

Local Market Update – July 2021

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



Cook County

- 6.0%

+ 8.5%

- 18.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

| | July | | | Trailing 12 Months | | |
|--|-----------|-----------|---------|--------------------|-----------|---------|
| | 7-2020 | 7-2021 | + / - | 7-2020 | 7-2021 | + / - |
| New Listings | 5,883 | 6,043 | + 2.7% | 59,281 | 57,086 | - 3.7% |
| Under Contract (includes Contingent and Pending) | 4,180 | 3,595 | - 14.0% | 32,795 | 39,501 | + 20.4% |
| Closed Sales | 3,809 | 3,658 | - 4.0% | 31,049 | 39,769 | + 28.1% |
| Median Sales Price* | \$295,000 | \$347,300 | + 17.7% | \$265,000 | \$315,000 | + 18.9% |
| Average Sales Price* | \$384,907 | \$470,086 | + 22.1% | \$344,075 | \$419,191 | + 21.8% |
| Percent of Original List Price Received* | 96.2% | 100.1% | + 4.1% | 95.2% | 98.4% | + 3.4% |
| Average Market Time | 83 | 36 | - 56.6% | 90 | 63 | - 30.0% |
| Inventory of Homes for Sale at Month End | 8,842 | 6,677 | - 24.5% | -- | -- | -- |

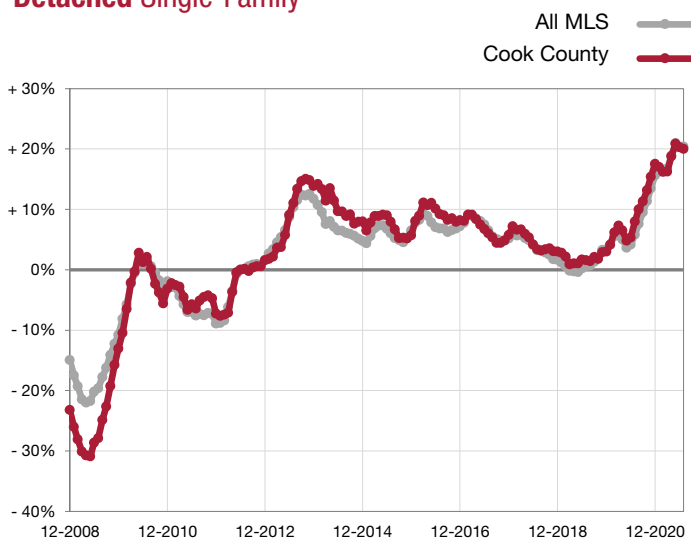
Attached Single-Family

| | July | | | Trailing 12 Months | | |
|--|-----------|-----------|---------|--------------------|-----------|---------|
| | 7-2020 | 7-2021 | + / - | 7-2020 | 7-2021 | + / - |
| New Listings | 6,753 | 5,838 | - 13.5% | 50,722 | 63,584 | + 25.4% |
| Under Contract (includes Contingent and Pending) | 3,038 | 3,047 | + 0.3% | 25,095 | 34,727 | + 38.4% |
| Closed Sales | 2,906 | 3,630 | + 24.9% | 24,309 | 34,493 | + 41.9% |
| Median Sales Price* | \$265,000 | \$274,700 | + 3.7% | \$245,000 | \$265,000 | + 8.2% |
| Average Sales Price* | \$330,954 | \$356,748 | + 7.8% | \$322,144 | \$340,636 | + 5.7% |
| Percent of Original List Price Received* | 96.9% | 98.3% | + 1.4% | 95.9% | 97.2% | + 1.4% |
| Average Market Time | 70 | 56 | - 20.0% | 79 | 69 | - 12.7% |
| Inventory of Homes for Sale at Month End | 9,938 | 8,690 | - 12.6% | -- | -- | -- |

* 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.