

# Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



**+ 6.5%**

**+ 12.5%**

**- 7.7%**

Year-Over-Year Change  
New Listings

Year-Over-Year Change  
Closed Sales

Year-Over-Year Change  
Inventory

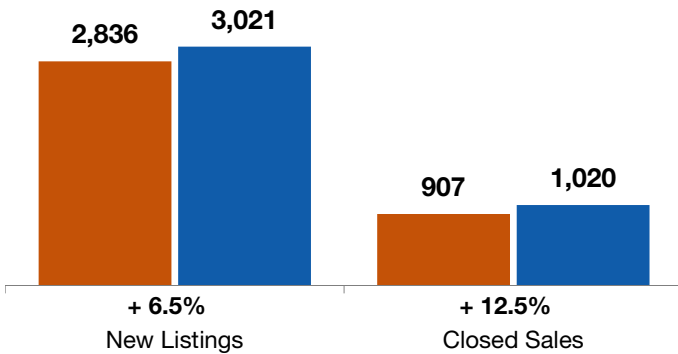
## North Cook

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,836	3,021	+ 6.5%	5,192	5,592	+ 7.7%
Closed Sales	907	1,020	+ 12.5%	1,728	2,039	+ 18.0%
Median Sales Price*	\$252,000	\$259,950	+ 3.2%	\$252,700	\$260,000	+ 2.9%
Percent of Original List Price Received*	93.9%	94.3%	+ 0.4%	93.9%	94.0%	+ 0.1%
Market Time	107	115	+ 7.5%	103	115	+ 11.7%
Inventory of Homes for Sale	5,687	5,247	- 7.7%	--	--	--

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

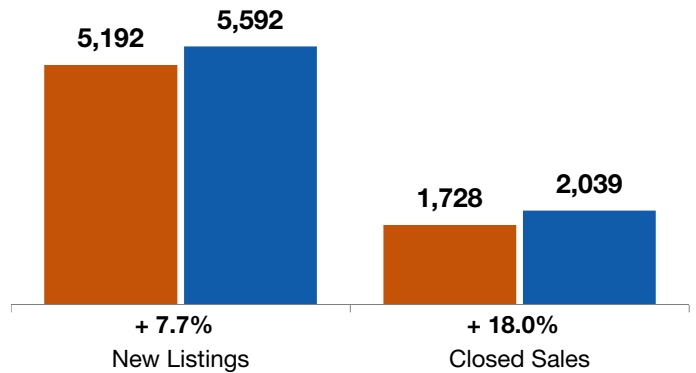
### February

■ 2019 ■ 2020



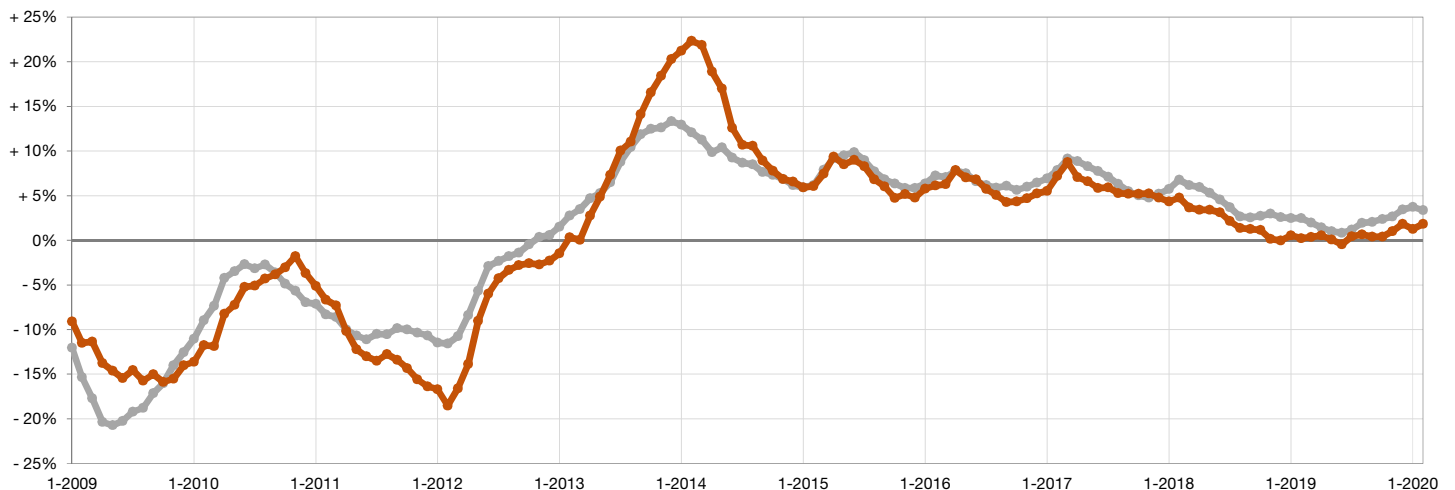
### Year to Date

■ 2019 ■ 2020



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

All of MRED —  
North Cook —



† 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	+ / -
Arlington Heights	195	232	+ 19.0%	391	413	+ 5.6%	59	71	+ 20.3%	118	126	+ 6.8%
Barrington Area	132	145	+ 9.8%	258	305	+ 18.2%	44	46	+ 4.5%	73	91	+ 24.7%
Buffalo Grove	107	124	+ 15.9%	194	229	+ 18.0%	30	56	+ 86.7%	66	94	+ 42.4%
Des Plaines	127	153	+ 20.5%	233	292	+ 25.3%	48	55	+ 14.6%	99	116	+ 17.2%
Elgin	172	191	+ 11.0%	334	380	+ 13.8%	74	76	+ 2.7%	136	172	+ 26.5%
Elk Grove Village	54	68	+ 25.9%	96	121	+ 26.0%	21	24	+ 14.3%	37	43	+ 16.2%
Evanston	148	175	+ 18.2%	281	324	+ 15.3%	38	62	+ 63.2%	78	110	+ 41.0%
Glencoe	36	35	- 2.8%	70	66	- 5.7%	7	5	- 28.6%	17	11	- 35.3%
Glenview and Golf	176	180	+ 2.3%	301	318	+ 5.6%	28	52	+ 85.7%	62	95	+ 53.2%
Hanover Park	48	66	+ 37.5%	94	114	+ 21.3%	31	25	- 19.4%	59	52	- 11.9%
Harwood Heights	12	14	+ 16.7%	23	22	- 4.3%	5	3	- 40.0%	5	7	+ 40.0%
Hoffman Estates	103	82	- 20.4%	202	164	- 18.8%	54	31	- 42.6%	93	75	- 19.4%
Inverness	28	42	+ 50.0%	55	67	+ 21.8%	9	5	- 44.4%	13	11	- 15.4%
Kenilworth	11	12	+ 9.1%	23	29	+ 26.1%	2	0	- 100.0%	3	0	- 100.0%
Lincolnwood	27	30	+ 11.1%	48	61	+ 27.1%	5	9	+ 80.0%	12	17	+ 41.7%
Morton Grove	55	55	0.0%	95	97	+ 2.1%	28	32	+ 14.3%	48	58	+ 20.8%
Mount Prospect	131	128	- 2.3%	216	212	- 1.9%	44	41	- 6.8%	78	84	+ 7.7%
Niles	53	64	+ 20.8%	95	123	+ 29.5%	13	25	+ 92.3%	24	48	+ 100.0%
Norridge	16	33	+ 106.3%	29	54	+ 86.2%	10	5	- 50.0%	14	12	- 14.3%
Northbrook	140	132	- 5.7%	245	243	- 0.8%	39	32	- 17.9%	64	63	- 1.6%
Northfield	23	24	+ 4.3%	42	49	+ 16.7%	3	9	+ 200.0%	8	20	+ 150.0%
Palatine	241	211	- 12.4%	436	380	- 12.8%	58	66	+ 13.8%	122	122	0.0%
Park Ridge	119	134	+ 12.6%	184	217	+ 17.9%	35	26	- 25.7%	65	61	- 6.2%
Prospect Heights	22	27	+ 22.7%	55	56	+ 1.8%	7	14	+ 100.0%	24	27	+ 12.5%
Rolling Meadows	50	55	+ 10.0%	83	95	+ 14.5%	12	23	+ 91.7%	25	41	+ 64.0%
Roselle and Keeneyville	45	52	+ 15.6%	85	86	+ 1.2%	13	16	+ 23.1%	23	38	+ 65.2%
Rosemont and Dundee	1	0	- 100.0%	1	0	- 100.0%	0	0	--	0	1	--
Schaumburg	152	146	- 3.9%	257	264	+ 2.7%	67	75	+ 11.9%	120	159	+ 32.5%
Schiller Park	19	15	- 21.1%	36	37	+ 2.8%	8	6	- 25.0%	14	14	0.0%
Skokie	110	112	+ 1.8%	192	201	+ 4.7%	38	40	+ 5.3%	72	75	+ 4.2%
Streamwood	58	74	+ 27.6%	108	144	+ 33.3%	31	35	+ 12.9%	68	75	+ 10.3%
Wheeling	50	56	+ 12.0%	105	117	+ 11.4%	16	21	+ 31.3%	33	48	+ 45.5%
Wilmette	103	98	- 4.9%	199	193	- 3.0%	22	20	- 9.1%	36	43	+ 19.4%
Winnetka	72	56	- 22.2%	126	119	- 5.6%	8	14	+ 75.0%	19	30	+ 57.9%

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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	+ / -
Arlington Heights	\$240,000	\$312,500	+ 30.2%	\$266,000	\$297,500	+ 11.8%	102	126	+ 23.0%	98	115	+ 17.6%
Barrington Area	\$428,500	\$417,500	- 2.6%	\$458,000	\$445,000	- 2.8%	231	220	- 4.6%	219	234	+ 6.9%
Buffalo Grove	\$228,700	\$267,000	+ 16.7%	\$230,000	\$261,500	+ 13.7%	90	86	- 4.7%	95	96	+ 1.1%
Des Plaines	\$194,500	\$210,000	+ 8.0%	\$205,000	\$222,250	+ 8.4%	100	106	+ 5.6%	103	97	- 6.6%
Elgin	\$209,000	\$185,500	- 11.2%	\$195,000	\$189,950	- 2.6%	82	92	+ 12.2%	87	90	+ 3.3%
Elk Grove Village	\$222,000	\$212,500	- 4.3%	\$232,000	\$216,000	- 6.9%	92	54	- 41.9%	99	56	- 43.8%
Evanston	\$325,000	\$328,500	+ 1.1%	\$281,500	\$322,500	+ 14.6%	80	102	+ 27.6%	87	96	+ 9.7%
Glencoe	\$745,000	\$665,000	- 10.7%	\$815,000	\$665,000	- 18.4%	63	345	+ 444.2%	137	222	+ 62.0%
Glenview and Golf	\$412,500	\$530,000	+ 28.5%	\$423,000	\$475,000	+ 12.3%	104	158	+ 51.7%	108	161	+ 48.6%
Hanover Park	\$212,000	\$213,400	+ 0.7%	\$212,000	\$209,250	- 1.3%	86	72	- 16.4%	71	77	+ 8.0%
Harwood Heights	\$252,000	\$273,700	+ 8.6%	\$252,000	\$285,000	+ 13.1%	48	130	+ 170.4%	48	144	+ 199.1%
Hoffman Estates	\$225,750	\$279,900	+ 24.0%	\$233,000	\$255,000	+ 9.4%	90	125	+ 39.0%	103	106	+ 2.7%
Inverness	\$700,000	\$521,000	- 25.6%	\$595,000	\$521,000	- 12.4%	165	452	+ 173.4%	177	326	+ 83.6%
Kenilworth	\$1,706,250	\$0	- 100.0%	\$1,400,000	\$0	- 100.0%	141	0	- 100.0%	182	0	- 100.0%
Lincolnwood	\$337,000	\$331,000	- 1.8%	\$321,000	\$331,000	+ 3.1%	85	150	+ 76.1%	96	139	+ 44.9%
Morton Grove	\$264,000	\$303,750	+ 15.1%	\$262,500	\$302,250	+ 15.1%	88	98	+ 11.9%	81	99	+ 21.7%
Mount Prospect	\$270,000	\$296,000	+ 9.6%	\$260,000	\$277,000	+ 6.5%	109	120	+ 10.0%	101	132	+ 31.4%
Niles	\$239,000	\$270,000	+ 13.0%	\$262,250	\$265,000	+ 1.0%	64	87	+ 35.6%	71	97	+ 37.0%
Norridge	\$364,750	\$275,201	- 24.6%	\$312,500	\$303,500	- 2.9%	142	88	- 38.3%	138	91	- 33.7%
Northbrook	\$369,000	\$439,000	+ 19.0%	\$398,750	\$400,000	+ 0.3%	162	137	- 15.2%	155	134	- 13.8%
Northfield	\$786,000	\$418,000	- 46.8%	\$670,000	\$459,000	- 31.5%	231	120	- 48.1%	175	132	- 24.8%
Palatine	\$227,500	\$227,000	- 0.2%	\$217,750	\$220,000	+ 1.0%	114	128	+ 12.9%	100	113	+ 12.7%
Park Ridge	\$350,000	\$299,950	- 14.3%	\$377,000	\$460,000	+ 22.0%	156	102	- 34.6%	136	141	+ 3.3%
Prospect Heights	\$250,000	\$188,050	- 24.8%	\$199,000	\$220,000	+ 10.6%	108	113	+ 5.4%	93	163	+ 75.0%
Rolling Meadows	\$177,500	\$205,000	+ 15.5%	\$185,000	\$177,000	- 4.3%	144	72	- 50.0%	114	93	- 18.3%
Roselle and Keeneyville	\$199,000	\$201,275	+ 1.1%	\$235,000	\$195,500	- 16.8%	81	123	+ 52.4%	103	100	- 3.0%
Rosemont and Dundee	\$0	\$0	--	\$0	\$407,000	--	0	0	--	0	7	--
Schaumburg	\$192,000	\$189,500	- 1.3%	\$192,500	\$192,000	- 0.3%	68	87	+ 27.8%	65	83	+ 28.1%
Schiller Park	\$109,850	\$208,000	+ 89.3%	\$160,250	\$130,500	- 18.6%	96	61	- 36.8%	78	68	- 12.9%
Skokie	\$291,385	\$266,988	- 8.4%	\$302,000	\$279,900	- 7.3%	81	101	+ 24.4%	85	105	+ 23.8%
Streamwood	\$188,000	\$195,000	+ 3.7%	\$185,000	\$178,500	- 3.5%	80	82	+ 2.4%	66	87	+ 31.7%
Wheeling	\$173,500	\$169,000	- 2.6%	\$185,000	\$185,250	+ 0.1%	83	95	+ 14.8%	84	108	+ 27.8%
Wilmette	\$465,000	\$613,500	+ 31.9%	\$541,250	\$525,000	- 3.0%	109	164	+ 50.9%	110	158	+ 43.0%
Winnetka	\$967,861	\$889,500	- 8.1%	\$880,000	\$939,500	+ 6.8%	246	142	- 42.2%	163	134	- 17.7%

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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	+ / -
Arlington Heights	93.8%	93.7%	- 0.2%	93.7%	94.1%	+ 0.4%	386	348	- 9.8%	3.7	3.2	- 13.5%
Barrington Area	92.8%	90.4%	- 2.6%	91.9%	89.7%	- 2.4%	540	487	- 9.8%	9.7	8.0	- 17.7%
Buffalo Grove	91.7%	95.1%	+ 3.7%	93.0%	94.1%	+ 1.2%	186	171	- 8.1%	2.9	2.6	- 12.0%
Des Plaines	93.4%	92.8%	- 0.7%	94.2%	93.0%	- 1.3%	208	212	+ 1.9%	2.3	2.3	+ 2.6%
Elgin	95.6%	94.7%	- 0.9%	95.2%	95.2%	- 0.0%	382	374	- 2.1%	3.1	2.7	- 11.1%
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%
Evanston	94.9%	93.4%	- 1.6%	94.1%	93.1%	- 1.0%	264	328	+ 24.2%	3.2	3.8	+ 17.1%
Glencoe	91.7%	91.2%	- 0.5%	89.9%	89.6%	- 0.4%	90	81	- 10.0%	6.0	5.8	- 3.6%
Glenview and Golf	93.7%	94.6%	+ 1.0%	93.8%	93.3%	- 0.6%	368	302	- 17.9%	5.6	4.1	- 26.5%
Hanover Park	95.6%	95.8%	+ 0.2%	95.1%	95.8%	+ 0.7%	74	87	+ 17.6%	1.9	2.2	+ 17.8%
Harwood Heights	94.3%	91.1%	- 3.3%	94.3%	93.4%	- 0.9%	29	23	- 20.7%	3.7	2.7	- 27.0%
Hoffman Estates	95.0%	96.1%	+ 1.1%	95.2%	95.6%	+ 0.4%	198	128	- 35.4%	2.9	2.0	- 31.6%
Inverness	93.1%	92.5%	- 0.6%	89.0%	93.0%	+ 4.4%	99	90	- 9.1%	10.3	8.1	- 22.0%
Kenilworth	87.6%	0.0%	- 100.0%	84.0%	0.0%	- 100.0%	39	40	+ 2.6%	10.9	12.3	+ 13.1%
Lincolnwood	95.2%	93.5%	- 1.7%	91.1%	93.5%	+ 2.7%	61	61	0.0%	4.5	4.5	0.0%
Morton Grove	94.7%	94.1%	- 0.6%	94.3%	93.7%	- 0.6%	111	93	- 16.2%	3.4	2.8	- 19.9%
Mount Prospect	94.6%	97.1%	+ 2.6%	94.3%	98.7%	+ 4.6%	192	196	+ 2.1%	3.2	3.0	- 5.4%
Niles	94.0%	95.5%	+ 1.7%	93.4%	94.5%	+ 1.2%	106	94	- 11.3%	3.2	2.6	- 18.1%
Norridge	92.2%	92.9%	+ 0.8%	93.4%	93.1%	- 0.3%	29	42	+ 44.8%	2.1	2.6	+ 20.3%
Northbrook	90.1%	92.8%	+ 3.0%	90.7%	91.9%	+ 1.4%	288	285	- 1.0%	4.8	4.8	- 0.4%
Northfield	87.3%	91.2%	+ 4.5%	91.9%	91.1%	- 1.0%	57	55	- 3.5%	7.4	5.3	- 28.2%
Palatine	94.5%	96.1%	+ 1.7%	93.8%	94.5%	+ 0.7%	416	350	- 15.9%	4.1	3.2	- 21.2%
Park Ridge	95.1%	92.5%	- 2.7%	95.4%	92.8%	- 2.7%	191	188	- 1.6%	3.8	3.7	- 3.6%
Prospect Heights	89.9%	94.7%	+ 5.3%	92.3%	93.5%	+ 1.4%	66	69	+ 4.5%	3.8	3.7	- 2.4%
Rolling Meadows	93.5%	94.9%	+ 1.4%	93.2%	93.7%	+ 0.6%	89	81	- 9.0%	3.0	2.7	- 12.2%
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%
Rosemont and Dundee	0.0%	0.0%	--	0.0%	95.8%	--	7	2	- 71.4%	5.6	1.3	- 76.2%
Schaumburg	95.2%	95.9%	+ 0.7%	95.3%	95.6%	+ 0.3%	218	191	- 12.4%	2.1	1.7	- 19.3%
Schiller Park	91.5%	96.6%	+ 5.5%	92.9%	92.2%	- 0.7%	28	26	- 7.1%	2.8	2.2	- 23.8%
Skokie	93.5%	93.1%	- 0.4%	93.9%	92.7%	- 1.2%	212	182	- 14.2%	3.7	2.9	- 22.2%
Streamwood	94.5%	94.4%	- 0.1%	94.2%	94.6%	+ 0.4%	104	106	+ 1.9%	1.8	1.8	+ 1.3%
Wheeling	93.6%	93.5%	- 0.1%	93.7%	92.9%	- 0.9%	111	106	- 4.5%	3.0	2.6	- 14.3%
Wilmette	90.8%	93.6%	+ 3.2%	91.6%	93.4%	+ 1.9%	210	164	- 21.9%	6.1	4.2	- 30.8%
Winnetka	90.0%	92.9%	+ 3.2%	91.7%	91.5%	- 0.2%	155	129	- 16.8%	7.2	5.9	- 17.4%