

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



+ 8.8%

+ 3.2%

- 10.1%

Year-Over-Year Change
New Listings

Year-Over-Year Change
Closed Sales

Year-Over-Year Change
Inventory

South Cook

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,299	1,413	+ 8.8%	2,557	2,785	+ 8.9%
Closed Sales	558	576	+ 3.2%	1,156	1,156	0.0%
Median Sales Price*	\$150,500	\$173,700	+ 15.4%	\$150,000	\$166,600	+ 11.1%
Percent of Original List Price Received*	92.9%	93.9%	+ 1.1%	92.8%	93.7%	+ 1.0%
Market Time	100	92	- 8.0%	96	91	- 5.2%
Inventory of Homes for Sale	3,155	2,837	- 10.1%	--	--	--

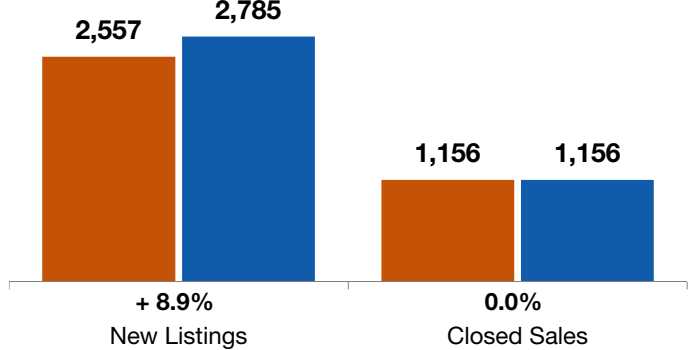
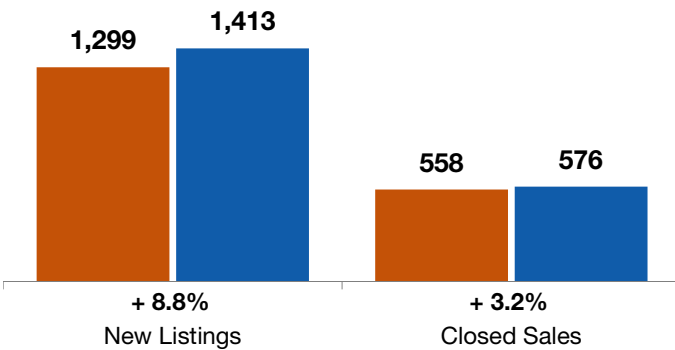
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2019 ■ 2020

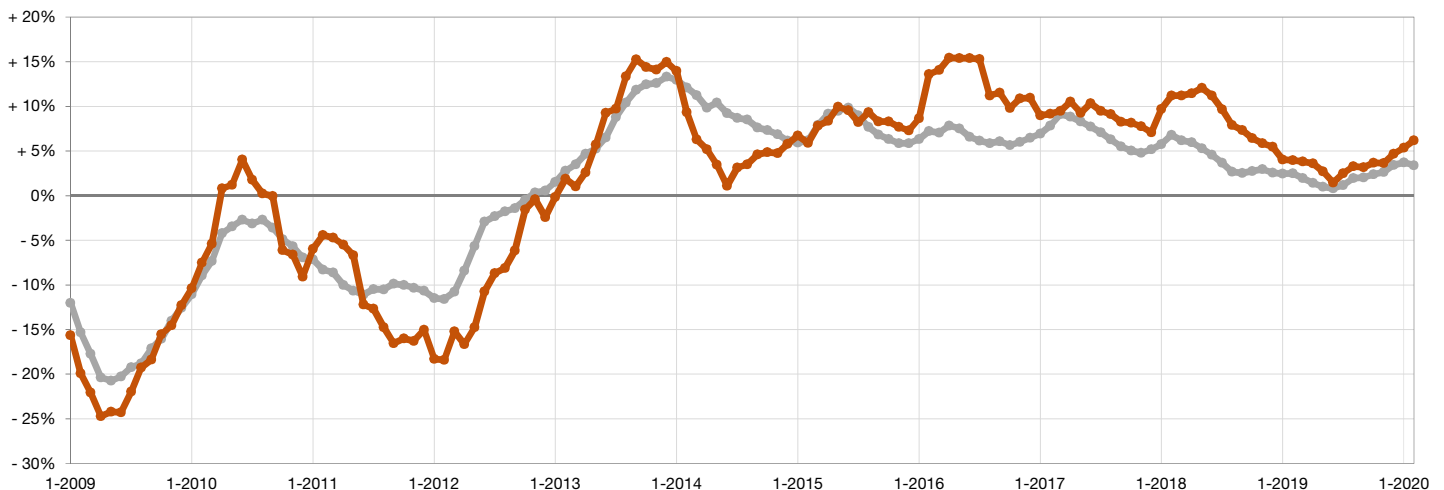
Year to Date

■ 2019 ■ 2020



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

All of MRED —
South 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	+ / -
Alsip	37	18	- 51.4%	65	41	- 36.9%	10	12	+ 20.0%	25	24	- 4.0%
Bedford Park	1	1	0.0%	2	2	0.0%	0	1	--	0	2	--
Blue Island	13	15	+ 15.4%	27	31	+ 14.8%	7	8	+ 14.3%	13	16	+ 23.1%
Bridgeview	20	20	0.0%	38	39	+ 2.6%	5	4	- 20.0%	17	11	- 35.3%
Burbank	43	35	- 18.6%	79	75	- 5.1%	11	15	+ 36.4%	28	37	+ 32.1%
Burnham	4	6	+ 50.0%	7	13	+ 85.7%	1	5	+ 400.0%	2	7	+ 250.0%
Burr Ridge	65	46	- 29.2%	105	90	- 14.3%	9	5	- 44.4%	17	18	+ 5.9%
Calumet City	43	60	+ 39.5%	94	110	+ 17.0%	28	18	- 35.7%	50	34	- 32.0%
Calumet Park	5	9	+ 80.0%	14	20	+ 42.9%	3	7	+ 133.3%	6	10	+ 66.7%
Chicago Heights	34	42	+ 23.5%	63	72	+ 14.3%	16	13	- 18.8%	39	34	- 12.8%
Chicago Ridge	13	23	+ 76.9%	33	34	+ 3.0%	7	4	- 42.9%	12	15	+ 25.0%
Country Club Hills	24	43	+ 79.2%	57	84	+ 47.4%	13	14	+ 7.7%	22	33	+ 50.0%
Crestwood	26	29	+ 11.5%	42	53	+ 26.2%	8	8	0.0%	19	24	+ 26.3%
Dixmoor	0	1	--	2	2	0.0%	1	0	- 100.0%	1	1	0.0%
Dolton	38	57	+ 50.0%	95	124	+ 30.5%	22	24	+ 9.1%	52	42	- 19.2%
East Hazel Crest	1	2	+ 100.0%	2	2	0.0%	0	1	--	1	1	0.0%
Evergreen Park	27	25	- 7.4%	62	58	- 6.5%	15	19	+ 26.7%	32	29	- 9.4%
Flossmoor	39	24	- 38.5%	67	45	- 32.8%	11	6	- 45.5%	28	20	- 28.6%
Ford Heights	0	0	--	0	1	--	0	0	--	0	0	--
Glenwood	24	10	- 58.3%	35	35	0.0%	9	12	+ 33.3%	19	24	+ 26.3%
Harvey	31	33	+ 6.5%	44	51	+ 15.9%	7	6	- 14.3%	16	13	- 18.8%
Hometown	8	6	- 25.0%	14	12	- 14.3%	3	4	+ 33.3%	9	5	- 44.4%
Homewood	26	44	+ 69.2%	70	88	+ 25.7%	18	18	0.0%	39	36	- 7.7%
Justice	7	16	+ 128.6%	22	30	+ 36.4%	4	4	0.0%	12	11	- 8.3%
Lansing	40	35	- 12.5%	88	69	- 21.6%	26	27	+ 3.8%	58	47	- 19.0%
Lemont	59	52	- 11.9%	97	110	+ 13.4%	14	22	+ 57.1%	26	31	+ 19.2%
Lynwood	10	14	+ 40.0%	29	24	- 17.2%	7	4	- 42.9%	20	14	- 30.0%
Markham	18	19	+ 5.6%	38	40	+ 5.3%	9	6	- 33.3%	15	19	+ 26.7%
Matteson	41	29	- 29.3%	86	66	- 23.3%	18	20	+ 11.1%	30	43	+ 43.3%
Merrionette Park	5	3	- 40.0%	6	6	0.0%	1	3	+ 200.0%	3	4	+ 33.3%
Midlothian	23	17	- 26.1%	51	37	- 27.5%	18	4	- 77.8%	28	14	- 50.0%
Oak Lawn	99	113	+ 14.1%	199	232	+ 16.6%	43	46	+ 7.0%	92	95	+ 3.3%
Orland Hills	8	10	+ 25.0%	14	22	+ 57.1%	1	5	+ 400.0%	8	8	0.0%
Orland Park	123	157	+ 27.6%	252	291	+ 15.5%	44	54	+ 22.7%	97	108	+ 11.3%
Palos Heights	24	43	+ 79.2%	54	64	+ 18.5%	10	16	+ 60.0%	19	26	+ 36.8%
Palos Hills	39	39	0.0%	61	72	+ 18.0%	17	17	0.0%	30	28	- 6.7%
Palos Park	30	35	+ 16.7%	47	60	+ 27.7%	8	14	+ 75.0%	12	23	+ 91.7%
Phoenix	1	1	0.0%	3	2	- 33.3%	2	0	- 100.0%	2	0	- 100.0%
Posen	5	7	+ 40.0%	10	13	+ 30.0%	5	2	- 60.0%	8	7	- 12.5%
Richton Park	15	18	+ 20.0%	38	42	+ 10.5%	11	10	- 9.1%	21	23	+ 9.5%
Riverdale	18	23	+ 27.8%	34	43	+ 26.5%	8	4	- 50.0%	16	11	- 31.3%
Robbins	4	2	- 50.0%	7	4	- 42.9%	2	2	0.0%	4	3	- 25.0%
Sauk Village	9	15	+ 66.7%	23	26	+ 13.0%	10	4	- 60.0%	17	14	- 17.6%
South Chicago Heights	8	5	- 37.5%	10	8	- 20.0%	2	3	+ 50.0%	3	5	+ 66.7%
South Holland	35	42	+ 20.0%	72	102	+ 41.7%	19	18	- 5.3%	45	35	- 22.2%
Summit	3	4	+ 33.3%	9	19	+ 111.1%	6	0	- 100.0%	8	1	- 87.5%
Thornton	3	2	- 33.3%	6	7	+ 16.7%	2	2	0.0%	5	4	- 20.0%
Tinley Park	124	119	- 4.0%	215	236	+ 9.8%	51	73	+ 43.1%	95	120	+ 26.3%
Willow Springs	13	20	+ 53.8%	29	37	+ 27.6%	5	7	+ 40.0%	13	11	- 15.4%
Worth	10	22	+ 120.0%	36	39	+ 8.3%	11	5	- 54.5%	21	15	- 28.6%

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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	+ / -
Alsip	\$143,750	\$162,869	+ 13.3%	\$145,000	\$177,500	+ 22.4%	89	75	- 16.0%	64	85	+ 32.3%
Bedford Park	\$0	\$340,000	--	\$0	\$254,000	--	0	56	--	0	32	--
Blue Island	\$166,000	\$147,050	- 11.4%	\$123,000	\$155,000	+ 26.0%	110	77	- 29.7%	80	61	- 23.2%
Bridgeview	\$211,050	\$218,000	+ 3.3%	\$198,500	\$220,000	+ 10.8%	88	93	+ 4.6%	68	76	+ 11.2%
Burbank	\$195,000	\$247,000	+ 26.7%	\$213,500	\$228,000	+ 6.8%	84	126	+ 49.5%	92	95	+ 3.4%
Burnham	\$51,000	\$51,500	+ 1.0%	\$56,250	\$70,000	+ 24.4%	36	74	+ 104.4%	28	103	+ 267.9%
Burr Ridge	\$630,000	\$725,000	+ 15.1%	\$595,000	\$552,500	- 7.1%	180	127	- 29.3%	185	177	- 4.4%
Calumet City	\$70,500	\$62,250	- 11.7%	\$85,750	\$68,250	- 20.4%	138	86	- 38.0%	113	109	- 3.5%
Calumet Park	\$99,900	\$130,000	+ 30.1%	\$81,450	\$113,000	+ 38.7%	66	43	- 35.0%	72	43	- 39.9%
Chicago Heights	\$94,550	\$151,500	+ 60.2%	\$103,000	\$109,351	+ 6.2%	46	88	+ 91.6%	72	67	- 7.1%
Chicago Ridge	\$94,000	\$162,500	+ 72.9%	\$133,500	\$110,000	- 17.6%	43	104	+ 141.5%	49	76	+ 55.0%
Country Club Hills	\$129,900	\$90,750	- 30.1%	\$126,133	\$94,000	- 25.5%	64	109	+ 69.0%	68	100	+ 48.4%
Crestwood	\$93,500	\$121,450	+ 29.9%	\$98,500	\$121,750	+ 23.6%	91	95	+ 4.4%	76	58	- 23.2%
Dixmoor	\$72,500	\$0	- 100.0%	\$72,500	\$36,200	- 50.1%	1	0	- 100.0%	1	17	+ 1,600.0%
Dolton	\$108,250	\$80,500	- 25.6%	\$87,250	\$85,500	- 2.0%	116	118	+ 1.6%	90	96	+ 6.9%
East Hazel Crest	\$0	\$134,000	--	\$65,000	\$134,000	+ 106.2%	0	549	--	10	549	+ 5,390.0%
Evergreen Park	\$174,000	\$194,900	+ 12.0%	\$174,500	\$194,900	+ 11.7%	145	100	- 31.1%	102	97	- 4.8%
Flossmoor	\$265,000	\$209,500	- 20.9%	\$208,500	\$209,500	+ 0.5%	269	193	- 28.5%	232	132	- 43.0%
Ford Heights	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Glenwood	\$60,000	\$110,756	+ 84.6%	\$89,000	\$127,500	+ 43.3%	54	55	+ 2.2%	60	41	- 31.4%
Harvey	\$19,259	\$31,750	+ 64.9%	\$26,500	\$37,000	+ 39.6%	111	86	- 22.7%	116	97	- 16.5%
Hometown	\$118,000	\$152,053	+ 28.9%	\$129,900	\$161,500	+ 24.3%	51	46	- 9.7%	95	39	- 59.0%
Homewood	\$156,125	\$166,200	+ 6.5%	\$152,250	\$158,500	+ 4.1%	78	101	+ 29.5%	74	102	+ 37.3%
Justice	\$192,500	\$141,450	- 26.5%	\$183,400	\$188,000	+ 2.5%	79	135	+ 70.3%	72	193	+ 167.6%
Lansing	\$132,450	\$129,000	- 2.6%	\$119,750	\$119,900	+ 0.1%	77	53	- 30.8%	97	62	- 36.3%
Lemont	\$359,500	\$426,250	+ 18.6%	\$375,000	\$350,000	- 6.7%	141	122	- 14.0%	160	121	- 24.2%
Lynwood	\$93,900	\$98,250	+ 4.6%	\$175,000	\$139,750	- 20.1%	172	75	- 56.3%	101	53	- 48.2%
Markham	\$78,000	\$49,000	- 37.2%	\$65,000	\$63,000	- 3.1%	85	65	- 23.6%	104	113	+ 8.9%
Matteson	\$172,495	\$191,250	+ 10.9%	\$197,500	\$154,265	- 21.9%	122	107	- 12.1%	134	97	- 27.3%
Merrionette Park	\$195,000	\$165,000	- 15.4%	\$195,000	\$136,500	- 30.0%	97	79	- 18.2%	83	60	- 27.7%
Midlothian	\$154,450	\$196,250	+ 27.1%	\$145,000	\$137,293	- 5.3%	61	58	- 6.0%	62	64	+ 2.2%
Oak Lawn	\$175,000	\$177,950	+ 1.7%	\$156,875	\$178,500	+ 13.8%	101	91	- 9.2%	98	90	- 8.4%
Orland Hills	\$310,000	\$222,500	- 28.2%	\$239,850	\$216,250	- 9.8%	4	111	+ 2,670.0%	67	85	+ 27.7%
Orland Park	\$252,000	\$220,000	- 12.7%	\$256,000	\$248,750	- 2.8%	103	85	- 17.5%	80	104	+ 30.3%
Palos Heights	\$234,250	\$262,450	+ 12.0%	\$283,000	\$256,000	- 9.5%	94	88	- 6.2%	80	80	+ 0.3%
Palos Hills	\$162,000	\$222,500	+ 37.3%	\$152,500	\$170,000	+ 11.5%	90	78	- 12.5%	83	86	+ 3.5%
Palos Park	\$336,250	\$300,000	- 10.8%	\$351,000	\$275,000	- 21.7%	234	114	- 51.5%	212	115	- 46.0%
Phoenix	\$37,900	\$0	- 100.0%	\$37,900	\$0	- 100.0%	26	0	- 100.0%	26	0	- 100.0%
Posen	\$90,000	\$166,950	+ 85.5%	\$91,000	\$160,000	+ 75.8%	106	79	- 25.8%	86	85	- 1.1%
Richton Park	\$115,000	\$138,626	+ 20.5%	\$115,000	\$147,251	+ 28.0%	67	102	+ 51.1%	84	96	+ 14.8%
Riverdale	\$31,850	\$58,500	+ 83.7%	\$34,000	\$45,000	+ 32.4%	75	66	- 12.7%	83	148	+ 78.9%
Robbins	\$18,100	\$38,150	+ 110.8%	\$36,100	\$47,300	+ 31.0%	57	103	+ 82.3%	213	72	- 66.2%
Sauk Village	\$33,750	\$44,000	+ 30.4%	\$45,000	\$58,250	+ 29.4%	83	8	- 90.4%	78	41	- 47.7%
South Chicago Heights	\$97,450	\$132,000	+ 35.5%	\$87,550	\$132,000	+ 50.8%	42	33	- 20.6%	60	45	- 24.9%
South Holland	\$115,000	\$158,500	+ 37.8%	\$134,500	\$153,000	+ 13.8%	115	88	- 24.1%	93	70	- 25.1%
Summit	\$202,250	\$0	- 100.0%	\$185,750	\$145,000	- 21.9%	101	0	- 100.0%	80	7	- 91.2%
Thornton	\$86,200	\$117,450	+ 36.3%	\$84,900	\$123,250	+ 45.2%	93	39	- 58.4%	52	33	- 37.7%
Tinley Park	\$187,000	\$217,000	+ 16.0%	\$183,500	\$206,000	+ 12.3%	76	78	+ 3.5%	92	80	- 12.3%
Willow Springs	\$161,000	\$290,000	+ 80.1%	\$223,500	\$200,000	- 10.5%	87	173	+ 98.2%	115	141	+ 22.4%
Worth	\$157,500	\$136,000	- 13.7%	\$153,500	\$183,700	+ 19.7%	68	123	+ 80.7%	84	97	+ 14.8%

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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	+ / -
Alsip	93.8%	96.4%	+ 2.8%	93.3%	94.2%	+ 1.0%	64	44	- 31.3%	3.5	2.1	- 40.5%
Bedford Park	0.0%	97.4%	--	0.0%	98.2%	--	1	2	+ 100.0%	0.7	1.6	+ 124.0%
Blue Island	92.2%	96.7%	+ 4.9%	94.8%	96.7%	+ 2.0%	44	46	+ 4.5%	3.8	3.6	- 6.9%
Bridgeview	91.2%	97.8%	+ 7.3%	90.8%	94.7%	+ 4.3%	42	36	- 14.3%	3.9	2.8	- 30.1%
Burbank	96.5%	94.9%	- 1.6%	95.5%	94.7%	- 0.9%	91	65	- 28.6%	3.5	2.4	- 31.6%
Burnham	85.1%	84.6%	- 0.7%	95.7%	89.0%	- 7.0%	10	7	- 30.0%	3.2	2.3	- 30.2%
Burr Ridge	93.4%	91.4%	- 2.1%	91.6%	91.8%	+ 0.2%	151	142	- 6.0%	8.6	8.8	+ 1.8%
Calumet City	88.8%	89.1%	+ 0.3%	89.2%	91.6%	+ 2.7%	161	112	- 30.4%	5.3	3.7	- 31.4%
Calumet Park	97.2%	97.1%	- 0.2%	92.9%	94.8%	+ 2.1%	20	27	+ 35.0%	3.4	4.4	+ 29.5%
Chicago Heights	89.1%	94.4%	+ 6.0%	90.9%	93.1%	+ 2.4%	90	93	+ 3.3%	3.9	4.4	+ 12.4%
Chicago Ridge	93.3%	93.3%	+ 0.0%	94.8%	93.9%	- 1.0%	32	26	- 18.8%	2.5	2.2	- 10.7%
Country Club Hills	92.3%	91.2%	- 1.2%	88.7%	93.6%	+ 5.5%	79	89	+ 12.7%	4.3	5.0	+ 14.8%
Crestwood	93.4%	97.2%	+ 4.1%	94.2%	94.3%	+ 0.1%	43	34	- 20.9%	2.3	1.7	- 23.0%
Dixmoor	100.0%	0.0%	- 100.0%	100.0%	80.4%	- 19.6%	3	3	0.0%	2.1	2.4	+ 15.6%
Dolton	96.4%	88.0%	- 8.7%	93.8%	90.1%	- 3.9%	149	140	- 6.0%	5.7	5.2	- 7.8%
East Hazel Crest	0.0%	116.6%	--	81.4%	116.6%	+ 43.4%	5	2	- 60.0%	2.7	1.2	- 55.0%
Evergreen Park	93.3%	93.8%	+ 0.6%	94.6%	93.5%	- 1.2%	66	50	- 24.2%	2.7	2.1	- 21.6%
Flossmoor	93.3%	96.1%	+ 3.0%	91.2%	93.3%	+ 2.3%	84	69	- 17.9%	5.3	3.8	- 28.7%
Ford Heights	0.0%	0.0%	--	0.0%	0.0%	--	1	3	+ 200.0%	0.9	3.0	+ 250.0%
Glenwood	90.8%	97.2%	+ 7.0%	90.0%	96.8%	+ 7.6%	44	22	- 50.0%	4.7	1.8	- 61.3%
Harvey	80.1%	93.2%	+ 16.4%	84.6%	94.0%	+ 11.2%	77	63	- 18.2%	7.3	5.5	- 24.2%
Hometown	98.2%	97.2%	- 1.0%	97.1%	97.8%	+ 0.6%	14	10	- 28.6%	3.1	1.6	- 48.8%
Homewood	95.0%	94.6%	- 0.5%	91.3%	90.1%	- 1.3%	81	73	- 9.9%	2.7	2.4	- 9.4%
Justice	95.0%	92.1%	- 3.0%	94.9%	94.7%	- 0.2%	18	26	+ 44.4%	2.2	2.9	+ 33.6%
Lansing	92.9%	94.7%	+ 1.9%	92.5%	94.1%	+ 1.8%	107	87	- 18.7%	2.6	2.2	- 14.8%
Lemont	94.4%	95.3%	+ 1.0%	95.5%	92.3%	- 3.3%	149	133	- 10.7%	5.7	4.9	- 14.3%
Lynwood	94.4%	91.9%	- 2.6%	99.9%	93.4%	- 6.4%	54	52	- 3.7%	6.5	6.3	- 3.7%
Markham	76.2%	105.2%	+ 38.0%	79.4%	93.1%	+ 17.3%	50	45	- 10.0%	4.8	3.6	- 26.6%
Matteson	94.4%	90.3%	- 4.3%	95.8%	92.6%	- 3.4%	111	60	- 45.9%	4.9	2.3	- 52.7%
Merrionette Park	88.7%	87.9%	- 0.9%	92.7%	88.4%	- 4.6%	6	5	- 16.7%	3.2	2.1	- 33.4%
Midlothian	97.3%	95.2%	- 2.1%	95.5%	97.6%	+ 2.3%	50	41	- 18.0%	2.5	2.3	- 7.7%
Oak Lawn	92.5%	93.7%	+ 1.2%	93.2%	93.9%	+ 0.7%	196	215	+ 9.7%	2.5	2.7	+ 10.4%
Orland Hills	96.9%	96.6%	- 0.3%	90.8%	97.0%	+ 6.8%	11	19	+ 72.7%	1.5	2.9	+ 88.0%
Orland Park	95.3%	94.8%	- 0.5%	94.4%	94.1%	- 0.4%	253	271	+ 7.1%	2.7	3.2	+ 16.8%
Palos Heights	93.8%	96.1%	+ 2.4%	94.5%	95.7%	+ 1.3%	71	56	- 21.1%	3.5	2.4	- 31.8%
Palos Hills	91.9%	95.8%	+ 4.3%	91.1%	95.0%	+ 4.2%	66	52	- 21.2%	2.9	2.2	- 24.5%
Palos Park	89.0%	94.1%	+ 5.7%	90.9%	94.1%	+ 3.6%	68	54	- 20.6%	5.0	3.9	- 23.4%
Phoenix	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%	2	5	+ 150.0%	0.8	3.2	+ 281.8%
Posen	84.6%	99.1%	+ 17.2%	86.0%	99.2%	+ 15.3%	13	10	- 23.1%	3.0	2.2	- 26.8%
Richton Park	89.1%	89.0%	- 0.1%	90.4%	89.7%	- 0.8%	41	54	+ 31.7%	2.8	4.0	+ 43.0%
Riverdale	85.9%	88.8%	+ 3.4%	88.8%	86.9%	- 2.1%	63	59	- 6.3%	7.2	6.6	- 8.1%
Robbins	110.0%	76.6%	- 30.4%	105.0%	84.8%	- 19.2%	15	1	- 93.3%	6.6	0.3	- 95.1%
Sauk Village	88.3%	95.8%	+ 8.4%	89.7%	96.5%	+ 7.6%	38	29	- 23.7%	4.5	3.2	- 28.6%
South Chicago Heights	96.0%	86.5%	- 9.9%	90.6%	90.7%	+ 0.1%	10	9	- 10.0%	2.9	2.9	+ 0.8%
South Holland	91.0%	93.5%	+ 2.7%	94.2%	94.7%	+ 0.5%	102	113	+ 10.8%	3.9	4.7	+ 22.4%
Summit	99.6%	0.0%	- 100.0%	99.4%	111.5%	+ 12.2%	15	23	+ 53.3%	3.7	5.6	+ 52.7%
Thornton	98.8%	95.5%	- 3.4%	98.3%	97.3%	- 1.0%	8	10	+ 25.0%	2.7	2.9	+ 4.2%
Tinley Park	96.2%	95.4%	- 0.8%	94.5%	95.3%	+ 0.8%	208	179	- 13.9%	2.4	2.1	- 16.2%
Willow Springs	96.4%	91.6%	- 5.1%	91.7%	91.2%	- 0.6%	34	38	+ 11.8%	3.9	4.0	+ 2.9%
Worth	89.3%	82.0%	- 8.1%	88.8%	91.9%	+ 3.5%	41	32	- 22.0%	2.7	2.3	- 16.4%