

Local Market Update – February 2021

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



Cook County

- 22.9%

+ 14.6%

- 34.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	5,186	3,081	- 40.6%	68,215	53,371	- 21.8%
Under Contract (includes Contingent and Pending)	2,709	2,939	+ 8.5%	33,110	37,253	+ 12.5%
Closed Sales	1,806	2,051	+ 13.6%	32,753	36,064	+ 10.1%
Median Sales Price*	\$250,000	\$289,000	+ 15.6%	\$260,000	\$290,000	+ 11.5%
Average Sales Price*	\$318,406	\$374,527	+ 17.6%	\$343,130	\$380,670	+ 10.9%
Percent of Original List Price Received*	94.3%	97.5%	+ 3.4%	95.2%	96.6%	+ 1.5%
Average Market Time	108	85	- 21.3%	87	80	- 8.0%
Inventory of Homes for Sale at Month End	10,441	4,031	- 61.4%	--	--	--

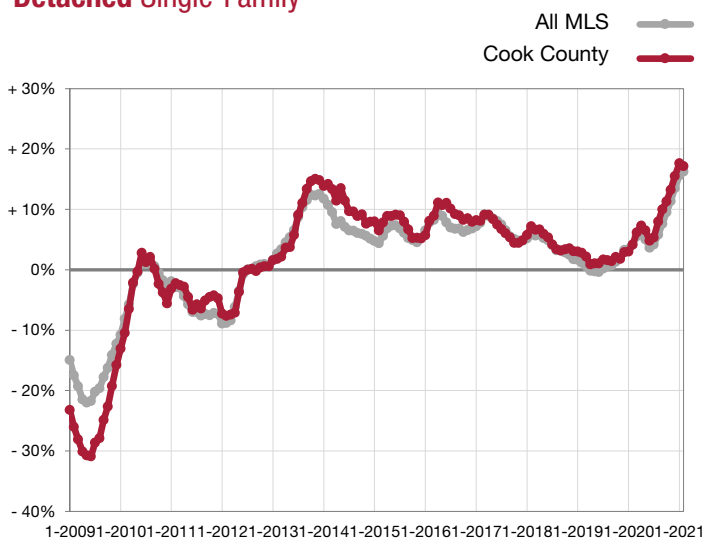
Attached Single-Family

	February			Trailing 12 Months		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	4,538	4,415	- 2.7%	54,519	57,171	+ 4.9%
Under Contract (includes Contingent and Pending)	2,361	3,021	+ 28.0%	27,210	28,509	+ 4.8%
Closed Sales	1,533	1,776	+ 15.9%	27,025	27,065	+ 0.1%
Median Sales Price*	\$235,000	\$250,500	+ 6.6%	\$241,000	\$251,000	+ 4.1%
Average Sales Price*	\$313,401	\$321,344	+ 2.5%	\$323,962	\$322,781	- 0.4%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	96.0%	96.4%	+ 0.4%
Average Market Time	102	94	- 7.8%	75	73	- 2.7%
Inventory of Homes for Sale at Month End	7,720	7,784	+ 0.8%	--	--	--

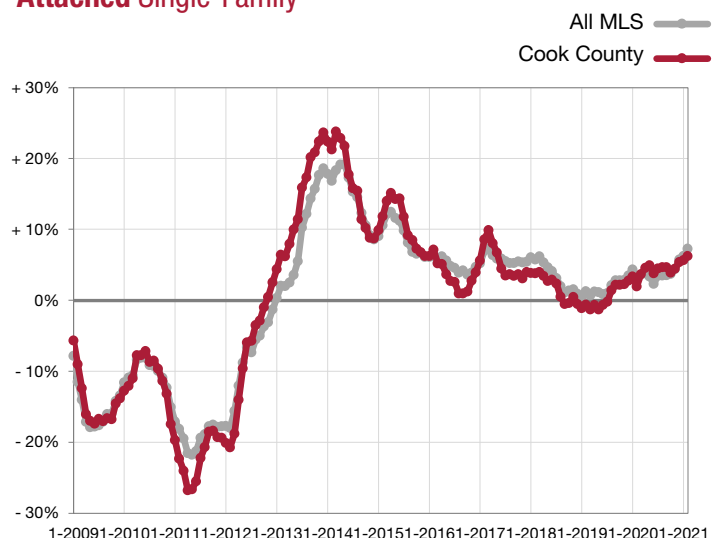
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.