

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



+ 28.2% **+ 194.8%** **+ 32.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Near North Side

Detached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	9	17	+ 88.9%	62	69	+ 11.3%
Closed Sales	1	7	+ 600.0%	11	16	+ 45.5%
Median Sales Price*	\$1,100,000	\$1,750,000	+ 59.1%	\$1,550,000	\$1,800,000	+ 16.1%
Percent of Original List Price Received*	88.0%	93.7%	+ 6.5%	88.3%	89.7%	+ 1.6%
Market Time	22	207	+ 842.2%	228	328	+ 43.9%
Inventory of Homes for Sale	52	51	- 1.9%	--	--	--

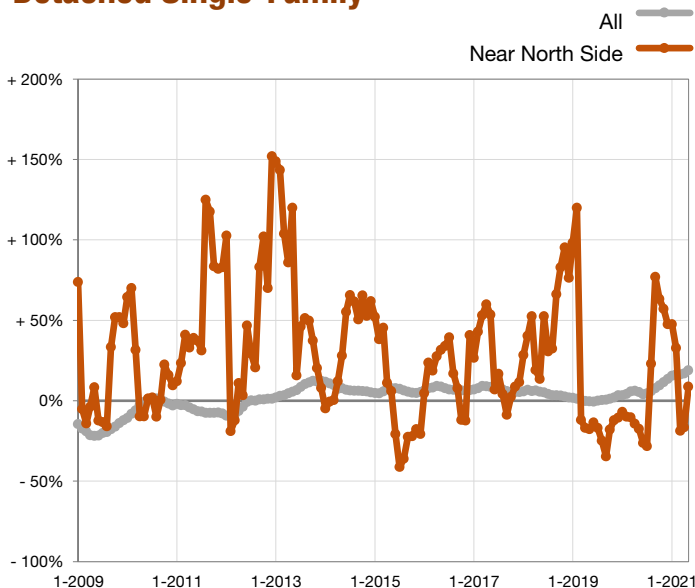
Attached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	551	701	+ 27.2%	2,415	3,704	+ 53.4%
Closed Sales	115	335	+ 191.3%	725	1,066	+ 47.0%
Median Sales Price*	\$407,500	\$405,000	- 0.6%	\$405,000	\$405,000	0.0%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	96.3%	95.7%	- 0.6%
Market Time	134	149	+ 11.6%	136	145	+ 6.6%
Inventory of Homes for Sale	1,377	1,838	+ 33.5%	--	--	--

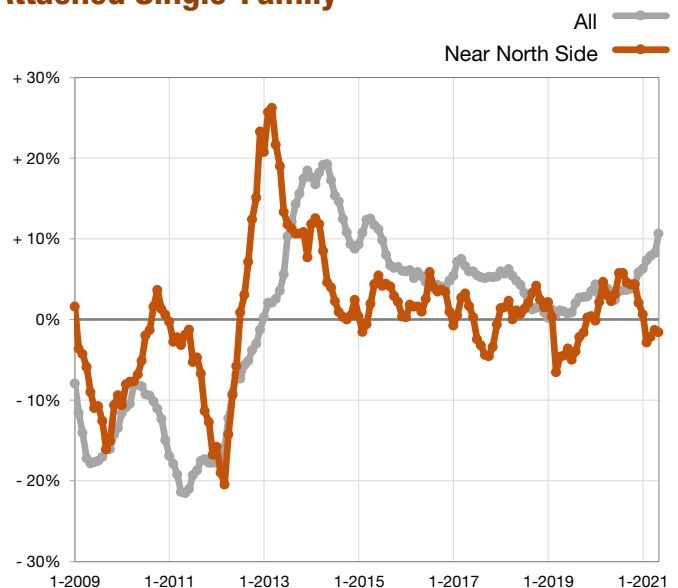
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.