

# Local Market Update – June 2021

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



## Cook County

**+ 7.7%**

**+ 66.5%**

**- 22.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5,716	<b>6,163</b>	+ 7.8%	59,976	<b>56,742</b>	- 5.4%
Under Contract (includes Contingent and Pending)	4,111	<b>3,754</b>	- 8.7%	31,594	<b>40,303</b>	+ 27.6%
Closed Sales	2,826	<b>4,097</b>	+ 45.0%	30,710	<b>39,871</b>	+ 29.8%
Median Sales Price*	\$280,000	<b>\$350,000</b>	+ 25.0%	\$262,000	<b>\$310,000</b>	+ 18.3%
Average Sales Price*	\$363,039	<b>\$475,357</b>	+ 30.9%	\$342,383	<b>\$411,195</b>	+ 20.1%
Percent of Original List Price Received*	95.5%	<b>100.9%</b>	+ 5.7%	95.1%	<b>98.0%</b>	+ 3.0%
Average Market Time	87	<b>38</b>	- 56.3%	89	<b>67</b>	- 24.7%
Inventory of Homes for Sale at Month End	9,298	<b>5,839</b>	- 37.2%	--	--	--

### Attached Single-Family

	June			Trailing 12 Months		
	6-2020	6-2021	+ / -	6-2020	6-2021	+ / -
New Listings	5,743	<b>6,181</b>	+ 7.6%	49,199	<b>64,398</b>	+ 30.9%
Under Contract (includes Contingent and Pending)	3,075	<b>3,427</b>	+ 11.4%	24,428	<b>34,819</b>	+ 42.5%
Closed Sales	2,106	<b>4,116</b>	+ 95.4%	24,182	<b>33,732</b>	+ 39.5%
Median Sales Price*	\$252,000	<b>\$286,000</b>	+ 13.5%	\$245,000	<b>\$265,000</b>	+ 8.2%
Average Sales Price*	\$326,511	<b>\$364,408</b>	+ 11.6%	\$322,509	<b>\$338,065</b>	+ 4.8%
Percent of Original List Price Received*	96.2%	<b>98.2%</b>	+ 2.1%	95.8%	<b>97.0%</b>	+ 1.3%
Average Market Time	81	<b>57</b>	- 29.6%	78	<b>70</b>	- 10.3%
Inventory of Homes for Sale at Month End	8,841	<b>8,276</b>	- 6.4%	--	--	--

\* 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.