



AVONDALE

Local Market Update | February 2023

- 50.0%

Change in
New Listings
All Properties

- 14.3%

Change in
Closed Sales
All Properties

- 46.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	17	9	- 47.1%	37	17	- 54.1%
Closed Sales	7	2	- 71.4%	13	8	- 38.5%
Median Sales Price*	\$715,000	\$756,450	+ 5.8%	\$680,000	\$667,500	- 1.8%
Percent of Original List Price Received*	97.0%	99.3%	+ 2.4%	96.3%	96.9%	+ 0.6%
Market Time	43	161	+ 271.9%	45	123	+ 172.4%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--

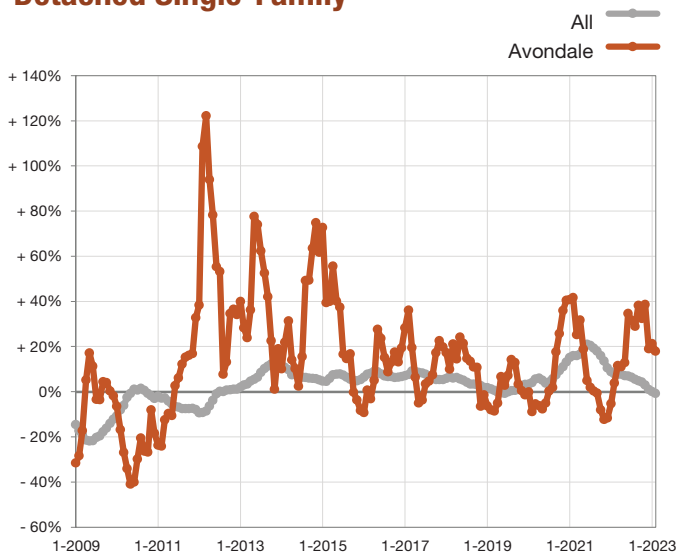
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	27	13	- 51.9%	41	33	- 19.5%
Closed Sales	7	10	+ 42.9%	17	14	- 17.6%
Median Sales Price*	\$225,000	\$244,500	+ 8.7%	\$260,000	\$269,500	+ 3.7%
Percent of Original List Price Received*	96.5%	95.6%	- 1.0%	97.5%	96.1%	- 1.4%
Market Time	93	102	+ 9.1%	83	92	+ 10.2%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--

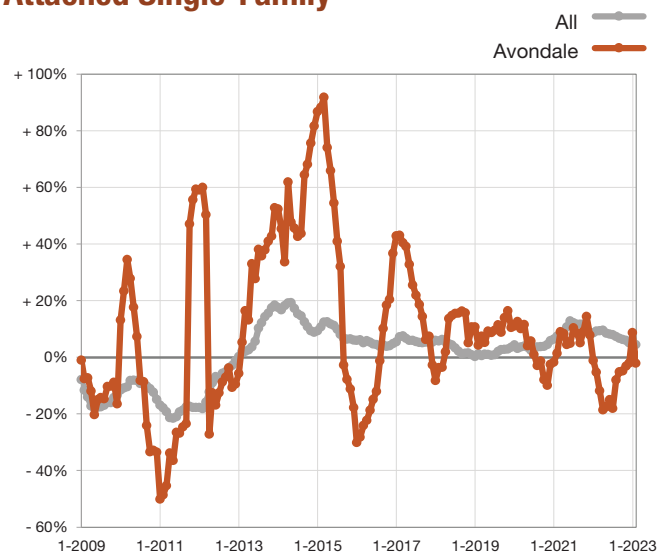
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.



IRVING PARK

Local Market Update | February 2023

- 41.3%

Change in
New Listings
All Properties

- 46.4%

Change in
Closed Sales
All Properties

- 34.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	40	21	- 47.5%	64	46	- 28.1%
Closed Sales	13	8	- 38.5%	26	18	- 30.8%
Median Sales Price*	\$647,000	\$516,300	- 20.2%	\$550,000	\$575,000	+ 4.5%
Percent of Original List Price Received*	100.1%	96.1%	- 3.9%	97.9%	96.0%	- 1.9%
Market Time	83	83	- 0.7%	81	88	+ 9.3%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--

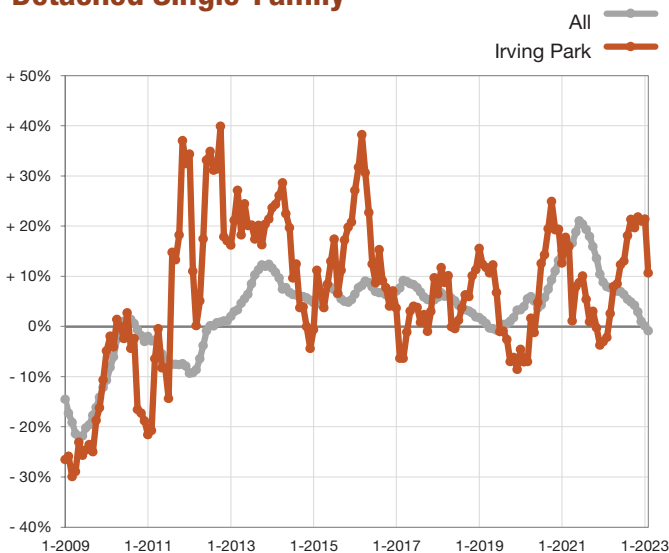
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	35	23	- 34.3%	62	39	- 37.1%
Closed Sales	15	7	- 53.3%	31	20	- 35.5%
Median Sales Price*	\$225,000	\$219,000	- 2.7%	\$245,000	\$216,250	- 11.7%
Percent of Original List Price Received*	97.6%	96.3%	- 1.3%	97.6%	96.2%	- 1.4%
Market Time	79	58	- 27.2%	72	89	+ 23.0%
Inventory of Homes for Sale	48	23	- 52.1%	--	--	--

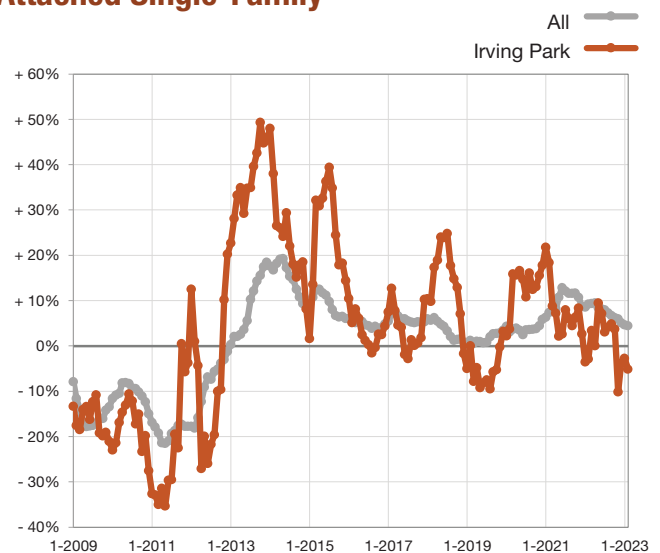
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LAKEVIEW

Local Market Update | February 2023

- 50.0%

Change in
New Listings
All Properties

- 38.8%

Change in
Closed Sales
All Properties

- 40.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	27	14	- 48.1%	49	29	- 40.8%
Closed Sales	12	2	- 83.3%	22	4	- 81.8%
Median Sales Price*	\$1,293,750	\$1,166,250	- 9.9%	\$1,412,500	\$1,289,950	- 8.7%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.4%	97.7%	94.2%	- 3.6%
Market Time	117	51	- 56.8%	108	92	- 15.1%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--

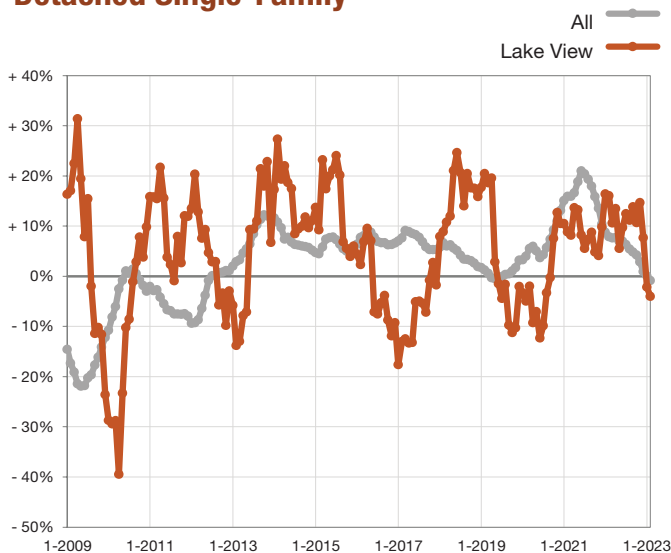
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	355	177	- 50.1%	634	375	- 40.9%
Closed Sales	135	88	- 34.8%	245	146	- 40.4%
Median Sales Price*	\$330,000	\$341,500	+ 3.5%	\$365,000	\$372,200	+ 2.0%
Percent of Original List Price Received*	97.6%	95.9%	- 1.7%	96.9%	96.2%	- 0.8%
Market Time	88	83	- 5.5%	85	84	- 1.9%
Inventory of Homes for Sale	325	188	- 42.2%	--	--	--

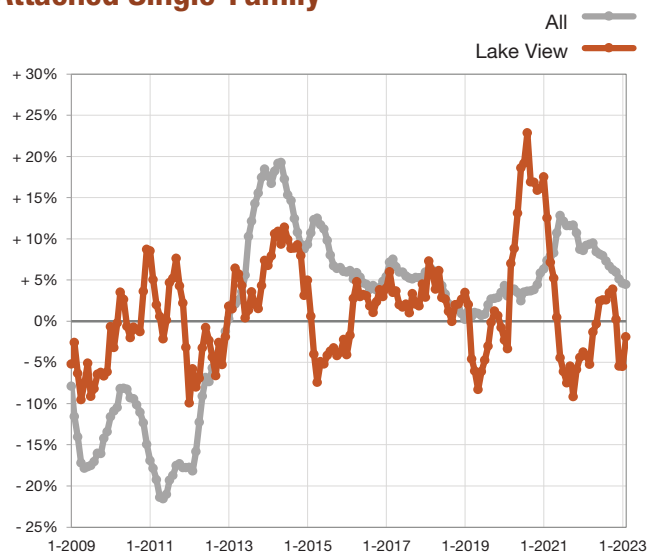
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN PARK

Local Market Update | February 2023

- 45.5%

Change in
New Listings
All Properties

- 42.2%

Change in
Closed Sales
All Properties

- 39.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	31	24	- 22.6%	62	56	- 9.7%
Closed Sales	8	7	- 12.5%	31	12	- 61.3%
Median Sales Price*	\$1,668,750	\$1,200,000	- 28.1%	\$1,575,000	\$1,634,500	+ 3.8%
Percent of Original List Price Received*	97.7%	95.4%	- 2.3%	95.1%	96.8%	+ 1.8%
Market Time	74	91	+ 23.4%	97	102	+ 5.0%
Inventory of Homes for Sale	46	43	- 6.5%	--	--	--

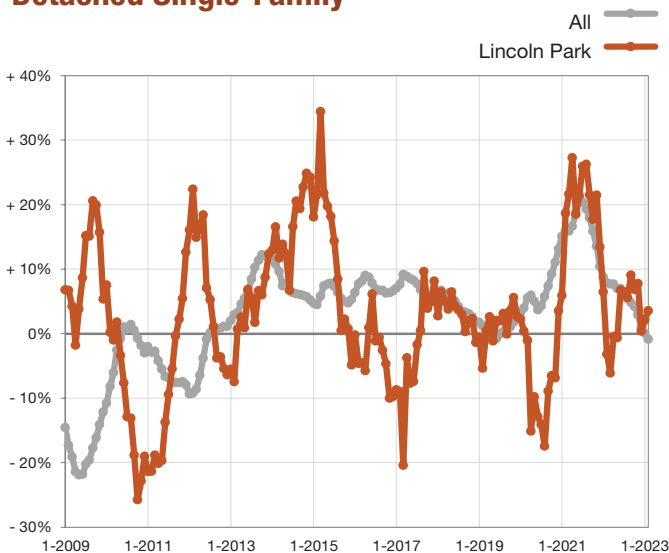
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	233	120	- 48.5%	439	228	- 48.1%
Closed Sales	101	56	- 44.6%	179	91	- 49.2%
Median Sales Price*	\$535,000	\$485,000	- 9.3%	\$530,000	\$495,000	- 6.6%
Percent of Original List Price Received*	97.7%	96.8%	- 0.9%	97.6%	96.6%	- 1.0%
Market Time	104	88	- 15.4%	92	82	- 10.0%
Inventory of Homes for Sale	250	135	- 46.0%	--	--	--

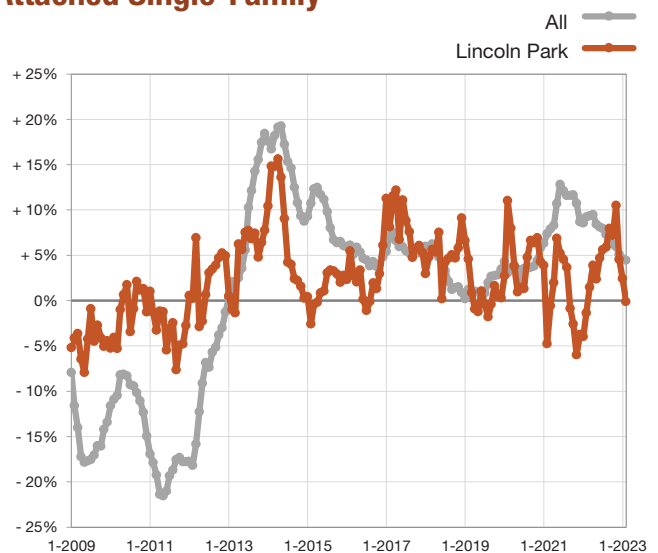
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LINCOLN SQUARE

Local Market Update | February 2023

- 50.7%

Change in
New Listings
All Properties

- 66.0%

Change in
Closed Sales
All Properties

- 43.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	18	12	- 33.3%	39	26	- 33.3%
Closed Sales	17	3	- 82.4%	25	5	- 80.0%
Median Sales Price*	\$1,068,750	\$1,250,000	+ 17.0%	\$780,000	\$1,090,000	+ 39.7%
Percent of Original List Price Received*	100.6%	97.8%	- 2.8%	98.8%	97.9%	- 1.0%
Market Time	70	158	+ 124.7%	66	119	+ 80.1%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--

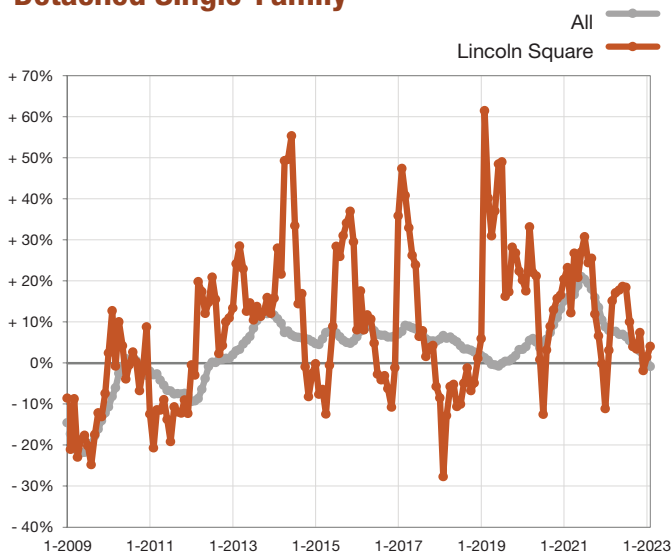
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	49	21	- 57.1%	99	47	- 52.5%
Closed Sales	30	13	- 56.7%	49	29	- 40.8%
Median Sales Price*	\$298,000	\$370,000	+ 24.2%	\$289,000	\$345,000	+ 19.4%
Percent of Original List Price Received*	97.2%	98.4%	+ 1.3%	97.2%	97.6%	+ 0.5%
Market Time	81	47	- 42.7%	91	46	- 49.2%
Inventory of Homes for Sale	44	15	- 65.9%	--	--	--

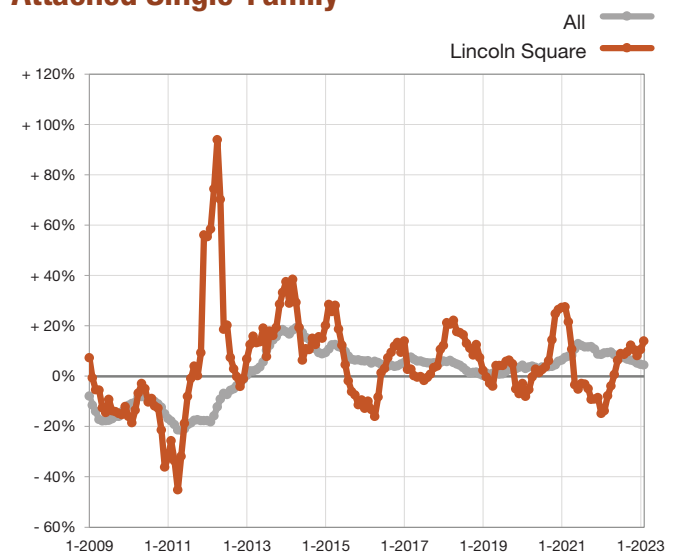
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOGAN SQUARE

Local Market Update | February 2023

- 37.9%

Change in
New Listings
All Properties

- 38.6%

Change in
Closed Sales
All Properties

- 10.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	30	26	- 13.3%	53	54	+ 1.9%
Closed Sales	13	11	- 15.4%	23	19	- 17.4%
Median Sales Price*	\$909,000	\$1,090,000	+ 19.9%	\$1,050,000	\$985,000	- 6.2%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	99.0%	97.7%	- 1.3%
Market Time	74	56	- 24.9%	63	76	+ 19.6%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--

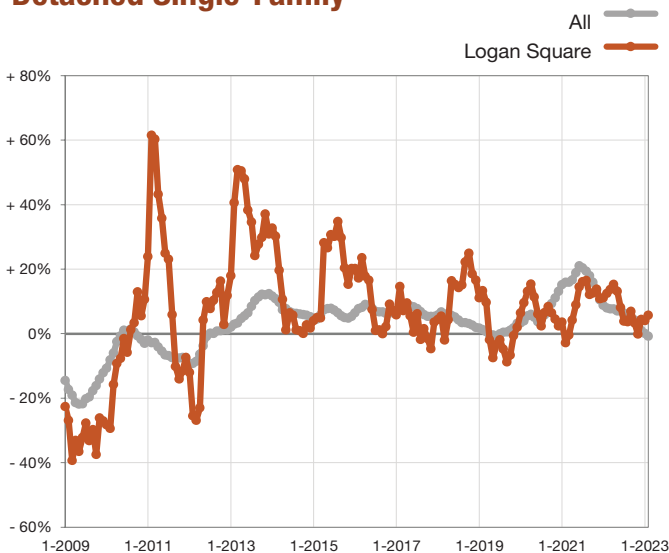
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	102	56	- 45.1%	202	105	- 48.0%
Closed Sales	44	24	- 45.5%	79	42	- 46.8%
Median Sales Price*	\$429,500	\$557,500	+ 29.8%	\$405,000	\$494,250	+ 22.0%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	97.9%	97.6%	- 0.3%
Market Time	83	98	+ 17.6%	81	88	+ 8.6%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--

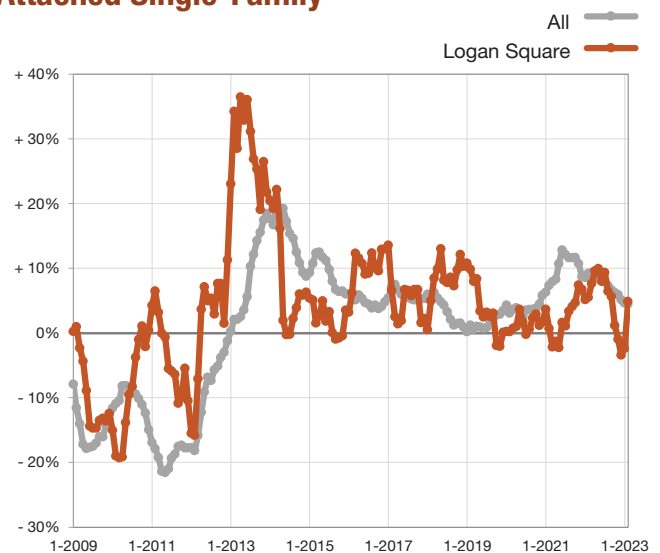
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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LOOP

Local Market Update | February 2023

- 25.6%

Change in
New Listings
All Properties

- 32.8%

Change in
Closed Sales
All Properties

- 25.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
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	--	--	--	--

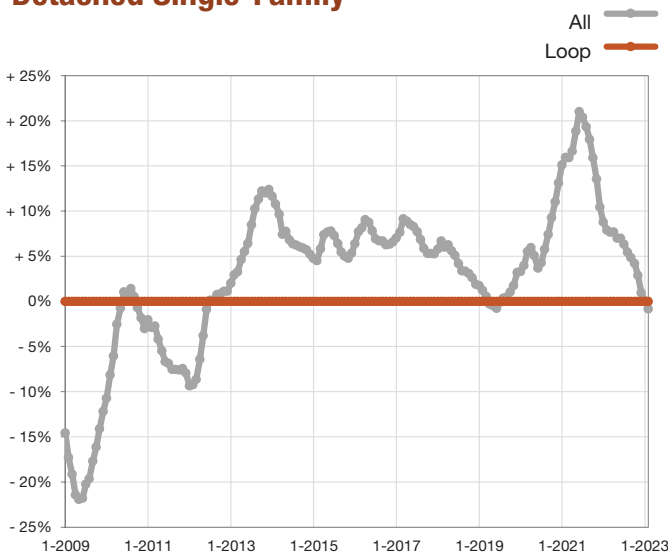
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	168	125	- 25.6%	354	247	- 30.2%
Closed Sales	61	41	- 32.8%	114	77	- 32.5%
Median Sales Price*	\$367,000	\$285,000	- 22.3%	\$382,500	\$300,000	- 21.6%
Percent of Original List Price Received*	96.1%	94.9%	- 1.3%	95.3%	94.3%	- 1.0%
Market Time	150	156	+ 4.0%	194	146	- 24.6%
Inventory of Homes for Sale	369	274	- 25.7%	--	--	--

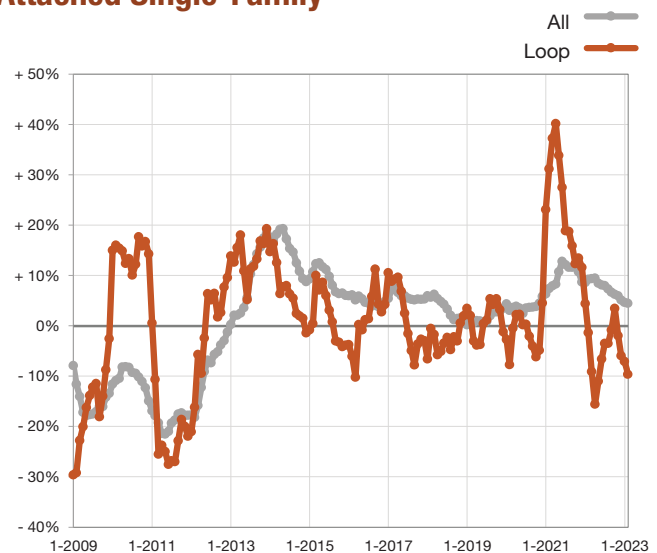
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR NORTH SIDE

Local Market Update | February 2023

- 26.1%

Change in
New Listings
All Properties

- 29.7%

Change in
Closed Sales
All Properties

- 18.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	11	7	- 36.4%	15	10	- 33.3%
Closed Sales	3	5	+ 66.7%	8	7	- 12.5%
Median Sales Price*	\$2,600,000	\$2,650,000	+ 1.9%	\$2,287,500	\$2,600,000	+ 13.7%
Percent of Original List Price Received*	87.1%	81.1%	- 6.9%	88.2%	85.7%	- 2.9%
Market Time	327	654	+ 100.1%	323	532	+ 64.8%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--

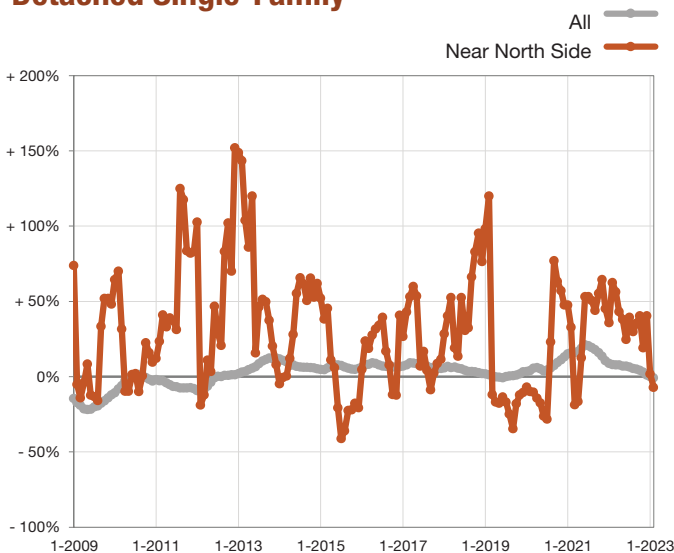
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	606	449	- 25.9%	1,172	929	- 20.7%
Closed Sales	209	144	- 31.1%	375	265	- 29.3%
Median Sales Price*	\$500,000	\$378,500	- 24.3%	\$470,000	\$370,000	- 21.3%
Percent of Original List Price Received*	97.0%	95.6%	- 1.4%	96.2%	95.3%	- 0.9%
Market Time	168	127	- 24.3%	167	127	- 24.0%
Inventory of Homes for Sale	1,237	1,006	- 18.7%	--	--	--

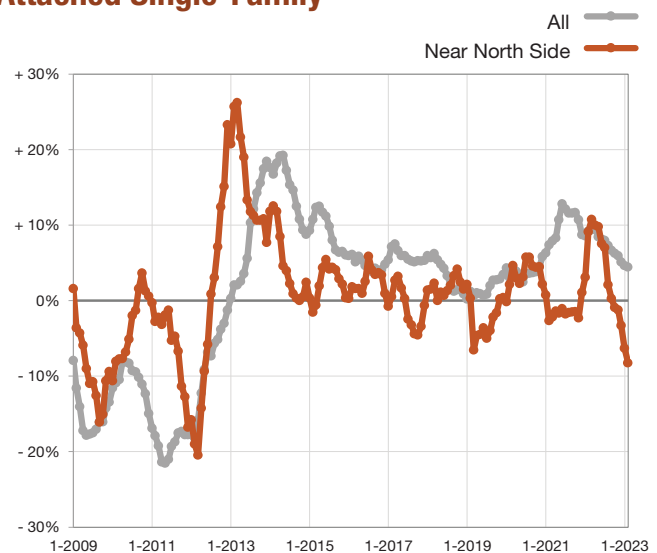
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR SOUTH SIDE

Local Market Update | February 2023

- 42.8%

Change in
New Listings
All Properties

- 55.6%

Change in
Closed Sales
All Properties

- 37.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	2	1	- 50.0%	2	2	0.0%
Closed Sales	4	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$1,397,500	\$0	- 100.0%	\$1,397,500	\$0	- 100.0%
Percent of Original List Price Received*	88.9%	0.0%	- 100.0%	88.9%	0.0%	- 100.0%
Market Time	189	0	- 100.0%	189	0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

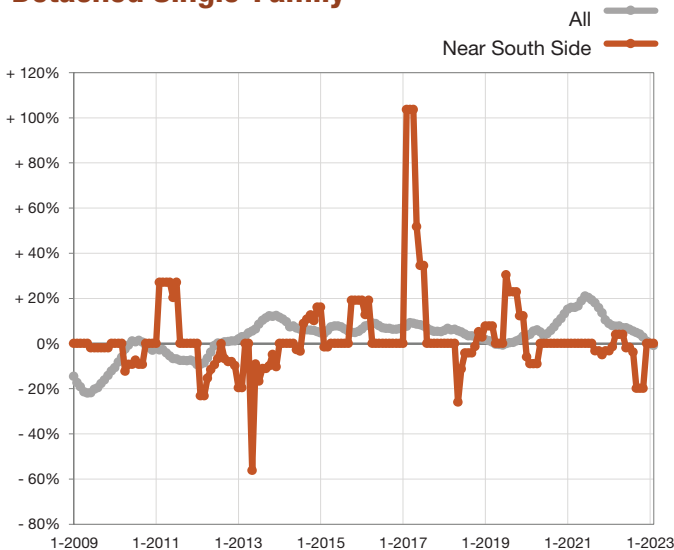
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	150	86	- 42.7%	267	164	- 38.6%
Closed Sales	59	28	- 52.5%	103	53	- 48.5%
Median Sales Price*	\$365,000	\$390,000	+ 6.8%	\$385,000	\$390,000	+ 1.3%
Percent of Original List Price Received*	101.8%	102.2%	+ 0.4%	100.0%	100.0%	- 0.0%
Market Time	121	134	+ 10.8%	120	111	- 7.5%
Inventory of Homes for Sale	225	139	- 38.2%	--	--	--

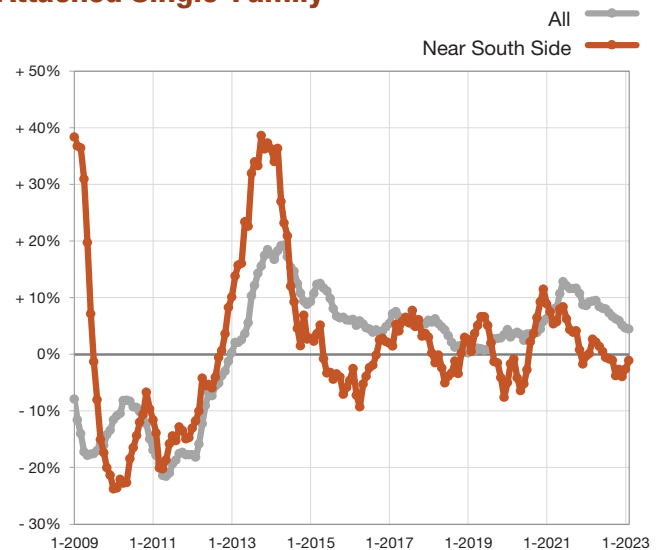
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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NEAR WEST SIDE

Local Market Update | February 2023

- 46.5%

Change in
New Listings
All Properties

- 38.8%

Change in
Closed Sales
All Properties

- 34.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	9	4	- 55.6%	12	7	- 41.7%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$480,000	\$1,050,000	+ 118.8%
Percent of Original List Price Received*	96.2%	0.0%	- 100.0%	93.0%	92.2%	- 0.8%
Market Time	10	0	- 100.0%	125	100	- 20.0%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--

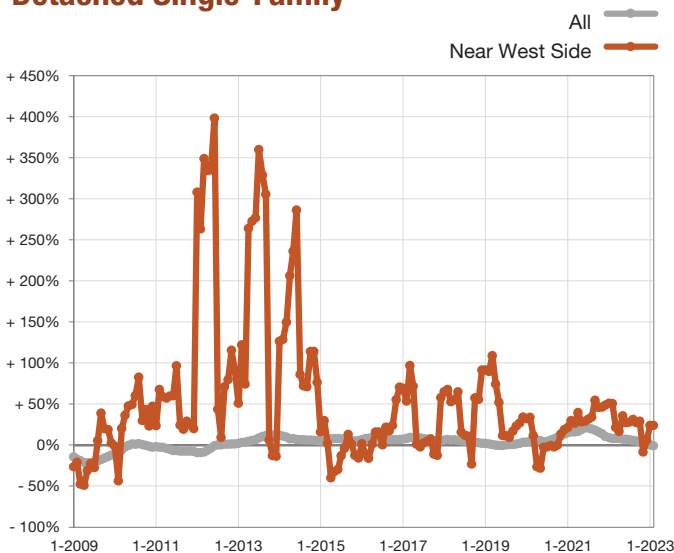
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	236	127	- 46.2%	425	249	- 41.4%
Closed Sales	84	52	- 38.1%	175	95	- 45.7%
Median Sales Price*	\$358,000	\$435,000	+ 21.5%	\$360,000	\$460,000	+ 27.8%
Percent of Original List Price Received*	98.7%	99.8%	+ 1.1%	98.2%	100.2%	+ 2.0%
Market Time	133	86	- 35.4%	124	84	- 32.2%
Inventory of Homes for Sale	271	177	- 34.7%	--	--	--

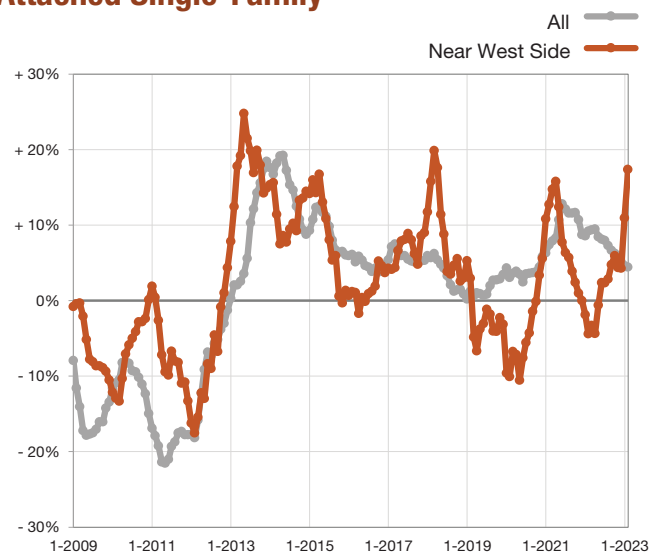
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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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 | February 2023

- 37.6%

Change in
New Listings
All Properties

- 6.7%

Change in
Closed Sales
All Properties

- 7.3%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	27	14	- 48.1%	45	26	- 42.2%
Closed Sales	7	7	0.0%	11	11	0.0%
Median Sales Price*	\$1,875,000	\$890,000	- 52.5%	\$1,200,000	\$1,010,000	- 15.8%
Percent of Original List Price Received*	98.0%	95.0%	- 3.0%	97.6%	96.3%	- 1.3%
Market Time	23	94	+ 311.9%	26	68	+ 162.8%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--

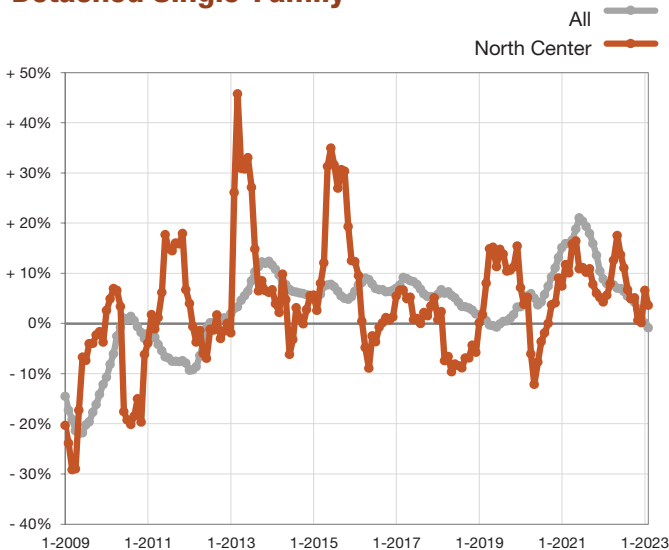
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	58	39	- 32.8%	107	77	- 28.0%
Closed Sales	23	21	- 8.7%	46	36	- 21.7%
Median Sales Price*	\$469,000	\$475,000	+ 1.3%	\$457,000	\$505,000	+ 10.5%
Percent of Original List Price Received*	99.9%	98.4%	- 1.5%	98.7%	98.2%	- 0.6%
Market Time	70	94	+ 35.2%	77	83	+ 8.4%
Inventory of Homes for Sale	36	36	0.0%	--	--	--

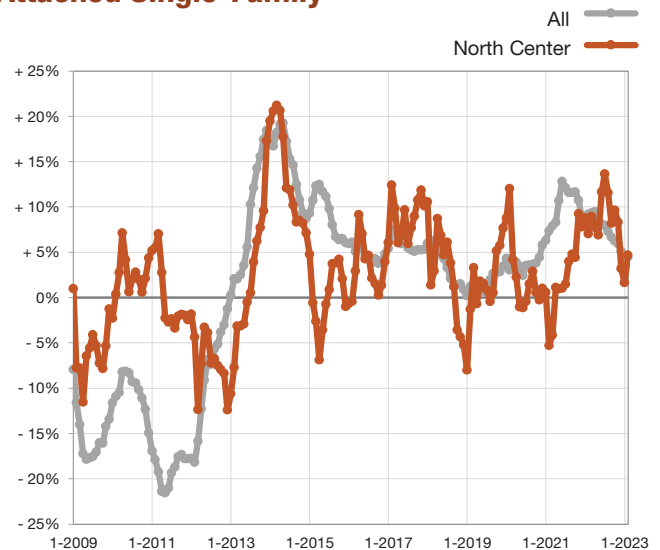
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.



UPTOWN

Local Market Update | February 2023

- 37.2%

Change in
New Listings
All Properties

- 30.8%

Change in
Closed Sales
All Properties

- 50.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	5	2	- 60.0%	9	7	- 22.2%
Closed Sales	4	1	- 75.0%	6	1	- 83.3%
Median Sales Price*	\$825,000	\$1,450,000	+ 75.8%	\$1,207,500	\$1,450,000	+ 20.1%
Percent of Original List Price Received*	97.2%	53.7%	- 44.7%	98.0%	53.7%	- 45.2%
Market Time	128	162	+ 26.8%	109	162	+ 49.1%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--

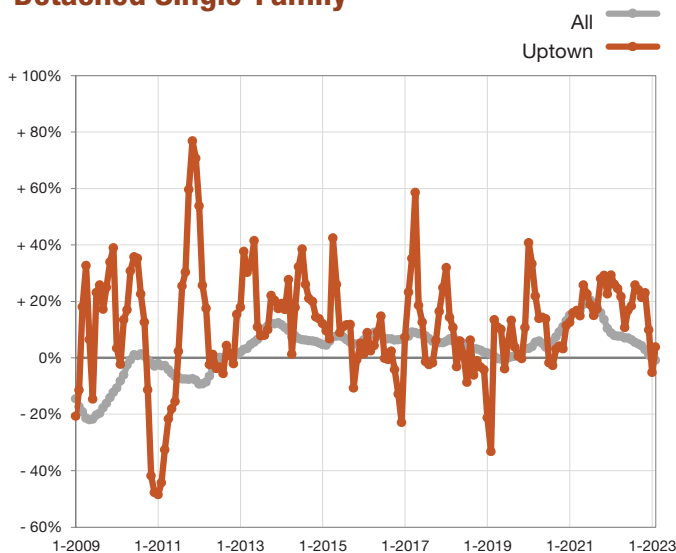
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	108	69	- 36.1%	210	131	- 37.6%
Closed Sales	48	35	- 27.1%	105	62	- 41.0%
Median Sales Price*	\$242,500	\$330,000	+ 36.1%	\$279,000	\$304,350	+ 9.1%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	96.9%	96.7%	- 0.2%
Market Time	87	80	- 8.2%	79	82	+ 3.8%
Inventory of Homes for Sale	139	64	- 54.0%	--	--	--

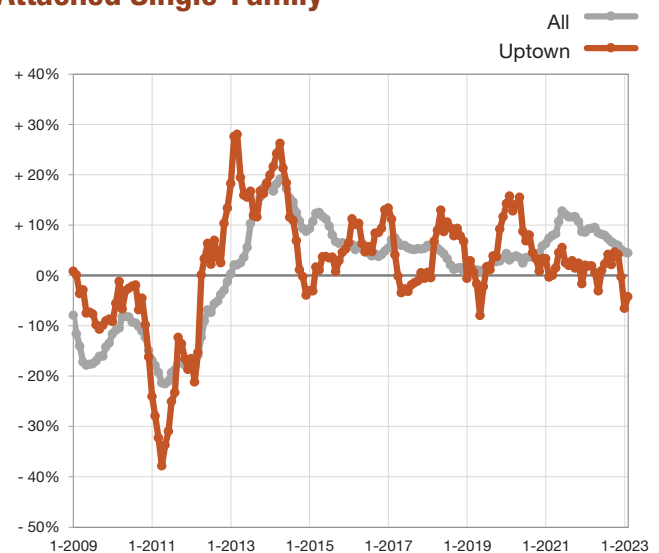
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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WEST TOWN

Local Market Update | February 2023

- 46.1%

Change in
New Listings
All Properties

- 45.4%

Change in
Closed Sales
All Properties

- 31.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	36	22	- 38.9%	66	55	- 16.7%
Closed Sales	14	14	0.0%	23	22	- 4.3%
Median Sales Price*	\$1,100,000	\$1,188,500	+ 8.0%	\$1,100,000	\$1,188,500	+ 8.0%
Percent of Original List Price Received*	97.7%	96.3%	- 1.5%	97.8%	96.1%	- 1.7%
Market Time	48	115	+ 138.5%	48	97	+ 101.2%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--

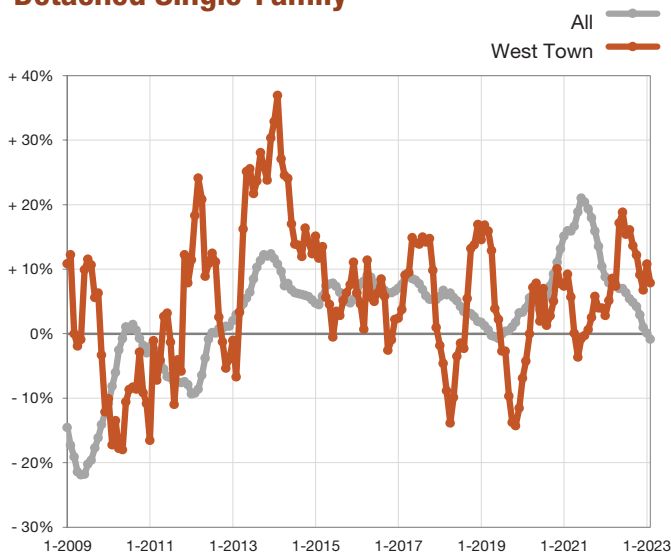
Attached Single-Family

	February			Year to Date		
	2-2022	2-2023	+ / -	2-2022	2-2023	+ / -
New Listings	268	142	- 47.0%	482	299	- 38.0%
Closed Sales	94	45	- 52.1%	186	104	- 44.1%
Median Sales Price*	\$479,500	\$520,000	+ 8.4%	\$475,000	\$521,500	+ 9.8%
Percent of Original List Price Received*	98.0%	98.5%	+ 0.6%	97.4%	98.1%	+ 0.6%
Market Time	90	60	- 33.5%	92	79	- 13.9%
Inventory of Homes for Sale	210	139	- 33.8%	--	--	--

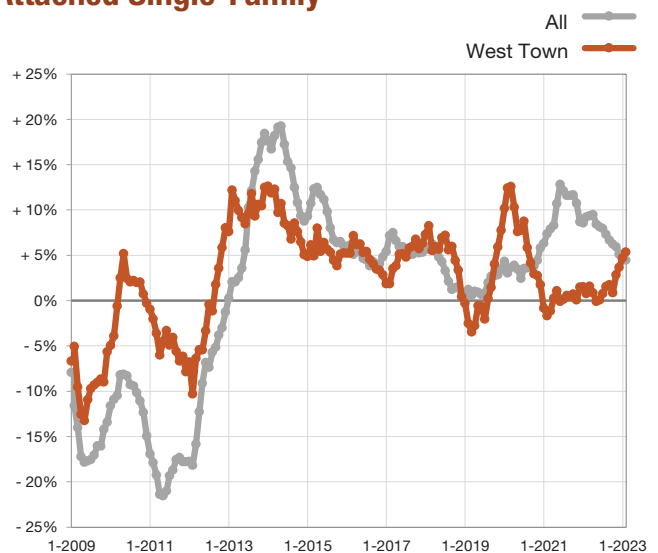
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.