

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



Cook County

+ 7.7%

+ 66.5%

- 22.2%

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	5,716	6,163	+ 7.8%	59,976	56,742	- 5.4%
Under Contract (includes Contingent and Pending)	4,111	3,754	- 8.7%	31,594	40,303	+ 27.6%
Closed Sales	2,826	4,097	+ 45.0%	30,710	39,871	+ 29.8%
Median Sales Price*	\$280,000	\$350,000	+ 25.0%	\$262,000	\$310,000	+ 18.3%
Average Sales Price*	\$363,039	\$475,357	+ 30.9%	\$342,383	\$411,195	+ 20.1%
Percent of Original List Price Received*	95.5%	100.9%	+ 5.7%	95.1%	98.0%	+ 3.0%
Average Market Time	87	38	- 56.3%	89	67	- 24.7%
Inventory of Homes for Sale at Month End	9,298	5,839	- 37.2%	--	--	--

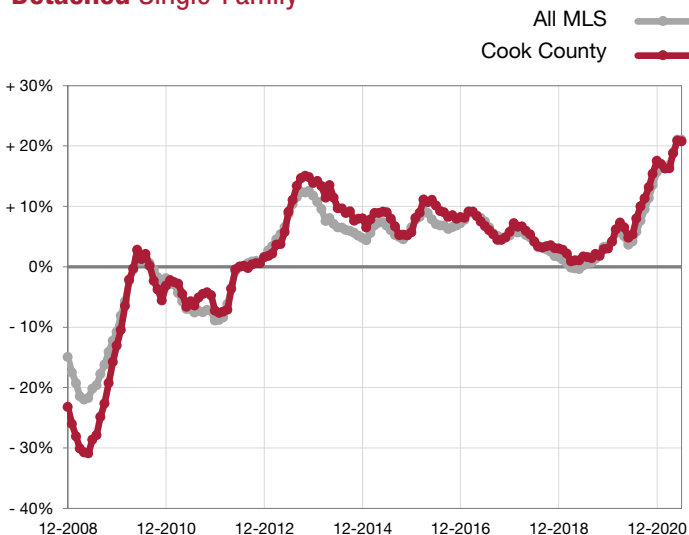
Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5,743	6,181	+ 7.6%	49,199	64,398	+ 30.9%
Under Contract (includes Contingent and Pending)	3,075	3,427	+ 11.4%	24,428	34,819	+ 42.5%
Closed Sales	2,106	4,116	+ 95.4%	24,182	33,732	+ 39.5%
Median Sales Price*	\$252,000	\$286,000	+ 13.5%	\$245,000	\$265,000	+ 8.2%
Average Sales Price*	\$326,511	\$364,408	+ 11.6%	\$322,509	\$338,065	+ 4.8%
Percent of Original List Price Received*	96.2%	98.2%	+ 2.1%	95.8%	97.0%	+ 1.3%
Average Market Time	81	57	- 29.6%	78	70	- 10.3%
Inventory of Homes for Sale at Month End	8,841	8,276	- 6.4%	--	--	--

* 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.