.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$1,110,000	\$0	- 100.0%	\$1,330,000	\$1,830,000	+ 37.6%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	93.1%	90.0%	- 3.4%
Market Time	160	0	- 100.0%	153	204	+ 33.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--

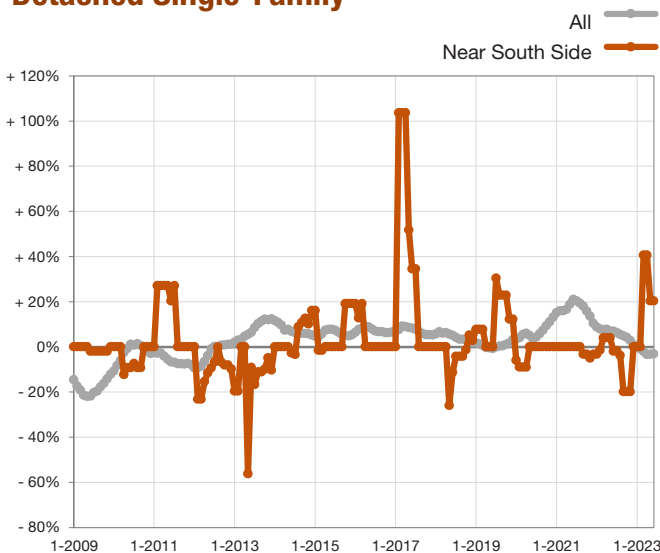
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	197	130	- 34.0%	955	646	- 32.4%
Closed Sales	86	67	- 22.1%	449	291	- 35.2%
Median Sales Price*	\$376,500	\$396,150	+ 5.2%	\$385,000	\$390,000	+ 1.3%
Percent of Original List Price Received*	100.2%	100.4%	+ 0.3%	100.4%	101.0%	+ 0.5%
Market Time	85	59	- 30.7%	95	90	- 5.3%
Inventory of Homes for Sale	309	189	- 38.8%	--	--	--

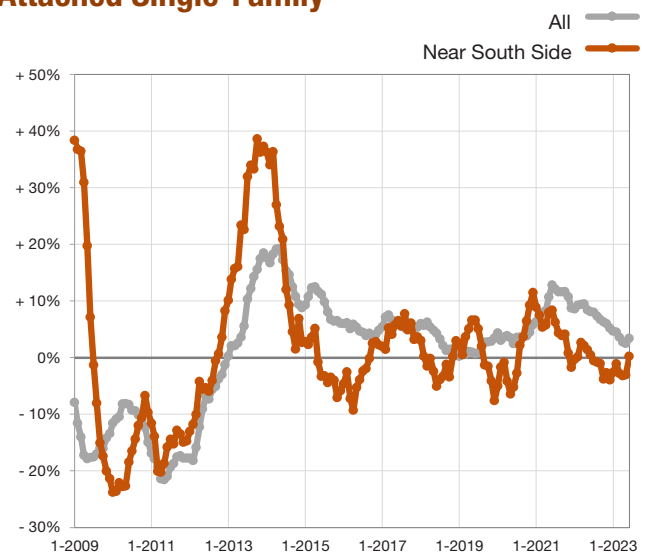
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

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 | June 2023

- 36.0%

Change in
New Listings
All Properties

- 21.7%

Change in
Closed Sales
All Properties

- 41.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	7	13	+ 85.7%	53	39	- 26.4%
Closed Sales	2	4	+ 100.0%	18	13	- 27.8%
Median Sales Price*	\$660,000	\$386,750	- 41.4%	\$532,500	\$565,000	+ 6.1%
Percent of Original List Price Received*	98.6%	100.9%	+ 2.4%	95.6%	96.7%	+ 1.1%
Market Time	43	87	+ 104.1%	113	128	+ 14.2%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--

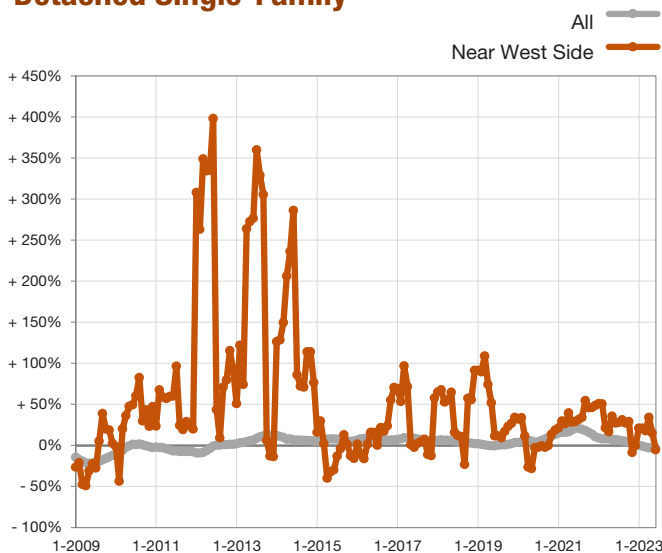
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	301	184	- 38.9%	1,609	991	- 38.4%
Closed Sales	150	115	- 23.3%	786	517	- 34.2%
Median Sales Price*	\$387,500	\$395,000	+ 1.9%	\$390,000	\$392,000	+ 0.5%
Percent of Original List Price Received*	100.2%	100.5%	+ 0.3%	99.7%	100.1%	+ 0.5%
Market Time	41	63	+ 52.6%	72	77	+ 6.7%
Inventory of Homes for Sale	390	225	- 42.3%	--	--	--

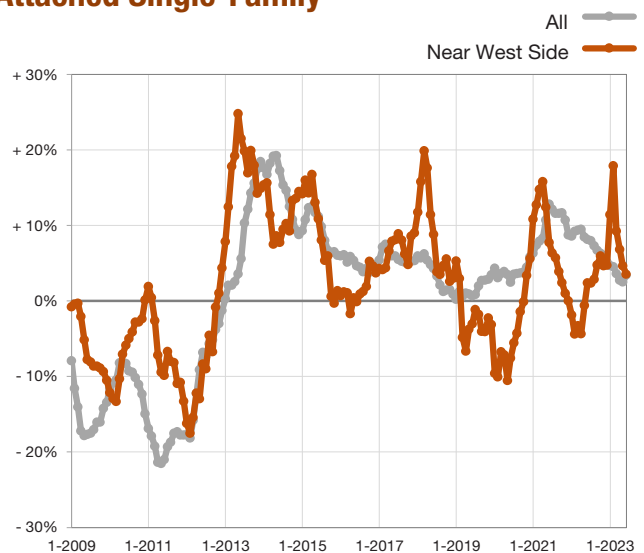
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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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 | June 2023

- 16.8%

Change in
New Listings
All Properties

- 39.5%

Change in
Closed Sales
All Properties

- 21.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	41	33	- 19.5%	193	147	- 23.8%
Closed Sales	32	24	- 25.0%	107	69	- 35.5%
Median Sales Price*	\$1,177,500	\$1,455,000	+ 23.6%	\$1,260,000	\$1,370,000	+ 8.7%
Percent of Original List Price Received*	101.0%	99.4%	- 1.7%	100.5%	98.5%	- 1.9%
Market Time	9	36	+ 283.6%	24	50	+ 103.7%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--

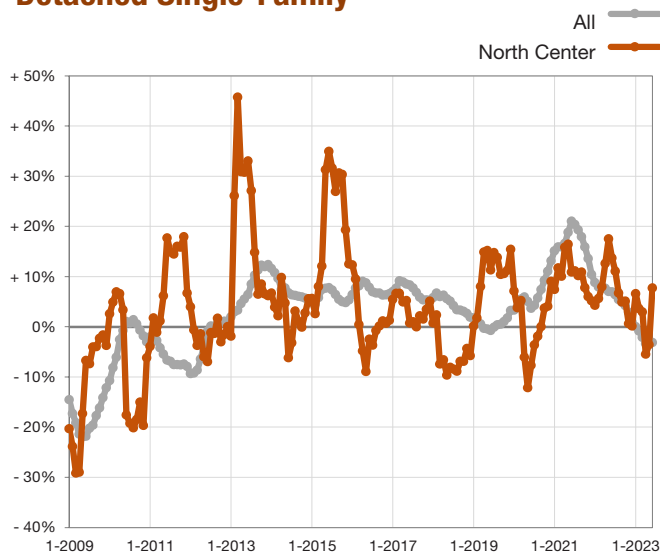
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	60	51	- 15.0%	390	256	- 34.4%
Closed Sales	54	28	- 48.1%	248	170	- 31.5%
Median Sales Price*	\$569,850	\$563,000	- 1.2%	\$491,250	\$534,000	+ 8.7%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	100.9%	99.3%	- 1.5%
Market Time	22	24	+ 8.4%	35	54	+ 54.9%
Inventory of Homes for Sale	54	40	- 25.9%	--	--	--

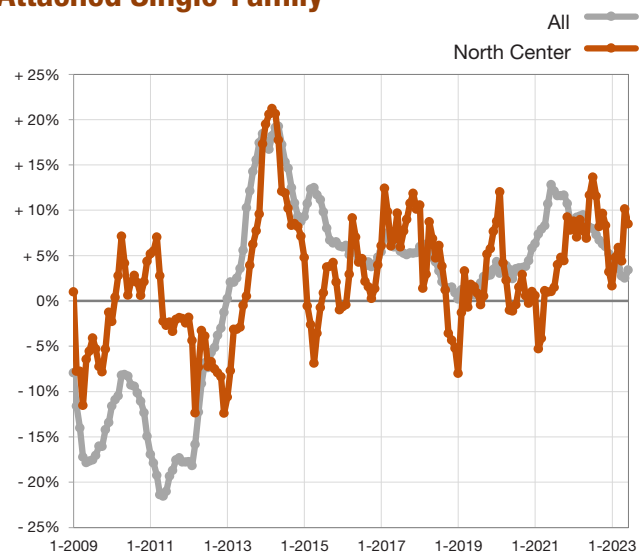
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | June 2023

- 41.0%

Change in
New Listings
All Properties

- 39.3%

Change in
Closed Sales
All Properties

- 51.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	3	7	+ 133.3%	34	32	- 5.9%
Closed Sales	6	3	- 50.0%	23	11	- 52.2%
Median Sales Price*	\$1,177,500	\$1,101,000	- 6.5%	\$1,175,000	\$920,000	- 21.7%
Percent of Original List Price Received*	100.5%	103.2%	+ 2.6%	97.5%	96.5%	- 1.0%
Market Time	72	7	- 89.8%	118	87	- 26.2%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--

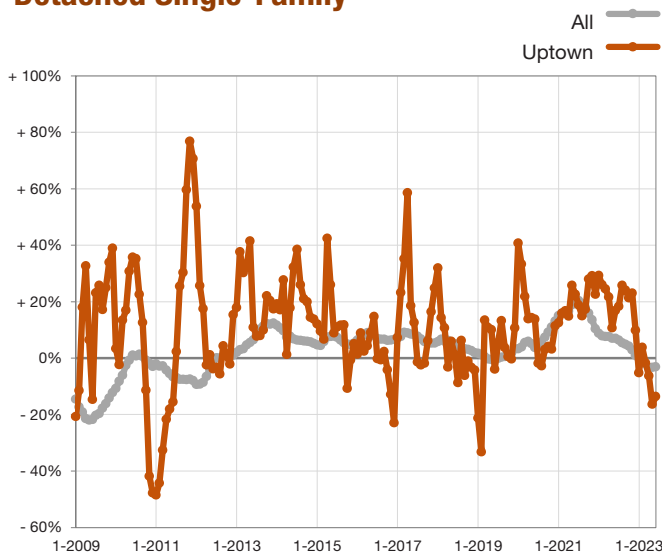
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	141	78	- 44.7%	799	491	- 38.5%
Closed Sales	134	82	- 38.8%	578	364	- 37.0%
Median Sales Price*	\$345,079	\$331,000	- 4.1%	\$310,000	\$327,450	+ 5.6%
Percent of Original List Price Received*	100.2%	101.7%	+ 1.6%	99.2%	100.1%	+ 0.9%
Market Time	43	26	- 40.6%	59	49	- 17.1%
Inventory of Homes for Sale	128	53	- 58.6%	--	--	--

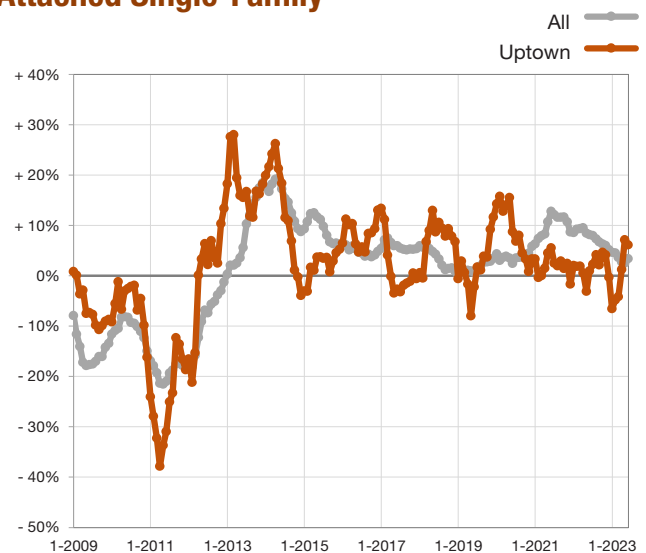
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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 | June 2023

- 46.1%

Change in
New Listings
All Properties

- 33.3%

Change in
Closed Sales
All Properties

- 41.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	51	26	- 49.0%	256	198	- 22.7%
Closed Sales	34	28	- 17.6%	142	97	- 31.7%
Median Sales Price*	\$1,140,000	\$1,292,500	+ 13.4%	\$1,150,000	\$1,150,000	0.0%
Percent of Original List Price Received*	99.2%	99.4%	+ 0.1%	98.4%	97.5%	- 0.9%
Market Time	31	24	- 22.9%	39	59	+ 49.9%
Inventory of Homes for Sale	54	40	- 25.9%	--	--	--

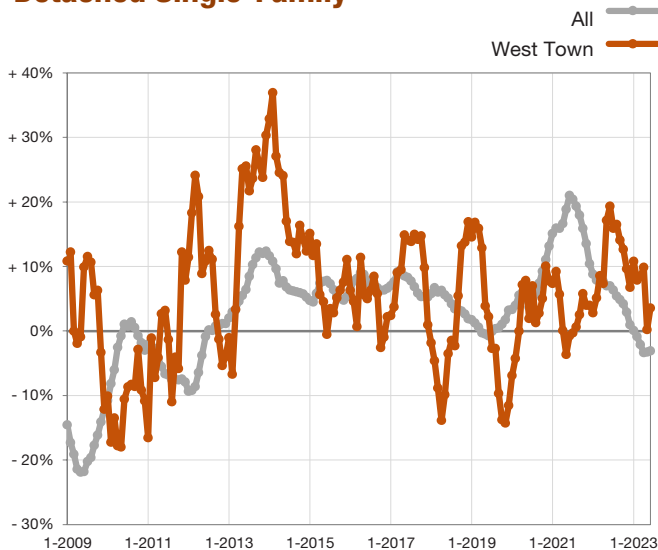
Attached Single-Family

	June			Year to Date		
	6-2022	6-2023	+ / -	6-2022	6-2023	+ / -
New Listings	292	159	- 45.5%	1,680	1,024	- 39.0%
Closed Sales	227	146	- 35.7%	1,030	613	- 40.5%
Median Sales Price*	\$512,000	\$539,500	+ 5.4%	\$505,000	\$525,250	+ 4.0%
Percent of Original List Price Received*	100.0%	99.8%	- 0.3%	99.5%	99.4%	- 0.1%
Market Time	37	41	+ 9.8%	51	57	+ 11.7%
Inventory of Homes for Sale	293	163	- 44.4%	--	--	--

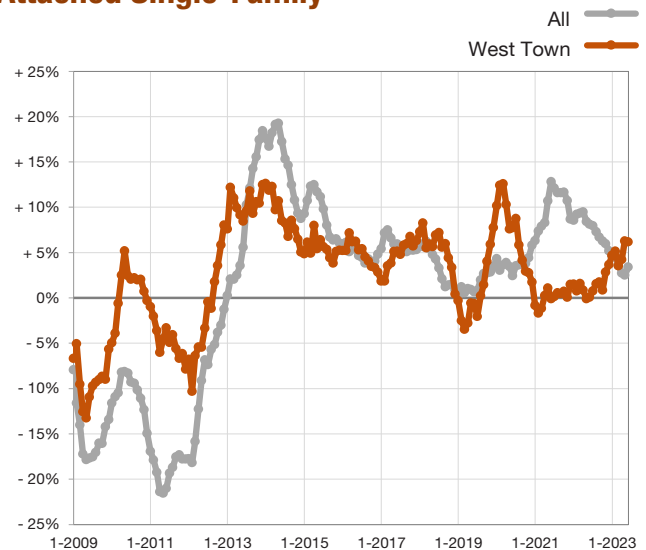
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.