

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



Lake County

+ 4.3%

+ 8.3%

- 5.5%

Year-Over-Year Change
New Listings

Year-Over-Year Change
Closed Sales

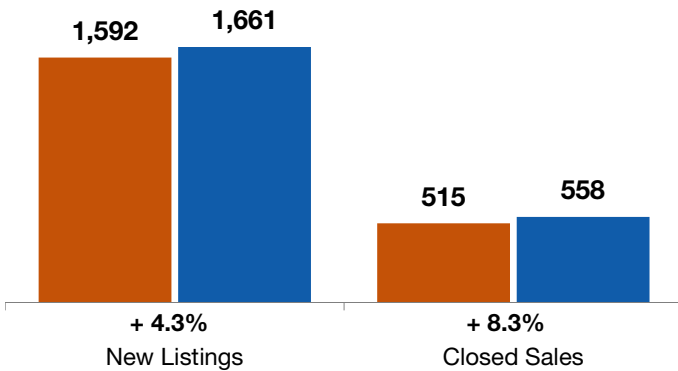
Year-Over-Year Change
Inventory

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,592	1,661	+ 4.3%	2,928	3,078	+ 5.1%
Closed Sales	515	558	+ 8.3%	970	1,128	+ 16.3%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$225,000	\$235,000	+ 4.4%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	93.3%	92.8%	- 0.5%
Market Time	113	137	+ 21.2%	114	131	+ 14.9%
Inventory of Homes for Sale	3,722	3,517	- 5.5%	--	--	--

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

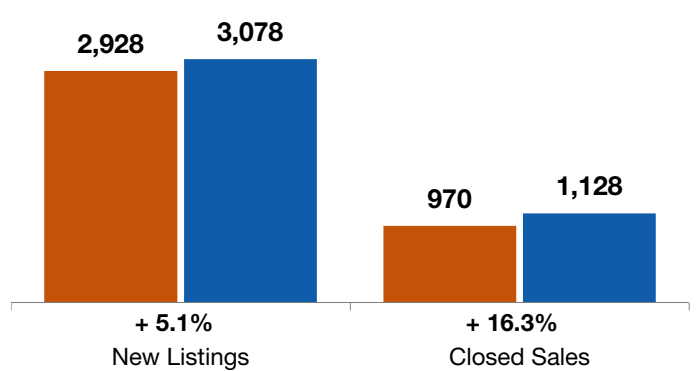
February

■ 2019 ■ 2020



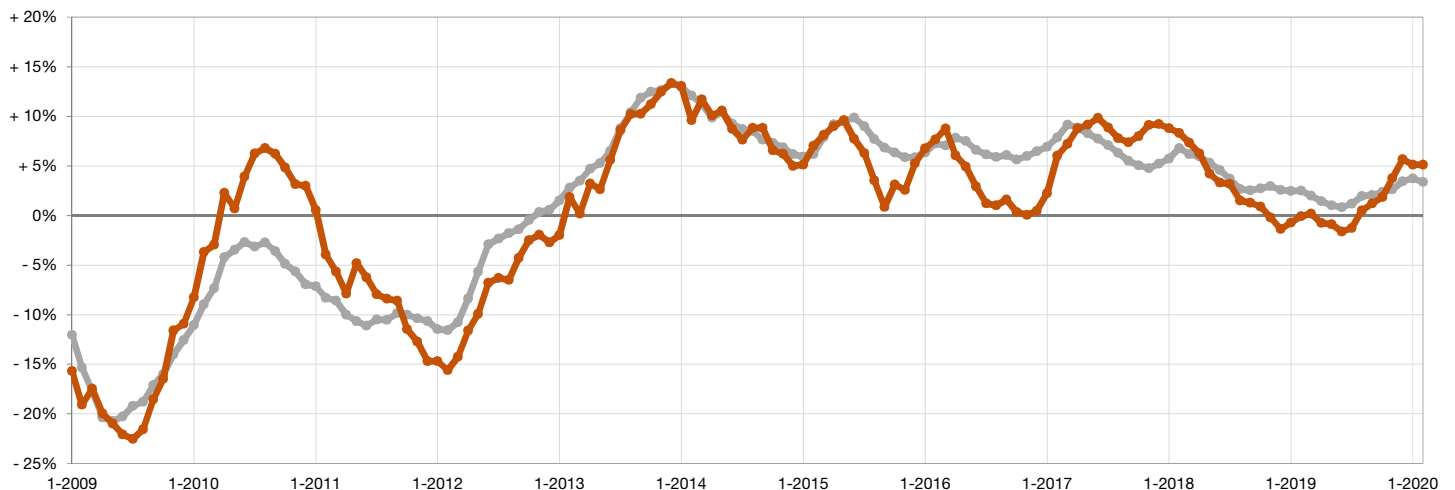
Year to Date

■ 2019 ■ 2020



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

All of MRED —
Lake 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	+ / -
Antioch	60	59	- 1.7%	92	118	+ 28.3%	14	22	+ 57.1%	34	40	+ 17.6%
Bannockburn	3	3	0.0%	3	3	0.0%	1	0	- 100.0%	2	1	- 50.0%
Barrington Area	132	145	+ 9.8%	258	305	+ 18.2%	44	46	+ 4.5%	73	91	+ 24.7%
Beach Park	14	18	+ 28.6%	24	34	+ 41.7%	10	7	- 30.0%	17	19	+ 11.8%
Buffalo Grove	107	124	+ 15.9%	194	229	+ 18.0%	30	56	+ 86.7%	66	94	+ 42.4%
Deerfield	79	63	- 20.3%	148	111	- 25.0%	10	16	+ 60.0%	26	35	+ 34.6%
Fox Lake	18	19	+ 5.6%	36	40	+ 11.1%	14	12	- 14.3%	22	23	+ 4.5%
Fox River Grove	9	11	+ 22.2%	15	23	+ 53.3%	0	2	--	2	8	+ 300.0%
Grayslake, Hainesville, Third Lake, Wildwood, Gages Lake	103	127	+ 23.3%	175	206	+ 17.7%	39	45	+ 15.4%	73	83	+ 13.7%
Gurnee	71	78	+ 9.9%	127	150	+ 18.1%	28	26	- 7.1%	53	58	+ 9.4%
Lake Zurich, Kildeer, Long Grove, Hawthorn Woods	149	157	+ 5.4%	292	295	+ 1.0%	38	42	+ 10.5%	69	69	0.0%
Highland Park	112	116	+ 3.6%	183	206	+ 12.6%	22	26	+ 18.2%	42	60	+ 42.9%
Highwood	3	12	+ 300.0%	5	16	+ 220.0%	2	1	- 50.0%	3	2	- 33.3%
Indian Creek and Vernon Hills	78	69	- 11.5%	125	133	+ 6.4%	20	21	+ 5.0%	35	46	+ 31.4%
Island Lake	17	21	+ 23.5%	49	41	- 16.3%	10	12	+ 20.0%	15	21	+ 40.0%
Lake Bluff	40	36	- 10.0%	58	59	+ 1.7%	8	8	0.0%	18	25	+ 38.9%
Lake Forest	90	86	- 4.4%	163	180	+ 10.4%	12	26	+ 116.7%	34	52	+ 52.9%
Lake Villa and Lindehurst	84	73	- 13.1%	164	130	- 20.7%	35	30	- 14.3%	59	58	- 1.7%
Lakemoor, Holiday Hills, Johnsburg, McHenry, McCullom Lake, Sunnyside, Ringwood	105	123	+ 17.1%	228	234	+ 2.6%	46	61	+ 32.6%	92	110	+ 19.6%
Libertyville and Green Oaks	79	100	+ 26.6%	165	207	+ 25.5%	22	25	+ 13.6%	47	51	+ 8.5%
Lincolnshire	44	31	- 29.5%	77	52	- 32.5%	7	5	- 28.6%	11	11	0.0%
Mettawa	1	0	- 100.0%	2	0	- 100.0%	0	0	--	0	0	--
Mundelein	67	77	+ 14.9%	117	139	+ 18.8%	21	22	+ 4.8%	40	41	+ 2.5%
North Chicago	11	7	- 36.4%	26	16	- 38.5%	4	4	0.0%	8	7	- 12.5%
Riverwoods	22	16	- 27.3%	31	27	- 12.9%	5	3	- 40.0%	7	4	- 42.9%
Round Lake	32	45	+ 40.6%	70	80	+ 14.3%	19	17	- 10.5%	29	41	+ 41.4%
Vernon Hills	74	68	- 8.1%	118	131	+ 11.0%	20	20	0.0%	35	45	+ 28.6%
Volo	39	23	- 41.0%	70	40	- 42.9%	15	17	+ 13.3%	21	35	+ 66.7%
Wadsworth and Old Mill Creek	21	26	+ 23.8%	35	40	+ 14.3%	9	4	- 55.6%	15	11	- 26.7%
Wauconda	34	45	+ 32.4%	78	68	- 12.8%	11	17	+ 54.5%	28	29	+ 3.6%
Waukegan and Park City	42	46	+ 9.5%	87	99	+ 13.8%	23	21	- 8.7%	49	52	+ 6.1%
Winthrop Harbor	6	19	+ 216.7%	16	20	+ 25.0%	5	7	+ 40.0%	7	9	+ 28.6%
Zion	48	34	- 29.2%	84	74	- 11.9%	14	24	+ 71.4%	32	43	+ 34.4%

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Median Sales Price

Days on Market Until Sale

	Median Sales Price			Days on Market Until Sale								
	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -	2-2019	2-2020	+ / -	YTD 2019	YTD 2020	+ / -
Antioch	\$235,478	\$212,750	- 9.7%	\$206,000	\$218,950	+ 6.3%	77	75	- 2.6%	119	83	- 30.8%
Bannockburn	\$620,000	\$0	- 100.0%	\$671,500	\$874,500	+ 30.2%	126	0	- 100.0%	376	231	- 38.6%
Barrington Area	\$428,500	\$417,500	- 2.6%	\$458,000	\$445,000	- 2.8%	231	220	- 4.6%	219	234	+ 6.9%
Beach Park	\$139,000	\$189,000	+ 36.0%	\$143,000	\$159,900	+ 11.8%	139	136	- 2.3%	99	99	- 0.3%
Buffalo Grove	\$228,700	\$267,000	+ 16.7%	\$230,000	\$261,500	+ 13.7%	90	86	- 4.7%	95	96	+ 1.1%
Deerfield	\$382,000	\$450,000	+ 17.8%	\$352,500	\$394,000	+ 11.8%	102	153	+ 49.7%	121	148	+ 22.7%
Fox Lake	\$140,000	\$121,904	- 12.9%	\$140,000	\$132,000	- 5.7%	58	82	+ 41.4%	64	94	+ 47.4%
Fox River Grove	\$0	\$185,500	--	\$127,300	\$202,875	+ 59.4%	0	29	--	76	63	- 16.4%
Grayslake, Hainesville, Third Lake, Wildwood, Gages Lake	\$184,000	\$175,500	- 4.6%	\$183,000	\$174,989	- 4.4%	110	121	+ 10.0%	103	118	+ 14.9%
Gurnee	\$237,500	\$222,500	- 6.3%	\$248,000	\$212,500	- 14.3%	99	122	+ 24.1%	114	106	- 7.3%
Lake Zurich, Kildeer, Long Grove, Hawthorn Woods	\$388,750	\$366,000	- 5.9%	\$395,000	\$400,000	+ 1.3%	118	163	+ 38.2%	120	163	+ 36.1%
Highland Park	\$527,500	\$486,250	- 7.8%	\$474,500	\$429,375	- 9.5%	183	204	+ 11.3%	172	224	+ 30.5%
Highwood	\$177,500	\$150,000	- 15.5%	\$155,000	\$182,500	+ 17.7%	58	254	+ 341.7%	47	253	+ 433.5%
Indian Creek and Vernon Hills	\$323,500	\$270,000	- 16.5%	\$317,250	\$244,000	- 23.1%	92	170	+ 83.9%	94	148	+ 58.2%
Island Lake	\$142,250	\$154,500	+ 8.6%	\$142,500	\$154,000	+ 8.1%	47	123	+ 164.3%	59	78	+ 30.7%
Lake Bluff	\$462,500	\$502,500	+ 8.6%	\$432,711	\$438,000	+ 1.2%	151	205	+ 36.2%	126	156	+ 24.4%
Lake Forest	\$652,361	\$772,450	+ 18.4%	\$764,500	\$708,750	- 7.3%	188	244	+ 30.0%	193	224	+ 16.2%
Lake Villa and Lindehurst	\$226,000	\$235,500	+ 4.2%	\$215,000	\$209,000	- 2.8%	113	110	- 2.5%	135	130	- 3.8%
Lakemoor, Holiday Hills, Johnsburg, McHenry, McCullom Lake, Sunnyside, Ringwood	\$171,000	\$175,000	+ 2.3%	\$168,000	\$177,000	+ 5.4%	77	95	+ 23.3%	85	111	+ 31.0%
Libertyville and Green Oaks	\$372,500	\$470,000	+ 26.2%	\$370,000	\$423,000	+ 14.3%	115	205	+ 77.9%	110	178	+ 62.1%
Lincolnshire	\$322,000	\$510,000	+ 58.4%	\$366,500	\$510,000	+ 39.2%	125	166	+ 32.0%	133	198	+ 49.3%
Mettawa	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Mundelein	\$195,000	\$233,250	+ 19.6%	\$203,000	\$236,000	+ 16.3%	55	99	+ 78.0%	57	87	+ 53.4%
North Chicago	\$109,000	\$71,500	- 34.4%	\$81,950	\$75,000	- 8.5%	12	115	+ 854.2%	41	87	+ 113.8%
Riverwoods	\$565,000	\$455,000	- 19.5%	\$565,000	\$517,500	- 8.4%	232	682	+ 194.0%	202	531	+ 163.2%
Round Lake	\$156,200	\$199,000	+ 27.4%	\$160,000	\$170,000	+ 6.3%	119	115	- 3.5%	106	97	- 8.5%
Vernon Hills	\$323,500	\$255,000	- 21.2%	\$317,250	\$240,000	- 24.3%	92	135	+ 46.5%	94	132	+ 41.4%
Volo	\$229,000	\$250,000	+ 9.2%	\$239,855	\$252,415	+ 5.2%	66	83	+ 25.7%	58	59	+ 1.5%
Wadsworth and Old Mill Creek	\$228,000	\$290,000	+ 27.2%	\$198,000	\$265,000	+ 33.8%	230	161	- 30.1%	164	94	- 42.4%
Wauconda	\$220,000	\$225,000	+ 2.3%	\$215,000	\$248,521	+ 15.6%	141	81	- 42.4%	127	82	- 35.8%
Waukegan and Park City	\$130,000	\$141,000	+ 8.5%	\$134,000	\$133,000	- 0.7%	44	80	+ 82.1%	59	74	+ 26.9%
Winthrop Harbor	\$162,000	\$164,000	+ 1.2%	\$162,000	\$164,000	+ 1.2%	61	97	+ 59.8%	54	84	+ 53.9%
Zion	\$142,500	\$119,500	- 16.1%	\$134,000	\$114,900	- 14.3%	73	138	+ 89.6%	72	123	+ 71.8%

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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	+ / -
Antioch	92.8%	94.1%	+ 1.4%	92.6%	93.0%	+ 0.5%	120	131	+ 9.2%	3.5	3.7	+ 5.8%
Bannockburn	89.9%	0.0%	- 100.0%	87.5%	83.3%	- 4.8%	15	8	- 46.7%	8.8	4.0	- 54.3%
Barrington Area	92.8%	90.4%	- 2.6%	91.9%	89.7%	- 2.4%	540	487	- 9.8%	9.7	8.0	- 17.7%
Beach Park	94.7%	96.0%	+ 1.4%	95.4%	97.7%	+ 2.4%	43	39	- 9.3%	2.6	2.3	- 13.7%
Buffalo Grove	91.7%	95.1%	+ 3.7%	93.0%	94.1%	+ 1.2%	186	171	- 8.1%	2.9	2.6	- 12.0%
Deerfield	95.0%	92.2%	- 3.0%	93.2%	91.7%	- 1.6%	167	128	- 23.4%	5.5	4.3	- 21.4%
Fox Lake	98.3%	93.9%	- 4.5%	96.3%	92.3%	- 4.1%	57	46	- 19.3%	2.6	2.1	- 21.7%
Fox River Grove	0.0%	97.4%	--	90.4%	92.9%	+ 2.8%	18	18	0.0%	2.4	2.3	- 4.3%
Grayslake, Hainesville, Third Lake, Wildwood, Gages Lake	93.0%	91.9%	- 1.2%	92.4%	92.2%	- 0.2%	211	211	0.0%	3.5	3.3	- 5.3%
Gurnee	94.5%	95.4%	+ 1.0%	93.8%	95.3%	+ 1.5%	135	134	- 0.7%	2.7	2.8	+ 4.0%
Lake Zurich, Kildeer, Long Grove, Hawthorn Woods	93.6%	93.8%	+ 0.2%	93.3%	93.0%	- 0.3%	373	345	- 7.5%	6.4	5.9	- 7.8%
Highland Park	94.6%	86.8%	- 8.3%	90.2%	89.3%	- 1.1%	282	287	+ 1.8%	6.6	6.3	- 4.8%
Highwood	93.1%	88.8%	- 4.6%	93.4%	91.1%	- 2.4%	18	11	- 38.9%	6.6	3.8	- 42.7%
Indian Creek and Vernon Hills	96.5%	96.0%	- 0.5%	94.9%	95.0%	+ 0.2%	136	143	+ 5.1%	4.0	3.9	- 2.4%
Island Lake	95.6%	94.6%	- 1.1%	94.4%	95.7%	+ 1.4%	42	32	- 23.8%	3.0	2.2	- 28.5%
Lake Bluff	87.9%	88.4%	+ 0.5%	88.2%	87.8%	- 0.4%	101	93	- 7.9%	7.0	5.6	- 20.7%
Lake Forest	88.1%	84.6%	- 4.0%	87.3%	83.9%	- 3.8%	320	303	- 5.3%	11.1	9.7	- 12.9%
Lake Villa and Lindehurst	94.7%	95.1%	+ 0.5%	93.3%	93.2%	- 0.1%	150	106	- 29.3%	3.0	2.0	- 33.6%
Lakemoor, Holiday Hills, Johnsburg, McHenry, McCullom Lake, Sunnyside, Ringwood	96.3%	94.4%	- 2.0%	94.5%	93.2%	- 1.4%	264	245	- 7.2%	3.0	2.6	- 11.8%
Libertyville and Green Oaks	93.5%	92.0%	- 1.6%	94.0%	91.8%	- 2.4%	229	220	- 3.9%	5.9	5.3	- 10.3%
Lincolnshire	90.5%	87.9%	- 2.9%	91.0%	90.1%	- 1.0%	75	84	+ 12.0%	7.0	7.6	+ 8.6%
Mettawa	0.0%	0.0%	--	0.0%	0.0%	--	9	11	+ 22.2%	9.0	11.0	+ 22.2%
Mundelein	95.9%	94.7%	- 1.2%	96.6%	93.6%	- 3.1%	105	118	+ 12.4%	2.5	2.7	+ 10.2%
North Chicago	91.9%	77.1%	- 16.1%	88.5%	86.9%	- 1.8%	18	14	- 22.2%	1.8	1.8	- 0.5%
Riverwoods	88.2%	79.3%	- 10.1%	85.1%	81.3%	- 4.4%	57	38	- 33.3%	14.0	7.2	- 48.4%
Round Lake	96.5%	94.7%	- 1.9%	95.5%	94.4%	- 1.1%	64	62	- 3.1%	2.1	2.0	- 3.6%
Vernon Hills	96.5%	96.0%	- 0.5%	94.9%	95.0%	+ 0.2%	130	138	+ 6.2%	3.9	3.8	- 1.9%
Volo	97.0%	99.1%	+ 2.2%	98.0%	97.9%	- 0.1%	43	45	+ 4.7%	3.1	2.6	- 16.2%
Wadsworth and Old Mill Creek	90.9%	95.4%	+ 4.9%	92.2%	94.5%	+ 2.4%	51	48	- 5.9%	5.4	4.3	- 21.2%
Wauconda	96.2%	95.9%	- 0.3%	94.8%	96.0%	+ 1.3%	73	80	+ 9.6%	3.0	3.5	+ 16.7%
Waukegan and Park City	96.4%	94.9%	- 1.5%	95.2%	93.8%	- 1.5%	110	105	- 4.5%	2.7	2.4	- 9.7%
Winthrop Harbor	88.6%	95.4%	+ 7.6%	90.7%	94.6%	+ 4.3%	28	32	+ 14.3%	3.0	3.5	+ 18.5%
Zion	94.3%	91.5%	- 3.0%	93.8%	93.1%	- 0.7%	98	87	- 11.2%	3.7	2.9	- 22.5%