

Local Market Update – September 2020

A Research Tool Provided by the Chicago Association of REALTORS®
RESIDENTIAL ACTIVITY ONLY | Data current as of October 14, 2020



Douglas

+ 5.6%

0.0%

- 37.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	September			Year to Date		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	4	4	0.0%	41	29	- 29.3%
Closed Sales	4	2	- 50.0%	15	19	+ 26.7%
Median Sales Price*	\$532,000	\$516,250	- 3.0%	\$480,000	\$429,000	- 10.6%
Percent of Original List Price Received*	97.7%	97.7%	0.0%	98.9%	99.8%	+ 0.9%
Market Time	31	32	+ 3.3%	48	75	+ 56.3%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--

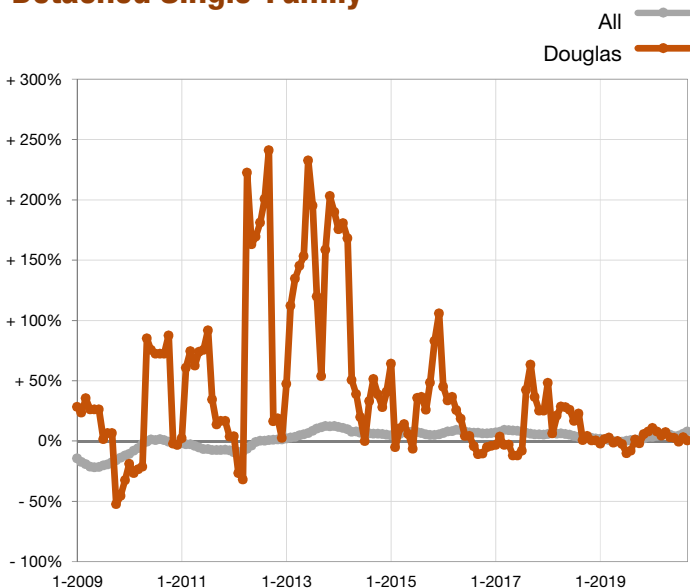
Attached Single-Family

	September			Year to Date		
	9-2019	9-2020	+ / -	9-2019	9-2020	+ / -
New Listings	14	15	+ 7.1%	115	125	+ 8.7%
Closed Sales	5	7	+ 40.0%	61	51	- 16.4%
Median Sales Price*	\$197,000	\$144,000	- 26.9%	\$121,000	\$140,000	+ 15.7%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	91.3%	92.7%	+ 1.5%
Market Time	41	78	+ 88.3%	100	83	- 17.0%
Inventory of Homes for Sale	37	28	- 24.3%	--	--	--

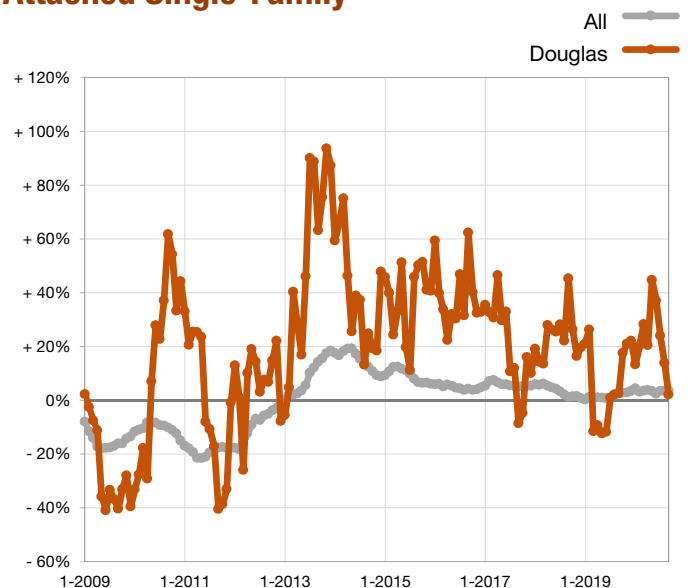
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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

Detached Single-Family



Attached Single-Family



† 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.