

What's Happening in Your Area?

Chicago Neighborhood Market Report



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Jameson | Sotheby's
INTERNATIONAL REALTY

Local Market Update – March 2019

A Research Tool Provided by the Chicago Association of REALTORS®
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2019



Avondale

- 12.3%

Change in
New Listings
All Properties

- 12.5%

Change in
Closed Sales
All Properties

+ 1.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	24	13	- 45.8%	47	38	- 19.1%
Closed Sales	9	11	+ 22.2%	21	22	+ 4.8%
Median Sales Price*	\$509,000	\$525,000	+ 3.1%	\$570,000	\$427,500	- 25.0%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	96.8%	96.8%	0.0%
Market Time	103	76	- 26.2%	90	79	- 12.2%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--

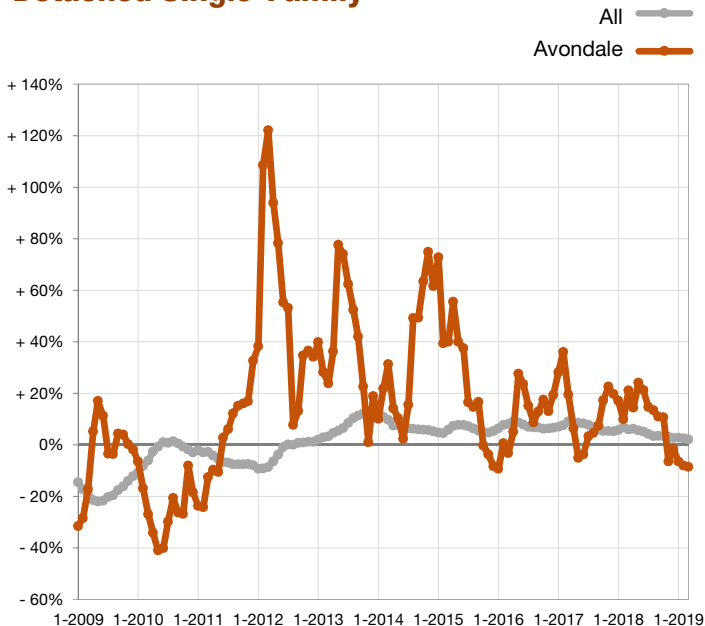
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	33	37	+ 12.1%	97	86	- 11.3%
Closed Sales	23	17	- 26.1%	47	37	- 21.3%
Median Sales Price*	\$350,000	\$410,000	+ 17.1%	\$348,000	\$345,000	- 0.9%
Percent of Original List Price Received*	98.8%	99.1%	+ 0.3%	97.7%	97.2%	- 0.5%
Market Time	54	63	+ 16.7%	84	77	- 8.3%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--

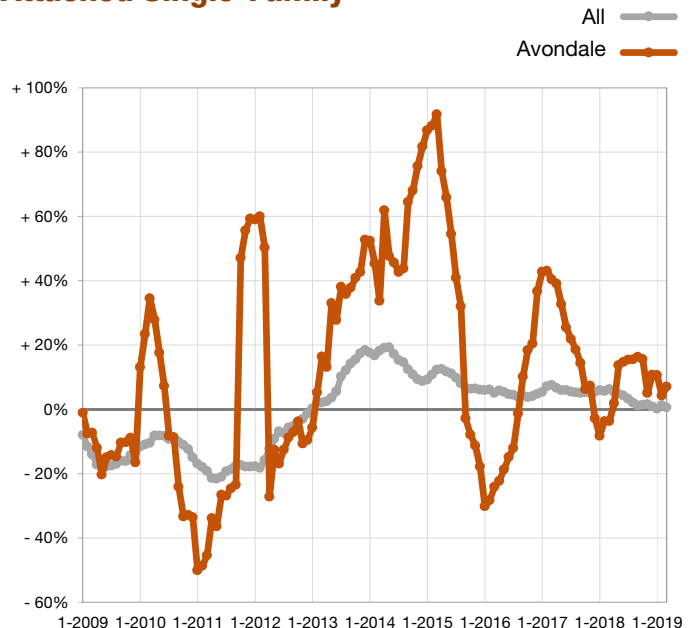
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



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Edgewater

- 17.1%

+ 1.5%

- 4.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	28	16	- 42.9%	62	31	- 50.0%
Closed Sales	2	3	+ 50.0%	12	15	+ 25.0%
Median Sales Price*	\$601,000	\$810,000	+ 34.8%	\$538,500	\$700,000	+ 30.0%
Percent of Original List Price Received*	98.6%	91.3%	- 7.4%	95.5%	93.7%	- 1.9%
Market Time	51	101	+ 98.0%	83	119	+ 43.4%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--

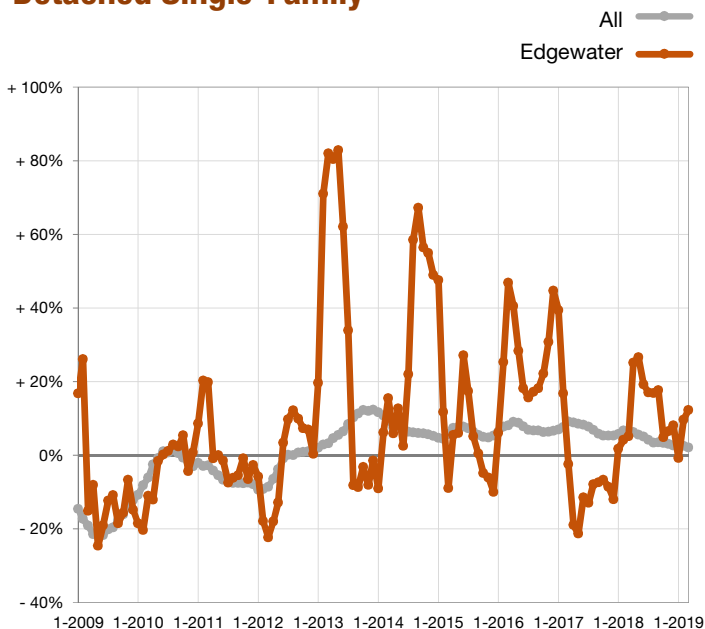
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	147	129	- 12.2%	317	318	+ 0.3%
Closed Sales	64	64	0.0%	129	160	+ 24.0%
Median Sales Price*	\$206,750	\$233,750	+ 13.1%	\$216,900	\$224,700	+ 3.6%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	95.2%	95.3%	+ 0.1%
Market Time	79	102	+ 29.1%	84	105	+ 25.0%
Inventory of Homes for Sale	180	177	- 1.7%	--	--	--

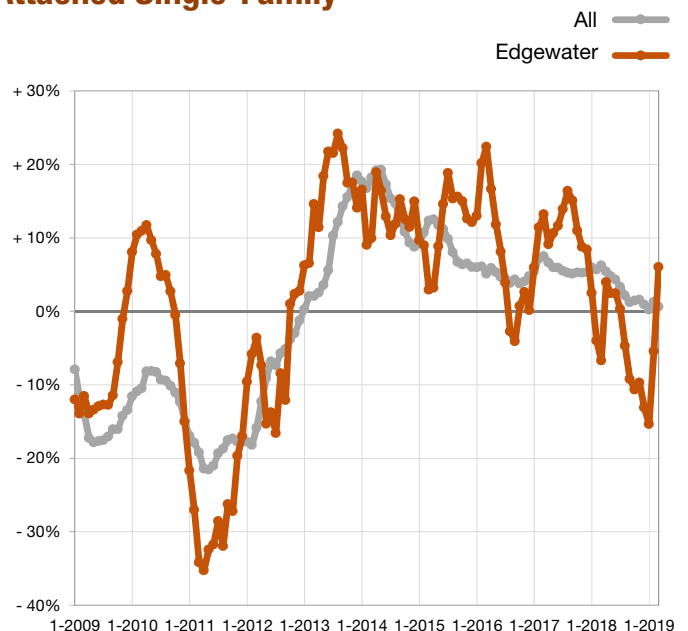
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Loop

+ 5.5%

- 9.8%

+ 15.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
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	--	--	--	--

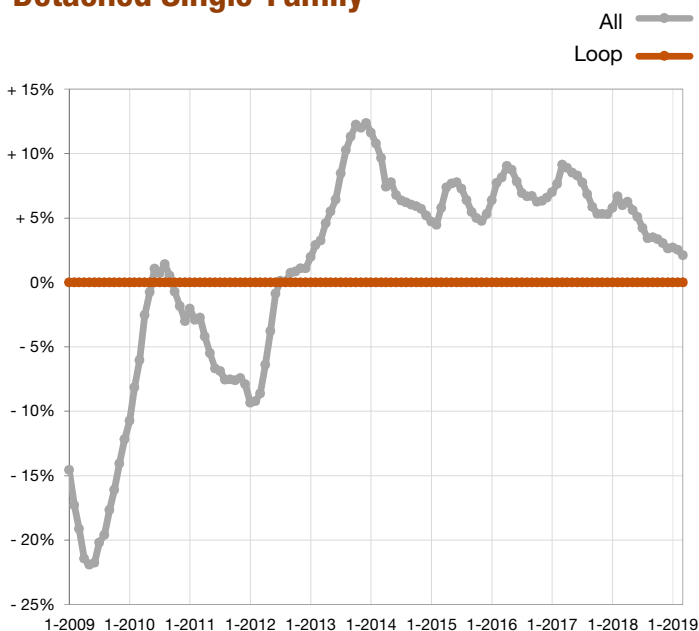
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	163	172	+ 5.5%	412	443	+ 7.5%
Closed Sales	61	55	- 9.8%	153	138	- 9.8%
Median Sales Price*	\$350,000	\$300,000	- 14.3%	\$365,000	\$318,250	- 12.8%
Percent of Original List Price Received*	98.3%	96.8%	- 1.5%	97.2%	96.1%	- 1.1%
Market Time	93	116	+ 24.7%	99	126	+ 27.3%
Inventory of Homes for Sale	336	388	+ 15.5%	--	--	--

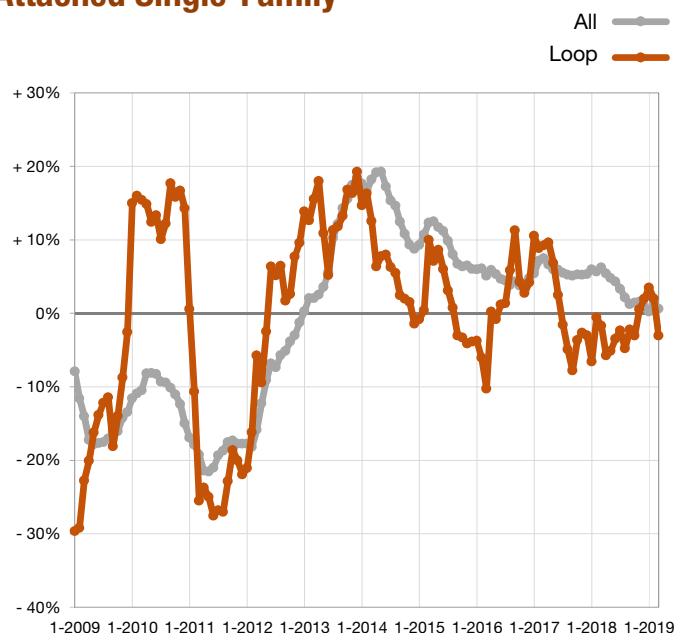
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Near North Side

- 2.3%

Change in
New Listings
All Properties

- 24.4%

Change in
Closed Sales
All Properties

+ 12.4%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	12	15	+ 25.0%	34	41	+ 20.6%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$1,881,750	\$2,365,000	+ 25.7%	\$2,515,875	\$2,365,000	- 6.0%
Percent of Original List Price Received*	94.1%	94.6%	+ 0.5%	84.5%	85.5%	+ 1.2%
Market Time	315	152	- 51.7%	305	271	- 11.1%
Inventory of Homes for Sale	41	47	+ 14.6%	--	--	--

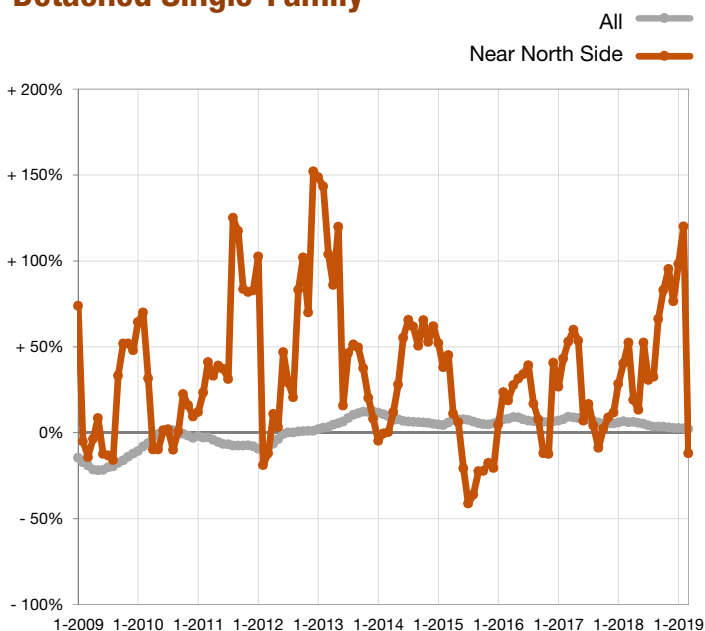
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	640	622	- 2.8%	1,705	1,699	- 0.4%
Closed Sales	265	200	- 24.5%	543	429	- 21.0%
Median Sales Price*	\$438,888	\$364,000	- 17.1%	\$417,000	\$371,000	- 11.0%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	96.8%	95.3%	- 1.5%
Market Time	104	137	+ 31.7%	113	137	+ 21.2%
Inventory of Homes for Sale	1,198	1,346	+ 12.4%	--	--	--

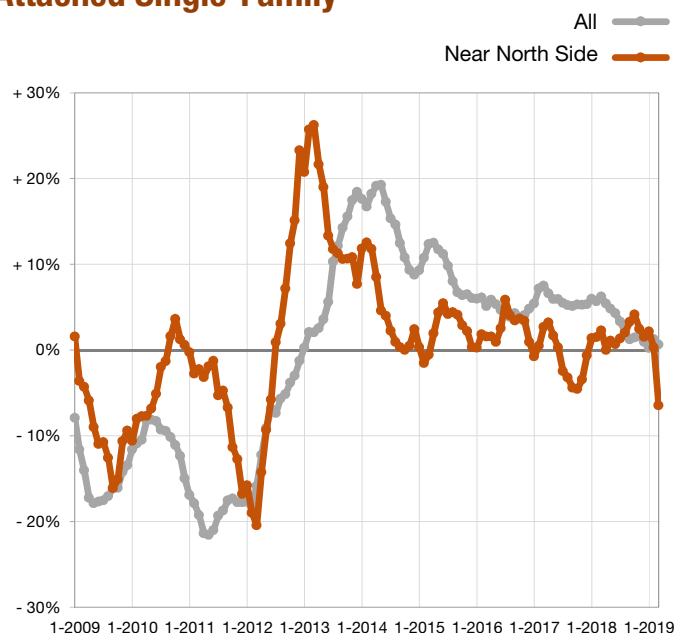
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Near South Side

+ 10.3%

- 22.7%

+ 11.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	0	3	--	3	6	+ 100.0%
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	1	5	+ 400.0%	--	--	--

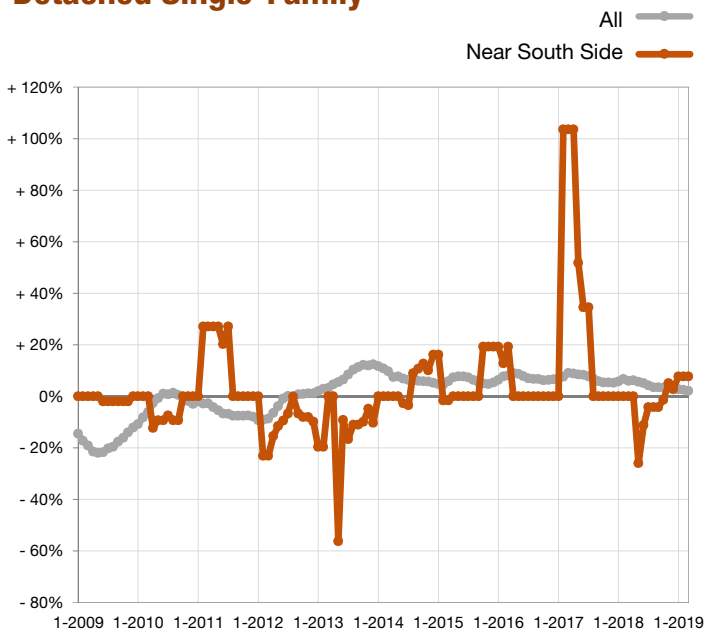
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	145	157	+ 8.3%	347	375	+ 8.1%
Closed Sales	75	58	- 22.7%	159	129	- 18.9%
Median Sales Price*	\$334,000	\$392,500	+ 17.5%	\$340,000	\$370,500	+ 9.0%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	99.7%	99.4%	- 0.3%
Market Time	87	90	+ 3.4%	84	92	+ 9.5%
Inventory of Homes for Sale	204	224	+ 9.8%	--	--	--

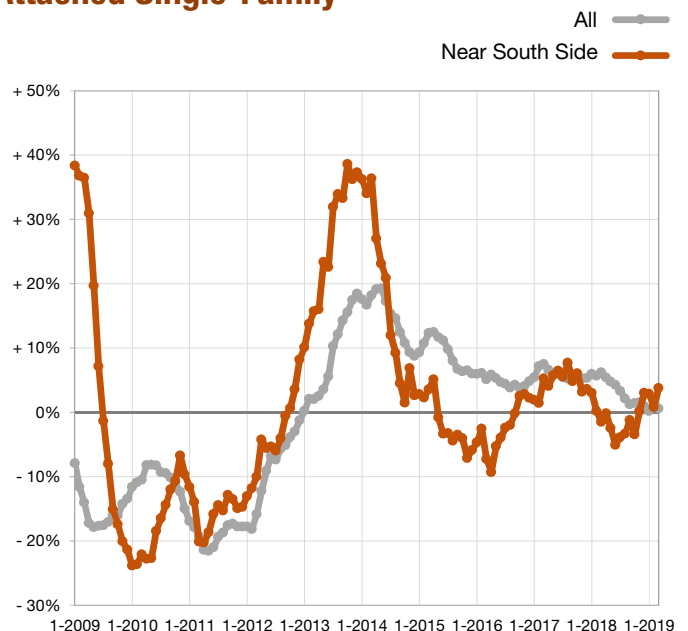
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Near West Side

+ 16.4%

- 23.0%

+ 41.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	7	8	+ 14.3%	17	17	0.0%
Closed Sales	8	2	- 75.0%	11	5	- 54.5%
Median Sales Price*	\$522,450	\$956,500	+ 83.1%	\$520,000	\$525,000	+ 1.0%
Percent of Original List Price Received*	97.1%	92.9%	- 4.3%	102.4%	95.8%	- 6.4%
Market Time	92	158	+ 71.7%	112	109	- 2.7%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--

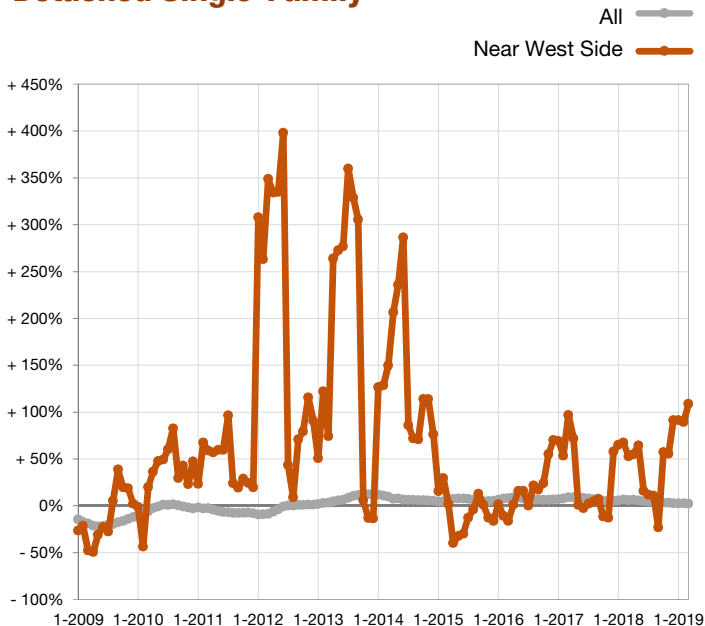
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	219	255	+ 16.4%	512	634	+ 23.8%
Closed Sales	92	75	- 18.5%	210	171	- 18.6%
Median Sales Price*	\$415,000	\$380,000	- 8.4%	\$409,950	\$415,000	+ 1.2%
Percent of Original List Price Received*	100.0%	99.6%	- 0.4%	100.5%	98.5%	- 2.0%
Market Time	73	92	+ 26.0%	79	104	+ 31.6%
Inventory of Homes for Sale	243	347	+ 42.8%	--	--	--

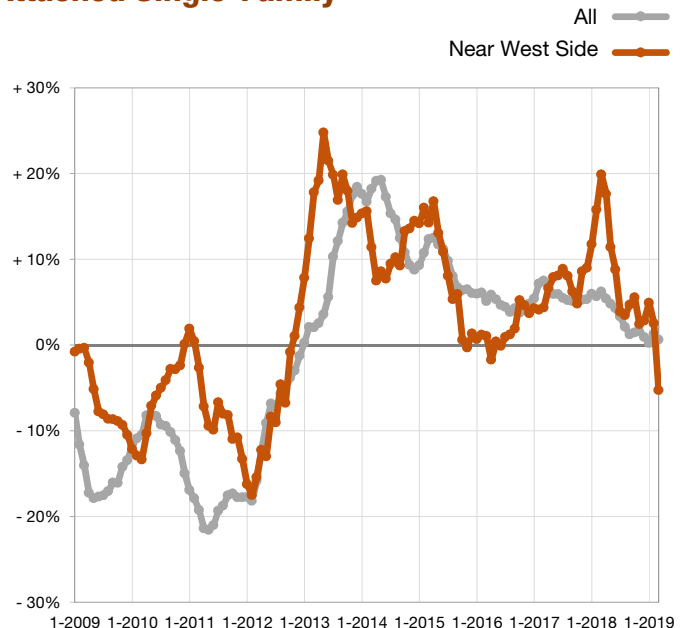
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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North Center

+ 21.1%

- 36.5%

- 8.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	58	52	- 10.3%	152	134	- 11.8%
Closed Sales	25	8	- 68.0%	58	28	- 51.7%
Median Sales Price*	\$900,000	\$1,160,000	+ 28.9%	\$960,000	\$1,160,000	+ 20.8%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	95.6%	95.6%	0.0%
Market Time	166	15	- 91.0%	174	133	- 23.6%
Inventory of Homes for Sale	84	74	- 11.9%	--	--	--

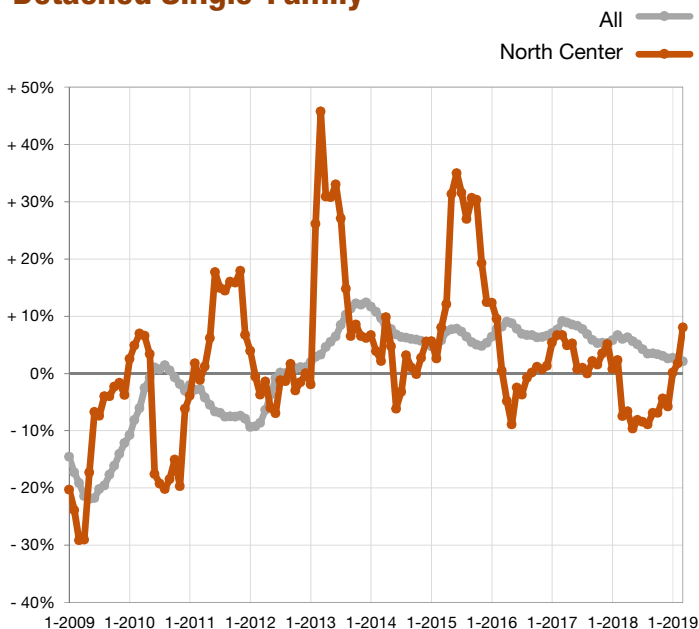
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	70	103	+ 47.1%	203	239	+ 17.7%
Closed Sales	38	32	- 15.8%	69	70	+ 1.4%
Median Sales Price*	\$432,500	\$465,750	+ 7.7%	\$430,000	\$444,000	+ 3.3%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.9%	97.3%	- 0.6%
Market Time	83	144	+ 73.5%	74	118	+ 59.5%
Inventory of Homes for Sale	78	75	- 3.8%	--	--	--

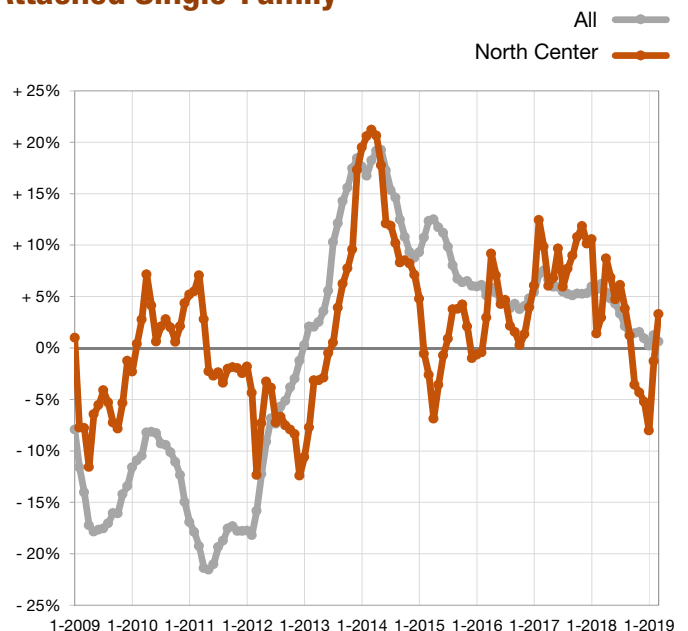
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Lake View

- 2.6%

Change in
New Listings
All Properties

- 9.6%

Change in
Closed Sales
All Properties

+ 8.7%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	46	39	- 15.2%	111	117	+ 5.4%
Closed Sales	7	11	+ 57.1%	27	29	+ 7.4%
Median Sales Price*	\$1,110,000	\$1,590,000	+ 43.2%	\$1,185,000	\$1,565,000	+ 32.1%
Percent of Original List Price Received*	92.0%	95.9%	+ 4.2%	94.0%	96.0%	+ 2.1%
Market Time	290	134	- 53.8%	206	213	+ 3.4%
Inventory of Homes for Sale	85	72	- 15.3%	--	--	--

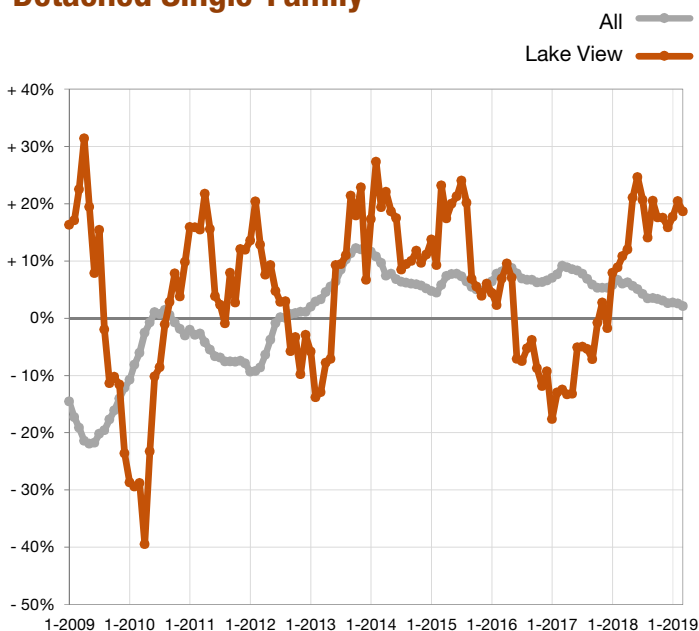
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	382	378	- 1.0%	986	986	0.0%
Closed Sales	180	158	- 12.2%	364	320	- 12.1%
Median Sales Price*	\$410,000	\$313,000	- 23.7%	\$398,450	\$321,250	- 19.4%
Percent of Original List Price Received*	97.6%	97.0%	- 0.6%	97.1%	96.7%	- 0.4%
Market Time	88	86	- 2.3%	89	88	- 1.1%
Inventory of Homes for Sale	431	489	+ 13.5%	--	--	--

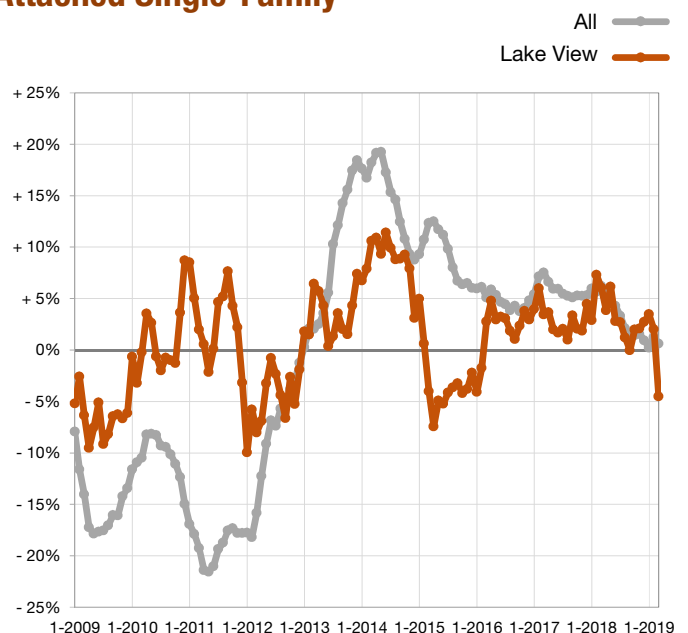
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Lincoln Park

+ 4.0%

- 12.0%

+ 22.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	58	63	+ 8.6%	152	176	+ 15.8%
Closed Sales	12	18	+ 50.0%	29	34	+ 17.2%
Median Sales Price*	\$1,402,500	\$1,605,750	+ 14.5%	\$1,600,000	\$1,562,500	- 2.3%
Percent of Original List Price Received*	94.6%	95.6%	+ 1.1%	93.1%	93.8%	+ 0.8%
Market Time	138	211	+ 52.9%	190	184	- 3.2%
Inventory of Homes for Sale	124	123	- 0.8%	--	--	--

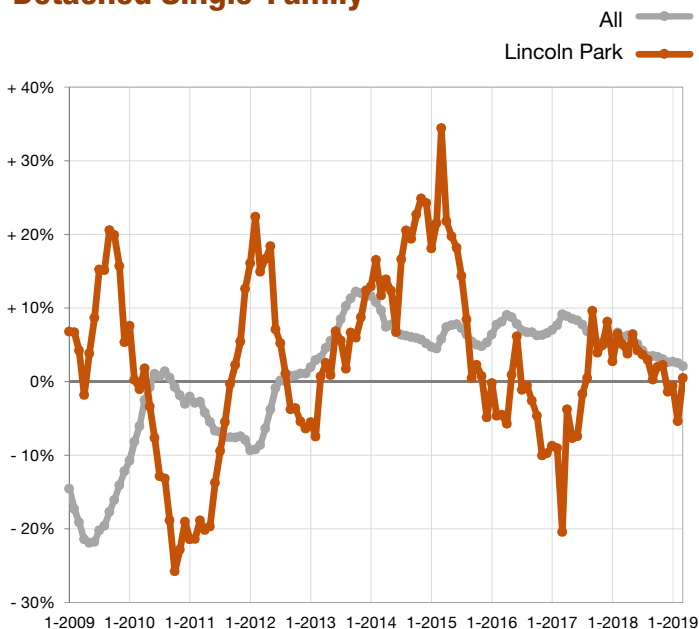
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	291	300	+ 3.1%	682	771	+ 13.0%
Closed Sales	105	85	- 19.0%	217	196	- 9.7%
Median Sales Price*	\$550,000	\$507,000	- 7.8%	\$495,000	\$500,000	+ 1.0%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	97.1%	96.0%	- 1.1%
Market Time	84	70	- 16.7%	88	81	- 8.0%
Inventory of Homes for Sale	338	445	+ 31.7%	--	--	--

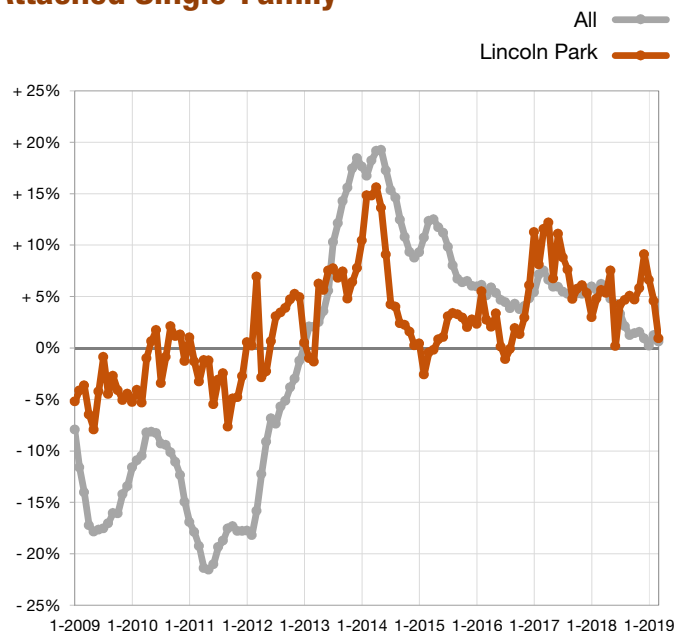
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Lincoln Square

- 11.9%

Change in
New Listings
All Properties

- 26.4%

Change in
Closed Sales
All Properties

+ 12.1%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	40	25	- 37.5%	83	61	- 26.5%
Closed Sales	12	11	- 8.3%	25	19	- 24.0%
Median Sales Price*	\$806,500	\$608,000	- 24.6%	\$675,000	\$740,000	+ 9.6%
Percent of Original List Price Received*	95.0%	96.4%	+ 1.5%	92.9%	96.3%	+ 3.7%
Market Time	121	73	- 39.7%	137	114	- 16.8%
Inventory of Homes for Sale	42	39	- 7.1%	--	--	--

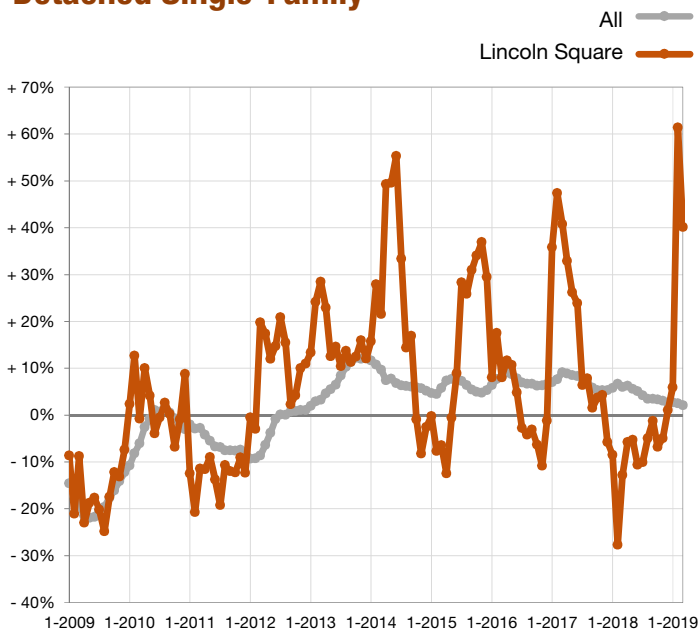
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	69	71	+ 2.9%	176	177	+ 0.6%
Closed Sales	41	28	- 31.7%	86	67	- 22.1%
Median Sales Price*	\$310,000	\$290,250	- 6.4%	\$312,500	\$289,900	- 7.2%
Percent of Original List Price Received*	98.4%	97.6%	- 0.8%	97.4%	97.0%	- 0.4%
Market Time	98	63	- 35.7%	94	79	- 16.0%
Inventory of Homes for Sale	65	81	+ 24.6%	--	--	--

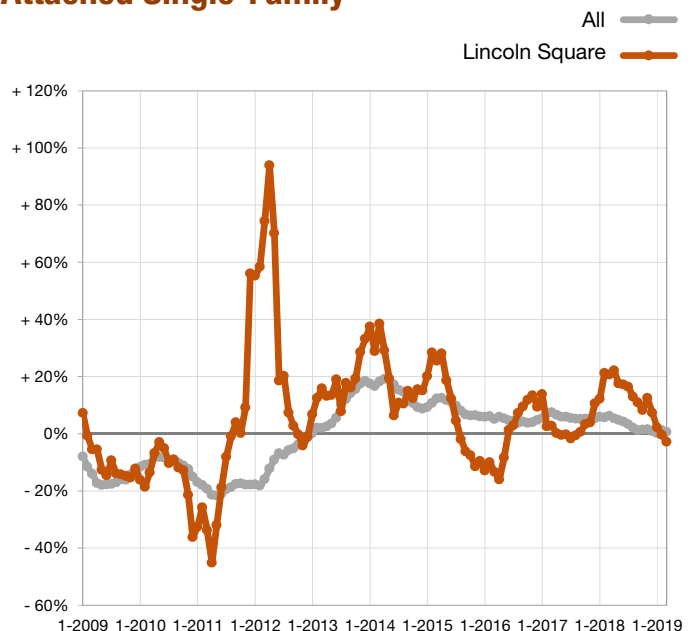
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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. | Current as of April 14, 2019. All data from Midwest Real Estate Data. Report © 2018 ShowingTime.

Local Market Update – March 2019

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Logan Square

+ 32.4%

Change in
New Listings
All Properties

- 29.1%

Change in
Closed Sales
All Properties

+ 28.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	48	54	+ 12.5%	141	124	- 12.1%
Closed Sales	25	13	- 48.0%	45	41	- 8.9%
Median Sales Price*	\$605,000	\$687,500	+ 13.6%	\$700,000	\$687,500	- 1.8%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	96.3%	96.0%	- 0.3%
Market Time	100	65	- 35.0%	108	88	- 18.5%
Inventory of Homes for Sale	60	63	+ 5.0%	--	--	--

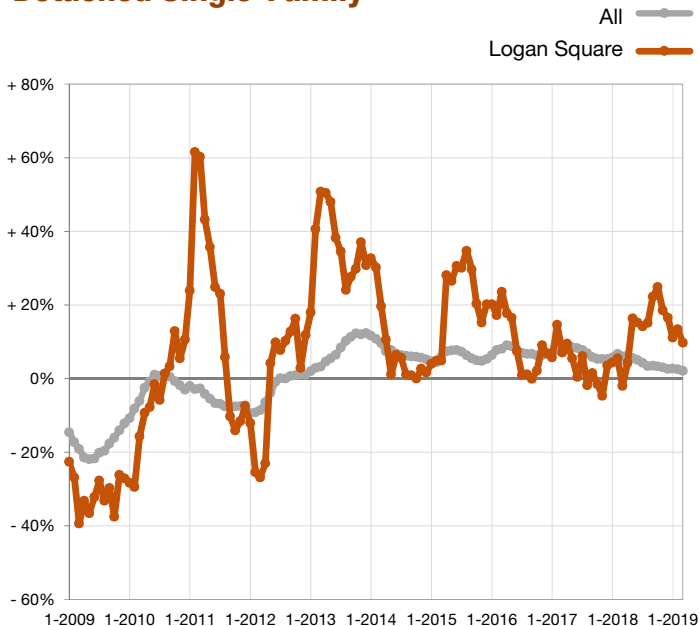
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	94	134	+ 42.6%	252	332	+ 31.7%
Closed Sales	54	43	- 20.4%	112	105	- 6.3%
Median Sales Price*	\$440,500	\$415,000	- 5.8%	\$402,500	\$400,000	- 0.6%
Percent of Original List Price Received*	98.1%	98.1%	0.0%	97.8%	97.1%	- 0.7%
Market Time	69	86	+ 24.6%	66	78	+ 18.2%
Inventory of Homes for Sale	82	119	+ 45.1%	--	--	--

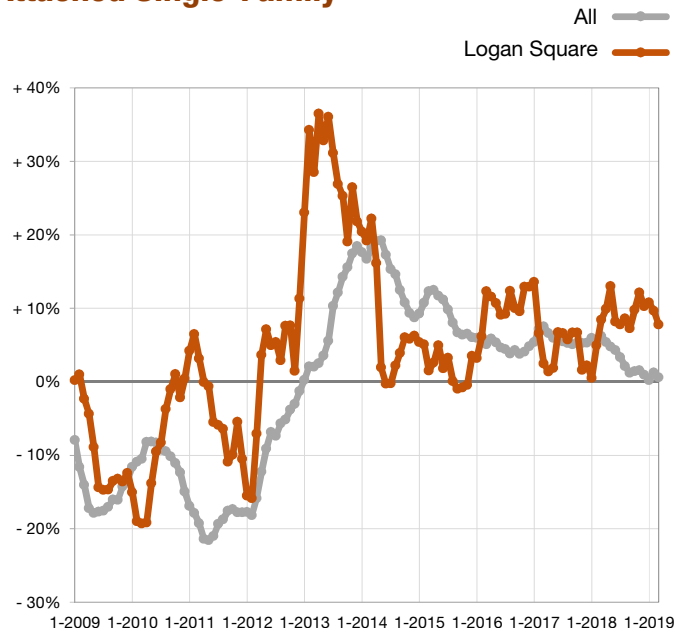
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



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Uptown

+ 5.8%

Change in
New Listings
All Properties

- 8.0%

Change in
Closed Sales
All Properties

- 4.0%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	8	6	- 25.0%	21	16	- 23.8%
Closed Sales	2	3	+ 50.0%	8	6	- 25.0%
Median Sales Price*	\$787,500	\$1,375,000	+ 74.6%	\$787,500	\$727,000	- 7.7%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	92.1%	83.6%	- 9.2%
Market Time	176	314	+ 78.4%	164	252	+ 53.7%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--

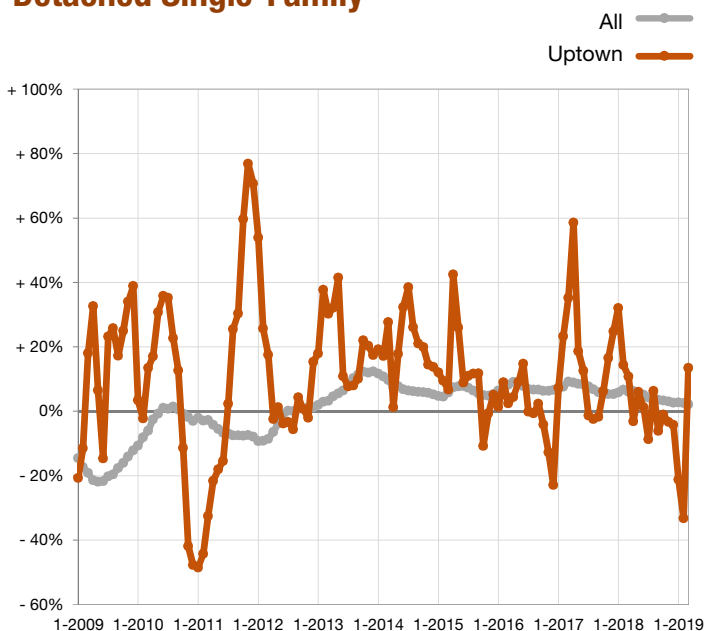
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	130	140	+ 7.7%	366	343	- 6.3%
Closed Sales	73	66	- 9.6%	156	154	- 1.3%
Median Sales Price*	\$285,000	\$288,000	+ 1.1%	\$263,250	\$255,550	- 2.9%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	95.9%	96.8%	+ 0.9%
Market Time	56	75	+ 33.9%	68	79	+ 16.2%
Inventory of Homes for Sale	152	155	+ 2.0%	--	--	--

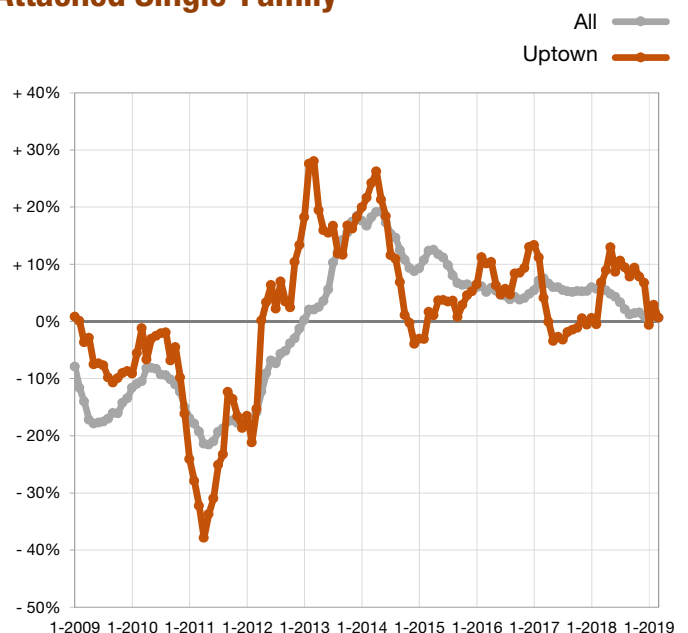
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Change in Median Sales Price from Prior Year (6-Month Average)[†]

Detached Single-Family



Attached Single-Family



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Local Market Update – March 2019

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West Town

+ 6.2%

Change in
New Listings
All Properties

- 14.3%

Change in
Closed Sales
All Properties

+ 34.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	47	52	+ 10.6%	128	132	+ 3.1%
Closed Sales	17	19	+ 11.8%	40	36	- 10.0%
Median Sales Price*	\$780,200	\$1,050,000	+ 34.6%	\$959,000	\$922,500	- 3.8%
Percent of Original List Price Received*	94.7%	95.5%	+ 0.8%	95.6%	94.7%	- 0.9%
Market Time	155	132	- 14.8%	182	152	- 16.5%
Inventory of Homes for Sale	81	86	+ 6.2%	--	--	--

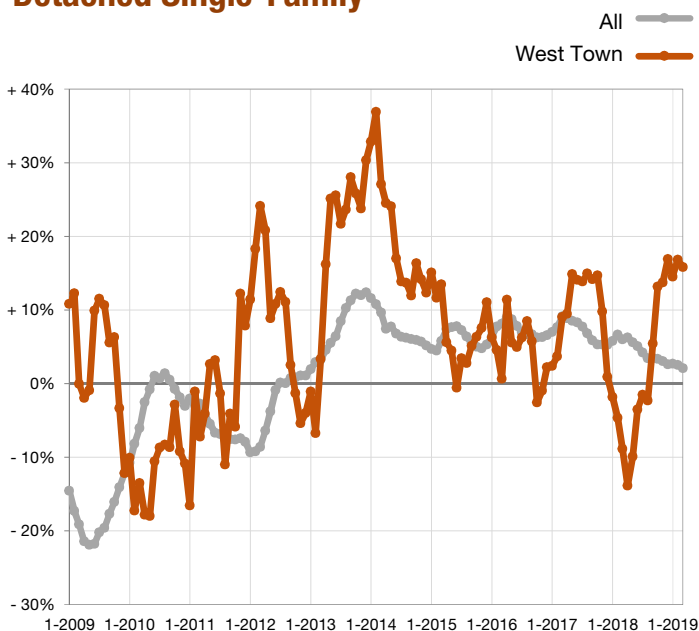
Attached Single-Family

	March			Year to Date		
	3-2018	3-2019	+ / -	3-2018	3-2019	+ / -
New Listings	293	309	+ 5.5%	781	901	+ 15.4%
Closed Sales	151	125	- 17.2%	307	260	- 15.3%
Median Sales Price*	\$470,000	\$455,000	- 3.2%	\$465,000	\$451,750	- 2.8%
Percent of Original List Price Received*	99.0%	98.0%	- 1.0%	98.1%	97.2%	- 0.9%
Market Time	88	70	- 20.5%	90	88	- 2.2%
Inventory of Homes for Sale	270	385	+ 42.6%	--	--	--

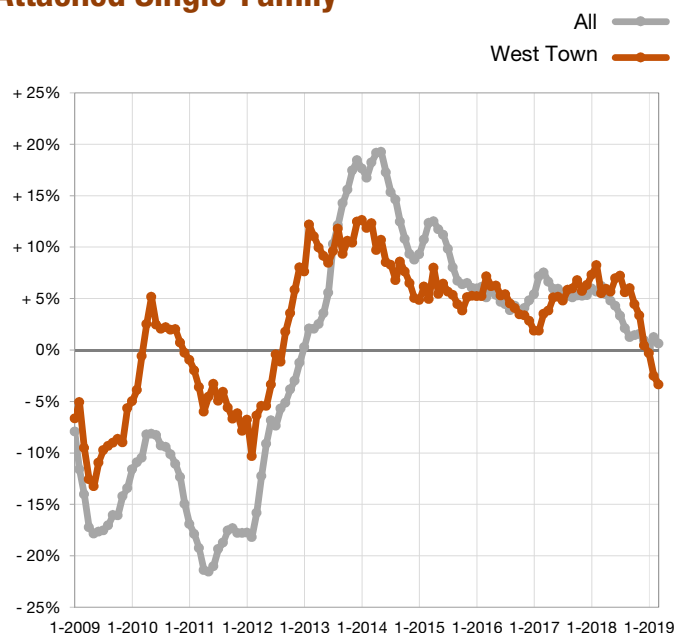
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