

One Market, split Into Two

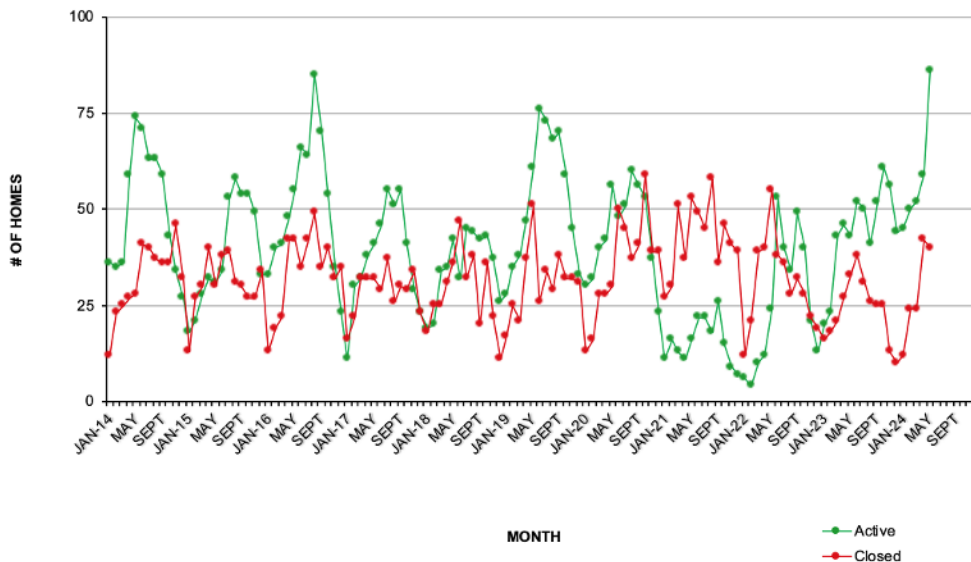
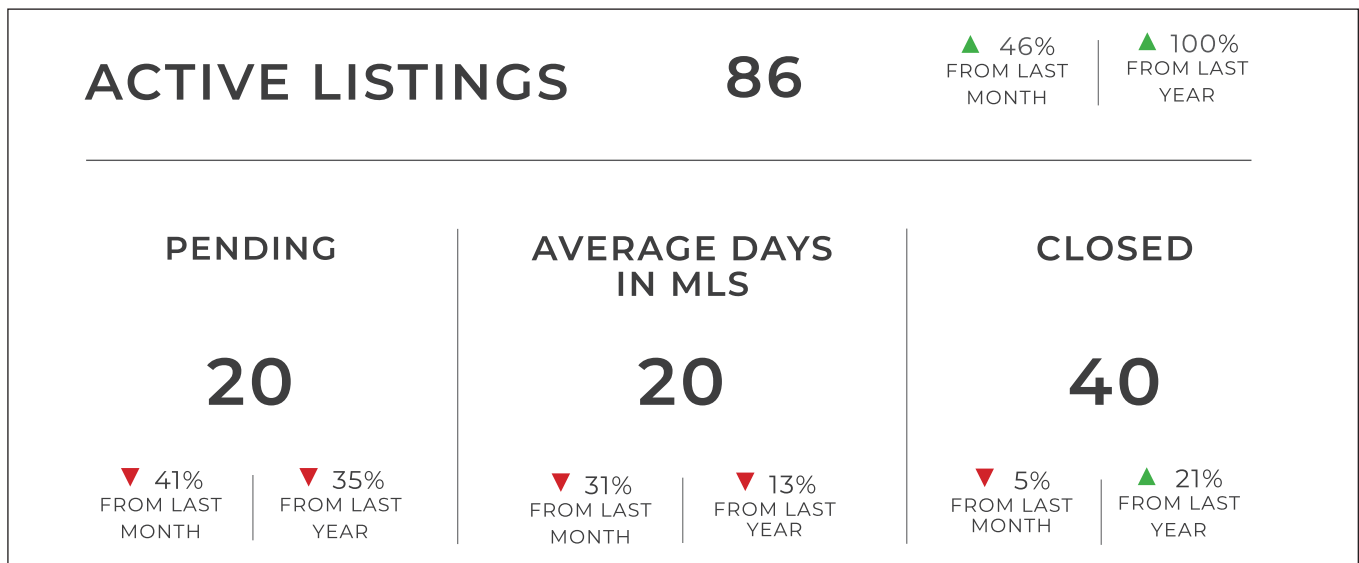
Of the 40 homes that closed in May, 31 sold for less than \$1.5 million. As of May 1st, there were 86 active listings in Washington Park; however, 47 of those were priced under \$1.5 million. So, if we are selling 31 a month and we have 47 in inventory, that is a 1.6 month supply of inventory. In May of 2023 we had a 1.3 month supply of inventory in that range. So, the market is slightly worse for sellers in that range, but it is still well below the 6 month threshold that is thought to be the point where the market shifts to the buyer's advantage.

In the \$1.5 million plus range, it is a different story. With 39 in inventory and 11 sold in a month, the inventory in May of this year is double the lower range with a 3.55 month supply. So, the market under \$1.5 million is twice as good as homes over that mark and it is creeping toward the 6 month supply that shifts to a Buyer's market.

In May of 2023 we had a 1.3 month supply of homes priced under \$1.5 million. The jump to a 1.6 month supply is an increase but not as much as the higher range. Last year there was a 1.67 month supply of homes for sale in the \$1.5 million plus range. This year it has jumped dramatically to the 3.55 month supply that we have now. Thus, my point, it is like two different markets. We can't blame interest rates because they are about the same as they were a year ago. The problem is the inventory.

You might wonder why we analyze the market every month. It is simple. It is so we can give you the best possible advice on buying or selling your home. If you are considering a move, give us a call, it will be warmly received.

Erin Bridge



Structure Type	List Price	Address	Bedrooms Total	Bathrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS	Close Date	Close Price
CLOSED														
House	\$450,000	175 S Emerson Street	2	1	736	835	1,472	\$630.43	2	1923	4,230	6	5/7/24	\$464,000
Duplex	\$525,000	243 E Alameda Avenue	3	1	663	860	1,017	\$796.38	0	1906	1,295	14	5/22/24	\$528,000
Duplex	\$525,000	247 E Alameda Avenue	3	1	672	875	1,037	\$788.69	0	1906	1,203	13	5/23/24	\$530,000
House	\$595,000	1023 S Emerson Street	3	1	1,470	1,470	1,864	\$397.96	0	1906	4,750	3	5/12/24	\$585,000
House	\$750,000	583 S Grant Street	2	1	918	918	1,201	\$866.01	2	1895	3,370	2	5/8/24	\$795,000
House	\$765,000	476 S Pearl Street	4	2	1,709	1,709	2,207	\$450.56	2	1893	3,120	4	5/8/24	\$770,000
House	\$800,000	62 N Washington Street	3	3	1,269	1,269	1,922	\$610.72	3	1896	4,681	8	5/9/24	\$775,000
House	\$800,000	785 S Ogden Street	3	1	1,062	1,265	2,124	\$729.76	1	1924	4,690	0	5/13/24	\$775,000
Duplex	\$825,000	850 S Ogden Street	3	2	985	1,746	1,746	\$864.97	1	1923	3,180	5	5/20/24	\$852,000
House	\$825,000	852 S Emerson Street	4	2	1,883	1,883	2,061	\$491.77	2	1891	4,750	5	5/21/24	\$926,000
Duplex	\$825,000	854 S Ogden Street	3	2	983	1,755	1,755	\$854.53	1	1923	3,160	5	5/14/24	\$840,000
Townhouse	\$850,000	930 S Pearl Street 103	3	3	1,863	1,863	1,863	\$458.94	2	2008	981	4	5/8/24	\$855,000
House	\$898,850	950 S Washington Street	5	2	1,257	1,257	1,518	\$684.17	0	1896	4,690	64	5/20/24	\$860,000
House	\$899,900	920 S Washington Street	3	2	1,408	1,408	1,593	\$664.06	2	1900	3,900	5	5/23/24	\$935,000
House	\$900,000	671 S Grant Street	5	2	1,757	2,222	2,246	\$546.39	2	1903	4,792	3	5/24/24	\$960,000
Duplex	\$950,000	71 N Pennsylvania Street	3	4	1,592	2,333	2,333	\$606.16	2	2017	2,807	1	5/20/24	\$965,000
House	\$960,000	521 S Washington Street	3	2	1,721	1,721	2,121	\$599.95	2	1900	4,690	2	5/10/24	\$1,032,521
House	\$965,000	310 S Williams Street	3	2	816	1,532	1,632	\$1,164.22	1	1922	4,680	18	5/6/24	\$950,000
House	\$970,000	235 S Corona Street	3	2	1,085	2,058	2,068	\$894.01	1	1907	4,760	15	5/15/24	\$970,000
House	\$975,000	602 S Sherman Street	3	3	1,774	2,182	2,589	\$591.88	2	1890	4,370	2	5/29/24	\$1,050,000
House	\$990,000	288 S Ogden Street	3	2	1,339	2,140	2,182	\$802.84	2	1911	6,340	3	5/3/24	\$1,075,000
House	\$1,125,000	355 S Grant Street	4	3	2,236	2,236	2,762	\$503.13	0	1906	3,720	6	5/17/24	\$1,125,000
House	\$1,135,000	810 S Corona Street	3	2	966	1,884	1,932	\$1,118.01	3	1929	5,770	4	5/3/24	\$1,080,000
Triplex	\$1,145,000	418 S Lincoln Street 45294	5	4	3,015	3,015	3,790	\$366.50	2	1930	3,920	104	5/21/24	\$1,105,000
House	\$1,250,000	441 S Franklin Street	3	3	2,008	2,008	2,008	\$622.51	1	1885	4,760	7	5/3/24	\$1,250,000
House	\$1,250,000	779 S Race Street	3	2	1,067	1,847	1,984	\$1,218.37	2	1925	5,120	4	5/9/24	\$1,300,000
House	\$1,325,000	571 S Sherman Street	4	4	2,206	3,030	3,073	\$589.30	2	1894	4,690	15	5/30/24	\$1,300,000
House	\$1,350,000	1184 S Williams Street	5	2	1,931	2,431	3,161	\$764.24	1	1917	6,300	3	5/3/24	\$1,475,750
House	\$1,350,000	815 S Downing Street	2	2	942	1,884	1,884	\$1,433.12	1	1951	5,390	0	5/2/24	\$1,350,000
House	\$1,350,000	819 S Downing Street	3	2	1,332	1,332	1,522	\$1,013.51	1	1891	4,760	0	5/2/24	\$1,350,000
House	\$1,445,000	468 S Pennsylvania Street	4	4	2,270	2,628	2,668	\$623.35	1	1925	4,690	16	5/9/24	\$1,415,000
House	\$1,650,000	1319 S York Street	4	3	1,997	1,997	2,499	\$758.64	2	1907	6,300	96	5/20/24	\$1,515,000
Townhouse	\$1,975,000	1094 S Race Street	4	5	2,590	3,523	3,627	\$762.55	2	2010	3,272	33	5/24/24	\$1,975,000
House	\$1,998,000	824 S Franklin Street	3	2	1,474	2,660	2,660	\$1,492.54	2	1934	7,200	3	5/6/24	\$2,200,000
House	\$2,250,000	1446 S Gaylord Street	4	5	2,627	3,608	3,808	\$837.46	2	2023	5,350	19	5/9/24	\$2,200,000
House	\$2,750,000	884 S Vine Street	4	6	3,150	4,400	4,400	\$873.02	2	2023	4,680	93	5/10/24	\$2,750,000
House	\$2,800,000	1248 S Gilpin Street	4	3	2,128	2,520	3,192	\$1,033.83	2	1924	9,450	12	5/31/24	\$2,200,000
House	\$2,850,000	850 S Gilpin Street	4	5	2,865	4,297	4,297	\$968.59	3	2016	4,690	74	5/24/24	\$2,775,000
House	\$3,100,000	1265 S Vine Street	6	5	3,734	5,006	5,570	\$796.06	3	2015	6,300	84	5/16/24	\$2,972,500
House	\$3,395,000	1164 S High Street	6	5	3,898	4,976	5,747	\$861.98	3	2006	6,648	43	5/14/24	\$3,360,000
TOTAL CLOSED = 40 AVG DAYS IN MLS = 20														

Structure Type	List Price	Address	Bedrooms Total	Bathrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS
PENDING												
House	\$550,000	230 E Ellsworth Avenue	3	2	1,670	1,670	1,970	\$329.34	0	1890	2,500	13
Duplex	\$600,000	559 S Lincoln Street	2	2	1,536	1,536	2,006	\$390.62	0	1898	4,687	35
House	\$650,000	56 S Grant Street	2	2	1,509	1,509	1,905	\$430.75	0	1891	5,060	5
House	\$665,000	1208 S Clarkson Street	3	2	1,103	1,103	1,342	\$602.90	1	1910	4,680	3
Townhouse	\$699,900	21 S Ogden Street	2	3	1,203	1,203	1,203	\$581.80	2	2018	816	8
House	\$750,000	786 S Sherman Street	4	2	1,735	1,735	1,951	\$432.28	0	1902	4,690	28
Duplex	\$779,000	331 S Emerson Street	3	3	931	1,245	1,261	\$836.73	1	1910	2,244	1
Duplex	\$779,000	900 S Ogden Street	4	2	794	1,485	1,559	\$981.11	2	1923	3,176	15
House	\$795,000	206 S Lafayette Street	3	1	1,034	1,284	1,534	\$768.86	2	1919	4,130	4
House	\$799,000	901 S University Boulevard	3	2	934	1,558	1,558	\$855.46	1	1925	7,020	36
House	\$870,000	1000 S Clarkson Street	3	2	1,466	1,466	1,638	\$593.45	2	1901	4,750	3
House	\$985,000	356 S Logan Street	4	3	1,536	2,231	2,304	\$641.28	2	1899	4,670	26
House	\$1,100,000	17 N Corona Street	3	3	2,385	2,385	2,815	\$461.22	2	1907	4,762	14
Townhouse	\$1,200,000	401 S Vine Street	3	4	1,991	2,966	3,071	\$602.71	2	1985	1,716	14
House	\$1,300,000	1264 S High Street	3	2	1,477	2,741	2,807	\$880.16	1	1919	6,300	4
House	\$1,450,000	1032 S York Street	4	3	2,107	2,107	2,107	\$688.18	2	1891	4,720	17
House	\$1,700,000	797 S Clarkson Street	4	4	2,047	2,689	2,707	\$830.48	1	1905	3,240	6
House	\$2,200,000	444 S Williams Street	5	3	1,894	3,394	3,501	\$1,161.56	2	1922	6,240	0
Duplex	\$2,290,000	534 S Gaylord Street	4	5	2,600	3,471	3,625	\$880.77	2	2023	3,125	199
Duplex	\$2,349,000	500 S Gaylord Street	4	5	2,506	3,436	3,487	\$937.35	2	2024	3,150	85
TOTAL PENDING = 20												

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ACTIVE												
Townhouse	\$360,000	710 E Alameda Avenue	1	1	498	498	648	\$722.89	0	1906	903	78
Townhouse	\$365,000	39 N Clarkson Street A	2	1	520	520	520	\$701.92	0	1907	579	41
Townhouse	\$425,000	500 S Pennsylvania Street 510	1	1	630	630	630	\$674.60	1	1952		66
House	\$425,000	523 S Pennsylvania Street	1	1	838	838	838	\$507.16	0	1903	1,277	1
Duplex	\$434,500	222 E Dakota Avenue	1	1	723	723	723	\$600.97	0	1896	0	4
Townhouse	\$445,000	500 S Pennsylvania Street 514	1	1	664	664	664	\$670.18	1	1952	1,961	126
Townhouse	\$455,000	500 S Pennsylvania Street 512	1	2	687	687	687	\$662.30	1	1952		30
Townhouse	\$540,000	500 S Pennsylvania Street 504	1	1	632	812	812	\$854.43	1	1952		61
House	\$675,000	706 S Lincoln Street	2	1	886	1,603	1,772	\$761.85	1	1928	4,250	16
Duplex	\$689,900	406 S Pearl Street	3	2	833	1,250	1,250	\$828.21	0	1900	3,180	100
House	\$735,000	29 N Ogden Street	0	1	878	878	1,201	\$837.13	2	1910	4,125	121
House	\$765,000	1086 S Pearl Street	3	2	1,344	1,344	2,016	\$569.20	1	1900	4,690	19
House	\$775,000	1057 S Emerson Street	3	1	916	916	1,276	\$846.07	2	1906	4,750	30
House	\$800,000	876 S Grant Street	3	2	1,356	1,356	1,714	\$589.97	2	1908	4,500	29
House	\$824,900	730 E Alameda Avenue	2	1	775	1,160	1,550	\$1,064.39	2	1930	2,780	183
House	\$829,000	18 N Sherman Street	3	2	1,637	1,637	2,282	\$506.41	0	1901	3,060	29
House	\$865,000	582 S Pearl Street	2	1	1,447	1,447	1,685	\$597.79	0	1890	6,250	1
Duplex	\$875,000	421 E Alameda Avenue	2	2	1,530	1,530	2,136	\$571.90	0	1909	2,178	19
Duplex	\$886,125	173 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$833.61	1	1929	3,125	15
House	\$899,000	736 S Logan Street	3	2	1,810	1,810	1,870	\$496.69	0	1893	3,060	30
House	\$899,000	920 E Virginia Avenue	3	2	873	1,746	1,746	\$1,029.78	1	1930	2,800	57
House	\$925,000	611 E Bayaud Avenue	4	3	1,706	1,706	1,914	\$542.20	0	1891	2,976	16
House	\$930,000	423 S Clarkson Street	3	2	961	1,922	1,922	\$967.74	1	1929	4,690	37
House	\$940,000	433 S Logan Street	3	2	1,815	1,815	1,915	\$517.91	2	1891	4,340	14
Townhouse	\$950,000	315 S Pennsylvania Street	2	3	1,653	1,653	1,653	\$574.71	2	2019	1,235	100
House	\$950,000	714 S Clarkson Street	2	2	1,554	1,554	1,652	\$611.33	1	1890	3,170	52
House	\$965,000	1365 S University Boulevard	4	2	1,598	2,429	2,473	\$603.88	2	1939	4,870	36
House	\$975,000	979 S Pennsylvania Street	3	2	1,555	1,808	2,012	\$627.01	1	1903	4,440	30
House	\$999,000	644 S High Street	3	2	1,613	1,613	2,015	\$619.34	1	1890	3,120	30
Duplex	\$999,000	877 S Washington Street	3	3	1,974	2,632	2,632	\$506.08	2	2008	2,614	1
House	\$1,100,000	569 S Sherman Street	3	3	1,521	1,821	2,240	\$723.21	3	1895	4,690	3
House	\$1,100,000	721 S York Street	3	2	966	1,932	1,932	\$1,138.72	1	1929	4,690	15
House	\$1,124,900	859 S University Boulevard	5	3	1,280	2,432	2,560	\$878.83	1	1927	6,250	206
House	\$1,125,000	127 S Pennsylvania Street	6	5	2,733	2,733	3,171	\$411.64	2	1895	3,750	11
House	\$1,150,000	747 S Logan Street	3	3	1,311	2,186	2,186	\$877.19	2	1903	3,800	30
House	\$1,199,000	432 S Ogden Street	3	3	1,128	2,200	2,256	\$1,062.94	2	1923	4,792	50

Duplex	\$1,200,000	1253 S Ogden Street	1	0	4,816	6,728	6,728	\$249.17	2	1923	6,230	17
Duplex	\$1,200,000	180 S Emerson Street	4	2	2,275	2,275	2,632	\$527.47	0	1905	6,325	1
Townhouse	\$1,250,000	124 S Washington Street	3	5	2,175	2,175	2,951	\$574.71	2	2017	2,378	17
House	\$1,250,000	783 S Corona Street	3	3	1,239	2,292	2,478	\$1,008.88	2	1924	4,760	22
House	\$1,260,000	700 S Race Street	4	2	1,256	2,226	2,292	\$1,003.18	1	1927	4,950	11
House	\$1,299,000	776 S Corona Street	3	2	1,208	2,213	2,266	\$1,075.33	2	1921	4,760	92
House	\$1,350,000	437 S Franklin Street	3	4	2,081	2,381	2,624	\$648.73	1	1928	4,760	69
Townhouse	\$1,350,000	450 S Corona Street	5	4	1,934	2,818	2,864	\$698.04	2	2005	3,125	23
House	\$1,358,000	140 S Marion street Parkway	3	3	1,005	2,010	2,010	\$1,351.24	2	1951	6,240	20
House	\$1,365,000	1051 S Ogden Street	3	2	2,464	2,659	2,789	\$553.98	1	1949	4,750	37
Duplex	\$1,450,000	447 S Downing Street	2	5	2,351	3,256	3,304	\$616.76	2	2013	3,175	29
House	\$1,539,000	664 S Sherman Street	4	3	2,488	3,166	3,166	\$618.57	2	1905	4,356	31
Duplex	\$1,550,000	1016 S Pennsylvania Street	5	5	2,527	3,520	3,520	\$613.38	2	2024	3,125	30
House	\$1,550,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$786.40	2	1932	6,300	431
House	\$1,599,000	302 S Humboldt Street	5	4	2,410	3,502	3,602	\$663.49	3	1926	6,350	58
House	\$1,690,000	1360 S Gaylord Street	4	4	1,993	2,735	2,843	\$847.97	2	1909	6,300	2
House	\$1,795,000	1281 S High Street	5	3	3,514	3,514	3,514	\$510.81	1	1918	6,098	36
Duplex	\$1,799,000	359 S Ogden Street	4	5	2,541	3,446	3,446	\$707.99	2	2024	3,175	29
Duplex	\$1,800,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$726.39	2	2018	3,190	77
House	\$1,840,000	469 S Ogden Street	4	4	2,447	3,658	3,658	\$751.94	2	2007	4,230	1
Duplex	\$1,850,000	812 S Ogden Street	4	5	2,541	3,520	3,520	\$728.06	2	2024	3,170	40
Duplex	\$1,895,000	602 S Emerson Street	4	5	2,338	3,202	3,266	\$810.52	2	2023	3,176	50
House	\$1,950,000	44 N Lincoln Street	6	5	2,944	3,562	3,631	\$662.36	1	1895	6,250	28
House	\$2,225,000	315 S York Street	5	4	3,265	4,865	5,127	\$681.47	2	1998	6,019	29
Duplex	\$2,290,000	536 S Gaylord Street	4	5	2,595	3,467	3,620	\$882.47	2	2022	3,125	169
House	\$2,298,000	343 S Gaylord Street	0	0	0	0	0		0	1939	11,300	44
Duplex	\$2,349,000	510 S Gaylord Street	4	5	2,601	3,531	3,582	\$903.11	2	2023	3,150	29
Duplex	\$2,390,000	540 S Gaylord Street	5	5	2,432	3,359	3,359	\$982.73	2	2023	3,118	1
House	\$2,395,000	264 S Gilpin Street	6	5	2,803	3,906	4,237	\$854.44	2	2024	4,680	51
House	\$2,599,950	756 S High Street	5	5	3,324	4,724	5,006	\$782.18	2	2007	5,370	90
House	\$2,699,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$951.02	2	2023	4,650	302
House	\$2,750,000	928 S Williams Street	4	5	2,828	3,931	3,931	\$972.42	2	1913	4,720	15
House	\$2,825,000	1178 S Ogden Street	4	5	3,263	4,549	4,708	\$865.77	2	2018	6,240	76
House	\$2,950,000	965 S Downing Street	5	5	3,396	5,054	5,142	\$868.67	2	2017	5,540	71
House	\$2,985,000	334 S Gaylord Street	4	5	3,040	4,257	4,387	\$981.91	2	1928	6,240	40
House	\$2,990,000	945 S Race Street	5	6	2,941	4,329	4,350	\$1,016.66	2	2009	6,300	37
House	\$2,995,000	1090 S Williams Street	6	6	3,968	5,168	5,312	\$754.79	2	1994	6,300	86
House	\$2,995,000	1383 S Humboldt Street	5	5	3,220	4,759	4,859	\$930.12	2	2013	6,240	72
House	\$2,995,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,269.61	2	1890	11,600	119
House	\$3,090,000	1374 S Vine st Street	5	6	4,320	6,085	6,543	\$715.28	2	2023	6,098	247
House	\$3,150,000	525 S Vine Street	5	5	3,610	5,425	5,514	\$872.58	2	2018	6,250	120

House	\$3,195,000	754 S York Street	5	5	3,734	5,607	5,607	\$855.65	3	2024	6,250	43
House	\$3,279,000	990 S High Street	4	5	2,780	4,136	4,136	\$1,179.50	2	2024	4,720	1
House	\$3,470,000	751 S Gaylord Street	6	5	3,543	5,300	5,300	\$979.40	2	2024	6,259	66
House	\$3,495,000	382 S Race Street	5	7	3,473	5,123	5,123	\$1,006.33	2	2023	6,240	221
House	\$3,500,000	1200 S Williams Street	5	5	3,506	5,070	5,355	\$998.29	2	2018	6,300	59
House	\$4,245,000	1100 S Gilpin Street	6	6	4,046	5,674	5,842	\$1,049.18	2	2018	5,520	43
House	\$4,250,000	642 S Franklin Street	4	5	3,449	4,889	5,966	\$1,232.24	4	2008	6,534	45
House	\$4,500,000	2111 E Alameda Avenue	6	6	4,627	6,414	6,613	\$972.55	2	1972	16,100	42
House	\$6,250,000	1805 E Cedar Avenue	3	5	3,203	5,003	5,210	\$1,951.30	3	1978	11,100	3
TOTAL ACTIVE = 86												