

Zip 60022, Zip 60043, Zip 60091, Zip 60093

Published: July 2021*

Property Types: All Residential Properties - All Properties - All Properties - All Properties - All Properties

Price Range: \$0 - No Limit
 Bedrooms: 0 - No Limit
 Half Baths: 0 - No Limit

SQFT Range: 0 - No Limit
 Full Baths: 0 - No Limit
 Year Built: 0 - No Limit

June 2021 is a Seller's market! The number of for sale listings was down **44%** from one year earlier and up **5.3%** from the previous month. The number of sold listings increased **77.2%** year over year and increased **27%** month over month. The number of under contract listings was down **12.9%** compared to previous month and down **34.2%** compared to previous year. The Months of Inventory based on Closed Sales is 1.3, down **69.2%** from the previous year.

The Average Sold Price per Square Footage was up **2.2%** compared to previous month and up **7.3%** compared to last year. The Median Sold Price increased by **8.5%** from last month. The Average Sold Price also increased by **12.3%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Appreciating" and the Median Sold Price trend is "Appreciating".

The Average Days on Market showed a downward trend, a decrease of **54.1%** compared to previous year. The ratio of Sold Price vs. Original List Price is 98%, an increase of **7.7%** compared to previous year.



It is a Seller's Market

Property Sales (Sold)

June property sales were 179, up **77.2%** from 101 in June of 2020 and **27%** higher than the 141 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of properties available this month is lower by 186 units of **44%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is up **5.3%** compared to the previous month.

Property Under Contract (Pended)

There was a decrease of **12.9%** in the pended properties in June, with 121 properties versus 139 last month. This month's pended property sales were **34.2%** lower than at this time last year.

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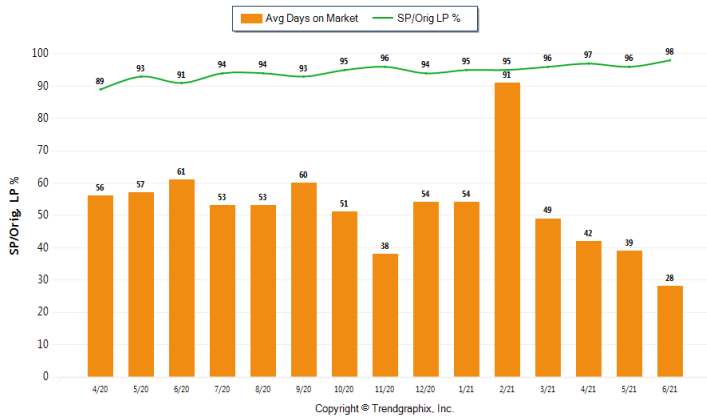
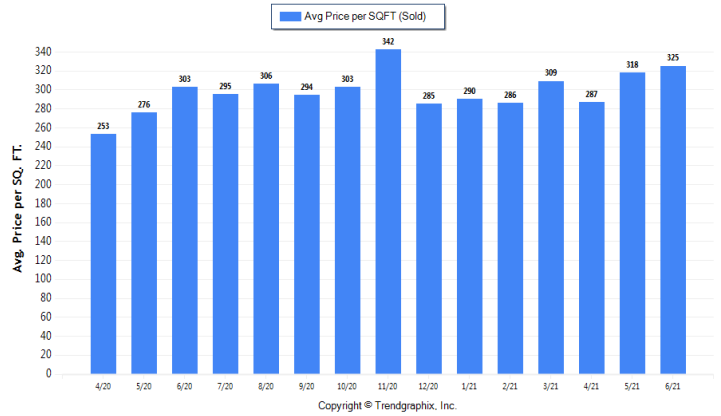
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The Average Sold Price per Square Footage is Appreciating*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The June 2021 Average Sold Price per Square Footage of \$325 was up **2.2%** from \$318 last month and up **7.3%** from \$303 in June of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Downward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for June 2021 was 28, down **28.2%** from 39 days last month and down **54.1%** from 61 days in June of last year.

The Sold/Original List Price Ratio is Rising**

The Sold Price vs. Original List Price reveals the average amount that sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. Original List Price of 98% is up **2.1%** from last month and up from **7.7%** in June of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

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The Average For Sale Price is Neutral*

The Average For Sale Price in June was \$1,640,000, up **19.1%** from \$1,377,000 in June of 2020 and up **4.8%** from \$1,565,000 last month.

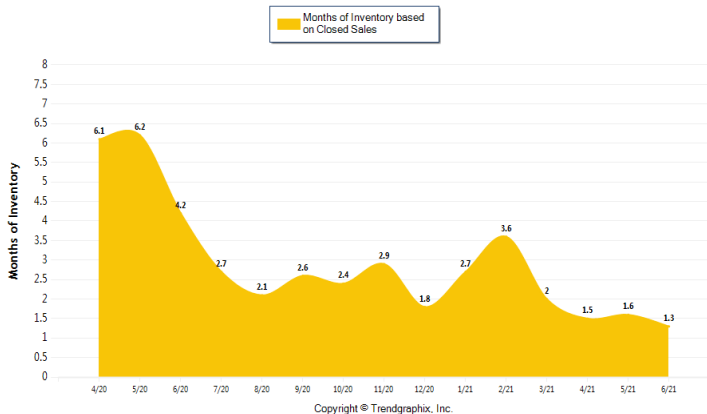
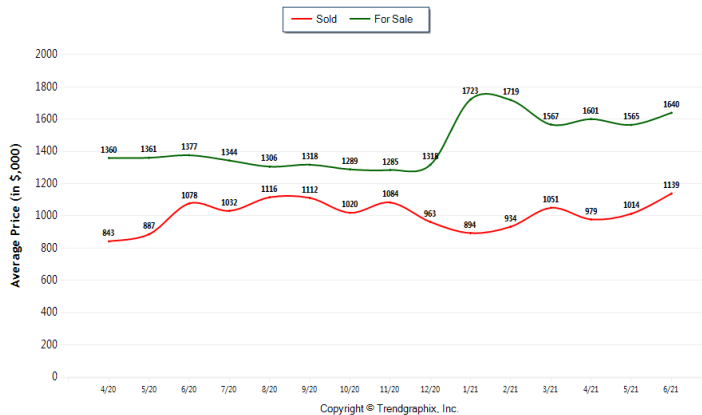
The Average Sold Price is Appreciating*

The Average Sold Price in June was \$1,139,000, up **5.7%** from \$1,078,000 in June of 2020 and up **12.3%** from \$1,014,000 last month.

The Median Sold Price is Appreciating*

The Median Sold Price in June was \$965,000, up **13.5%** from \$850,000 in June of 2020 and up **8.5%** from \$889,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



It is a Seller's Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

*Buyer's market: more than 6 months of inventory

Seller's market: less than 3 months of inventory

Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The June 2021 Months of Inventory based on Closed Sales of 1.3 was decreased by **69.2%** compared to last year and down **18.8%** compared to last month. June 2021 is Seller's market.

Months of Inventory based on Pended Sales

The June 2021 Months of Inventory based on Pended Sales of 2 was decreased by **13%** compared to last year and up **24.7%** compared to last month. June 2021 is Seller's market.

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*It is a Seller's Market**

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The June 2021 Absorption Rate based on Closed Sales of 75.5 was increased by **216.1%** compared to last year and up **20.4%** compared to last month.

Absorption Rate based on Pended Sales

The June 2021 Absorption Rate based on Pended Sales of 51.1 was increased by **17.5%** compared to last year and down **17.3%** compared to last month.

