Q 2

CHICAGO-LAND

MARKET REPORT COMPASS





DAVID WIENCEK RESIDENTIAL

Jovanka Novakovic

Real Estate Broker M: 312.961.4478 E: jovanka.novakovic@compass.com IG: @jovankarealtor

An expert Chicago real estate agent with an extensive knowledge and love for the city, Jovanka specializes in residential single family homes, condos and multi-family investments throughout vibrant and trendy Chicago neighborhoods including Lincoln Park, Old Town, Bucktown, West Loop, Roscoe Village, Lakeview, Logan Square and Avondale.

With consistent 5-star reviews, her priority is to ensure a smooth, seamless transaction for all parties while providing excellent client service. As part of the David Wiencek Residential team at Compass, Jovanka offers a compassionate, collaborative and responsive approach to real estate that is centered on handling challenges in a positive manner and offering fresh perspectives on any situation.

Jovanka is committed to donating 10% of her personal commission on every home purchase or sale to a 501(c)3 community charity or nonprofit of the buyer's or seller's choice. She is passionate about giving back to improve the neighborhoods we live in and actively participates in community events and volunteering. Jovanka is a member of the National Association of Realtors, the Illinois Realtors Association and the Chicago Association of Realtors. To find the best homes for sale in Lincoln Park and throughout Chicago, contact Jovanka for expert market knowledge, guidance and results.



Table of Contents

Compass Introduction Compass Difference Terms Defined Market Data

City

Albany Park Irving park Lakeview Lincoln Park Lincoln Square Logan Square Loop Near North Side Near South Side Near West Side North Center Uptown West Town

Northern Suburbs

Evanston Glencoe Highland Park Kenilworth Lake Bluff Lake Forest Lincolnwood Wilmette Winnetka

Northwest Suburbs

Arlington Heights Deerfield Glenview Libertyville Northbrook Skokie Western Suburbs

Brookfield Burr Ridge **Clarendon Hills** Darien Elmhurst Glen Ellyn Hinsdale La Grange La Grange Park Lemont Naperville Oak Brook Oak Park **Orland Park** Riverside **River Forest** Western Springs Wheaton

Market Snapshot / Compass Introduction

The US and global economies face unprecedented challenges in the face of a worldwide pandemic. Unemployment, public health, and government borrowing to support individuals and businesses most affected by the COVID-19 virus all make it difficult to predict what the future may hold for homeowners. COVID began to affect business and travel in early to mid March as local and state governments began to close economies to halt the spread of the virus. Initially, coastal states and cities took the brunt of the virus and the economic fallout. New York. California, and Florida were some of the worst hit areas in the US. The closure of businesses through "stay at home" orders did successfully slow the spread of the virus and allowed many areas to get on the backside of the curve. At the same time, many businesses adjusted quickly to the remote work which is expected to continue for most businesses through the end of 2020 and likely until the successful development of a vaccine.

Throughout the US, real estate was considered by most state governments to be an "essential" business and could continue to operate although in a different manner. Much of the initial activity was done virtually and later moved to physical showings but with face masks, sanitizer and limitations on the number of people in a home at one time. Real estate activity almost came to a halt by mid March as people adjusted to remote work and home schooling children. Then by mid April, most markets began to bounce back with a combination of pent up demand and buyers who had decided to leave dense urban areas for more space in suburban markets.

As economies began to re-open, some resumed normal activities of getting haircuts, shopping, and going to the beach. Reopening was possible as communities were successful in limiting the spread of COVID. Along with re-opening, however, has come a resurgence of COVID and the potential to begin business closures again. Since mid April, when most areas began to see a decline in the growth of COVID, the housing markets continued to record record activity and sales. As of July 8th, "Mortgage applications to purchase a home rose 5% for the week and were a remarkable 33% higher than a year ago" (CNBC). There has been a huge resurgence in home buying, especially in the less dense suburban markets. Both newly built homes and resales were up significantly. "Single-family homes were nearly 13%

higher annually" (CNBC) and the Wall Street Journal reported that sale of previously owned homes rose an astounding 20.7% in June (WSJ). So it appears that for the most part, real estate purchase and sale decisions were simply deferred and not derailed.

Moving to the Chicagoland market, homes for sale in June declined for the 3rd consecutive month and were down 30% year over year. However, since COVID makes these recent months less comparable to the same period last year, if we compare June 2020 to March of 2019, the change year over year would be 15% - a much more reasonable number given the rise in homes under contract. Homes under contract surged for the second month in a row with June's homes under contract increasing 38% from May (which recorded a 62% rise from April). Interestingly, the 3-month rolling average of homes under contract for June 2020 trails the 3 month rolling average for May 2019 by only 7%.

After rising 42% in May from April, new listings in June rose by 24% from the prior month. While June was down 7% YOY from June 2019, new listings in June were actually slightly ahead of March 2019 levels which suggests that we are above seasonal levels. Given that the 2nd half of March was depressed by COVID, the market now appears to be moving ahead of last year's pace. New listings will typically peak in May, but we would expect that the market inventory will peak this year in August and possibly in September.

Finally, closed sales rebounded in June as we began to see the results of the rise in homes placed under contract in late April and May. After falling in May, closed sales in June rose 30%. While closed sales were 16% lower YOY, June closings were 27% higher than closed sales in March 2019 which is the more comparable pre-COVID period. On a 12-month rolling average ending June 2020, the MLS recorded only 6% fewer sales than the prior 12-month period. Activity so far in June suggests that the COVID gap may be eliminated entirely by the end of July.

The following pages show the statistics for each neighborhood and town that Compass agents operate in.

- • •
- . . .

-30%



increase in new listings in June 2020, compared to

month prior

+24%

+27%

increase in closed sales in June 2020, compared to March 2019 (comparable pre-COVID time period)



Compass Difference

Compass is building the first modern real estate platform, pairing the industry's top talent with technology to make the search and sell experience intelligent and seamless.

More than 15,000 agents, serving over 130 vibrant communities across 17 states, Compass is now the country's largest independent real estate brokerage.

Over \$88 billion in sales volume, a transaction every 5 minutes*





*Sales volume is defined as the total dollar value of residential homes bought and sold by Compass agents in 2019 at Compass. The total number of sellers, buyers, or renters that have completed a transaction with a Compass agent in 2019. **The percentage of listings using Concierge (live listings in December 2019). ***Value given through time and financial donation.

Unskilled volunteer activity, \$24. Source Independent Section

Skills based volunteerism. \$150 average hour rate for pro bono service . Source Taproot Foundation

Professional services (accounting, legal, medical). Based upon standard billing rates.



Compass Concierge

Get fronted for the cost of home improvement services with no interest — ever. Compass Concierge is the hassle-free way to sell your home fast and for a higher price with services like staging, flooring, painting and more.

To date, serving over 3,000 projects (\$8.5 billion in listings)**

Learn more: compass.com/concierge



Compass Coming Soon

Selling your home? Listing it early as a Coming Soon property on compass.com gives buyers and their agents a heads up that your home is about to hit the market. Drive interest with exclusive marketing and gain insights before officially launching.

Checkout exclusive listings in Chicagoland market only on **compass.com** (المرابع)



Compass Bridge Loans

Gets you access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted when you sell your home with a Compass agent.

Learn more: compass.com/bridge-loan-services



Compass Cares

Compass Cares empowers agents and employees alike to support meaningful causes right where it counts most—at home. In 2019 our Chicagoland community contributed over \$179,000 (in Donations + Volunteer Value) to 154 organizations. ***

Start giving: compass.com/compass-cares



Methodology

All data below is trailing 12 months. This term is used to describe the past 12 consecutive months of market data.

Terms Defined

Single-Family: A stand-alone house is a free-standing residential building. It is sometimes referred to as a Detached Single-Family home, as opposed to a multi-family residential dwelling.

Attached: An attached home means that a home shares a common party wall usually on both sides of the property (including condominiums, cooperatives and townhomes). A detached home means that a home is free of any shared walls and stands alone. **New Listings:** A new property that has recently become available.

Under Contract: When a buyer has made an offer on a home and the seller has accepted, but the sale has not closed.

Closed Sales: Figures for the last twelve months are based on known closings recorded at the time the report is prepared.

Median Sales Price: The middle price of a given dataset.

Average Sales Price:

The value of all closed sales divided by the number of properties sold.

Percent of Original List Price Received: The ratio between the sold price and the original list price.

Average Market Time:

The average number of days all properties were on the market prior to being sold.





11111111	1111.		///////////////////////////////////////	1111111
11/1/	1111		///////////////////////////////////////	111111
	 		~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	111111
		• •	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
		• •		
			~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		//////		111111
	· / / / /	//////		111111
///////////////////////////////////////	~~~~	11111	///////////////////////////////////////	1111111
111111111111111111111111111111111111111	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	1	///////////////////////////////////////	111111
111111111111111111111111111111111111111	1111	111	/ / / / / / / / / / / / /	111111
		1		
		<u>,</u>		
			~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
		/ . / . / .		
		1.1.1.1		111111
		///////////////////////////////////////	///////////////////////////////////////	1111111
		1111	///////////////////////////////////////	1111111
111111111111111111111111111111111111111	M	111	///////////////////////////////////////	1111111
1111111111111111111111	1:	11	///////////////	1111111
///////////////////////////////////////		111	///////////////////////////////////////	111111
< < < < < < < < < < < < < < < < < < <		1	///////////////////////////////////////	111111
		1		111111
· · · · · · · · · · · · · · · · · · ·				
		/ .		////////
~~~~~	D r	/	///////////////////////////////////////	1111111
~~~~~~			///////////////////////////////////////	111111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ıt		//////////////	11/1/11
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	a	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	//////////////	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			///////////////////////////////////////	
///////////////////////////////////////			//////////////	~~~~~
~ / / / / / / / / / / / / / / / / / / /			///////////////////////////////////////	~~~~~
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		///////////////////////////////////////	~~~~~	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		///////////////////////////////////////	///////////////////////////////////////	
	1111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	~~~~~	
			~~~~~~~~~~~	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	トー・シン・シン・シン	///////////////////////////////////////
	N N N N	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ーーー・シンシンシンシン	///////////////////////////////////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	N N N N N N		ーー・・・・・・・・	///////////////////////////////////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	NN11.	~~~~~~~~~~~~~~~~~~~~~~~	ーーー・シャンシンシン	///////////////////////////////////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	\ \ \   	~~~~~~		////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		~~~~~~~~~~~~~~~~~~		////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1 1 1 1 1	~~~~~~~~~~~~~	111111111111	////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			///////////////////////////////////////	////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1111		///////////////////////////////////////	////////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			///////////////////////////////////////	///////
>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	1111		///////////////////////////////////////	////////
//////////////////////////////////////	1111		///////////////////////////////////////	1111111



# Albany Park

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	270	247	-8.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	129	133	+3.1%
CLOSED SALES	126	127	+0.8%
2Q MEDIAN HOME PRICE	\$400,000	\$415,000	+3.8%
2Q AVERAGE HOME PRICE	\$436,563	\$462,169	+5.9%
2Q ORIGINAL LIST PRICE RECEIVED	95.9%	97.4%	+1.6%
2Q AVERAGE MARKET TIME	77	74	-3.9%

#### ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	319	291	-8.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	166	157	-5.4%
CLOSED SALES	184	155	-15.8%
2Q MEDIAN HOME PRICE	\$193,500	\$205,000	+5.9%
2Q AVERAGE HOME PRICE	\$205,304	\$241,220	+17.5%
2Q ORIGINAL LIST PRICE RECEIVED	96.5%	96.7%	+0.2%
2Q AVERAGE MARKET TIME	48	68	+41.7%

Photo courtesy of Realvision



# Irving Park

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	624	467	-25.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	285	258	-9.5%
CLOSED SALES	282	260	-7.8%
2Q MEDIAN HOME PRICE	\$520,000	\$513,250	-1.3%
2Q AVERAGE HOME PRICE	\$549,557	\$535,061	-2.6%
2Q ORIGINAL LIST PRICE RECEIVED	95.9%	95.9%	0.0%
2Q AVERAGE MARKET TIME	90	84	-6.7%

ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	461	492	+6.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	250	254	+1.6%
CLOSED SALES	245	244	-0.4%
2Q MEDIAN HOME PRICE	\$200,000	\$219,500	+9.7%
2Q AVERAGE HOME PRICE	\$227,097	\$243,751	+7.3%
2Q ORIGINAL LIST PRICE RECEIVED	97.0%	96.7%	-0.3%
2Q AVERAGE MARKET TIME	59	58	-1.7%

Photo courtesy of Realvision



### Lakeview

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	442	342	-22.60%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	157	121	-22.90%
CLOSED SALES	161	127	-21.10%
2Q MEDIAN HOME PRICE	\$1,350,000	\$1,250,000	-7.40%
2Q AVERAGE HOME PRICE	\$1,427,892	\$1,361,838	-4.60%
2Q ORIGINAL LIST PRICE RECEIVED	95.70%	95.40%	-0.30%
2Q AVERAGE MARKET TIME	122	119	-2.50%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	3,871	3,672	-5.10%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,749	1,704	-2.60%
CLOSED SALES	1,799	1,621	-9.90%
2Q MEDIAN HOME PRICE	\$350,000	\$385,000	0.1
2Q AVERAGE HOME PRICE	\$398,984	\$409,071	0.025
2Q ORIGINAL LIST PRICE RECEIVED	96.90%	96.50%	-0.40%
2Q AVERAGE MARKET TIME	68	78	0.147



# Lincoln Park

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	629	510	-18.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	191	168	-12.0%
CLOSED SALES	189	175	-7.4%
2Q MEDIAN HOME PRICE	\$1,587,500	\$1,500,000	-5.5%
2Q AVERAGE HOME PRICE	\$1,925,379	\$1,769,538	-8.1%
2Q ORIGINAL LIST PRICE RECEIVED	93.7%	93.4%	-0.3%
2Q AVERAGE MARKET TIME	144	155	+7.6%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	2,863	2,744	-4.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,186	1,110	-6.4%
CLOSED SALES	1,192	1,097	-8.0%
2Q MEDIAN HOME PRICE	\$515,000	\$499,000	-3.1%
2Q AVERAGE HOME PRICE	\$597,131	\$593,232	-0.7%
2Q ORIGINAL LIST PRICE RECEIVED	96.7%	96.4%	-0.3%
2Q AVERAGE MARKET TIME	69	88	+27.5%



# Lincoln Square

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	226	207	-8.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	111	96	-13.5%
CLOSED SALES	121	83	-31.4%
2Q MEDIAN HOME PRICE	\$675,000	\$730,000	+8.1%
2Q AVERAGE HOME PRICE	\$817,792	\$759,595	-7.1%
2Q ORIGINAL LIST PRICE RECEIVED	96.3%	95.6%	-0.7%
2Q AVERAGE MARKET TIME	96	110	+14.6%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	690	613	-11.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	368	309	-16.0%
CLOSED SALES	357	312	-12.6%
2Q MEDIAN HOME PRICE	\$315,000	\$312,250	-0.9%
2Q AVERAGE HOME PRICE	\$349,329	\$348,456	-0.2%
2Q ORIGINAL LIST PRICE RECEIVED	97.5%	96.9%	-0.6%
2Q AVERAGE MARKET TIME	53	64	+20.8%



## Logan Square

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	528	448	-15.20%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	228	227	-0.40%
CLOSED SALES	230	224	-2.60%
2Q MEDIAN HOME PRICE	\$787,500	\$788,250	0.001
2Q AVERAGE HOME PRICE	\$805,488	\$862,733	0.071
2Q ORIGINAL LIST PRICE RECEIVED	97.10%	96.30%	-0.80%
2Q AVERAGE MARKET TIME	75	72	-4.00%

#### ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,203	1,105	-8.10%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	646	567	-12.20%
CLOSED SALES	650	512	-21.20%
2Q MEDIAN HOME PRICE	\$412,500	\$412,250	-0.10%
2Q AVERAGE HOME PRICE	\$430,563	\$429,566	-0.20%
2Q ORIGINAL LIST PRICE RECEIVED	98.10%	98.10%	0.00%
2Q AVERAGE MARKET TIME	55	60	0.091



# The Loop

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	5	3	-40.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	0	0	
CLOSED SALES	0	0	
2Q MEDIAN HOME PRICE	\$0	\$0	
2Q AVERAGE HOME PRICE	\$0	\$0	
2Q ORIGINAL LIST PRICE RECEIVED	0.0%	0.0%	
2Q AVERAGE MARKET TIME	0	0	

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,777	1,672	-5.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	805	607	-24.6%
CLOSED SALES	726	594	-18.2%
2Q MEDIAN HOME PRICE	\$335,000	\$326,250	-2.6%
2Q AVERAGE HOME PRICE	\$425,375	\$406,289	-4.5%
2Q ORIGINAL LIST PRICE RECEIVED	96.6%	96.2%	-0.4%
2Q AVERAGE MARKET TIME	96	105	+9.4%



### Near North Side

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	136	174	+27.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	18	30	+66.7%
CLOSED SALES	19	27	+42.1%
2Q MEDIAN HOME PRICE	\$1,725,000	\$1,340,000	-22.3%
2Q AVERAGE HOME PRICE	\$2,213,402	\$1,688,723	-23.7%
2Q ORIGINAL LIST PRICE RECEIVED	90.8%	89.3%	-1.7%
2Q AVERAGE MARKET TIME	202	167	-17.3%

#### ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	6,361	5,879	-7.6%
	2,327	1,980	-14.9%
CLOSED SALES	2,373	2,070	-12.8%
2Q MEDIAN HOME PRICE	\$395,000	\$405,000	+2.5%
2Q AVERAGE HOME PRICE	\$654,027	\$601,729	-8.0%
2Q ORIGINAL LIST PRICE RECEIVED	96.2%	96.0%	-0.2%
2Q AVERAGE MARKET TIME	107	123	+15.0%



### Near South Side

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	29	15	-48.30%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	9	3	-66.70%
CLOSED SALES	8	6	-25.00%
2Q MEDIAN HOME PRICE	\$1,162,500	\$1,250,000	0.075
2Q AVERAGE HOME PRICE	\$1,197,714	\$1,209,167	0.01
2Q ORIGINAL LIST PRICE RECEIVED	98.30%	92.40%	-6.00%
2Q AVERAGE MARKET TIME	4	152	37

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,470	1,301	-11.50%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	718	607	-15.50%
CLOSED SALES	723	601	-16.90%
2Q MEDIAN HOME PRICE	\$380,000	\$360,000	-5.30%
2Q AVERAGE HOME PRICE	\$474,999	\$422,428	-11.10%
2Q ORIGINAL LIST PRICE RECEIVED	99.60%	98.80%	-0.80%
2Q AVERAGE MARKET TIME	74	90	0.216



### Near West Side

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	81	74	-8.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	39	30	-23.1%
CLOSED SALES	35	26	-25.7%
2Q MEDIAN HOME PRICE	\$453,000	\$510,000	+12.6%
2Q AVERAGE HOME PRICE	\$558,654	\$504,653	-9.7%
2Q ORIGINAL LIST PRICE RECEIVED	95.3%	95.5%	+0.2%
2Q AVERAGE MARKET TIME	57	64	+12.3%

ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	2,505	2,216	-11.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,110	1,012	-8.8%
CLOSED SALES	1,161	985	-15.2%
2Q MEDIAN HOME PRICE	\$375,000	\$360,000	-4.0%
2Q AVERAGE HOME PRICE	\$500,223	\$504,196	+0.8%
2Q ORIGINAL LIST PRICE RECEIVED	98.6%	98.3%	-0.3%
2Q AVERAGE MARKET TIME	69	75	+8.7%



### North Center

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	519	416	-19.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	209	186	-11.0%
CLOSED SALES	212	197	-7.1%
2Q MEDIAN HOME PRICE	\$1,075,000	\$1,050,000	-2.3%
2Q AVERAGE HOME PRICE	\$1,086,075		+1.3%
2Q ORIGINAL LIST PRICE RECEIVED	95.6%	\$1,100,163	+0.2%
2Q AVERAGE MARKET TIME	103	95.8%	0.0%
·		103	

#### ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	861	726	-15.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	397	369	-7.1%
CLOSED SALES	401	359	-10.5%
2Q MEDIAN HOME PRICE	\$435,000	\$442,500	+1.7%
2Q AVERAGE HOME PRICE	\$443,337	\$459,872	+3.7%
Q ORIGINAL LIST PRICE RECEIVED	97.7%	97.9%	+0.2%
2Q AVERAGE MARKET TIME	65	68	+4.6%



### Uptown

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	68	71	+4.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	30	28	-6.7%
CLOSED SALES	26	27	+3.8%
2Q MEDIAN HOME PRICE	\$827,500	\$900,000	+8.8%
2Q AVERAGE HOME PRICE	\$959,887	\$941,408	-1.9%
2Q ORIGINAL LIST PRICE RECEIVED	92.5%	94.9%	+2.6%
2Q AVERAGE MARKET TIME	168	143	-14.9%

ATTACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,429	1,229	-14.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	834	705	-15.5%
CLOSED SALES	830	712	-14.2%
2Q MEDIAN HOME PRICE	\$269,250	\$294,950	+9.5%
2Q AVERAGE HOME PRICE	\$276,449	\$296,982	+7.4%
2Q ORIGINAL LIST PRICE RECEIVED	97.0%	97.1%	+0.1%
2Q AVERAGE MARKET TIME	54	63	+16.7%



### West Town

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	571	448	-21.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	207	175	-15.5%
CLOSED SALES	198	182	-8.1%
2Q MEDIAN HOME PRICE	\$971,250	\$910,500	-6.3%
2Q AVERAGE HOME PRICE	\$1,028,710	\$978,985	-4.8%
2Q ORIGINAL LIST PRICE RECEIVED	95.5%	95.9%	+0.4%
2Q AVERAGE MARKET TIME	104	109	+4.8%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	3,243	3,151	-2.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,428	1,474	+3.2%
CLOSED SALES	1,380	1,436	+4.1%
2Q MEDIAN HOME PRICE	\$466,938	\$496,500	+6.3%
2Q AVERAGE HOME PRICE	\$486,738	\$517,018	+6.2%
2Q ORIGINAL LIST PRICE RECEIVED	97.6%	97.8%	+0.2%
2Q AVERAGE MARKET TIME	60	70	+16.7%









### Evanston

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

Q2 2019	Q2 2020	+/-
823	834	+1.3%
430	464	+7.9%
410	439	+7.1%
\$514,500	\$548,000	+6.5%
\$603,381	\$615,081	+1.9%
94.9%	94.2%	-0.7%
71	90	+26.8%
	823 430 410 \$514,500 \$603,381 94.9%	823 834   430 464   410 439   \$514,500 \$548,000   \$603,381 \$615,081   94.9% 94.2%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	981	892	-9.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	585	486	-16.9%
CLOSED SALES	574	489	-14.8%
2Q MEDIAN HOME PRICE	\$242,250	\$249,500	+3.0%
2Q AVERAGE HOME PRICE	\$290,153	\$278,175	-4.1%
2Q ORIGINAL LIST PRICE RECEIVED	95.4%	94.6%	-0.8%
2Q AVERAGE MARKET TIME	66	81	+22.7%



### Glencoe

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	339	287	-15.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	165	151	-8.5%
CLOSED SALES	161	150	-6.8%
2Q MEDIAN HOME PRICE	\$840,000	\$900,000	+7.1%
2Q AVERAGE HOME PRICE	\$1,173,488	\$1,108,182	-5.6%
2Q ORIGINAL LIST PRICE RECEIVED	90.7%	90.7%	0.0%
2Q AVERAGE MARKET TIME	139	159	+14.4%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	15	13	-13.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	7	9	+28.6%
CLOSED SALES	8	7	-12.5%
2Q MEDIAN HOME PRICE	\$232,000	\$239,000	+3.0%
2Q AVERAGE HOME PRICE	\$260,260	\$291,571	+12.0%
2Q ORIGINAL LIST PRICE RECEIVED	88.7%	94.5%	+6.5%
2Q AVERAGE MARKET TIME	57	151	+164.9%



# Highland Park

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	933	799	-14.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	377	448	+18.8%
CLOSED SALES	383	416	+8.6%
2Q MEDIAN HOME PRICE	\$532,500	\$490,000	-8.0%
2Q AVERAGE HOME PRICE	\$603,496	\$561,026	-7.0%
2Q ORIGINAL LIST PRICE RECEIVED	91.3%	91.1%	-0.2%
2Q AVERAGE MARKET TIME	133	150	+12.8%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	222	195	-12.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	105	109	+3.8%
CLOSED SALES	102	101	-1.0%
2Q MEDIAN HOME PRICE	\$320,000	\$292,700	-8.5%
2Q AVERAGE HOME PRICE	\$354,222	\$330,264	-6.8%
2Q ORIGINAL LIST PRICE RECEIVED	89.5%	89.8%	+0.3%
2Q AVERAGE MARKET TIME	162	136	-16.0%



### Kenilworth

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	130	119	-8.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	36	36	0.0%
CLOSED SALES	36	31	-13.9%
2Q MEDIAN HOME PRICE	\$1,244,500	\$965,000	-22.5%
2Q AVERAGE HOME PRICE	\$1,404,753	\$1,188,332	-15.4%
2Q ORIGINAL LIST PRICE RECEIVED	91.9%	90.6%	-1.4%
2Q AVERAGE MARKET TIME	148	176	+18.9%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1	0	-100.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	0	0	
CLOSED SALES	2	0	-100.0%
2Q MEDIAN HOME PRICE	\$559,444	\$0	-100.0%
2Q AVERAGE HOME PRICE	\$559,444	\$0	-100.0%
2Q ORIGINAL LIST PRICE RECEIVED	98.1%	0.0%	-100.0%
2Q AVERAGE MARKET TIME	55	0	-100.0%



## Lake Bluff

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	289	222	-23.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	118	142	+20.3%
CLOSED SALES	115	135	+17.4%
2Q MEDIAN HOME PRICE	\$508,000	\$525,000	+3.3%
2Q AVERAGE HOME PRICE	\$633,311	\$655,333	+3.5%
2Q ORIGINAL LIST PRICE RECEIVED	91.3%	89.0%	-2.5%
2Q AVERAGE MARKET TIME	112	173	+54.5%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	68	59	-13.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	51	44	-13.7%
CLOSED SALES	53	43	-18.9%
2Q MEDIAN HOME PRICE	\$210,000	\$203,000	-3.3%
2Q AVERAGE HOME PRICE	\$252,166	\$233,372	-7.5%
2Q ORIGINAL LIST PRICE RECEIVED	92.9%	93.6%	+0.8%
2Q AVERAGE MARKET TIME	71	72	+1.4%



### Lake Forest

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	729	652	-10.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	265	333	+25.7%
CLOSED SALES	278	281	+1.1%
2Q MEDIAN HOME PRICE	\$817,500	\$735,000	-10.1%
2Q AVERAGE HOME PRICE	\$978,720	\$946,744	-3.3%
Q ORIGINAL LIST PRICE RECEIVED	88.5%	87.7%	-0.9%
2Q AVERAGE MARKET TIME	192	223	+16.1%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	131	121	-7.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	66	60	-9.1%
CLOSED SALES	70	62	-11.4%
2Q MEDIAN HOME PRICE	\$510,000	\$595,000	+16.7%
2Q AVERAGE HOME PRICE	\$551,991	\$569,069	+3.1%
2Q ORIGINAL LIST PRICE RECEIVED	93.7%	92.6%	-1.2%
2Q AVERAGE MARKET TIME	150	181	+20.7%



## Lincolnwood

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	329	276	-16.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	122	118	-3.3%
CLOSED SALES	125	115	-8.0%
2Q MEDIAN HOME PRICE	\$394,000	\$402,000	+2.0%
2Q AVERAGE HOME PRICE	\$455,300	\$441,500	-3.0%
2Q ORIGINAL LIST PRICE RECEIVED	93.5%	93.0%	-0.5%
2Q AVERAGE MARKET TIME	94	100	+6.4%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	66	57	-13.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	33	36	+9.1%
CLOSED SALES	33	32	-3.0%
2Q MEDIAN HOME PRICE	\$225,000	\$215,000	-4.4%
2Q AVERAGE HOME PRICE	\$236,394	\$238,844	+1.0%
2Q ORIGINAL LIST PRICE RECEIVED	118.4%	92.3%	-22.0%
2Q AVERAGE MARKET TIME	91	77	-15.4%



### Wilmette

#### DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	835	632	-24.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	361	320	-11.4%
CLOSED SALES	334	316	-5.4%
2Q MEDIAN HOME PRICE	\$675,000	\$777,500	+15.2%
2Q AVERAGE HOME PRICE	\$784,867	\$876,679	+11.7%
2Q ORIGINAL LIST PRICE RECEIVED	93.1%	94.0%	+1.0%
2Q AVERAGE MARKET TIME	108	105	-2.8%

#### ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	161	149	-7.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	76	86	+13.2%
CLOSED SALES	82	77	-6.1%
2Q MEDIAN HOME PRICE	\$352,500	\$318,000	-9.8%
2Q AVERAGE HOME PRICE	\$374,262	\$353,434	-5.6%
2Q ORIGINAL LIST PRICE RECEIVED	95.0%	94.1%	-0.9%
2Q AVERAGE MARKET TIME	64	97	+51.6%


# Winnetka

# DETACHED SINGLE-FAMILY

## **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	515	452	-12.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	235	230	-2.1%
CLOSED SALES	236	225	-4.7%
2Q MEDIAN HOME PRICE	\$1,191,000	\$1,050,000	-11.8%
2Q AVERAGE HOME PRICE	\$1,412,331	\$1,278,722	-9.5%
2Q ORIGINAL LIST PRICE RECEIVED	91.7%	91.2%	-0.5%
2Q AVERAGE MARKET TIME	166	150	-9.6%

# ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	36	39	+8.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	14	25	+78.6%
CLOSED SALES	15	25	+66.7%
2Q MEDIAN HOME PRICE	\$470,000	\$414,000	-11.9%
2Q AVERAGE HOME PRICE	\$448,333	\$450,720	+0.5%
2Q ORIGINAL LIST PRICE RECEIVED	93.1%	93.9%	+0.9%
2Q AVERAGE MARKET TIME	86	69	-19.8%





	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	111
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	/ . / .	
	///	
	/////	
	/////	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	//////	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	//////	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	//////	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	/ .	
111111111111111111111111111111111111111	////	) / /
	111	111
111111111111111111111111111111111111111	1111	111
111111111111111111111111111111111111111	1111	111
111111111111111111111111111111111111111		111
111111111111111111111111111111111111111	1111	111
	1111	111
111111111111111111111111111111111111111	/////	111
111111111111111111111111111111111111111		111
///////////////////////////////////////	1111	111
	/////	111
SU 11111111111111111111111	1111	111
	////	1
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1111	\ \ \ \
S	//	111
		1 1
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		1 1
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		1 1
	~~~~~~	1
	~~~~~~~~~	1
		1
	~~~~~~~	
	///////////////////////////////////	
	///////////////////////////////////	1
	ーーーー ト・イン イン・イン イン・イン・イン イン・イン・イン・イン イン・イン	
	————————	1 1 1
		111
		1
		/ / /
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ノーーーーー しししし シンシン シンシン シンシン シンシン シンシン シンシン	/ / /
///////////////////////////////////////	/ / / / / / / / / / / / / / / / / / /	////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	///////////////////////////////////////	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	///////////////////////////////////////	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	///////////////////////////////////////	111
>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	///////////////////////////////////////	111
	///////////////////////////////////////	111
>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	///////////////////////////////////////	111
************************	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	111



# Arlington Heights

## DETACHED SINGLE-FAMILY

### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,924	1,663	-13.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	775	785	+1.3%
CLOSED SALES	745	760	+2.0%
2Q MEDIAN HOME PRICE	\$365,000	\$365,000	0.0%
2Q AVERAGE HOME PRICE	\$412,620	\$399,983	-3.1%
2Q ORIGINAL LIST PRICE RECEIVED	94.8%	95.3%	+0.5%
2Q AVERAGE MARKET TIME	104	96	-7.7%

## ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	930	768	-17.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	510	401	-21.4%
CLOSED SALES	490	420	-14.3%
2Q MEDIAN HOME PRICE	\$167,500	\$165,000	-1.5%
2Q AVERAGE HOME PRICE	\$196,764	\$198,340	+0.8%
2Q ORIGINAL LIST PRICE RECEIVED	94.9%	94.6%	-0.3%
2Q AVERAGE MARKET TIME	62	76	+22.6%



# Deerfield

# DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	623	423	-32.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	262	220	-16.0%
CLOSED SALES	257	217	-15.6%
2Q MEDIAN HOME PRICE	\$497,250	\$454,000	-8.7%
2Q AVERAGE HOME PRICE	\$535,146	\$517,186	-3.4%
Q ORIGINAL LIST PRICE RECEIVED	92.7%	92.8%	+0.1%
2Q AVERAGE MARKET TIME	128	134	+4.7%

## ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	160	149	-6.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	95	92	-3.2%
CLOSED SALES	100	90	-10.0%
2Q MEDIAN HOME PRICE	\$259,000	\$266,232	+2.8%
2Q AVERAGE HOME PRICE	\$263,802	\$276,019	+4.6%
2Q ORIGINAL LIST PRICE RECEIVED	94.7%	93.4%	-1.4%
2Q AVERAGE MARKET TIME	54	76	+40.7%



# Glenview

# DETACHED SINGLE-FAMILY

### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,369	1,136	-17.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	523	556	+6.3%
CLOSED SALES	521	506	-2.9%
2Q MEDIAN HOME PRICE	\$550,000	\$559,250	+1.7%
2Q AVERAGE HOME PRICE	\$651,953	\$653,840	+0.3%
2Q ORIGINAL LIST PRICE RECEIVED	93.6%	93.4%	-0.2%
2Q AVERAGE MARKET TIME	113	142	+25.7%

# ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	608	576	-5.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	292	275	-5.8%
CLOSED SALES	291	271	-6.9%
2Q MEDIAN HOME PRICE	\$260,000	\$270,000	+3.8%
2Q AVERAGE HOME PRICE	\$306,163	\$307,658	+0.5%
2Q ORIGINAL LIST PRICE RECEIVED	94.8%	94.4%	-0.4%
2Q AVERAGE MARKET TIME	69	82	+18.8%



# Libertyville

# DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	877	868	-1.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	343	367	+7.0%
CLOSED SALES	332	341	+2.7%
2Q MEDIAN HOME PRICE	\$457,750	\$444,000	-3.0%
2Q AVERAGE HOME PRICE	\$503,177	\$509,378	+1.2%
2Q ORIGINAL LIST PRICE RECEIVED	93.5%	93.3%	-0.2%
2Q AVERAGE MARKET TIME	130	151	+16.2%

# ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	158	153	-3.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	103	93	-9.7%
CLOSED SALES	103	84	-18.4%
2Q MEDIAN HOME PRICE	\$263,000	\$247,500	-5.9%
2Q AVERAGE HOME PRICE	\$274,269	\$285,320	+4.0%
2Q ORIGINAL LIST PRICE RECEIVED	95.1%	94.8%	-0.3%
2Q AVERAGE MARKET TIME	82	66	-19.5%



# Northbrook

# DETACHED SINGLE-FAMILY

### **TRAILING 12 MONTHS**

Q2 2019	Q2 2020	+/-
1,133	888	-21.6%
438	410	-6.4%
457	391	-14.4%
\$576,000	\$540,000	-6.3%
\$636,175	\$609,730	-4.2%
94.0%	93.3%	-0.7%
113	110	-2.7%
	1,133 438 457 \$576,000 \$636,175 94.0%	1,133 888   438 410   457 391   \$576,000 \$540,000   \$636,175 \$609,730   94.0% 93.3%

# ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	520	471	-9.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	254	260	+2.4%
CLOSED SALES	267	240	-10.1%
2Q MEDIAN HOME PRICE	\$308,000	\$287,500	-6.7%
2Q AVERAGE HOME PRICE	\$320,910	\$317,563	-1.0%
2Q ORIGINAL LIST PRICE RECEIVED	93.1%	92.6%	-0.5%
2Q AVERAGE MARKET TIME	99	112	+13.1%



# Skokie

# DETACHED SINGLE-FAMILY

#### **TRAILING 12 MONTHS**

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	899	789	-12.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	444	412	-7.2%
CLOSED SALES	431	415	-3.7%
2Q MEDIAN HOME PRICE	\$338,500	\$337,500	-0.3%
2Q AVERAGE HOME PRICE	\$362,611	\$363,657	+0.3%
2Q ORIGINAL LIST PRICE RECEIVED	94.7%	95.3%	+0.6%
2Q AVERAGE MARKET TIME	73	84	+15.1%

# ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	531	457	-13.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	253	248	-2.0%
CLOSED SALES	245	247	+0.8%
2Q MEDIAN HOME PRICE	\$194,000	\$205,000	+5.7%
2Q AVERAGE HOME PRICE	\$199,856	\$217,108	+8.6%
2Q ORIGINAL LIST PRICE RECEIVED	95.0%	94.7%	-0.3%
2Q AVERAGE MARKET TIME	71	82	+15.5%



11111111	//////	///////////////////////////////////////	111
1111	1111	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	111
11111		111	111
1111	1111	1111111	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		111111	111
	1111	111111	111
~~~~~~~~~~~~~~~~~~~~~~~		/////	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	· · ·
			111
///////////////////////////////////////	1111	11111	111
111111111111111111111111	1111	11111	111
111111111111111	1111	1	111
111111111111111111	1111	11111	111
1111111111111111111	1111	111111	111
1111111111111111		111111	111
11111111111111111			111
111111111111111111111111111111111111111		111111	111
		1111	111
	1	111111	111
	M	/////	111
		/	111
			///
		//////	11
111111111111111111111111111111111111111		/////	~ / /
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	T	/ . / . /	\ \ \
		/ . / .	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		/	\ \ \
~~~~~~		/ . /	\ \ \
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	l		\ \ \
///////////////////////////////////////	a		\ \ \
			۱ ۱ ۱
			۱ ۱ ۱
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			1 1 1
			۱ ۱ ۱
			1 1 1
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	۱ ۱ ۱
			///////////////////////////////////////
///////////////////////////////////////		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	///////////////////////////////////////
	1111	///////////////////////////////////////	111
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	11111	///////////////////////////////////////	////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1111	///////////////////////////////////////	////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			////
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		///////////////////////////////////////	1
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		インシンシン ノンシンシン シート・トート トート・トート トート・トート ノーシン	///
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1



Brookfield

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	487	411	-15.60%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	278	251	-9.70%
CLOSED SALES	285	233	-18.20%
2Q MEDIAN HOME PRICE	\$255,000	\$257,500	0.01
2Q AVERAGE HOME PRICE	\$271,256	\$275,833	0.017
2Q ORIGINAL LIST PRICE RECEIVED	96.20%	95.80%	-0.40%
2Q AVERAGE MARKET TIME	59	79	0.339

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	58	49	-15.50%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	33	40	0.212
CLOSED SALES	34	36	0.059
2Q MEDIAN HOME PRICE	\$190,500	\$172,500	-9.40%
2Q AVERAGE HOME PRICE	\$201,794	\$182,934	-9.30%
2Q ORIGINAL LIST PRICE RECEIVED	93.30%	97.10%	0.041
2Q AVERAGE MARKET TIME	86	37	-57.00%



Burr Ridge

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	488	439	-10.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	142	150	+5.6%
CLOSED SALES	155	124	-20.0%
2Q MEDIAN HOME PRICE	\$685,000	\$662,500	-3.3%
2Q AVERAGE HOME PRICE	\$776,106	\$741,047	-4.5%
2Q ORIGINAL LIST PRICE RECEIVED	92.8%	91.8%	-1.1%
2Q AVERAGE MARKET TIME	169	240	+42.0%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	126	102	-19.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	59	53	-10.2%
CLOSED SALES	57	54	-5.3%
2Q MEDIAN HOME PRICE	\$400,000	\$386,000	-3.5%
2Q AVERAGE HOME PRICE	\$421,133	\$415,996	-1.2%
2Q ORIGINAL LIST PRICE RECEIVED	95.2%	94.9%	-0.3%
2Q AVERAGE MARKET TIME	104	139	+33.7%

Photo courtesy of John Shipka



Clarendon Hills

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	304	287	-5.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	109	120	+10.1%
CLOSED SALES	106	121	+14.2%
2Q MEDIAN HOME PRICE	\$512,500	\$630,000	+22.9%
2Q AVERAGE HOME PRICE	\$650,268	\$689,819	+6.1%
2Q ORIGINAL LIST PRICE RECEIVED	94.2%	93.8%	-0.4%
2Q AVERAGE MARKET TIME	100	128	+28.0%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	71	69	-2.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	51	42	-17.6%
CLOSED SALES	49	45	-8.2%
2Q MEDIAN HOME PRICE	\$195,000	\$189,500	-2.8%
2Q AVERAGE HOME PRICE	\$211,248	\$199,055	-5.8%
2Q ORIGINAL LIST PRICE RECEIVED	94.4%	95.4%	+1.1%
2Q AVERAGE MARKET TIME	55	100	+81.8%

Photo courtesy of John Shipka



Darien

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	439	342	-22.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	190	205	+7.9%
CLOSED SALES	192	196	+2.1%
2Q MEDIAN HOME PRICE	\$352,500	\$337,500	-4.3%
2Q AVERAGE HOME PRICE	\$374,762	\$367,185	-2.0%
2Q ORIGINAL LIST PRICE RECEIVED	94.7%	94.7%	0.0%
2Q AVERAGE MARKET TIME	73	103	+41.1%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	249	221	-11.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	150	147	-2.0%
CLOSED SALES	154	138	-10.4%
2Q MEDIAN HOME PRICE	\$217,250	\$225,500	+3.8%
2Q AVERAGE HOME PRICE	\$224,145	\$231,853	+3.4%
2Q ORIGINAL LIST PRICE RECEIVED	96.1%	95.5%	-0.6%
2Q AVERAGE MARKET TIME	45	66	+46.7%

Photo courtesy of John Shipka



Elmhurst

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,368	1,210	-11.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	536	591	+10.3%
CLOSED SALES	542	567	+4.6%
2Q MEDIAN HOME PRICE	\$444,750	\$447,500	+0.6%
2Q AVERAGE HOME PRICE	\$547,591	\$543,611	-0.7%
2Q ORIGINAL LIST PRICE RECEIVED	95.1%	94.9%	-0.2%
2Q AVERAGE MARKET TIME	102	113	+10.8%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	208	189	-9.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	123	101	-17.9%
CLOSED SALES	111	89	-19.8%
2Q MEDIAN HOME PRICE	\$236,500	\$207,000	-12.5%
2Q AVERAGE HOME PRICE	\$288,158	\$259,201	-10.0%
2Q ORIGINAL LIST PRICE RECEIVED	95.4%	93.6%	-1.9%
2Q AVERAGE MARKET TIME	63	84	+33.3%

Photo courtesy of Portraits of Home



Glen Ellyn

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,149	980	-14.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	508	486	-4.3%
CLOSED SALES	502	464	-7.6%
2Q MEDIAN HOME PRICE	\$399,450	\$392,500	-1.7%
2Q AVERAGE HOME PRICE	\$476,666	\$468,924	-1.6%
2Q ORIGINAL LIST PRICE RECEIVED	94.6%	94.4%	-0.2%
2Q AVERAGE MARKET TIME	93	97	+4.3%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	248	241	-2.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	156	137	-12.2%
CLOSED SALES	151	132	-12.6%
2Q MEDIAN HOME PRICE	\$177,000	\$186,250	+5.2%
2Q AVERAGE HOME PRICE	\$251,129	\$234,215	-6.7%
2Q ORIGINAL LIST PRICE RECEIVED	96.8%	94.1%	-2.8%
2Q AVERAGE MARKET TIME	61	86	+41.0%

Photo courtesy of Eric Hausman



Hinsdale

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	924	813	-12.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	284	295	+3.9%
CLOSED SALES	294	273	-7.1%
2Q MEDIAN HOME PRICE	\$932,500	\$890,000	-4.6%
2Q AVERAGE HOME PRICE	\$1,137,707	\$1,092,890	-3.9%
2Q ORIGINAL LIST PRICE RECEIVED	91.0%	91.5%	+0.5%
2Q AVERAGE MARKET TIME	156	176	+12.8%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	118	131	+11.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	53	52	-1.9%
CLOSED SALES	54	49	-9.3%
2Q MEDIAN HOME PRICE	\$417,500	\$405,500	-2.9%
2Q AVERAGE HOME PRICE	\$426,503	\$443,709	+4.0%
2Q ORIGINAL LIST PRICE RECEIVED	94.1%	93.0%	-1.2%
2Q AVERAGE MARKET TIME	112	134	+19.6%



La Grange

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	389	459	+18.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	188	180	-4.3%
CLOSED SALES	177	171	-3.4%
2Q MEDIAN HOME PRICE	\$565,000	\$535,000	-5.3%
2Q AVERAGE HOME PRICE	\$583,304	\$566,896	-2.8%
2Q ORIGINAL LIST PRICE RECEIVED	95.4%	94.7%	-0.7%
2Q AVERAGE MARKET TIME	74	99	+33.8%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	79	123	+55.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	55	77	+40.0%
CLOSED SALES	60	60	0.0%
2Q MEDIAN HOME PRICE	\$182,000	\$173,500	-4.7%
2Q AVERAGE HOME PRICE	\$223,877	\$218,492	-2.4%
2Q ORIGINAL LIST PRICE RECEIVED	96.0%	95.4%	-0.6%
2Q AVERAGE MARKET TIME	48	61	+27.1%



La Grange Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+ / -
NEW LISTINGS	296	277	-6.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	166	136	-18.1%
CLOSED SALES	148	146	-1.4%
2Q MEDIAN HOME PRICE	\$349,500	\$359,500	+2.9%
2Q AVERAGE HOME PRICE	\$413,624	\$403,016	-2.6%
2Q ORIGINAL LIST PRICE RECEIVED	95.2%	95.2%	0.0%
2Q AVERAGE MARKET TIME	68	70	+2.9%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	20	17	-15.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	13	14	+7.7%
CLOSED SALES	14	14	0.0%
2Q MEDIAN HOME PRICE	\$111,250	\$108,000	-2.9%
2Q AVERAGE HOME PRICE	\$123,693	\$118,614	-4.1%
2Q ORIGINAL LIST PRICE RECEIVED	93.6%	89.7%	-4.2%
2Q AVERAGE MARKET TIME	41	146	+256.1%



Lemont

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	588	471	-19.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	224	263	+17.4%
CLOSED SALES	229	238	+3.9%
2Q MEDIAN HOME PRICE	\$405,000	\$418,750	+3.4%
2Q AVERAGE HOME PRICE	\$405,209	\$414,677	+2.3%
2Q ORIGINAL LIST PRICE RECEIVED	95.2%	94.5%	-0.7%
2Q AVERAGE MARKET TIME	98	111	+13.3%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	149	135	-9.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	70	62	-11.4%
CLOSED SALES	66	62	-6.1%
2Q MEDIAN HOME PRICE	\$324,500	\$316,000	-2.6%
2Q AVERAGE HOME PRICE	\$320,708	\$311,303	-2.9%
2Q ORIGINAL LIST PRICE RECEIVED	95.6%	97.0%	+1.5%
2Q AVERAGE MARKET TIME	128	102	-20.3%



Naperville

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	3,758	3,285	-12.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,679	1,712	+2.0%
CLOSED SALES	1,685	1,628	-3.4%
2Q MEDIAN HOME PRICE	\$437,000	\$437,000	0.0%
2Q AVERAGE HOME PRICE	\$476,709	\$486,139	+2.0%
2Q ORIGINAL LIST PRICE RECEIVED	96.0%	95.3%	-0.7%
2Q AVERAGE MARKET TIME	84	97	+15.5%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,363	1,172	-14.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	868	761	-12.3%
CLOSED SALES	878	739	-15.8%
2Q MEDIAN HOME PRICE	\$220,000	\$226,000	+2.7%
2Q AVERAGE HOME PRICE	\$241,898	\$251,069	+3.8%
2Q ORIGINAL LIST PRICE RECEIVED	96.4%	96.0%	-0.4%
2Q AVERAGE MARKET TIME	55	62	+12.7%

Photo courtesy of Portraits of Home



Oak Brook

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	234	239	+2.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	76	79	+3.9%
CLOSED SALES	72	79	+9.7%
2Q MEDIAN HOME PRICE	\$742,500	\$720,000	-3.0%
2Q AVERAGE HOME PRICE	\$873,578	\$834,570	-4.5%
2Q ORIGINAL LIST PRICE RECEIVED	88.6%	88.2%	-0.5%
2Q AVERAGE MARKET TIME	164	186	+13.4%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	154	133	-13.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	91	61	-33.0%
CLOSED SALES	89	66	-25.8%
2Q MEDIAN HOME PRICE	\$324,900	\$307,500	-5.4%
2Q AVERAGE HOME PRICE	\$340,077	\$303,983	-10.6%
2Q ORIGINAL LIST PRICE RECEIVED	94.7%	94.2%	-0.5%
2Q AVERAGE MARKET TIME	102	79	-22.5%



Oak Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,048	816	-22.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	399	432	+8.3%
CLOSED SALES	396	429	+8.3%
2Q MEDIAN HOME PRICE	\$450,000	\$435,000	-3.3%
2Q AVERAGE HOME PRICE	\$486,395	\$479,049	-1.5%
2Q ORIGINAL LIST PRICE RECEIVED	94.9%	94.5%	-0.4%
2Q AVERAGE MARKET TIME	103	117	+13.6%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	660	654	-0.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	350	339	-3.1%
CLOSED SALES	370	325	-12.2%
2Q MEDIAN HOME PRICE	\$177,750	\$168,000	-5.5%
2Q AVERAGE HOME PRICE	\$235,420	\$207,433	-11.9%
2Q ORIGINAL LIST PRICE RECEIVED	95.1%	94.4%	-0.7%
2Q AVERAGE MARKET TIME	71	87	+22.5%



Orland Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	1,084	969	-10.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	552	530	-4.0%
CLOSED SALES	554	482	-13.0%
2Q MEDIAN HOME PRICE	\$327,450	\$326,500	-0.3%
2Q AVERAGE HOME PRICE	\$349,952	\$355,985	+1.7%
2Q ORIGINAL LIST PRICE RECEIVED	95.1%	95.1%	0.0%
2Q AVERAGE MARKET TIME	91	92	+1.1%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	757	779	+2.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	498	509	+2.2%
CLOSED SALES	522	473	-9.4%
2Q MEDIAN HOME PRICE	\$189,000	\$190,500	+0.8%
2Q AVERAGE HOME PRICE	\$205,812	\$205,547	-0.1%
2Q ORIGINAL LIST PRICE RECEIVED	95.9%	96.1%	+0.2%
2Q AVERAGE MARKET TIME	47	56	+19.1%



Riverside

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	244	266	+9.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	106	127	+19.8%
CLOSED SALES	117	103	-12.0%
2Q MEDIAN HOME PRICE	\$435,000	\$440,000	+1.1%
2Q AVERAGE HOME PRICE	\$445,332	\$467,950	+5.1%
2Q ORIGINAL LIST PRICE RECEIVED	94.0%	94.5%	+0.5%
2Q AVERAGE MARKET TIME	104	121	+16.3%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	25	23	-8.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	20	14	-30.0%
CLOSED SALES	22	13	-40.9%
2Q MEDIAN HOME PRICE	\$161,500	\$135,000	-16.4%
2Q AVERAGE HOME PRICE	\$209,818	\$163,408	-22.1%
2Q ORIGINAL LIST PRICE RECEIVED	90.9%	90.0%	-1.0%
2Q AVERAGE MARKET TIME	44	135	+206.8%



River Forest

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	249	251	+0.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	104	116	+11.5%
CLOSED SALES	109	107	-1.8%
2Q MEDIAN HOME PRICE	\$670,000	\$718,000	+7.2%
2Q AVERAGE HOME PRICE	\$760,598	\$774,667	+1.8%
2Q ORIGINAL LIST PRICE RECEIVED	92.9%	99.0%	+6.6%
2Q AVERAGE MARKET TIME	108	138	+27.8%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	135	128	-5.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	73	57	-21.9%
CLOSED SALES	68	65	-4.4%
2Q MEDIAN HOME PRICE	\$181,750	\$197,500	+8.7%
2Q AVERAGE HOME PRICE	\$226,148	\$242,183	+7.1%
2Q ORIGINAL LIST PRICE RECEIVED	95.5%	93.7%	-1.9%
2Q AVERAGE MARKET TIME	63	67	+6.3%



Western Springs

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	457	452	-1.10%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	212	218	0.028
CLOSED SALES	197	226	0.147
2Q MEDIAN HOME PRICE	\$610,000	\$594,500	-2.50%
2Q AVERAGE HOME PRICE	\$688,832	\$668,615	-2.90%
2Q ORIGINAL LIST PRICE RECEIVED	94.10%	94.10%	0.00%
2Q AVERAGE MARKET TIME	106	103	-2.80%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	44	51	0.159
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	24	23	-4.20%
CLOSED SALES	19	30	0.579
2Q MEDIAN HOME PRICE	\$385,000	\$531,181	0.38
2Q AVERAGE HOME PRICE	\$388,274	\$519,999	0.339
2Q ORIGINAL LIST PRICE RECEIVED	96.10%	97.70%	0.017
2Q AVERAGE MARKET TIME	126	160	0.27



Wheaton

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

Q2 2019	Q2 2020	+/-
1,537	1,377	-10.4%
630	690	+9.5%
610	643	+5.4%
\$398,750	\$380,000	-4.7%
\$428,152	\$415,113	-3.0%
95.7%	95.4%	-0.3%
83	93	+12.0%
	1,537 630 610 \$398,750 \$428,152 95.7%	1,537 1,377 630 690 610 643 \$398,750 \$380,000 \$428,152 \$415,113 95.7% 95.4%

ATTACHED SINGLE-FAMILY

	Q2 2019	Q2 2020	+/-
NEW LISTINGS	325	321	-1.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	234	205	-12.4%
CLOSED SALES	240	194	-19.2%
2Q MEDIAN HOME PRICE	\$172,000	\$171,750	-0.1%
2Q AVERAGE HOME PRICE	\$208,939	\$205,377	-1.7%
2Q ORIGINAL LIST PRICE RECEIVED	96.5%	96.0%	-0.5%
2Q AVERAGE MARKET TIME	53	47	-11.3%





For questions or more information

jovankanovakovic.com | jovanka.novakovic@compass.com

312.961.4478

Compass is a liscensed real estate broker with a principal office in Chicago IL and abides by all applicable Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only, is compiled forom sources deemed reliable but is subject to errors, omissions and changes without notice. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or orther professional advice outside the realm of Real Estate brokerage. 2350 N Lincoln Ave., Chicago, IL 60614.

