

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



Edgewater

+ 2.9%

+ 29.4%

- 6.5%

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	15	13	- 13.3%	99	75	- 24.2%
Closed Sales	7	8	+ 14.3%	42	46	+ 9.5%
Median Sales Price*	\$730,000	\$726,000	- 0.5%	\$731,250	\$894,000	+ 22.3%
Percent of Original List Price Received*	98.6%	98.7%	+ 0.1%	95.4%	99.1%	+ 3.8%
Market Time	41	93	+ 124.0%	121	58	- 52.1%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--

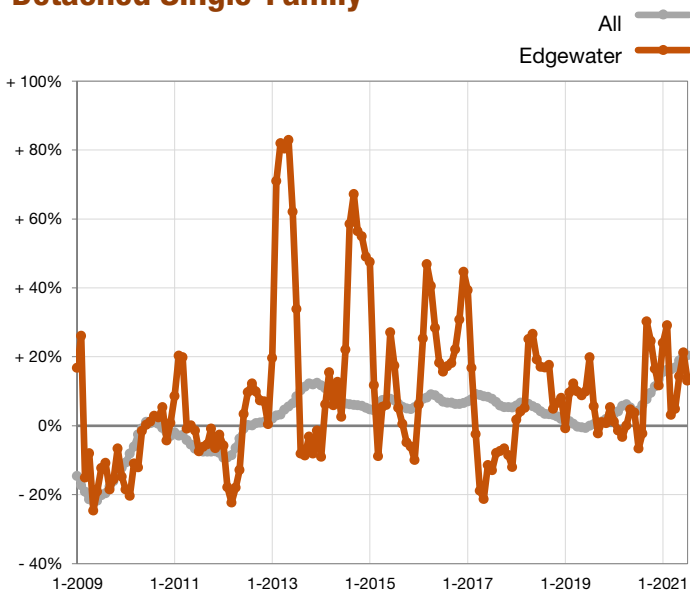
Attached Single-Family

	July			Year to Date		
	7-2020	7-2021	+ / -	7-2020	7-2021	+ / -
New Listings	155	162	+ 4.5%	803	1,032	+ 28.5%
Closed Sales	78	102	+ 30.8%	353	614	+ 73.9%
Median Sales Price*	\$232,500	\$260,500	+ 12.0%	\$240,000	\$250,000	+ 4.2%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	96.1%	96.9%	+ 0.8%
Market Time	77	62	- 18.9%	80	69	- 13.8%
Inventory of Homes for Sale	255	244	- 4.3%	--	--	--

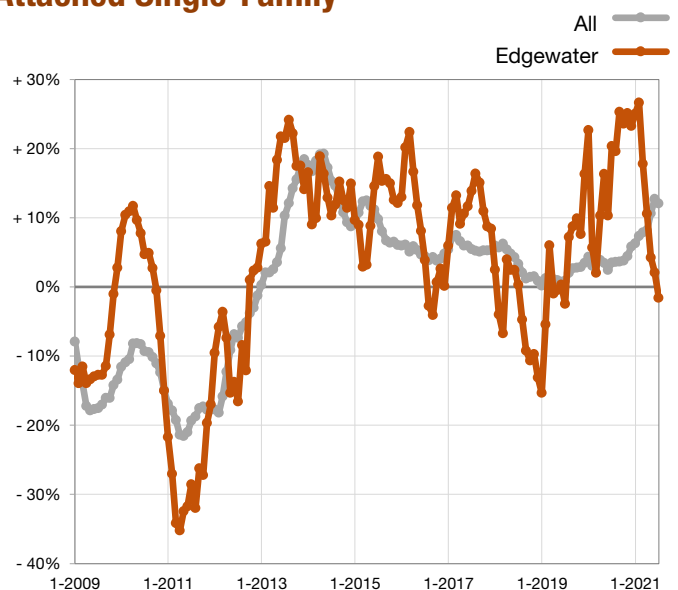
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.