

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



+ 49.8% **+ 160.6%** **+ 32.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Near West Side

Detached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	6	11	+ 83.3%	35	70	+ 100.0%
Closed Sales	1	2	+ 100.0%	7	19	+ 171.4%
Median Sales Price*	\$520,000	\$420,400	- 19.2%	\$500,000	\$615,800	+ 23.2%
Percent of Original List Price Received*	94.7%	106.3%	+ 12.2%	94.8%	103.9%	+ 9.6%
Market Time	85	7	- 91.8%	70	87	+ 24.3%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--

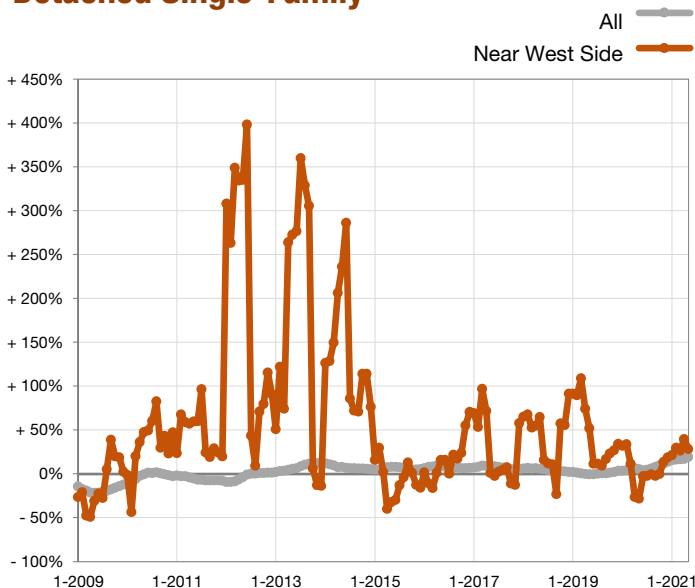
Attached Single-Family

	May			Year to Date		
	5-2020	5-2021	+ / -	5-2020	5-2021	+ / -
New Listings	209	311	+ 48.8%	935	1,626	+ 73.9%
Closed Sales	65	170	+ 161.5%	331	616	+ 86.1%
Median Sales Price*	\$340,000	\$356,250	+ 4.8%	\$351,000	\$379,950	+ 8.2%
Percent of Original List Price Received*	97.9%	98.7%	+ 0.8%	98.2%	98.6%	+ 0.4%
Market Time	69	80	+ 17.0%	81	93	+ 14.8%
Inventory of Homes for Sale	364	487	+ 33.8%	--	--	--

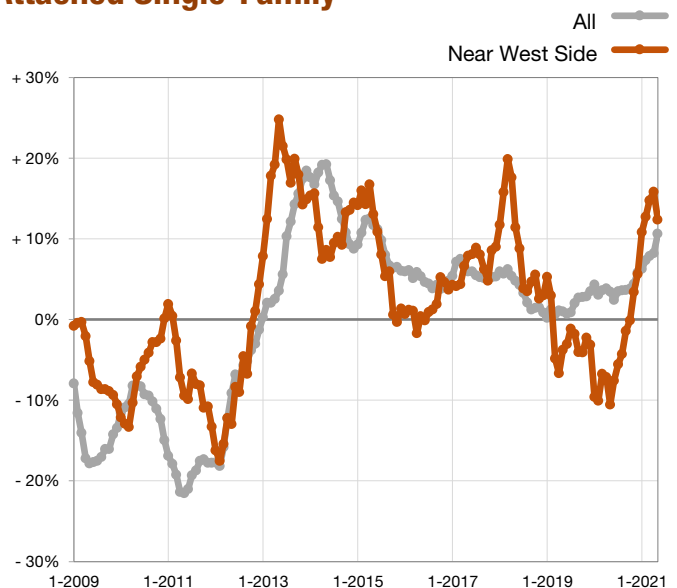
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.