



2021 Q2

CHICAGO

MARKET
REPORT

COMPASS



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Market Snapshot

Markets around the country seem to be normalizing with the exception being the lack of inventory resulting in more buyers currently looking at fewer available properties. Closed sales on a 12 month running average continue to be at record highs due to the increase in demand for homes with outdoor space whether it be in the city or the suburbs. As employees continue to be able to work from home, it seems to matter less that they are close to the office or are in distant suburban communities. Otherwise, new listings and listings under contract seem to be at normal monthly levels.

Right now, cities including Chicago are trying to weigh the increase in infections primarily among the unvaccinated against reinstating restrictions again to prevent further spread of COVID. With 100MM individuals in the U.S not vaccinated, it is estimated by the CDC that it will take months to achieve herd immunity. In March 2021, herd immunity was projected to be achieved in June but the unvaccinated along with the Delta variant of COVID are significantly extending the timeline. This variable may end up causing issues with the economic recovery and seems to be dampening inflation fears. Rates continue to be at record lows with the 15 year mortgage rate recently hitting an all-time low of 2.12% with records dating back to 1991 replacing the previous low of 2.16% set in January 2021.

In Chicagoland, the second quarter was a continuation of an extraordinary market that began in April of 2020 - higher sales, higher values, lower inventory, and lower market time. The median sale price of traditional detached and attached housing in the Chicagoland area increased 12% year over year to \$289,100 and 16% higher than 2019 levels. Masked in this overall increase, values of detached single family homes increased by 16% year-over-year compared to an increase of only 8.5% for attached housing reflecting higher demand for more space and outdoor space found in detached housing.

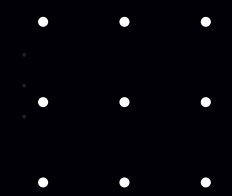
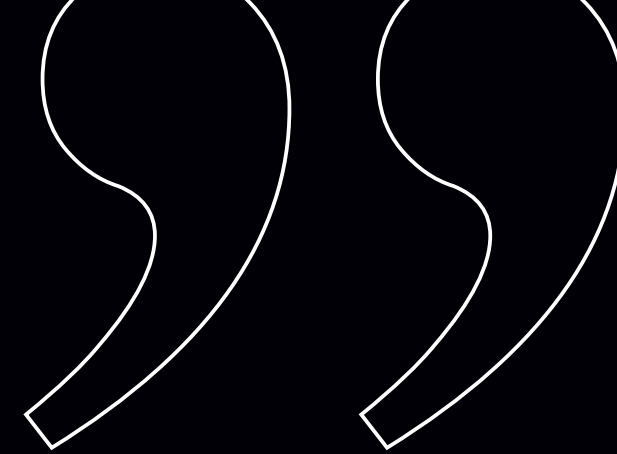
Demand also continued to exceed supply as evidenced by lower numbers of homes for sale, higher closed sales, and higher numbers of homes under contract. At the end of June, Chicagoland had 25,691 single family attached and detached units available for sale of which 56% were detached and 46% were attached housing units. The story of inventory continues to be the story of the market especially in the single family detached market where homes for sale declined 45% from one year ago and are down 50% from a more normal 2019.

Homes under contract for the rolling 12 months ended 6/30/2021 totalled 137,660 units which was an increase of 36% over 2020 and 33% over a more

normal 2019. Homes under contract started off strong in early 2020 and then bottomed out in May 2020. Homes under contract have increased every month since May 2020 but seem to be leveling off as of June. Homes under contract on a 12 month rolling average were 36% higher than one year ago but homes under contract for June declined from one year ago and were only 22% higher than 2019.

Higher closed sales along with lower numbers of new listings (mainly in the single family detached market) also reflected higher buyer demand. Closed sales for the 12 months ended 6/30/2021 totalled 146,108 units which reflected an increase of 38% over 2020 and 32% over 2019. Detached single family homes sold increased almost 35% while attached housing increased 40% year over year. The rate of increase in closed sales is expected to begin to decline as demand levels off to more normal levels.

As we reported in Q1, moving forward through the rest of 2021, there continues to be uncertainty regarding containment of COVID given new more virulent strains of COVID the how that will affect the reopening of the economy. Economists now are pointing to a "W" shaped recovery. Perhaps the only positive to the slower recovery is lower risk of inflation as evidenced by lower yields on treasuries (and consequently lower mortgage rates). As the economy continues to improve and works through temporary labor and material shortages, the housing market will continue to improve but most likely at a slower rate. The US GDP grew at an annualized rate of 6.5% in the second quarter fueled by consumer spending and government stimulus. Most predict that this growth will begin to moderate going forward. The equity markets continue to be fairly volatile but have reached record highs as many companies, especially tech firms, report record growth in revenues and profits. Consumers and corporations continue to have record amounts of idle funds available to spend and invest. Corporations in the S&P 500 had 20% more cash at year end 2020 than they did in 2019 albeit with 40% of these cash reserves held by just 15 companies (including Apple with almost \$200B of cash and investments). The US personal savings rate skyrocketed to 32% in April 2020; the previous record for the US savings rate was 17.3% in 1975. The savings rate at the end of April 2021 was 14.5% - much lower than the 32% record in April of last year, but still at historically high levels. This is what will continue to propel the economy and housing for the balance of 2021 and most likely into 2022.



“The story of inventory continues to be the story of the market especially in the single family detached market where homes for sale declined 45% from one year ago and are down 50% from a more normal 2019.”

“In Chicagoland, the second quarter was a continuation of an extraordinary market that began in April of 2020 - higher sales, higher values, lower inventory, and lower market time.”

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Methodology

All data below is trailing 12 months. This term is used to describe the past 12 consecutive months of market data.

Terms Defined

Single-Family: A stand-alone house is a free-standing residential building. It is sometimes referred to as a Detached Single-Family home, as opposed to a multi-family residential dwelling.

Attached: An attached home means that a home shares a common party wall usually on both sides of the property (including condominiums, cooperatives and townhomes). A detached home means that a home is free of any shared walls and stands alone.

New Listings: A new property that has recently become available.

Under Contract: When a buyer has made an offer on a home and the seller has accepted, but the sale has not closed.

Closed Sales: Figures for the last twelve months are based on known closings recorded at the time the report is prepared.

Median Sales Price: The middle price of a given dataset.

Average Sales Price: The value of all closed sales divided by the number of properties sold.

Percent of Original List Price Received: The ratio between the sold price and the original list price.

Average Market Time: The average number of days all properties were on the market prior to being sold.



Market Data
CHICAGO



Albany Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	247	216	-12.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	133	154	+15.8%
CLOSED SALES	128	160	+25.0%
MEDIAN HOME PRICE	\$420,750	\$482,000	+14.6%
AVERAGE HOME PRICE	\$464,125	\$502,164	+8.2%
ORIGINAL LIST PRICE RECEIVED	97.4%	99.3%	+2.0%
AVERAGE MARKET TIME	73	50	-31.5%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	291	444	+52.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	155	252	+62.6%
CLOSED SALES	155	226	+45.8%
MEDIAN HOME PRICE	\$205,000	\$213,250	+4.0%
AVERAGE HOME PRICE	\$241,220	\$226,721	-6.0%
ORIGINAL LIST PRICE RECEIVED	96.7%	98.0%	+1.3%
AVERAGE MARKET TIME	68	45	-33.8%

Photo courtesy of Realvion



Belmont Cragin

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	437	379	-13.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	216	276	+27.8%
CLOSED SALES	221	274	+24.0%
MEDIAN HOME PRICE	\$270,000	\$305,000	+13.0%
AVERAGE HOME PRICE	\$278,487	\$305,988	+9.9%
ORIGINAL LIST PRICE RECEIVED	96.2%	99.0%	+2.9%
AVERAGE MARKET TIME	85	56	-34.1%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	68	70	+2.9%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	34	36	+5.9%
CLOSED SALES	33	32	-3.0%
MEDIAN HOME PRICE	\$188,000	\$222,000	+18.1%
AVERAGE HOME PRICE	\$177,489	\$186,970	+5.3%
ORIGINAL LIST PRICE RECEIVED	94.7%	96.8%	+2.2%
AVERAGE MARKET TIME	73	86	+17.8%



Forest Glen

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	388	441	+13.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	201	278	+38.3%
CLOSED SALES	188	285	+51.6%
MEDIAN HOME PRICE	\$443,125	\$516,000	+16.4%
AVERAGE HOME PRICE	\$489,357	\$549,913	+12.4%
ORIGINAL LIST PRICE RECEIVED	95.0%	97.6%	+2.7%
AVERAGE MARKET TIME	86	76	-11.6%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	32	32	0.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	12	23	+91.7%
CLOSED SALES	12	22	+83.3%
MEDIAN HOME PRICE	\$268,750	\$319,500	+18.9%
AVERAGE HOME PRICE	\$304,292	\$346,657	+13.9%
ORIGINAL LIST PRICE RECEIVED	95.7%	98.3%	+2.7%
AVERAGE MARKET TIME	37	49	+32.4%



Irving Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	471	466	-1.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	260	315	+21.2%
CLOSED SALES	261	321	+23.0%
MEDIAN HOME PRICE	\$510,000	\$595,000	+16.7%
AVERAGE HOME PRICE	\$534,647	\$618,290	+15.6%
ORIGINAL LIST PRICE RECEIVED	95.9%	98.7%	+2.9%
AVERAGE MARKET TIME	84	53	-36.9%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	495	675	+36.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	257	367	+42.8%
CLOSED SALES	244	356	+45.9%
MEDIAN HOME PRICE	\$219,500	\$232,750	+6.0%
AVERAGE HOME PRICE	\$243,751	\$262,340	+7.6%
ORIGINAL LIST PRICE RECEIVED	96.7%	97.8%	+1.1%
AVERAGE MARKET TIME	58	49	-15.5%

Photo courtesy of Realvision



Jefferson Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	362	381	+5.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	211	260	+23.2%
CLOSED SALES	214	266	+24.3%
MEDIAN HOME PRICE	\$329,500	\$365,000	+10.8%
AVERAGE HOME PRICE	\$346,752	\$388,168	+11.9%
ORIGINAL LIST PRICE RECEIVED	96.2%	98.9%	+2.8%
AVERAGE MARKET TIME	74	45	-39.2%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	109	143	+31.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	55	79	+43.6%
CLOSED SALES	59	77	+30.5%
MEDIAN HOME PRICE	\$164,500	\$150,000	-8.8%
AVERAGE HOME PRICE	\$177,784	\$177,020	-0.4%
ORIGINAL LIST PRICE RECEIVED	99.1%	95.4%	-3.7%
AVERAGE MARKET TIME	94	55	-41.5%



Lakeview

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	345	420	+21.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	120	206	+71.7%
CLOSED SALES	126	196	+55.6%
MEDIAN HOME PRICE	\$1,255,000	\$1,375,000	+9.6%
AVERAGE HOME PRICE	\$1,367,607	\$1,427,574	+4.4%
ORIGINAL LIST PRICE RECEIVED	95.4%	95.8%	+0.4%
AVERAGE MARKET TIME	120	105	-12.5%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	3,679	5,389	+46.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,696	2,587	+52.5%
CLOSED SALES	1,625	2,536	+56.1%
MEDIAN HOME PRICE	\$385,000	\$404,750	+5.1%
AVERAGE HOME PRICE	\$409,342	\$434,440	+6.1%
ORIGINAL LIST PRICE RECEIVED	96.5%	97.4%	+0.9%
AVERAGE MARKET TIME	78	70	-10.3%



Lincoln Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	514	644	+25.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	166	302	+81.9%
CLOSED SALES	175	279	+59.4%
MEDIAN HOME PRICE	\$1,500,000	\$1,675,000	+11.7%
AVERAGE HOME PRICE	\$1,769,538	\$2,003,856	+13.2%
ORIGINAL LIST PRICE RECEIVED	93.4%	94.9%	+1.6%
AVERAGE MARKET TIME	155	125	-19.4%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	2,754	3,592	+30.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,114	1,707	+53.2%
CLOSED SALES	1,100	1,683	+53.0%
MEDIAN HOME PRICE	\$499,500	\$525,000	+5.1%
AVERAGE HOME PRICE	\$592,997	\$607,535	+2.5%
ORIGINAL LIST PRICE RECEIVED	96.4%	97.2%	+0.8%
AVERAGE MARKET TIME	89	75	-15.7%



Lincoln Square

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	209	254	+21.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	96	158	+64.6%
CLOSED SALES	83	162	+95.2%
MEDIAN HOME PRICE	\$730,000	\$854,250	+17.0%
AVERAGE HOME PRICE	\$759,595	\$880,959	+16.0%
ORIGINAL LIST PRICE RECEIVED	95.6%	98.4%	+2.9%
AVERAGE MARKET TIME	110	64	-41.8%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	616	822	+33.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	310	490	+58.1%
CLOSED SALES	312	477	+52.9%
MEDIAN HOME PRICE	\$312,250	\$320,000	+2.5%
AVERAGE HOME PRICE	\$348,456	\$350,834	+0.7%
ORIGINAL LIST PRICE RECEIVED	96.9%	98.0%	+1.1%
AVERAGE MARKET TIME	64	54	-15.6%



Logan Square

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	456	522	+14.5%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	231	322	+39.4%
CLOSED SALES	224	325	+45.1%
MEDIAN HOME PRICE	\$788,250	\$850,000	+7.8%
AVERAGE HOME PRICE	\$862,733	\$916,896	+6.3%
ORIGINAL LIST PRICE RECEIVED	96.3%	98.3%	+2.1%
AVERAGE MARKET TIME	72	55	-23.6%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	1,108	1,618	+46.0%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	570	867	+52.1%
CLOSED SALES	514	873	+69.8%
MEDIAN HOME PRICE	\$411,000	\$425,000	+3.4%
AVERAGE HOME PRICE	\$428,973	\$452,053	+5.4%
ORIGINAL LIST PRICE RECEIVED	98.1%	99.6%	+1.5%
AVERAGE MARKET TIME	60	50	-16.7%

Photo courtesy of Alina Tsvor



The Loop

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	3	1	-66.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	0	0	--
CLOSED SALES	0	0	--
MEDIAN HOME PRICE	\$0	\$0	--
AVERAGE HOME PRICE	\$0	\$0	--
ORIGINAL LIST PRICE RECEIVED	0.0%	0.0%	--
AVERAGE MARKET TIME	0	0	--

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	1,673	2,557	+52.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	577	804	+39.3%
CLOSED SALES	595	847	+42.4%
MEDIAN HOME PRICE	\$327,000	\$370,000	+13.1%
AVERAGE HOME PRICE	\$406,223	\$658,092	+62.0%
ORIGINAL LIST PRICE RECEIVED	96.2%	95.8%	-0.4%
AVERAGE MARKET TIME	106	117	+10.4%



Near North Side

DETACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	175	180	+2.9%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	28	61	+117.9%
CLOSED SALES	27	50	+85.2%
MEDIAN HOME PRICE	\$1,340,000	\$1,775,000	+32.5%
AVERAGE HOME PRICE	\$1,688,723	\$1,987,560	+17.7%
ORIGINAL LIST PRICE RECEIVED	89.3%	88.2%	-1.2%
AVERAGE MARKET TIME	167	269	+61.1%

ATTACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	5,891	8,474	+43.8%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	1,982	2,652	+33.8%
CLOSED SALES	2,079	2,482	+19.4%
MEDIAN HOME PRICE	\$405,000	\$410,000	+1.2%
AVERAGE HOME PRICE	\$607,535	\$555,062	-8.6%
ORIGINAL LIST PRICE RECEIVED	96.0%	95.7%	-0.3%
AVERAGE MARKET TIME	123	130	+5.7%

Photo courtesy of Alina Tsvor



Near South Side

DETACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	15	14	-6.7%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	3	7	+133.3%
CLOSED SALES	6	7	+16.7%
MEDIAN HOME PRICE	\$1,250,000	\$1,220,000	-2.4%
AVERAGE HOME PRICE	\$1,209,167	\$1,427,786	+18.1%
ORIGINAL LIST PRICE RECEIVED	92.4%	92.7%	+0.3%
AVERAGE MARKET TIME	152	135	-11.2%

ATTACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	1,302	2,137	+64.1%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	602	866	+43.9%
CLOSED SALES	601	841	+39.9%
MEDIAN HOME PRICE	\$360,000	\$395,000	+9.7%
AVERAGE HOME PRICE	\$422,428	\$448,845	+6.3%
ORIGINAL LIST PRICE RECEIVED	98.8%	99.8%	+1.0%
AVERAGE MARKET TIME	90	89	-1.1%



Near West Side

DETACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	77	138	+79.2%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	31	66	+112.9%
CLOSED SALES	26	51	+96.2%
MEDIAN HOME PRICE	\$510,000	\$575,000	+12.7%
AVERAGE HOME PRICE	\$504,653	\$609,946	+20.9%
ORIGINAL LIST PRICE RECEIVED	95.5%	99.8%	+4.5%
AVERAGE MARKET TIME	64	71	+10.9%

ATTACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	2,238	3,677	+64.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	1,011	1,479	+46.3%
CLOSED SALES	987	1,378	+39.6%
MEDIAN HOME PRICE	\$360,000	\$378,000	+5.0%
AVERAGE HOME PRICE	\$504,867	\$465,049	-7.9%
ORIGINAL LIST PRICE RECEIVED	98.3%	98.6%	+0.3%
AVERAGE MARKET TIME	75	78	+4.0%

Photo courtesy of Alina Tsvor



North Center

DETACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	426	406	-4.7%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	190	272	+43.2%
CLOSED SALES	197	264	+34.0%
MEDIAN HOME PRICE	\$1,050,000	\$1,150,000	+9.5%
AVERAGE HOME PRICE	\$1,100,163	\$1,155,535	+5.0%
ORIGINAL LIST PRICE RECEIVED	95.8%	97.8%	+2.1%
AVERAGE MARKET TIME	103	71	-31.1%

ATTACHED SINGLE-FAMILY	TRAILING 12 MONTHS		
	2020	2021	+ / -
NEW LISTINGS	726	925	+27.4%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	369	540	+46.3%
CLOSED SALES	360	551	+53.1%
MEDIAN HOME PRICE	\$442,250	\$446,500	+1.0%
AVERAGE HOME PRICE	\$459,719	\$464,243	+1.0%
ORIGINAL LIST PRICE RECEIVED	97.9%	98.7%	+0.8%
AVERAGE MARKET TIME	67	51	-23.9%

Photo courtesy of Alina Tsvor



Portage Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	671	772	+15.1%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	350	526	+50.3%
CLOSED SALES	344	514	+49.4%
MEDIAN HOME PRICE	\$339,000	\$368,950	+8.8%
AVERAGE HOME PRICE	\$360,813	\$393,740	+9.1%
ORIGINAL LIST PRICE RECEIVED	96.8%	99.3%	+2.6%
AVERAGE MARKET TIME	65	41	-36.9%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	173	241	+39.3%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	93	131	+40.9%
CLOSED SALES	86	134	+55.8%
MEDIAN HOME PRICE	\$166,000	\$170,000	+2.4%
AVERAGE HOME PRICE	\$200,981	\$198,784	-1.1%
ORIGINAL LIST PRICE RECEIVED	94.6%	103.0%	+8.9%
AVERAGE MARKET TIME	61	68	+11.5%



Rogers Park

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	48	79	+64.6%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	30	51	+70.0%
CLOSED SALES	35	44	+25.7%
MEDIAN HOME PRICE	\$510,000	\$553,000	+8.4%
AVERAGE HOME PRICE	\$527,773	\$558,849	+5.9%
ORIGINAL LIST PRICE RECEIVED	95.0%	98.2%	+3.4%
AVERAGE MARKET TIME	70	45	-35.7%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	753	1,038	+37.8%
UNDER CONTRACT (INCLUDES CONTINGENT AND PENDING)	401	623	+55.4%
CLOSED SALES	409	592	+44.7%
MEDIAN HOME PRICE	\$175,000	\$195,000	+11.4%
AVERAGE HOME PRICE	\$188,342	\$212,529	+12.8%
ORIGINAL LIST PRICE RECEIVED	95.9%	97.1%	+1.3%
AVERAGE MARKET TIME	70	59	-15.7%



Uptown

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	71	84	+18.3%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	27	46	+70.4%
CLOSED SALES	27	49	+81.5%
MEDIAN HOME PRICE	\$900,000	\$950,000	+5.6%
AVERAGE HOME PRICE	\$941,408	\$1,043,217	+10.8%
ORIGINAL LIST PRICE RECEIVED	94.9%	95.4%	+0.5%
AVERAGE MARKET TIME	143	113	-21.0%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	1,235	1,850	+49.8%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	706	1,077	+52.5%
CLOSED SALES	714	1,037	+45.2%
MEDIAN HOME PRICE	\$294,950	\$305,000	+3.4%
AVERAGE HOME PRICE	\$296,886	\$312,243	+5.2%
ORIGINAL LIST PRICE RECEIVED	97.1%	98.0%	+0.9%
AVERAGE MARKET TIME	63	51	-19.0%

Photo courtesy of Alina Tsvor



West Town

DETACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	454	612	+34.8%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	176	314	+78.4%
CLOSED SALES	183	302	+65.0%
MEDIAN HOME PRICE	\$906,000	\$955,000	+5.4%
AVERAGE HOME PRICE	\$978,089	\$1,030,896	+5.4%
ORIGINAL LIST PRICE RECEIVED	95.9%	96.8%	+0.9%
AVERAGE MARKET TIME	108	67	-38.0%

ATTACHED SINGLE-FAMILY

TRAILING 12 MONTHS

	2020	2021	+ / -
NEW LISTINGS	3,159	3,909	+23.7%
UNDER CONTRACT <small>(INCLUDES CONTINGENT AND PENDING)</small>	1,476	2,027	+37.3%
CLOSED SALES	1,439	2,034	+41.3%
MEDIAN HOME PRICE	\$496,000	\$500,000	+0.8%
AVERAGE HOME PRICE	\$516,773	\$514,752	-0.4%
ORIGINAL LIST PRICE RECEIVED	97.8%	98.5%	+0.7%
AVERAGE MARKET TIME	71	58	-18.3%



COMPASS

For questions or more information

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