

Local Market Update – May 2021

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



Near South Side

+ 63.4%

+ 178.9%

+ 61.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	3	2	- 33.3%	3	6	+ 100.0%
Closed Sales	0	1	--	0	4	--
Median Sales Price*	\$0	\$1,015,000	--	\$0	\$1,300,000	--
Percent of Original List Price Received*	0.0%	94.4%	--	0.0%	93.1%	--
Market Time	0	26	--	0	198	--
Inventory of Homes for Sale	4	4	0.0%	--	--	--

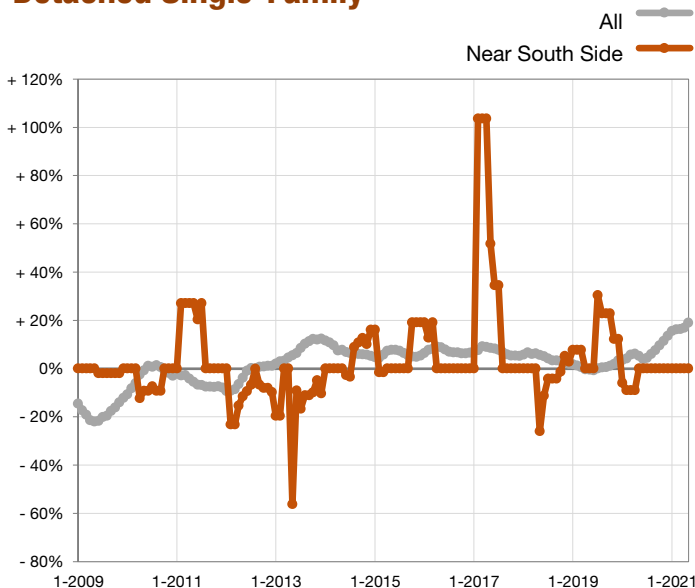
Attached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	128	212	+ 65.6%	510	945	+ 85.3%
Closed Sales	38	105	+ 176.3%	214	350	+ 63.6%
Median Sales Price*	\$337,500	\$400,000	+ 18.5%	\$365,850	\$385,000	+ 5.2%
Percent of Original List Price Received*	96.8%	100.6%	+ 3.9%	99.0%	100.0%	+ 0.9%
Market Time	126	101	- 19.4%	110	111	+ 0.9%
Inventory of Homes for Sale	230	373	+ 62.2%	--	--	--

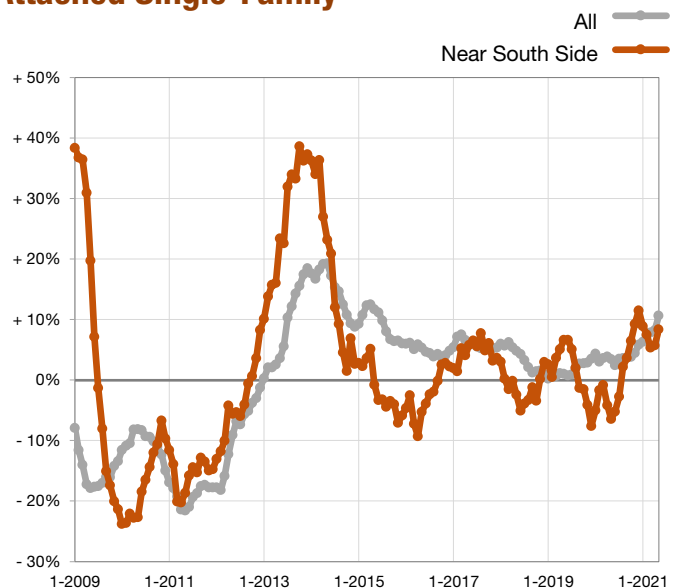
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.