

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of July 14, 2021



Chicago

+ 8.7%

+ 85.4%

- 4.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	1,713	1,932	+ 12.8%	18,993	18,362	- 3.3%
Under Contract (includes Contingent and Pending)	1,137	1,114	- 2.0%	9,759	12,160	+ 24.6%
Closed Sales	772	1,227	+ 58.9%	9,623	11,897	+ 23.6%
Median Sales Price*	\$280,000	\$350,000	+ 25.0%	\$250,000	\$305,000	+ 22.0%
Average Sales Price*	\$386,543	\$517,125	+ 33.8%	\$360,953	\$443,303	+ 22.8%
Percent of Original List Price Received*	96.2%	100.3%	+ 4.3%	95.6%	98.1%	+ 2.6%
Average Market Time	80	39	- 51.3%	84	66	- 21.4%
Inventory of Homes for Sale at Month End	2,868	2,082	- 27.4%	--	--	--

Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	3,886	4,154	+ 6.9%	31,965	44,831	+ 40.3%
Under Contract (includes Contingent and Pending)	1,808	2,021	+ 11.8%	14,347	20,825	+ 45.2%
Closed Sales	1,299	2,612	+ 101.1%	14,249	20,165	+ 41.5%
Median Sales Price*	\$354,900	\$352,750	- 0.6%	\$335,000	\$352,500	+ 5.2%
Average Sales Price*	\$409,918	\$439,132	+ 7.1%	\$411,474	\$422,643	+ 2.7%
Percent of Original List Price Received*	96.8%	98.1%	+ 1.3%	96.5%	97.3%	+ 0.8%
Average Market Time	85	68	- 20.0%	84	77	- 8.3%
Inventory of Homes for Sale at Month End	5,920	6,302	+ 6.5%	--	--	--

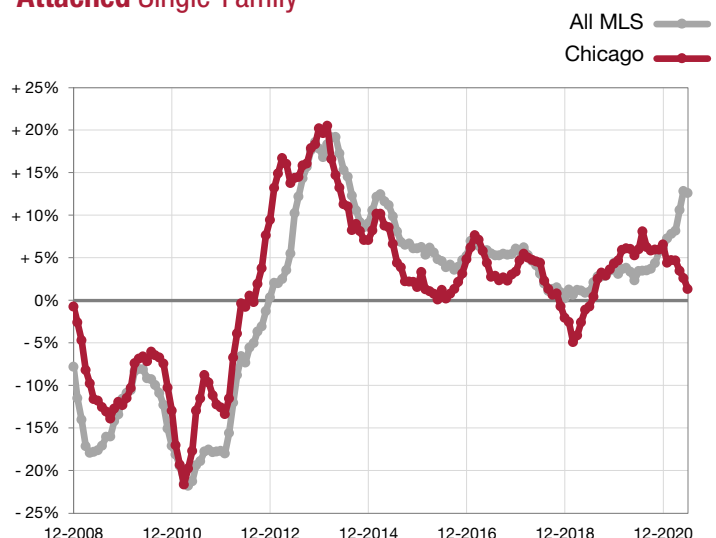
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.