

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 West Side

+ 40.5%

Change in
New Listings
All Properties

+ 49.1%

Change in
Closed Sales
All Properties

+ 52.5%

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	8	17	+ 112.5%	20	30	+ 50.0%
Closed Sales	2	5	+ 150.0%	3	9	+ 200.0%
Median Sales Price*	\$462,000	\$625,000	+ 35.3%	\$500,000	\$619,500	+ 23.9%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	99.0%	109.8%	+ 10.8%
Market Time	9	30	+ 257.6%	92	40	- 56.5%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--

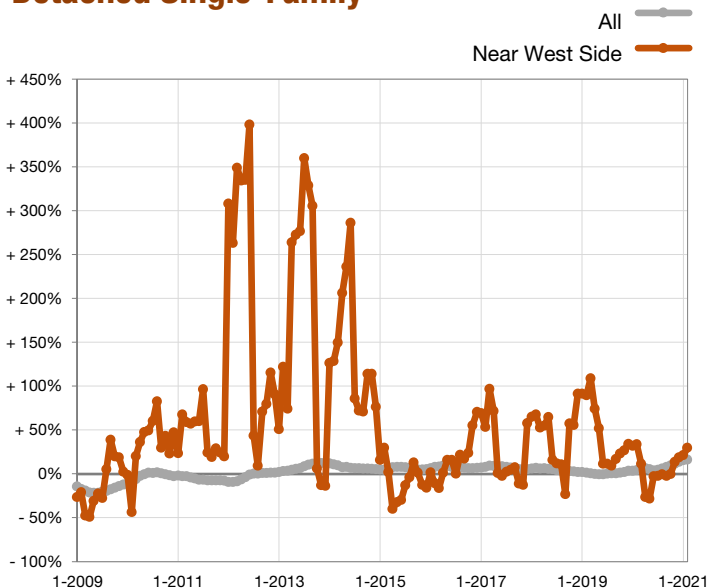
Attached Single-Family

	February			Year to Date		
	2-2020	2-2021	+ / -	2-2020	2-2021	+ / -
New Listings	197	271	+ 37.6%	382	564	+ 47.6%
Closed Sales	53	77	+ 45.3%	101	150	+ 48.5%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$360,000	\$403,500	+ 12.1%
Percent of Original List Price Received*	98.0%	99.1%	+ 1.1%	98.0%	97.7%	- 0.3%
Market Time	94	104	+ 10.8%	107	99	- 7.5%
Inventory of Homes for Sale	301	473	+ 57.1%	--	--	--

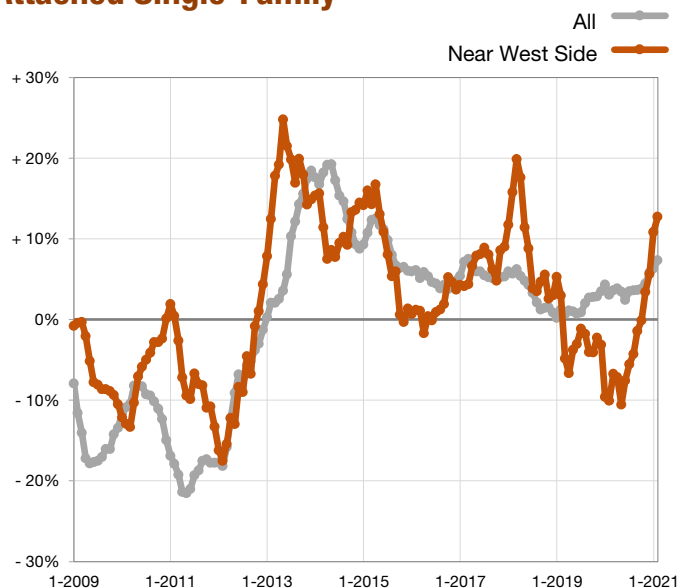
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.