

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



Near North Side

+ 5.8%

Change in
New Listings
All Properties

+ 4.0%

Change in
Closed Sales
All Properties

+ 40.9%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	21	11	- 47.6%	35	15	- 57.1%
Closed Sales	5	2	- 60.0%	7	3	- 57.1%
Median Sales Price*	\$2,250,000	\$1,058,750	- 52.9%	\$2,250,000	\$1,170,000	- 48.0%
Percent of Original List Price Received*	85.6%	91.2%	+ 6.5%	86.7%	93.6%	+ 7.9%
Market Time	387	167	- 57.0%	304	263	- 13.5%
Inventory of Homes for Sale	51	46	- 9.8%	--	--	--

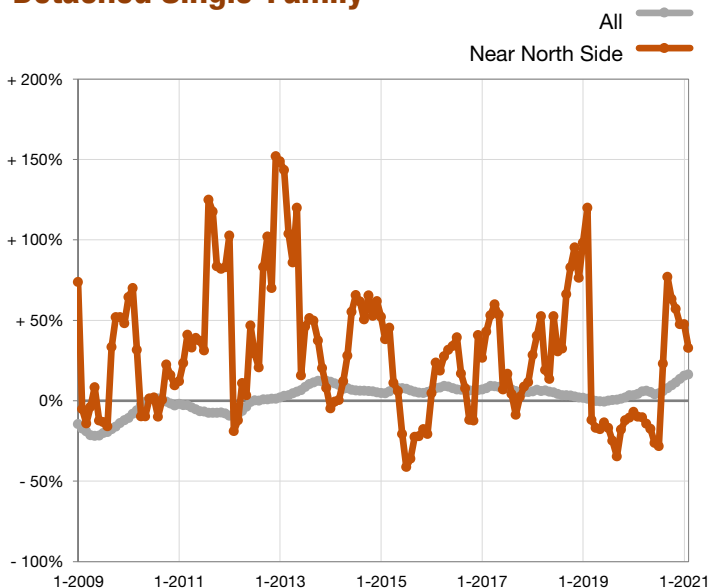
Attached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	634	682	+ 7.6%	1,156	1,384	+ 19.7%
Closed Sales	119	127	+ 6.7%	243	224	- 7.8%
Median Sales Price*	\$408,000	\$380,000	- 6.9%	\$405,000	\$387,000	- 4.4%
Percent of Original List Price Received*	96.1%	94.6%	- 1.6%	95.1%	93.6%	- 1.7%
Market Time	137	169	+ 23.3%	135	156	+ 15.6%
Inventory of Homes for Sale	1,307	1,867	+ 42.8%	--	--	--

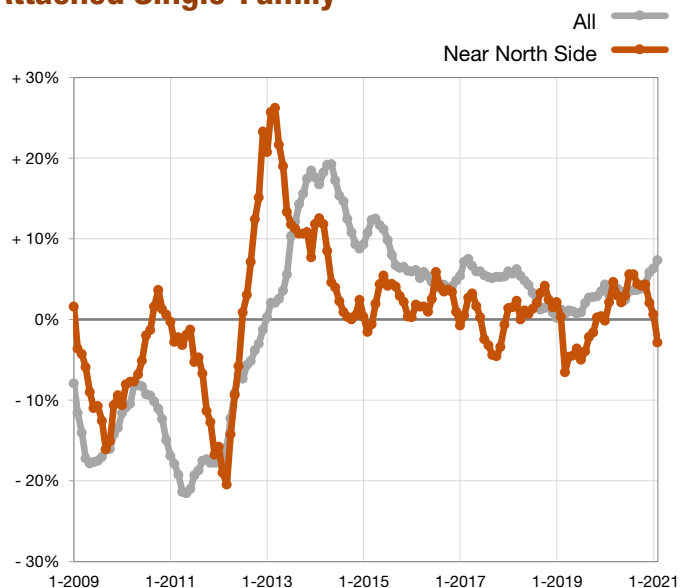
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.