

Local Market Update – November 2021

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



Cook County

- 8.4%

+ 7.4%

- 28.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	November			Trailing 12 Months		
	11-2020	11-2021	+ / -	11-2020	11-2021	+ / -
New Listings	3,448	3,519	+ 2.1%	57,118	57,142	+ 0.0%
Under Contract (includes Contingent and Pending)	2,637	2,904	+ 10.1%	36,038	38,632	+ 7.2%
Closed Sales	3,121	3,022	- 3.2%	34,606	38,554	+ 11.4%
Median Sales Price*	\$285,000	\$312,500	+ 9.6%	\$280,000	\$320,000	+ 14.3%
Average Sales Price*	\$373,700	\$407,109	+ 8.9%	\$370,750	\$425,924	+ 14.9%
Percent of Original List Price Received*	97.3%	97.8%	+ 0.5%	96.0%	99.0%	+ 3.1%
Average Market Time	67	46	- 31.3%	86	51	- 40.7%
Inventory of Homes for Sale at Month End	6,914	5,598	- 19.0%	--	--	--

Attached Single-Family

	November			Trailing 12 Months		
	11-2020	11-2021	+ / -	11-2020	11-2021	+ / -
New Listings	3,621	2,954	- 18.4%	56,093	59,968	+ 6.9%
Under Contract (includes Contingent and Pending)	1,810	2,219	+ 22.6%	26,774	35,587	+ 32.9%
Closed Sales	2,046	2,528	+ 23.6%	26,113	35,428	+ 35.7%
Median Sales Price*	\$234,700	\$250,000	+ 6.5%	\$250,000	\$266,375	+ 6.5%
Average Sales Price*	\$298,339	\$340,812	+ 14.2%	\$319,804	\$350,588	+ 9.6%
Percent of Original List Price Received*	96.2%	96.9%	+ 0.7%	96.2%	97.4%	+ 1.2%
Average Market Time	61	64	+ 4.9%	76	68	- 10.5%
Inventory of Homes for Sale at Month End	10,256	6,723	- 34.4%	--	--	--

* 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.