



AVONDALE

Local Market Update | September 2023

- 15.6%

+ 78.6%

- 18.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	18	15	- 16.7%	168	123	- 26.8%
Closed Sales	7	11	+ 57.1%	86	68	- 20.9%
Median Sales Price*	\$755,000	\$450,000	- 40.4%	\$700,000	\$617,500	- 11.8%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	99.4%	98.9%	- 0.5%
Market Time	72	37	- 49.2%	35	62	+ 80.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--

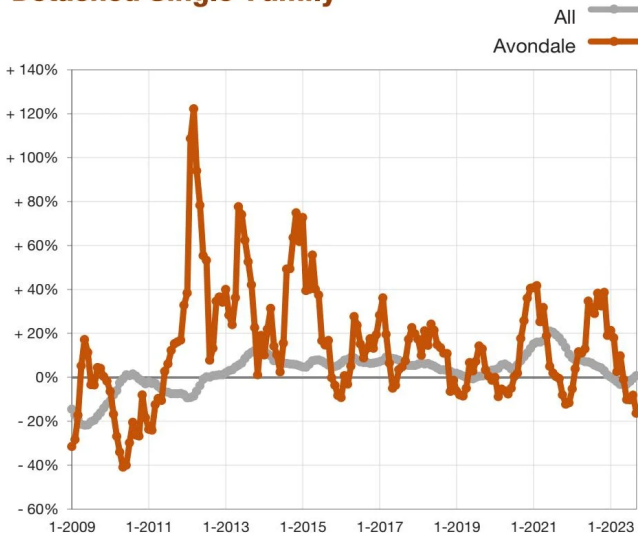
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	27	23	- 14.8%	229	184	- 19.7%
Closed Sales	7	14	+ 100.0%	141	117	- 17.0%
Median Sales Price*	\$286,000	\$319,450	+ 11.7%	\$345,000	\$405,000	+ 17.4%
Percent of Original List Price Received*	96.4%	99.4%	+ 3.0%	99.2%	100.1%	+ 0.9%
Market Time	144	11	- 92.3%	44	39	- 11.3%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--

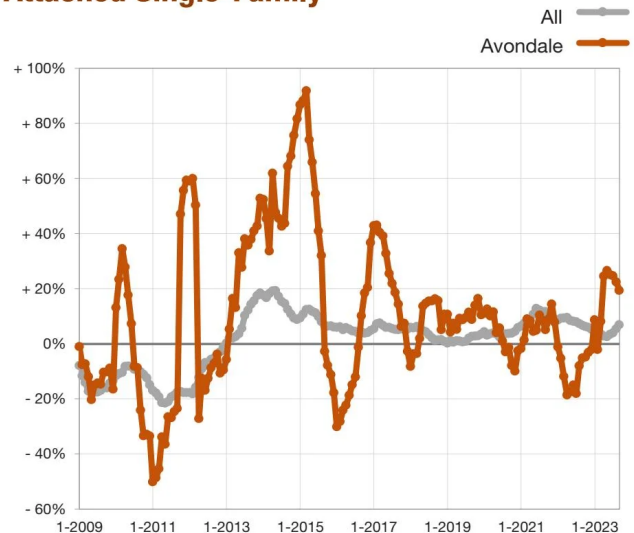
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.

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IRVING PARK

Local Market Update | September 2023

- 26.3%

Change in
New Listings
All Properties

- 19.5%

Change in
Closed Sales
All Properties

- 29.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	46	36	- 21.7%	438	302	- 31.1%
Closed Sales	20	14	- 30.0%	237	154	- 35.0%
Median Sales Price*	\$730,000	\$592,500	- 18.8%	\$685,000	\$619,500	- 9.6%
Percent of Original List Price Received*	97.0%	97.1%	+ 0.1%	100.1%	99.2%	- 0.9%
Market Time	36	38	+ 5.4%	33	46	+ 38.2%
Inventory of Homes for Sale	62	52	- 16.1%	--	--	--

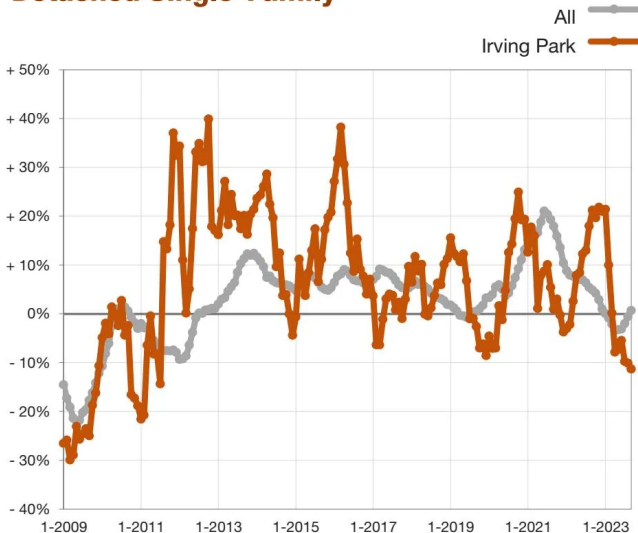
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	34	23	- 32.4%	343	223	- 35.0%
Closed Sales	21	19	- 9.5%	232	164	- 29.3%
Median Sales Price*	\$218,000	\$242,000	+ 11.0%	\$233,000	\$242,250	+ 4.0%
Percent of Original List Price Received*	96.6%	95.1%	- 1.5%	98.8%	99.0%	+ 0.3%
Market Time	93	39	- 57.9%	56	41	- 27.7%
Inventory of Homes for Sale	52	28	- 46.2%	--	--	--

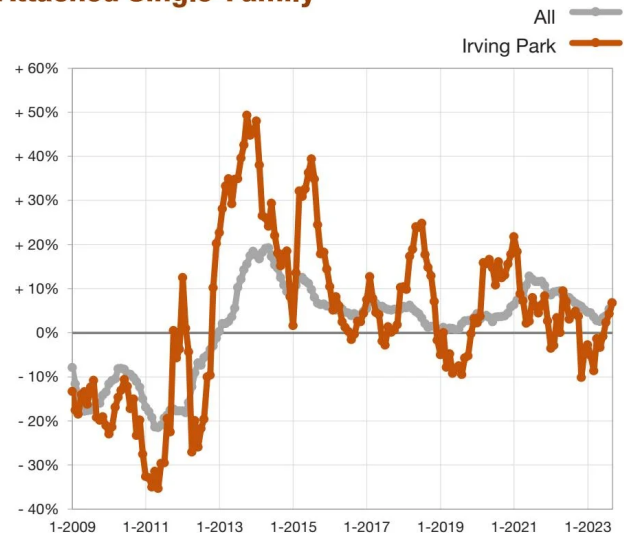
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | September 2023

- 21.8%

Change in
New Listings
All Properties

+ 7.9%

Change in
Closed Sales
All Properties

- 32.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	26	15	- 42.3%	242	196	- 19.0%
Closed Sales	13	10	- 23.1%	145	99	- 31.7%
Median Sales Price*	\$1,710,000	\$1,701,250	- 0.5%	\$1,570,125	\$1,600,000	+ 1.9%
Percent of Original List Price Received*	97.1%	98.8%	+ 1.7%	99.1%	98.0%	- 1.0%
Market Time	123	49	- 60.2%	61	60	- 2.1%
Inventory of Homes for Sale	36	24	- 33.3%	--	--	--

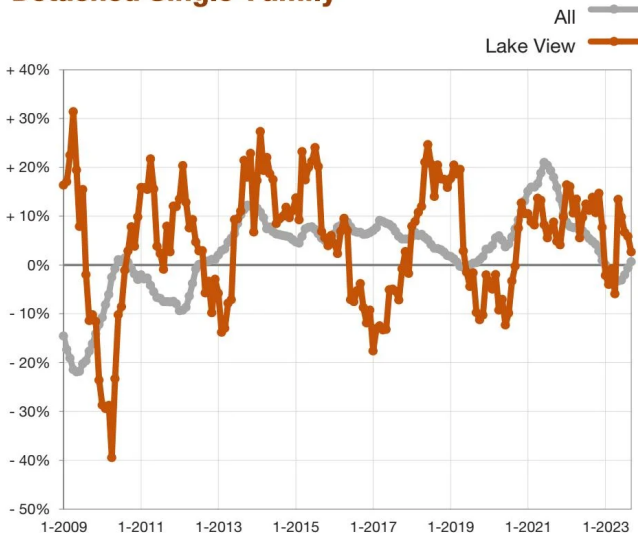
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	236	190	- 19.5%	2,899	1,932	- 33.4%
Closed Sales	126	140	+ 11.1%	1,857	1,268	- 31.7%
Median Sales Price*	\$412,500	\$375,435	- 9.0%	\$397,500	\$408,500	+ 2.8%
Percent of Original List Price Received*	97.0%	98.7%	+ 1.8%	98.6%	99.3%	+ 0.6%
Market Time	45	37	- 18.6%	49	48	- 3.0%
Inventory of Homes for Sale	348	236	- 32.2%	--	--	--

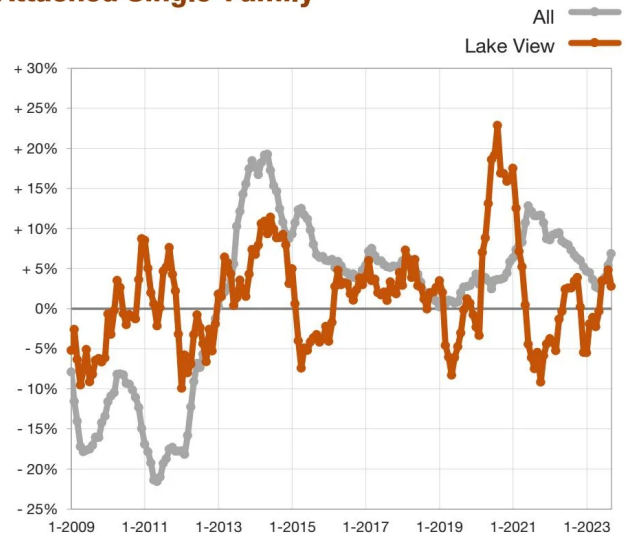
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | September 2023

- 28.1%

Change in
New Listings
All Properties

- 21.5%

Change in
Closed Sales
All Properties

- 31.8%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	38	26	- 31.6%	349	293	- 16.0%
Closed Sales	18	15	- 16.7%	192	114	- 40.6%
Median Sales Price*	\$1,930,000	\$2,100,000	+ 8.8%	\$1,742,500	\$1,837,000	+ 5.4%
Percent of Original List Price Received*	94.0%	94.7%	+ 0.7%	96.8%	96.2%	- 0.7%
Market Time	79	66	- 16.3%	64	69	+ 8.2%
Inventory of Homes for Sale	63	66	+ 4.8%	--	--	--

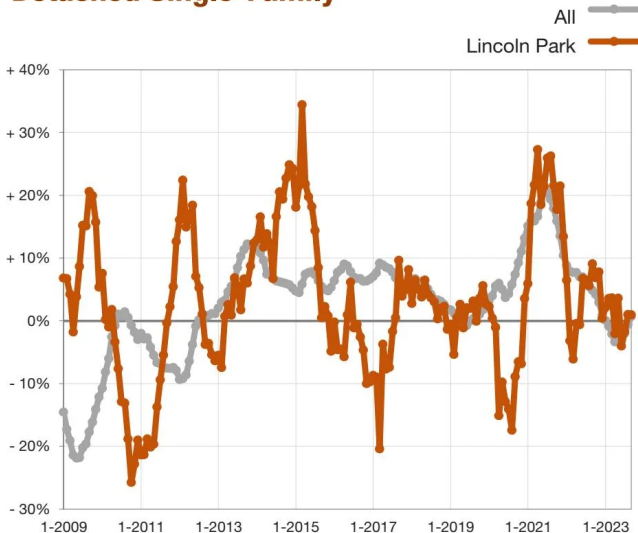
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	183	133	- 27.3%	1,995	1,346	- 32.5%
Closed Sales	89	69	- 22.5%	1,265	842	- 33.4%
Median Sales Price*	\$545,000	\$536,500	- 1.6%	\$540,000	\$550,000	+ 1.9%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	98.6%	98.7%	+ 0.1%
Market Time	43	30	- 31.5%	58	54	- 8.3%
Inventory of Homes for Sale	286	172	- 39.9%	--	--	--

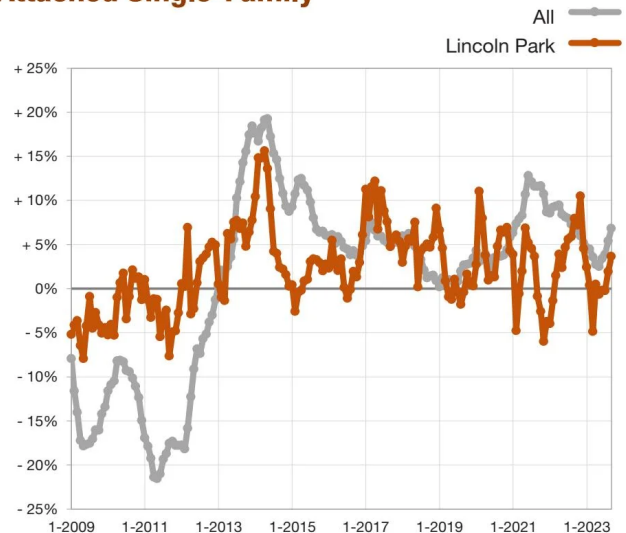
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | September 2023

- 35.5%

Change in
New Listings
All Properties

- 8.8%

Change in
Closed Sales
All Properties

- 22.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	23	8	- 65.2%	160	118	- 26.3%
Closed Sales	9	5	- 44.4%	115	68	- 40.9%
Median Sales Price*	\$762,000	\$1,275,000	+ 67.3%	\$895,000	\$1,069,950	+ 19.5%
Percent of Original List Price Received*	95.8%	95.8%	- 0.0%	99.3%	98.9%	- 0.4%
Market Time	28	63	+ 121.5%	44	61	+ 39.2%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--

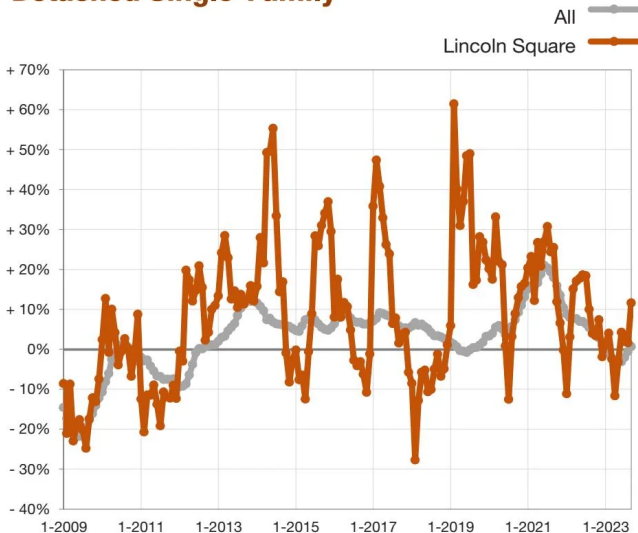
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	39	32	- 17.9%	499	291	- 41.7%
Closed Sales	25	26	+ 4.0%	318	208	- 34.6%
Median Sales Price*	\$300,000	\$331,250	+ 10.4%	\$315,700	\$380,500	+ 20.5%
Percent of Original List Price Received*	96.0%	99.9%	+ 4.1%	98.8%	100.1%	+ 1.3%
Market Time	45	40	- 10.5%	55	34	- 36.9%
Inventory of Homes for Sale	46	32	- 30.4%	--	--	--

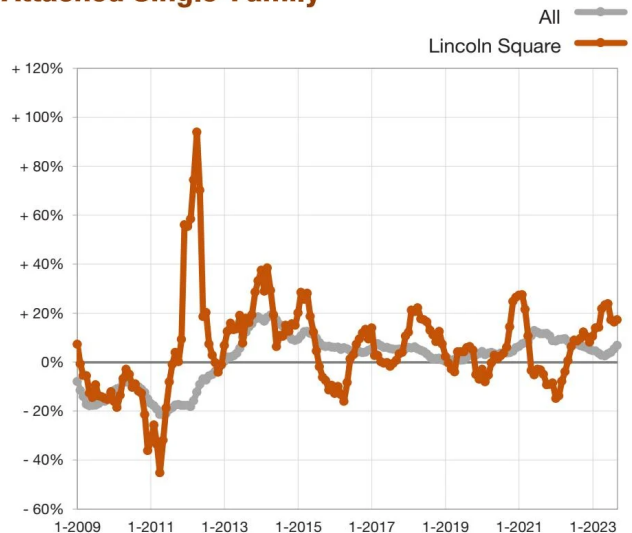
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | September 2023

- 18.8%

- 32.2%

- 24.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	41	31	- 24.4%	324	284	- 12.3%
Closed Sales	22	9	- 59.1%	204	122	- 40.2%
Median Sales Price*	\$900,000	\$1,275,000	+ 41.7%	\$925,000	\$1,008,750	+ 9.1%
Percent of Original List Price Received*	97.6%	98.3%	+ 0.7%	99.4%	98.9%	- 0.5%
Market Time	31	45	+ 45.8%	34	57	+ 66.8%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--

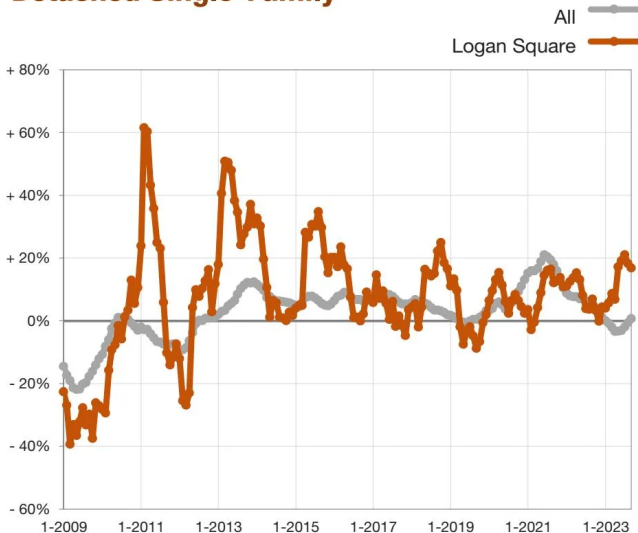
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	76	64	- 15.8%	901	533	- 40.8%
Closed Sales	37	31	- 16.2%	550	353	- 35.8%
Median Sales Price*	\$455,000	\$525,000	+ 15.4%	\$455,000	\$481,000	+ 5.7%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.5%	99.7%	100.1%	+ 0.5%
Market Time	35	39	+ 12.7%	46	43	- 5.5%
Inventory of Homes for Sale	98	65	- 33.7%	--	--	--

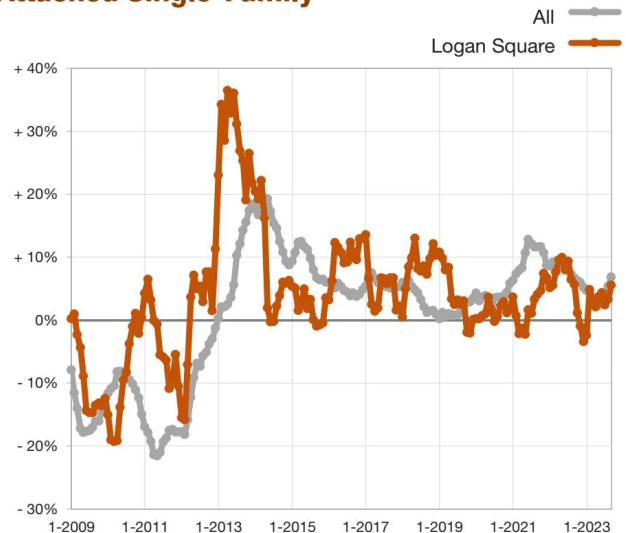
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | September 2023

- 2.3%

Change in
New Listings
All Properties

- 10.0%

Change in
Closed Sales
All Properties

- 11.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	0	0	--	2	1	- 50.0%
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	--	--	--	--

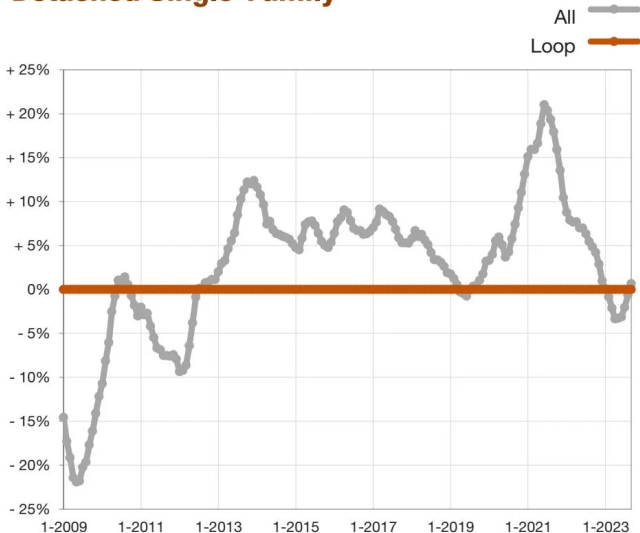
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	129	126	- 2.3%	1,617	1,273	- 21.3%
Closed Sales	70	63	- 10.0%	805	623	- 22.6%
Median Sales Price*	\$367,000	\$355,000	- 3.3%	\$375,000	\$344,000	- 8.3%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	97.2%	97.1%	- 0.1%
Market Time	149	55	- 63.4%	104	99	- 4.6%
Inventory of Homes for Sale	358	316	- 11.7%	--	--	--

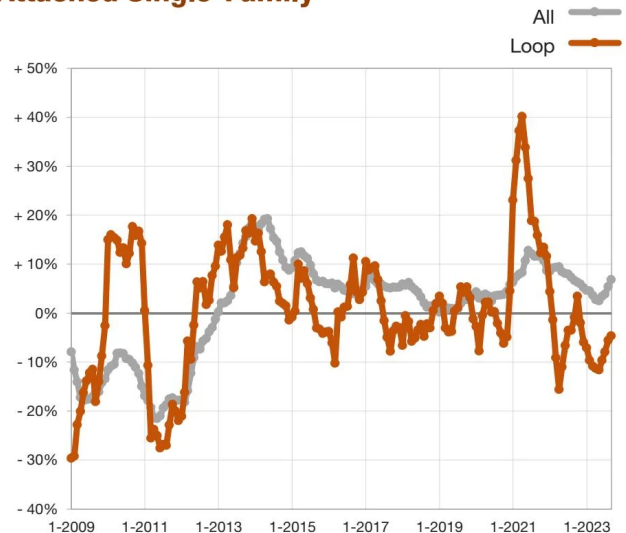
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | September 2023

- 3.4%

Change in
New Listings
All Properties

- 3.3%

Change in
Closed Sales
All Properties

- 12.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	15	14	- 6.7%	99	98	- 1.0%
Closed Sales	3	2	- 33.3%	35	21	- 40.0%
Median Sales Price*	\$1,900,000	\$2,187,500	+ 15.1%	\$2,150,000	\$2,200,000	+ 2.3%
Percent of Original List Price Received*	95.7%	95.1%	- 0.6%	93.0%	90.2%	- 3.0%
Market Time	460	327	- 29.0%	233	300	+ 28.8%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--

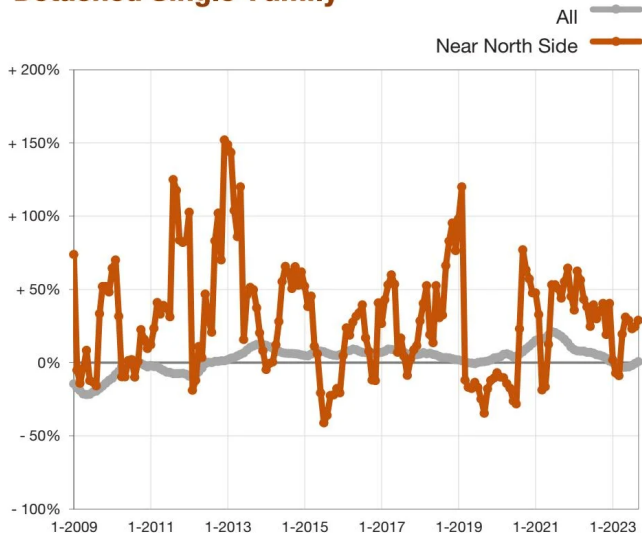
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	569	550	- 3.3%	5,742	4,839	- 15.7%
Closed Sales	207	201	- 2.9%	2,409	1,955	- 18.8%
Median Sales Price*	\$413,500	\$425,000	+ 2.8%	\$425,000	\$400,000	- 5.9%
Percent of Original List Price Received*	96.3%	96.4%	+ 0.1%	96.9%	96.7%	- 0.3%
Market Time	103	107	+ 4.3%	112	106	- 5.7%
Inventory of Homes for Sale	1,376	1,188	- 13.7%	--	--	--

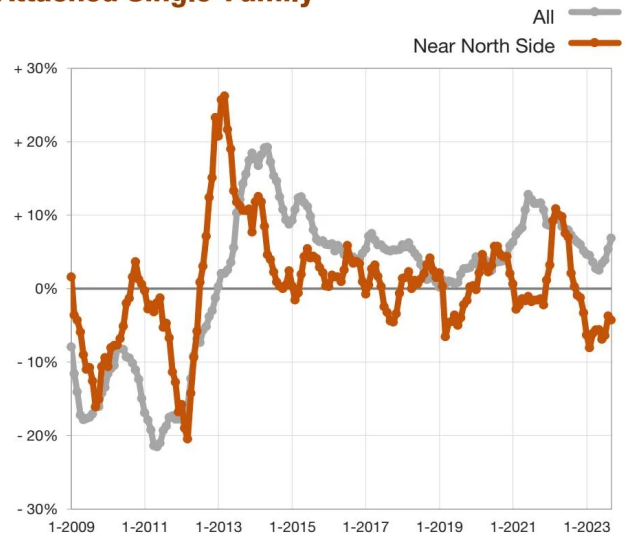
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | September 2023

- 27.3%

+ 9.4%

- 26.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	0	0	--	5	9	+ 80.0%
Closed Sales	0	1	--	7	6	- 14.3%
Median Sales Price*	\$0	\$1,130,000	--	\$1,280,000	\$1,830,000	+ 43.0%
Percent of Original List Price Received*	0.0%	97.0%	--	94.1%	93.5%	- 0.7%
Market Time	0	39	--	135	84	- 37.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--

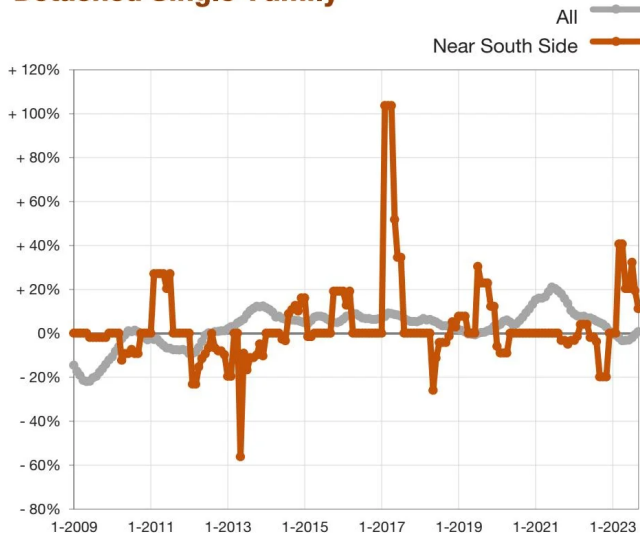
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	143	104	- 27.3%	1,371	982	- 28.4%
Closed Sales	53	57	+ 7.5%	599	454	- 24.2%
Median Sales Price*	\$380,000	\$369,900	- 2.7%	\$375,000	\$390,000	+ 4.0%
Percent of Original List Price Received*	99.9%	99.0%	- 0.9%	100.3%	100.6%	+ 0.4%
Market Time	71	58	- 18.1%	87	78	- 11.0%
Inventory of Homes for Sale	265	193	- 27.2%	--	--	--

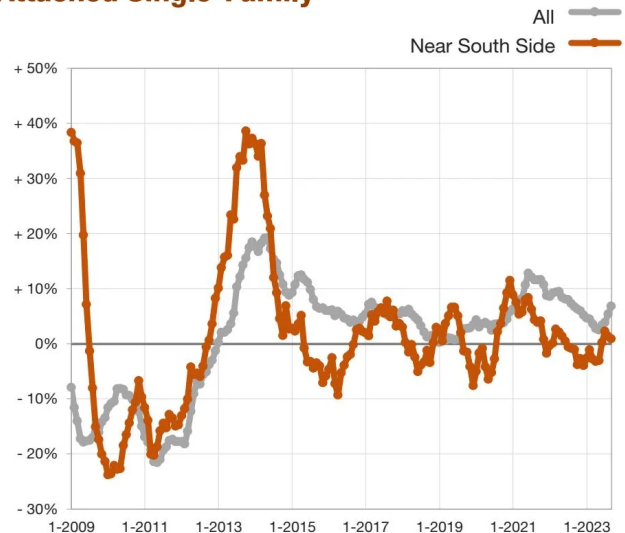
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | September 2023

- 27.0%

Change in
New Listings
All Properties

- 28.6%

Change in
Closed Sales
All Properties

- 34.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	7	12	+ 71.4%	84	63	- 25.0%
Closed Sales	1	4	+ 300.0%	21	22	+ 4.8%
Median Sales Price*	\$645,000	\$697,375	+ 8.1%	\$585,000	\$690,000	+ 17.9%
Percent of Original List Price Received*	95.6%	99.2%	+ 3.8%	95.7%	97.9%	+ 2.4%
Market Time	26	101	+ 287.5%	103	98	- 4.7%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--

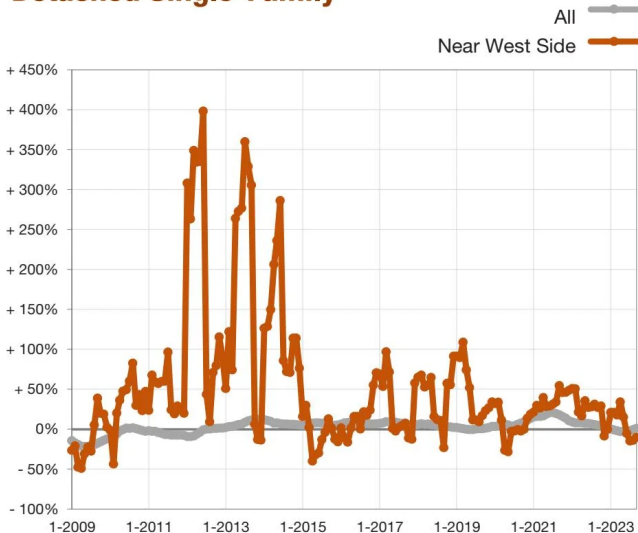
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	215	150	- 30.2%	2,226	1,441	- 35.3%
Closed Sales	97	66	- 32.0%	1,123	763	- 32.1%
Median Sales Price*	\$462,500	\$413,750	- 10.5%	\$385,000	\$396,000	+ 2.9%
Percent of Original List Price Received*	100.4%	98.8%	- 1.7%	99.7%	100.1%	+ 0.4%
Market Time	62	59	- 3.8%	66	68	+ 4.3%
Inventory of Homes for Sale	341	220	- 35.5%	--	--	--

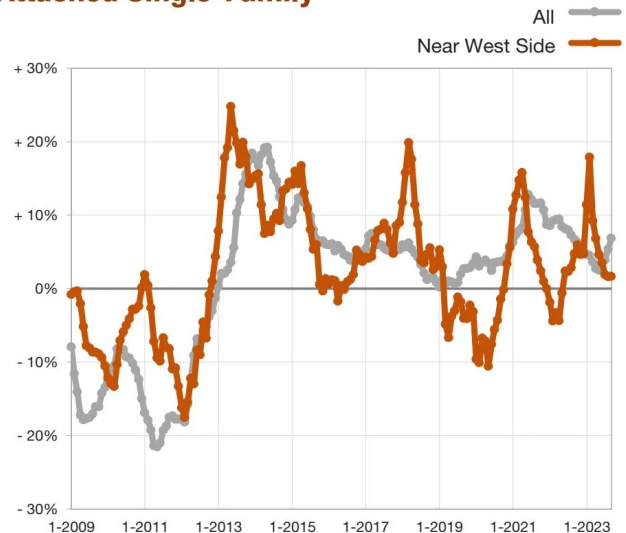
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Current as of October 14, 2023. All data from Midwest Real Estate Data. Report © 2023 ShowingTime.



NORTH CENTER

Local Market Update | September 2023

- 28.1%

Change in
New Listings
All Properties

- 20.0%

Change in
Closed Sales
All Properties

- 31.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	28	24	- 14.3%	284	228	- 19.7%
Closed Sales	19	11	- 42.1%	170	116	- 31.8%
Median Sales Price*	\$1,305,000	\$1,299,000	- 0.5%	\$1,250,050	\$1,385,000	+ 10.8%
Percent of Original List Price Received*	98.8%	100.1%	+ 1.3%	100.0%	98.8%	- 1.3%
Market Time	25	37	+ 49.5%	23	42	+ 81.8%
Inventory of Homes for Sale	38	32	- 15.8%	--	--	--

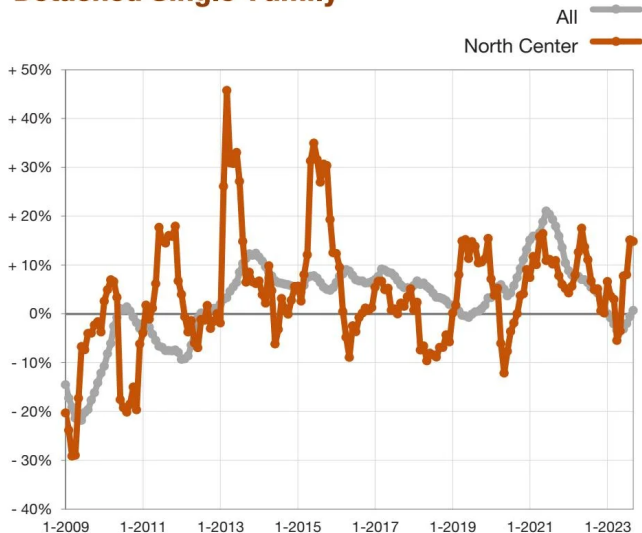
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	68	45	- 33.8%	570	388	- 31.9%
Closed Sales	26	25	- 3.8%	328	259	- 21.0%
Median Sales Price*	\$447,000	\$559,000	+ 25.1%	\$489,450	\$530,000	+ 8.3%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	100.4%	99.6%	- 0.8%
Market Time	31	48	+ 54.6%	33	49	+ 50.6%
Inventory of Homes for Sale	81	50	- 38.3%	--	--	--

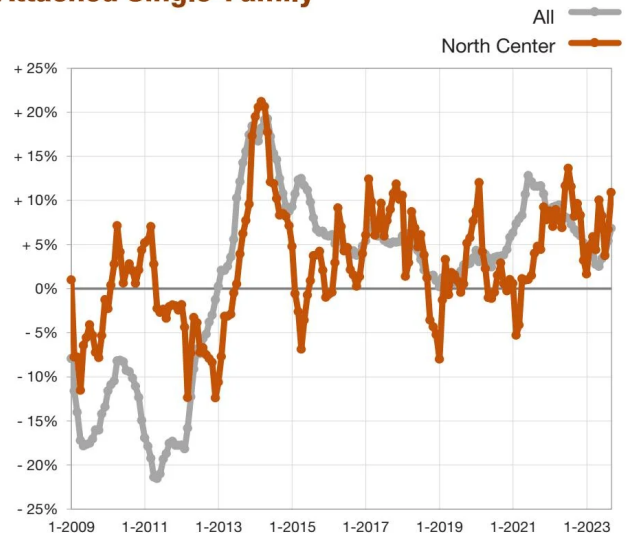
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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UPTOWN

Local Market Update | September 2023

- 34.3%

- 24.1%

- 37.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	8	7	- 12.5%	55	50	- 9.1%
Closed Sales	2	4	+ 100.0%	29	22	- 24.1%
Median Sales Price*	\$1,035,000	\$1,150,323	+ 11.1%	\$1,200,000	\$1,130,500	- 5.8%
Percent of Original List Price Received*	92.5%	97.2%	+ 5.1%	97.0%	96.2%	- 0.8%
Market Time	52	96	+ 84.6%	102	68	- 33.2%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--

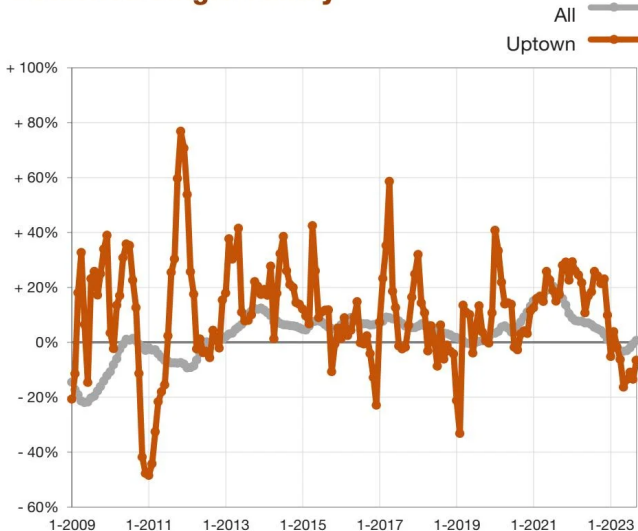
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	126	81	- 35.7%	1,126	722	- 35.9%
Closed Sales	52	37	- 28.8%	775	525	- 32.3%
Median Sales Price*	\$241,250	\$280,000	+ 16.1%	\$310,000	\$325,000	+ 4.8%
Percent of Original List Price Received*	96.7%	100.8%	+ 4.3%	99.0%	100.3%	+ 1.3%
Market Time	44	43	- 3.6%	52	42	- 19.3%
Inventory of Homes for Sale	153	95	- 37.9%	--	--	--

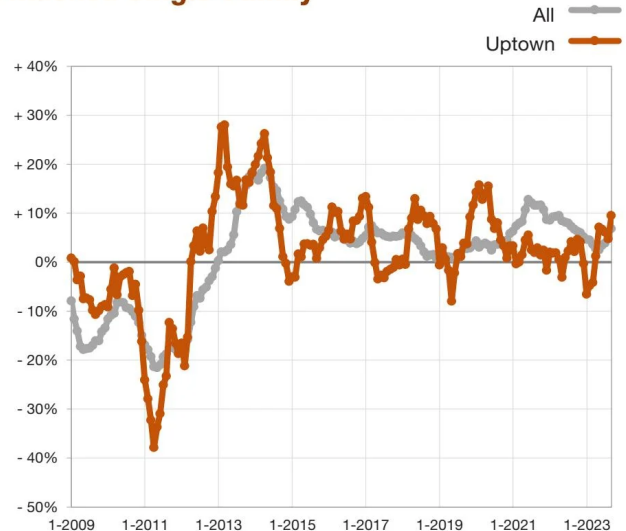
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Current as of October 14, 2023. All data from Midwest Real Estate Data. Report © 2023 ShowingTime.



WEST TOWN

Local Market Update | September 2023

- 11.9%

Change in
New Listings
All Properties

- 23.3%

Change in
Closed Sales
All Properties

- 27.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	40	37	- 7.5%	381	310	- 18.6%
Closed Sales	16	15	- 6.3%	196	141	- 28.1%
Median Sales Price*	\$982,500	\$1,350,000	+ 37.4%	\$1,107,500	\$1,155,000	+ 4.3%
Percent of Original List Price Received*	96.3%	97.3%	+ 1.1%	97.9%	97.5%	- 0.4%
Market Time	67	75	+ 11.5%	41	58	+ 44.0%
Inventory of Homes for Sale	58	51	- 12.1%	--	--	--

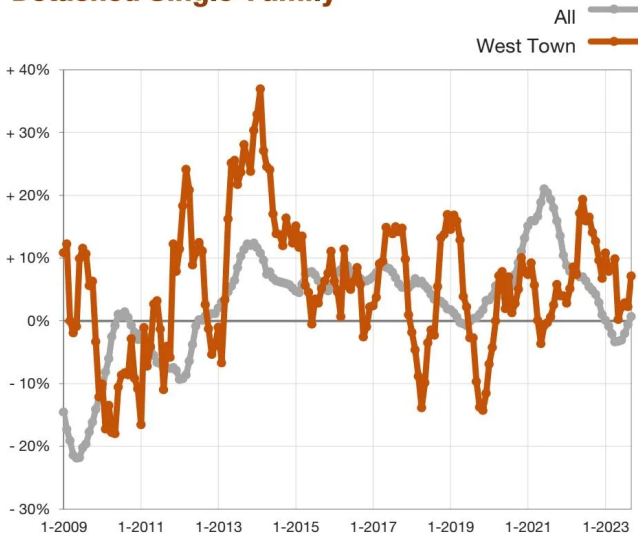
Attached Single-Family

	September			Year to Date		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
New Listings	212	185	- 12.7%	2,361	1,577	- 33.2%
Closed Sales	100	74	- 26.0%	1,378	887	- 35.6%
Median Sales Price*	\$511,500	\$552,500	+ 8.0%	\$510,000	\$535,000	+ 4.9%
Percent of Original List Price Received*	97.5%	98.4%	+ 1.0%	99.2%	99.4%	+ 0.2%
Market Time	54	37	- 30.6%	47	50	+ 5.6%
Inventory of Homes for Sale	287	201	- 30.0%	--	--	--

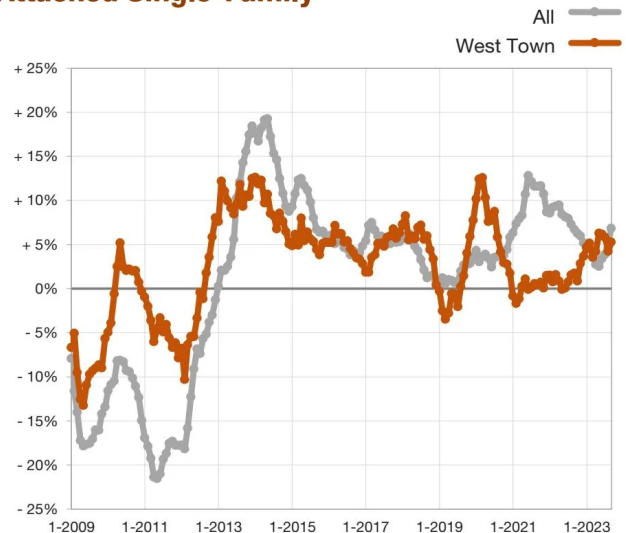
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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