

Local Market Update – May 2022

A Research Tool Provided by the Chicago Association of REALTORS®
RESIDENTIAL ACTIVITY ONLY | Data current as of June 14, 2022



Near West Side

- 5.5%

+ 4.1%

- 30.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	May			Year to Date		
	5-2021	5-2022	+ / -	5-2021	5-2022	+ / -
New Listings	11	13	+ 18.2%	70	45	- 35.7%
Closed Sales	2	4	+ 100.0%	19	17	- 10.5%
Median Sales Price*	\$420,400	\$817,500	+ 94.5%	\$615,800	\$585,000	- 5.0%
Percent of Original List Price Received*	106.3%	92.7%	- 12.8%	103.9%	94.7%	- 8.9%
Market Time	7	280	+ 3,903.6%	87	122	+ 40.2%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--

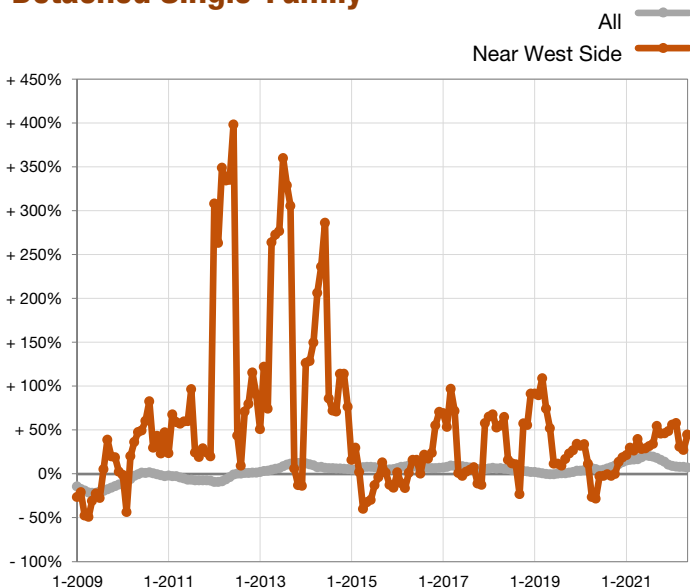
Attached Single-Family

	May			Year to Date		
	5-2021	5-2022	+ / -	5-2021	5-2022	+ / -
New Listings	315	295	- 6.3%	1,634	1,296	- 20.7%
Closed Sales	170	175	+ 2.9%	617	634	+ 2.8%
Median Sales Price*	\$356,250	\$395,000	+ 10.9%	\$380,000	\$390,000	+ 2.6%
Percent of Original List Price Received*	98.7%	100.2%	+ 1.5%	98.6%	99.6%	+ 1.0%
Market Time	80	57	- 28.6%	93	79	- 15.1%
Inventory of Homes for Sale	491	331	- 32.6%	--	--	--

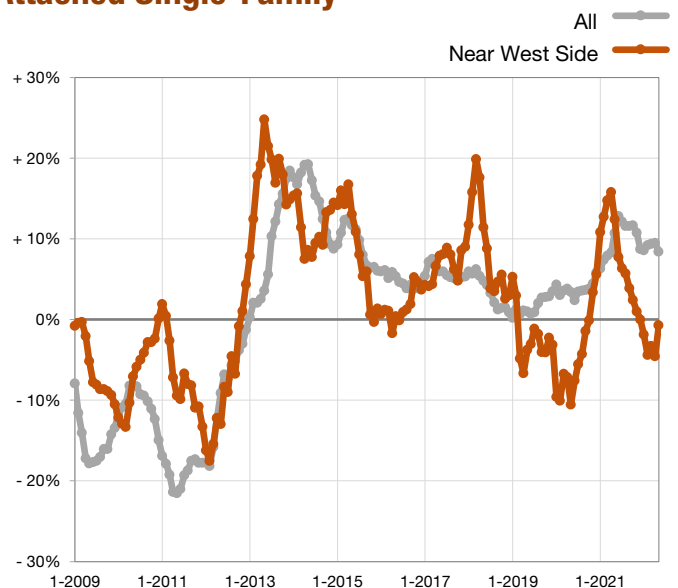
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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.