

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of January 14, 2022



Cook County

- 16.6%

Change in
New Listings
All Properties

- 0.2%

Change in
Closed Sales
All Properties

- 31.6%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	2,531	2,383	- 5.8%	56,912	57,085	+ 0.3%
Under Contract (includes Contingent and Pending)	2,163	2,142	- 1.0%	36,503	38,436	+ 5.3%
Closed Sales	3,404	3,268	- 4.0%	35,549	38,450	+ 8.2%
Median Sales Price*	\$280,000	\$303,000	+ 8.2%	\$285,000	\$321,551	+ 12.8%
Average Sales Price*	\$377,927	\$415,246	+ 9.9%	\$374,435	\$429,266	+ 14.6%
Percent of Original List Price Received*	97.5%	97.8%	+ 0.3%	96.3%	99.1%	+ 2.9%
Average Market Time	66	51	- 22.7%	83	49	- 41.0%
Inventory of Homes for Sale at Month End	5,721	4,559	- 20.3%	--	--	--

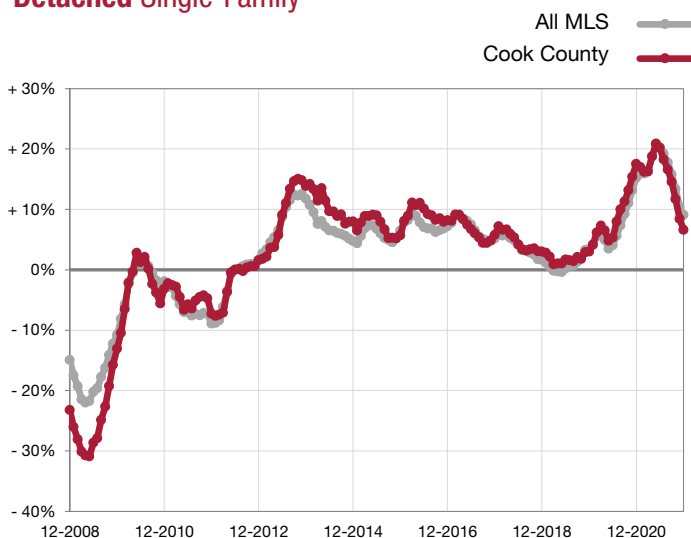
Attached Single-Family

	December			Trailing 12 Months		
	12-2020	12-2021	+ / -	12-2020	12-2021	+ / -
New Listings	2,482	1,799	- 27.5%	56,778	59,354	+ 4.5%
Under Contract (includes Contingent and Pending)	1,776	1,840	+ 3.6%	27,228	35,579	+ 30.7%
Closed Sales	2,277	2,402	+ 5.5%	26,518	35,608	+ 34.3%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$250,000	\$268,000	+ 7.2%
Average Sales Price*	\$316,711	\$337,984	+ 6.7%	\$320,674	\$352,428	+ 9.9%
Percent of Original List Price Received*	95.5%	96.6%	+ 1.2%	96.3%	97.4%	+ 1.1%
Average Market Time	73	73	0.0%	74	68	- 8.1%
Inventory of Homes for Sale at Month End	8,443	5,135	- 39.2%	--	--	--

* 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.