

Local Market Update – April 2021

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



Cook County

+ 82.3%

+ 52.5%

- 31.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	April			Trailing 12 Months		
	4-2020	4-2021	+ / -	4-2020	4-2021	+ / -
New Listings	3,516	5,273	+ 50.0%	63,473	55,245	- 13.0%
Under Contract (includes Contingent and Pending)	2,014	3,888	+ 93.0%	30,996	40,034	+ 29.2%
Closed Sales	2,475	3,259	+ 31.7%	32,362	37,430	+ 15.7%
Median Sales Price*	\$290,000	\$340,000	+ 17.2%	\$264,900	\$296,500	+ 11.9%
Average Sales Price*	\$369,064	\$454,030	+ 23.0%	\$345,912	\$392,650	+ 13.5%
Percent of Original List Price Received*	96.0%	99.8%	+ 4.0%	95.3%	97.2%	+ 2.0%
Average Market Time	98	61	- 37.8%	87	75	- 13.8%
Inventory of Homes for Sale at Month End	10,207	4,601	- 54.9%	--	--	--

Attached Single-Family

	April			Trailing 12 Months		
	4-2020	4-2021	+ / -	4-2020	4-2021	+ / -
New Listings	2,730	6,116	+ 124.0%	50,407	62,504	+ 24.0%
Under Contract (includes Contingent and Pending)	1,359	4,052	+ 198.2%	24,639	33,155	+ 34.6%
Closed Sales	2,061	3,657	+ 77.4%	26,567	29,574	+ 11.3%
Median Sales Price*	\$280,000	\$290,000	+ 3.6%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$337,976	\$366,018	+ 8.3%	\$324,111	\$330,158	+ 1.9%
Percent of Original List Price Received*	96.8%	98.0%	+ 1.2%	96.0%	96.6%	+ 0.6%
Average Market Time	75	73	- 2.7%	75	73	- 2.7%
Inventory of Homes for Sale at Month End	7,996	7,843	- 1.9%	--	--	--

* 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.