

# Local Market Update – March 2021

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



## Cook County

**+ 16.0%**

Change in  
New Listings  
All Properties

**+ 29.8%**

Change in  
Closed Sales  
All Properties

**- 37.3%**

Change in  
Inventory of Homes  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	5,084	<b>4,838</b>	- 4.8%	66,954	<b>53,257</b>	- 20.5%
Under Contract (includes Contingent and Pending)	2,703	<b>3,841</b>	+ 42.1%	32,467	<b>38,270</b>	+ 17.9%
Closed Sales	2,484	<b>3,017</b>	+ 21.5%	32,845	<b>36,617</b>	+ 11.5%
Median Sales Price*	\$275,000	<b>\$319,900</b>	+ 16.3%	\$260,000	<b>\$292,000</b>	+ 12.3%
Average Sales Price*	\$354,265	<b>\$418,804</b>	+ 18.2%	\$344,676	<b>\$385,606</b>	+ 11.9%
Percent of Original List Price Received*	95.4%	<b>98.3%</b>	+ 3.0%	95.3%	<b>96.9%</b>	+ 1.7%
Average Market Time	109	<b>75</b>	- 31.2%	87	<b>78</b>	- 10.3%
Inventory of Homes for Sale at Month End	10,578	<b>4,040</b>	- 61.8%	--	--	--

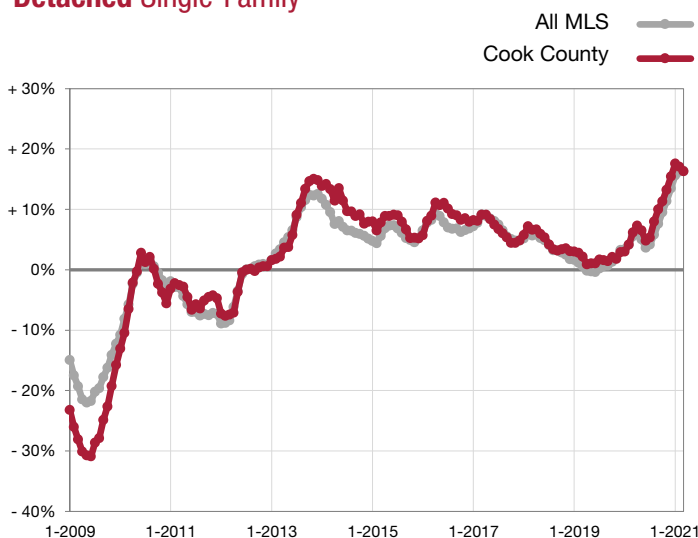
### Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	4,250	<b>5,989</b>	+ 40.9%	53,535	<b>58,979</b>	+ 10.2%
Under Contract (includes Contingent and Pending)	2,036	<b>4,094</b>	+ 101.1%	26,324	<b>30,513</b>	+ 15.9%
Closed Sales	2,204	<b>3,067</b>	+ 39.2%	27,172	<b>27,946</b>	+ 2.8%
Median Sales Price*	\$265,500	<b>\$279,000</b>	+ 5.1%	\$244,000	<b>\$253,500</b>	+ 3.9%
Average Sales Price*	\$327,545	<b>\$354,443</b>	+ 8.2%	\$324,967	<b>\$325,848</b>	+ 0.3%
Percent of Original List Price Received*	96.4%	<b>96.9%</b>	+ 0.5%	96.0%	<b>96.4%</b>	+ 0.4%
Average Market Time	96	<b>90</b>	- 6.3%	75	<b>73</b>	- 2.7%
Inventory of Homes for Sale at Month End	8,131	<b>7,694</b>	- 5.4%	--	--	--

\* 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.