

Local Market Update – August 2021

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



Cook County

- 10.4%

Change in
New Listings
All Properties

- 0.3%

Change in
Closed Sales
All Properties

- 20.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	5,573	5,601	+ 0.5%	58,722	57,250	- 2.5%
Under Contract (includes Contingent and Pending)	3,798	3,673	- 3.3%	33,874	39,130	+ 15.5%
Closed Sales	3,963	3,686	- 7.0%	31,809	39,530	+ 24.3%
Median Sales Price*	\$310,000	\$330,000	+ 6.5%	\$270,000	\$315,000	+ 16.7%
Average Sales Price*	\$417,852	\$437,660	+ 4.7%	\$352,235	\$421,012	+ 19.5%
Percent of Original List Price Received*	96.7%	99.8%	+ 3.2%	95.3%	98.7%	+ 3.6%
Average Market Time	78	32	- 59.0%	90	58	- 35.6%
Inventory of Homes for Sale at Month End	8,465	6,765	- 20.1%	--	--	--

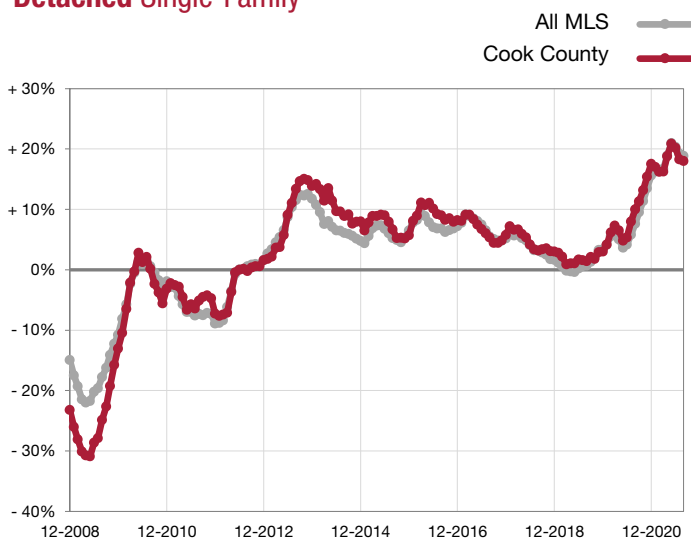
Attached Single-Family

	August			Trailing 12 Months		
	8-2020	8-2021	+ / -	8-2020	8-2021	+ / -
New Listings	6,554	5,265	- 19.7%	52,673	62,379	+ 18.4%
Under Contract (includes Contingent and Pending)	2,757	2,937	+ 6.5%	25,628	34,828	+ 35.9%
Closed Sales	2,964	3,222	+ 8.7%	24,555	34,801	+ 41.7%
Median Sales Price*	\$257,000	\$257,000	0.0%	\$247,000	\$265,000	+ 7.3%
Average Sales Price*	\$326,443	\$338,781	+ 3.8%	\$321,240	\$341,826	+ 6.4%
Percent of Original List Price Received*	96.8%	97.6%	+ 0.8%	96.0%	97.2%	+ 1.3%
Average Market Time	66	56	- 15.2%	79	68	- 13.9%
Inventory of Homes for Sale at Month End	10,770	8,451	- 21.5%	--	--	--

* 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.