

Local Market Update – February 2021

A Research Tool Provided by the Chicago Association of REALTORS®
RESIDENTIAL ACTIVITY ONLY | Data current as of March 14, 2021



Edgewater

- 17.2%

+ 51.4%

- 14.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	11	10	- 9.1%	29	17	- 41.4%
Closed Sales	3	1	- 66.7%	7	5	- 28.6%
Median Sales Price*	\$455,000	\$599,000	+ 31.6%	\$524,900	\$925,000	+ 76.2%
Percent of Original List Price Received*	91.2%	100.0%	+ 9.6%	92.6%	93.9%	+ 1.4%
Market Time	122	77	- 36.9%	85	84	- 1.2%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--

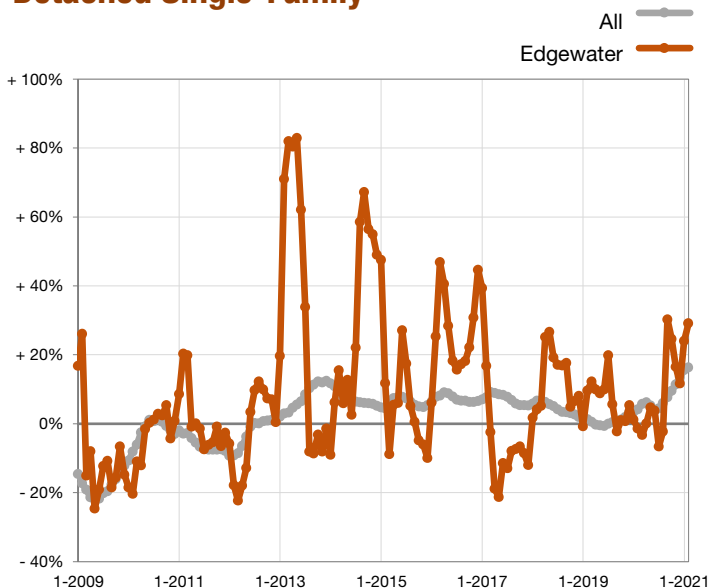
Attached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	123	101	- 17.9%	235	216	- 8.1%
Closed Sales	34	55	+ 61.8%	68	105	+ 54.4%
Median Sales Price*	\$204,750	\$217,000	+ 6.0%	\$193,250	\$255,000	+ 32.0%
Percent of Original List Price Received*	94.8%	96.5%	+ 1.8%	95.5%	95.7%	+ 0.3%
Market Time	95	106	+ 11.0%	100	87	- 13.0%
Inventory of Homes for Sale	214	189	- 11.7%	--	--	--

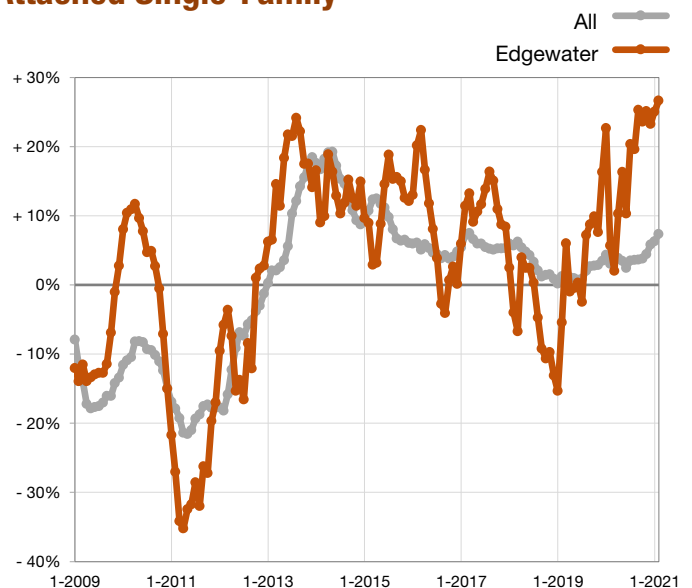
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.