

Local Market Update – May 2021

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



Cook County

+ 18.8%

Change in
New Listings
All Properties

+ 81.2%

Change in
Closed Sales
All Properties

- 29.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	4,778	5,357	+ 12.1%	61,150	56,047	- 8.3%
Under Contract (includes Contingent and Pending)	3,132	4,046	+ 29.2%	30,666	40,792	+ 33.0%
Closed Sales	2,312	3,425	+ 48.1%	31,229	38,571	+ 23.5%
Median Sales Price*	\$274,900	\$350,000	+ 27.3%	\$262,650	\$302,000	+ 15.0%
Average Sales Price*	\$350,543	\$455,420	+ 29.9%	\$344,581	\$400,778	+ 16.3%
Percent of Original List Price Received*	95.4%	100.2%	+ 5.0%	95.2%	97.5%	+ 2.4%
Average Market Time	88	48	- 45.5%	87	72	- 17.2%
Inventory of Homes for Sale at Month End	9,823	4,943	- 49.7%	--	--	--

Attached Single-Family

	May			Trailing 12 Months		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	4,374	5,513	+ 26.0%	48,820	63,802	+ 30.7%
Under Contract (includes Contingent and Pending)	2,266	3,671	+ 62.0%	23,970	34,492	+ 43.9%
Closed Sales	1,612	3,685	+ 128.6%	25,067	31,679	+ 26.4%
Median Sales Price*	\$252,500	\$285,000	+ 12.9%	\$245,000	\$260,000	+ 6.1%
Average Sales Price*	\$329,124	\$361,733	+ 9.9%	\$323,716	\$333,828	+ 3.1%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	95.9%	96.8%	+ 0.9%
Average Market Time	74	69	- 6.8%	76	73	- 3.9%
Inventory of Homes for Sale at Month End	8,295	7,879	- 5.0%	--	--	--

* 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.