

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



DuPage County

+ 2.5%

+ 16.5%

- 6.9%

Year-Over-Year Change
New Listings

Year-Over-Year Change
Closed Sales

Year-Over-Year Change
Inventory

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,028	2,079	+ 2.5%	3,593	3,808	+ 6.0%
Closed Sales	632	736	+ 16.5%	1,212	1,385	+ 14.3%
Median Sales Price*	\$264,950	\$269,995	+ 1.9%	\$264,000	\$272,000	+ 3.0%
Percent of Original List Price Received*	94.9%	94.6%	- 0.3%	94.5%	94.5%	0.0%
Market Time	100	104	+ 4.0%	97	100	+ 3.1%
Inventory of Homes for Sale	3,714	3,457	- 6.9%	--	--	--

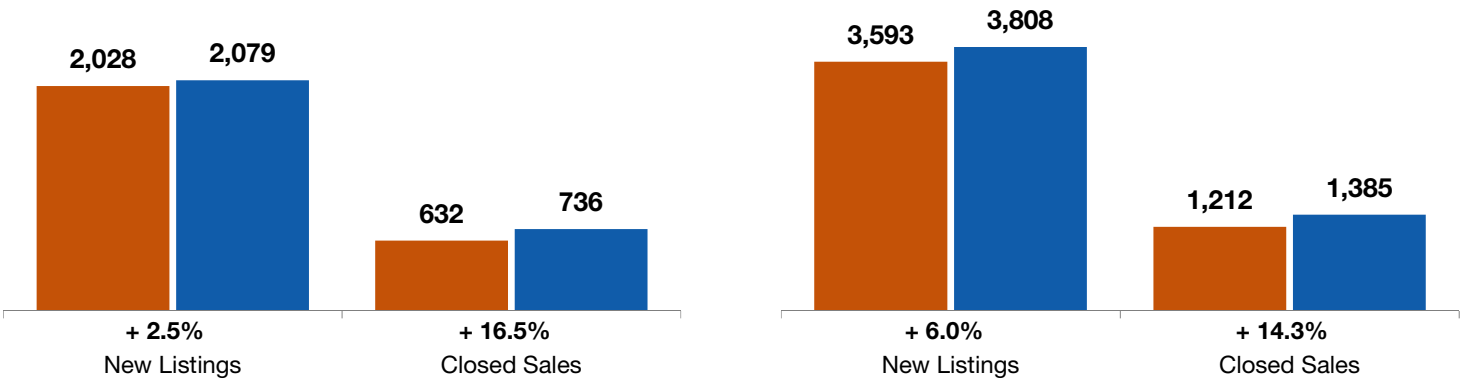
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2019 ■ 2020

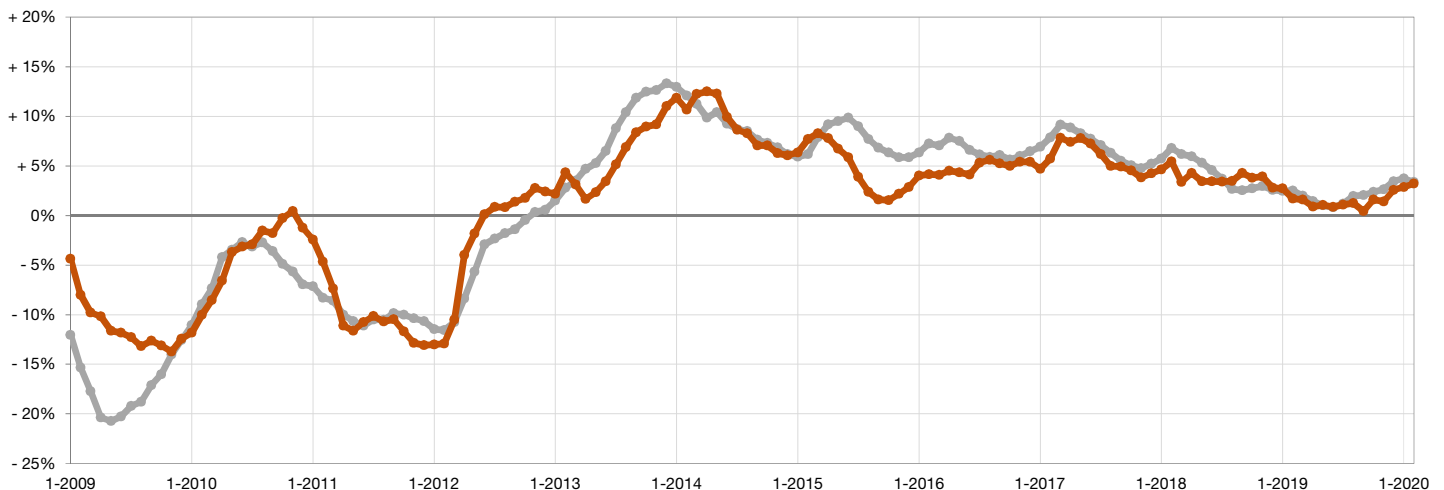
Year to Date

■ 2019 ■ 2020



Change in Median Sales Price from Prior Year (6-Month Average)**

All of MRED —
DuPage County —



† 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.

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New Listings

Closed Sales

	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -
Addison	52	57	+ 9.6%	96	104	+ 8.3%	11	26	+ 136.4%	28	55	+ 96.4%
Aurora and Eola	232	232	0.0%	432	457	+ 5.8%	134	121	- 9.7%	249	232	- 6.8%
Bartlett	80	95	+ 18.8%	138	159	+ 15.2%	38	35	- 7.9%	60	58	- 3.3%
Bensenville	13	23	+ 76.9%	25	39	+ 56.0%	11	6	- 45.5%	16	22	+ 37.5%
Bloomington	46	59	+ 28.3%	93	106	+ 14.0%	14	22	+ 57.1%	31	33	+ 6.5%
Bolingbrook	87	122	+ 40.2%	175	229	+ 30.9%	63	61	- 3.2%	122	103	- 15.6%
Burr Ridge	65	46	- 29.2%	105	90	- 14.3%	9	5	- 44.4%	17	18	+ 5.9%
Carol Stream	55	71	+ 29.1%	99	116	+ 17.2%	30	22	- 26.7%	49	50	+ 2.0%
Clarendon Hills	35	32	- 8.6%	54	52	- 3.7%	4	13	+ 225.0%	9	20	+ 122.2%
Darien	66	48	- 27.3%	108	109	+ 0.9%	14	33	+ 135.7%	33	52	+ 57.6%
Downers Grove	166	148	- 10.8%	279	288	+ 3.2%	41	52	+ 26.8%	74	103	+ 39.2%
Elk Grove Village	54	68	+ 25.9%	96	121	+ 26.0%	21	24	+ 14.3%	37	43	+ 16.2%
Elmhurst	109	142	+ 30.3%	209	260	+ 24.4%	29	30	+ 3.4%	57	74	+ 29.8%
Glen Ellyn	124	134	+ 8.1%	218	253	+ 16.1%	33	40	+ 21.2%	63	74	+ 17.5%
Glendale Heights	40	34	- 15.0%	73	63	- 13.7%	16	18	+ 12.5%	42	34	- 19.0%
Hanover Park	48	66	+ 37.5%	94	114	+ 21.3%	31	25	- 19.4%	59	52	- 11.9%
Hinsdale	106	109	+ 2.8%	184	197	+ 7.1%	16	28	+ 75.0%	39	41	+ 5.1%
Itasca	18	25	+ 38.9%	41	47	+ 14.6%	5	5	0.0%	12	13	+ 8.3%
Lisle	69	71	+ 2.9%	114	139	+ 21.9%	24	37	+ 54.2%	41	62	+ 51.2%
Lombard	97	82	- 15.5%	187	155	- 17.1%	45	40	- 11.1%	86	73	- 15.1%
Naperville	407	455	+ 11.8%	739	763	+ 3.2%	117	123	+ 5.1%	219	248	+ 13.2%
Oak Brook	30	36	+ 20.0%	55	70	+ 27.3%	7	11	+ 57.1%	15	16	+ 6.7%
Oak Brook Terrace	3	4	+ 33.3%	7	7	0.0%	0	3	--	0	3	--
Roselle and Keeneyville	45	52	+ 15.6%	85	86	+ 1.2%	13	16	+ 23.1%	23	38	+ 65.2%
Schaumburg	152	146	- 3.9%	257	264	+ 2.7%	67	75	+ 11.9%	120	159	+ 32.5%
St. Charles	132	150	+ 13.6%	274	261	- 4.7%	48	61	+ 27.1%	90	115	+ 27.8%
Villa Park	46	37	- 19.6%	77	79	+ 2.6%	14	25	+ 78.6%	23	38	+ 65.2%
Warrenville	43	33	- 23.3%	69	59	- 14.5%	11	17	+ 54.5%	23	26	+ 13.0%
Wayne	6	11	+ 83.3%	13	18	+ 38.5%	4	1	- 75.0%	6	5	- 16.7%
West Chicago	51	38	- 25.5%	92	83	- 9.8%	26	17	- 34.6%	45	32	- 28.9%
Westmont	59	40	- 32.2%	87	66	- 24.1%	11	8	- 27.3%	26	26	0.0%
Wheaton	157	152	- 3.2%	287	286	- 0.3%	42	46	+ 9.5%	77	89	+ 15.6%
Willowbrook	39	36	- 7.7%	68	74	+ 8.8%	6	11	+ 83.3%	19	21	+ 10.5%
Winfield	37	45	+ 21.6%	61	71	+ 16.4%	9	7	- 22.2%	14	15	+ 7.1%
Wood Dale	31	26	- 16.1%	47	49	+ 4.3%	15	16	+ 6.7%	22	23	+ 4.5%
Woodridge	47	69	+ 46.8%	90	118	+ 31.1%	21	32	+ 52.4%	35	54	+ 54.3%

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Median Sales Price

Days on Market Until Sale

	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -
Addison	\$175,000	\$229,725	+ 31.3%	\$207,000	\$236,450	+ 14.2%	37	69	+ 85.6%	61	67	+ 10.0%
Aurora and Eola	\$192,250	\$212,000	+ 10.3%	\$184,900	\$195,000	+ 5.5%	104	92	- 11.6%	86	87	+ 0.8%
Bartlett	\$270,000	\$265,000	- 1.9%	\$263,750	\$265,751	+ 0.8%	84	102	+ 20.9%	81	99	+ 22.9%
Bensenville	\$208,000	\$278,000	+ 33.7%	\$220,000	\$267,450	+ 21.6%	92	117	+ 26.9%	80	90	+ 11.8%
Bloomington	\$292,000	\$264,250	- 9.5%	\$243,000	\$265,000	+ 9.1%	132	93	- 29.9%	100	98	- 2.8%
Bolingbrook	\$203,500	\$238,000	+ 17.0%	\$200,000	\$237,500	+ 18.8%	81	99	+ 22.2%	72	101	+ 41.2%
Burr Ridge	\$630,000	\$725,000	+ 15.1%	\$595,000	\$552,500	- 7.1%	180	127	- 29.3%	185	177	- 4.4%
Carol Stream	\$246,000	\$249,951	+ 1.6%	\$243,000	\$245,000	+ 0.8%	83	73	- 12.1%	83	65	- 21.7%
Clarendon Hills	\$233,250	\$535,000	+ 129.4%	\$335,000	\$422,500	+ 26.1%	76	196	+ 159.6%	91	167	+ 83.5%
Darien	\$309,500	\$275,000	- 11.1%	\$277,000	\$277,500	+ 0.2%	117	94	- 19.2%	97	87	- 10.4%
Downers Grove	\$305,000	\$319,000	+ 4.6%	\$307,500	\$308,000	+ 0.2%	83	130	+ 56.3%	85	123	+ 44.5%
Elk Grove Village	\$222,000	\$212,500	- 4.3%	\$232,000	\$216,000	- 6.9%	92	54	- 41.9%	99	56	- 43.8%
Elmhurst	\$350,000	\$372,500	+ 6.4%	\$371,000	\$379,500	+ 2.3%	122	123	+ 0.3%	129	143	+ 10.9%
Glen Ellyn	\$300,000	\$331,000	+ 10.3%	\$325,000	\$337,500	+ 3.8%	109	155	+ 41.7%	109	127	+ 16.6%
Glendale Heights	\$172,000	\$172,400	+ 0.2%	\$188,000	\$201,000	+ 6.9%	63	68	+ 7.1%	57	62	+ 8.7%
Hanover Park	\$212,000	\$213,400	+ 0.7%	\$212,000	\$209,250	- 1.3%	86	72	- 16.4%	71	77	+ 8.0%
Hinsdale	\$655,000	\$808,250	+ 23.4%	\$709,500	\$905,000	+ 27.6%	166	176	+ 6.3%	157	174	+ 10.5%
Itasca	\$265,000	\$273,000	+ 3.0%	\$298,750	\$275,000	- 7.9%	133	28	- 78.7%	120	37	- 69.4%
Lisle	\$237,750	\$300,000	+ 26.2%	\$218,000	\$291,625	+ 33.8%	114	131	+ 14.7%	103	115	+ 12.4%
Lombard	\$249,000	\$244,750	- 1.7%	\$236,000	\$245,000	+ 3.8%	98	48	- 51.0%	99	66	- 33.2%
Naperville	\$335,000	\$385,000	+ 14.9%	\$355,000	\$380,000	+ 7.0%	132	120	- 8.9%	126	112	- 11.1%
Oak Brook	\$580,000	\$700,000	+ 20.7%	\$530,000	\$675,000	+ 27.4%	135	194	+ 43.4%	123	188	+ 52.7%
Oak Brook Terrace	\$0	\$205,000	--	\$0	\$205,000	--	0	139	--	0	139	--
Roselle and Keeneyville	\$199,000	\$201,275	+ 1.1%	\$235,000	\$195,500	- 16.8%	81	123	+ 52.4%	103	100	- 3.0%
Schaumburg	\$192,000	\$189,500	- 1.3%	\$192,500	\$192,000	- 0.3%	68	87	+ 27.8%	65	83	+ 28.1%
St. Charles	\$332,500	\$345,000	+ 3.8%	\$342,000	\$332,500	- 2.8%	169	158	- 6.8%	147	139	- 6.0%
Villa Park	\$240,500	\$204,900	- 14.8%	\$215,500	\$204,950	- 4.9%	97	87	- 10.3%	95	73	- 22.9%
Warrenville	\$185,000	\$204,900	+ 10.8%	\$202,000	\$205,450	+ 1.7%	75	70	- 6.5%	101	68	- 33.2%
Wayne	\$417,500	\$295,000	- 29.3%	\$471,250	\$323,000	- 31.5%	129	277	+ 115.1%	156	360	+ 130.3%
West Chicago	\$261,500	\$305,000	+ 16.6%	\$262,000	\$280,000	+ 6.9%	103	109	+ 5.4%	104	102	- 2.1%
Westmont	\$228,000	\$266,400	+ 16.8%	\$244,500	\$255,250	+ 4.4%	59	132	+ 123.9%	69	141	+ 104.0%
Wheaton	\$276,000	\$312,500	+ 13.2%	\$307,500	\$308,000	+ 0.2%	110	94	- 15.1%	105	102	- 2.3%
Willowbrook	\$119,250	\$208,000	+ 74.4%	\$200,000	\$255,000	+ 27.5%	78	164	+ 111.4%	94	126	+ 34.3%
Winfield	\$349,000	\$330,000	- 5.4%	\$274,950	\$322,000	+ 17.1%	178	86	- 51.7%	135	77	- 43.3%
Wood Dale	\$212,000	\$187,450	- 11.6%	\$201,000	\$222,000	+ 10.4%	118	101	- 14.2%	140	85	- 38.8%
Woodridge	\$267,000	\$266,250	- 0.3%	\$265,000	\$270,000	+ 1.9%	50	87	+ 72.7%	50	89	+ 77.7%

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Pct. Of Original Price Received

Inventory

Months Supply

	Pct. Of Original Price Received			Inventory			Months Supply					
	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -	2-2019	2-2020	+ / -	2-2019	2-2020	+ / -
Addison	98.0%	95.7%	- 2.4%	96.1%	94.7%	- 1.5%	100	99	- 1.0%	3.0	2.6	- 14.5%
Aurora and Eola	94.9%	95.4%	+ 0.5%	95.4%	95.5%	+ 0.2%	385	331	- 14.0%	1.9	1.7	- 8.9%
Bartlett	96.2%	96.0%	- 0.2%	96.0%	95.5%	- 0.5%	110	113	+ 2.7%	1.9	1.9	+ 2.9%
Bensenville	95.5%	93.4%	- 2.2%	95.5%	95.0%	- 0.6%	36	38	+ 5.6%	2.4	2.7	+ 12.5%
Bloomington	95.8%	95.0%	- 0.8%	94.7%	95.0%	+ 0.2%	94	109	+ 16.0%	3.1	3.7	+ 16.9%
Bolingbrook	96.2%	96.7%	+ 0.5%	96.1%	97.6%	+ 1.6%	158	158	0.0%	1.8	1.8	+ 1.8%
Burr Ridge	93.4%	91.4%	- 2.1%	91.6%	91.8%	+ 0.2%	151	142	- 6.0%	8.6	8.8	+ 1.8%
Carol Stream	95.1%	96.6%	+ 1.5%	95.5%	95.8%	+ 0.3%	74	81	+ 9.5%	1.6	1.8	+ 11.7%
Clarendon Hills	90.3%	91.6%	+ 1.5%	91.0%	92.2%	+ 1.3%	56	61	+ 8.9%	4.0	4.2	+ 4.5%
Darien	94.9%	94.3%	- 0.7%	94.3%	94.6%	+ 0.3%	107	83	- 22.4%	3.6	2.6	- 26.6%
Downers Grove	94.2%	93.2%	- 1.1%	93.8%	92.9%	- 1.0%	323	255	- 21.1%	4.2	3.3	- 23.2%
Elk Grove Village	93.2%	95.5%	+ 2.4%	94.1%	94.8%	+ 0.7%	90	85	- 5.6%	2.3	2.0	- 12.7%
Elmhurst	94.6%	94.9%	+ 0.3%	94.2%	94.2%	+ 0.1%	277	261	- 5.8%	4.9	4.4	- 11.0%
Glen Ellyn	95.9%	91.6%	- 4.6%	94.9%	92.7%	- 2.4%	233	237	+ 1.7%	4.5	4.2	- 7.4%
Glendale Heights	95.6%	95.4%	- 0.3%	95.9%	95.7%	- 0.2%	55	47	- 14.5%	1.5	1.3	- 15.1%
Hanover Park	95.6%	95.8%	+ 0.2%	95.1%	95.8%	+ 0.7%	74	87	+ 17.6%	1.9	2.2	+ 17.8%
Hinsdale	90.2%	92.2%	+ 2.2%	89.6%	91.8%	+ 2.4%	243	224	- 7.8%	7.7	7.7	- 0.1%
Itasca	90.7%	97.1%	+ 7.1%	94.7%	95.4%	+ 0.7%	48	37	- 22.9%	4.7	3.2	- 32.8%
Lisle	95.5%	92.4%	- 3.3%	95.0%	93.7%	- 1.3%	105	127	+ 21.0%	2.6	3.3	+ 28.9%
Lombard	93.8%	95.9%	+ 2.3%	93.7%	94.7%	+ 1.0%	166	112	- 32.5%	2.4	1.6	- 33.7%
Naperville	95.2%	95.3%	+ 0.1%	95.1%	95.1%	+ 0.0%	726	688	- 5.2%	3.3	3.2	- 3.4%
Oak Brook	93.2%	90.3%	- 3.1%	93.9%	90.2%	- 3.9%	107	110	+ 2.8%	7.4	8.3	+ 12.5%
Oak Brook Terrace	0.0%	93.1%	--	0.0%	93.1%	--	7	9	+ 28.6%	2.4	4.5	+ 85.7%
Roselle and Keeneyville	98.9%	95.0%	- 4.0%	95.9%	96.7%	+ 0.8%	83	70	- 15.7%	2.8	2.1	- 25.5%
Schaumburg	95.2%	95.9%	+ 0.7%	95.3%	95.6%	+ 0.3%	218	191	- 12.4%	2.1	1.7	- 19.3%
St. Charles	93.8%	95.3%	+ 1.5%	94.1%	94.0%	- 0.1%	392	299	- 23.7%	4.9	3.6	- 27.3%
Villa Park	93.0%	95.6%	+ 2.8%	92.8%	95.4%	+ 2.7%	68	45	- 33.8%	2.3	1.6	- 31.3%
Warrenville	97.5%	96.8%	- 0.7%	97.2%	95.4%	- 1.8%	46	60	+ 30.4%	2.4	3.0	+ 23.4%
Wayne	90.8%	73.8%	- 18.8%	91.2%	82.9%	- 9.1%	43	31	- 27.9%	10.1	10.6	+ 5.6%
West Chicago	95.3%	95.5%	+ 0.2%	94.6%	95.5%	+ 1.0%	98	83	- 15.3%	3.2	3.1	- 0.6%
Westmont	95.4%	92.3%	- 3.2%	92.9%	93.9%	+ 1.1%	96	89	- 7.3%	3.6	3.3	- 7.6%
Wheaton	94.3%	95.1%	+ 0.9%	94.1%	93.9%	- 0.2%	272	258	- 5.1%	3.8	3.4	- 11.6%
Willowbrook	91.0%	93.4%	+ 2.7%	89.7%	92.9%	+ 3.6%	78	73	- 6.4%	3.6	3.3	- 9.9%
Winfield	94.7%	96.5%	+ 1.9%	95.3%	95.9%	+ 0.6%	69	60	- 13.0%	4.1	2.7	- 32.9%
Wood Dale	92.5%	94.7%	+ 2.4%	91.4%	95.2%	+ 4.1%	60	54	- 10.0%	3.6	2.8	- 22.5%
Woodridge	97.3%	96.1%	- 1.2%	96.1%	96.0%	- 0.0%	85	98	+ 15.3%	2.4	2.7	+ 11.1%