

# Local Market Update – July 2021

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



## Near North Side

**- 31.9%**      **+ 61.8%**      **- 10.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Detached Single-Family

	July			Year to Date		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	25	10	- 60.0%	108	100	- 7.4%
Closed Sales	1	8	+ 700.0%	13	32	+ 146.2%
Median Sales Price*	\$1,212,000	<b>\$1,778,750</b>	+ 46.8%	\$1,350,000	<b>\$1,837,500</b>	+ 36.1%
Percent of Original List Price Received*	67.1%	<b>91.0%</b>	+ 35.6%	87.4%	<b>88.9%</b>	+ 1.7%
Market Time	147	<b>382</b>	+ 159.8%	205	<b>334</b>	+ 62.9%
Inventory of Homes for Sale	59	<b>45</b>	- 23.7%	--	--	--

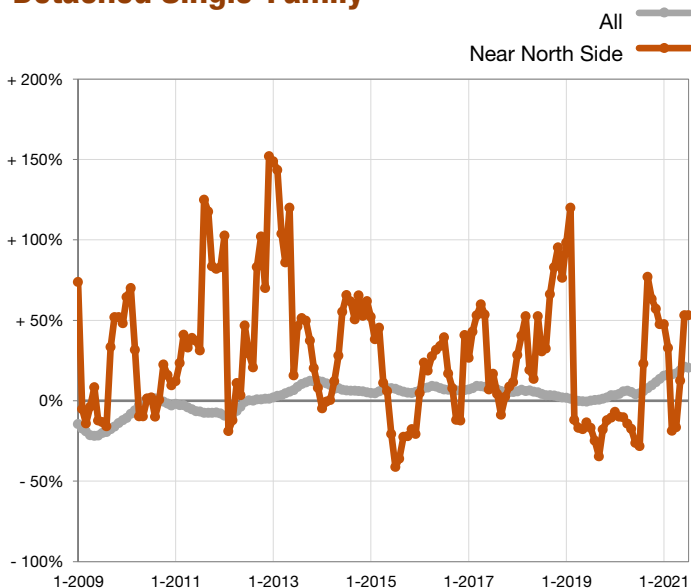
### Attached Single-Family

	July			Year to Date		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	929	<b>640</b>	- 31.1%	4,080	<b>5,102</b>	+ 25.0%
Closed Sales	211	<b>335</b>	+ 58.8%	1,110	<b>1,776</b>	+ 60.0%
Median Sales Price*	\$424,724	<b>\$402,500</b>	- 5.2%	\$410,000	<b>\$405,000</b>	- 1.2%
Percent of Original List Price Received*	96.7%	<b>96.6%</b>	- 0.1%	96.3%	<b>95.9%</b>	- 0.4%
Market Time	119	<b>126</b>	+ 5.8%	133	<b>138</b>	+ 3.8%
Inventory of Homes for Sale	1,849	<b>1,659</b>	- 10.3%	--	--	--

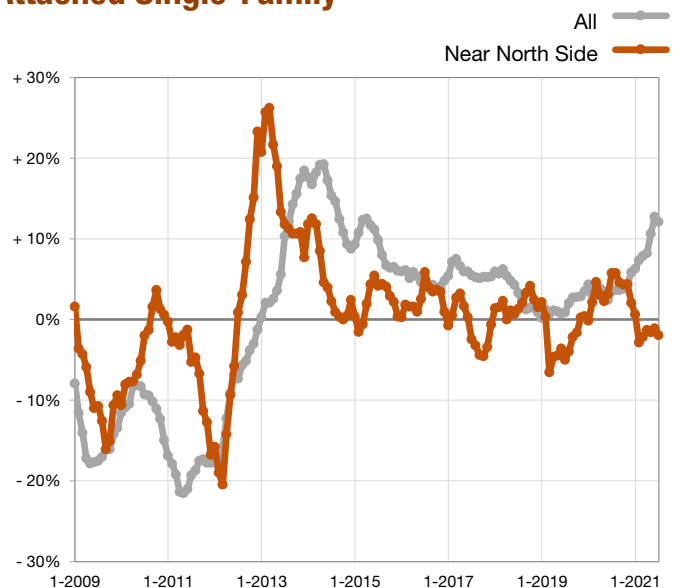
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

## 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.