

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



Avondale

- 16.9%

+ 17.9%

- 1.7%

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	21	15	- 28.6%	116	87	- 25.0%
Closed Sales	14	9	- 35.7%	52	61	+ 17.3%
Median Sales Price*	\$662,000	\$525,000	- 20.7%	\$559,500	\$525,000	- 6.2%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	98.7%	99.3%	+ 0.5%
Market Time	37	16	- 56.2%	45	45	0.0%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--

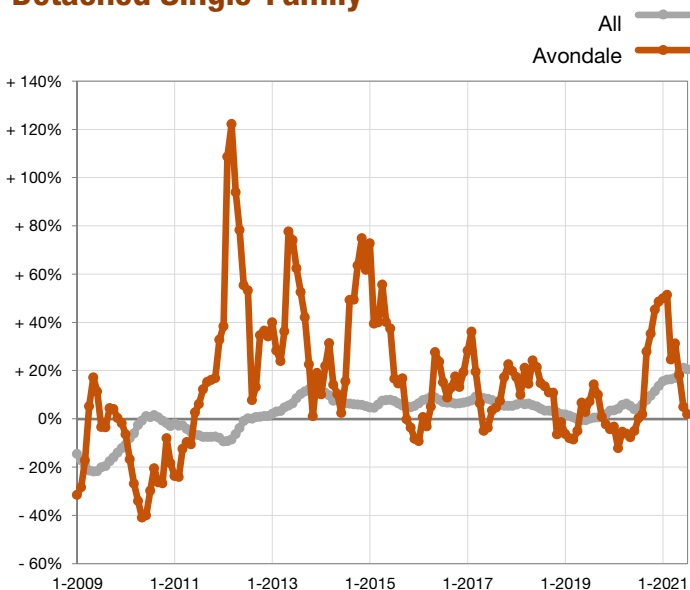
Attached Single-Family

	July			Year to Date		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	44	39	- 11.4%	183	232	+ 26.8%
Closed Sales	14	24	+ 71.4%	84	152	+ 81.0%
Median Sales Price*	\$346,000	\$455,000	+ 31.5%	\$375,500	\$429,250	+ 14.3%
Percent of Original List Price Received*	98.7%	99.5%	+ 0.8%	99.1%	99.7%	+ 0.6%
Market Time	13	28	+ 113.3%	52	41	- 21.2%
Inventory of Homes for Sale	41	37	- 9.8%	--	--	--

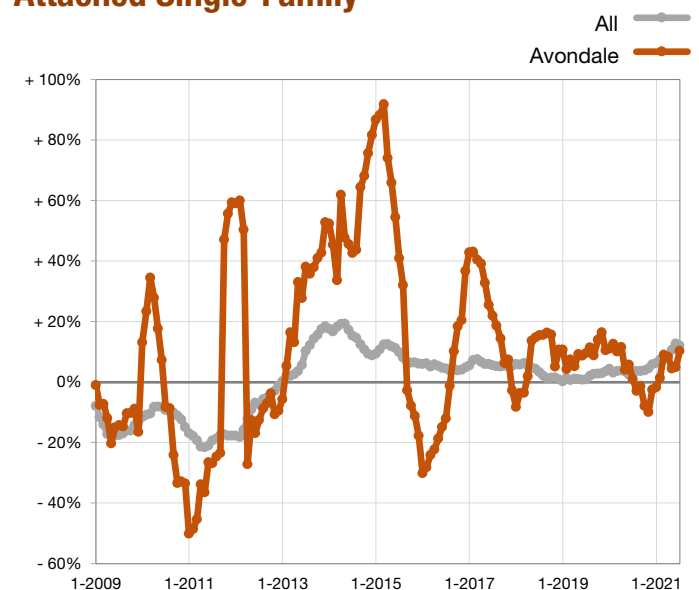
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.