

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



West Cook

+ 10.4%

+ 5.3%

- 8.9%

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	792	874	+ 10.4%	1,447	1,536	+ 6.2%
Closed Sales	265	279	+ 5.3%	542	575	+ 6.1%
Median Sales Price*	\$227,000	\$218,000	- 4.0%	\$219,900	\$219,000	- 0.4%
Percent of Original List Price Received*	93.3%	94.2%	+ 1.0%	93.8%	94.0%	+ 0.2%
Market Time	107	107	0.0%	93	101	+ 8.6%
Inventory of Homes for Sale	1,512	1,377	- 8.9%	--	--	--

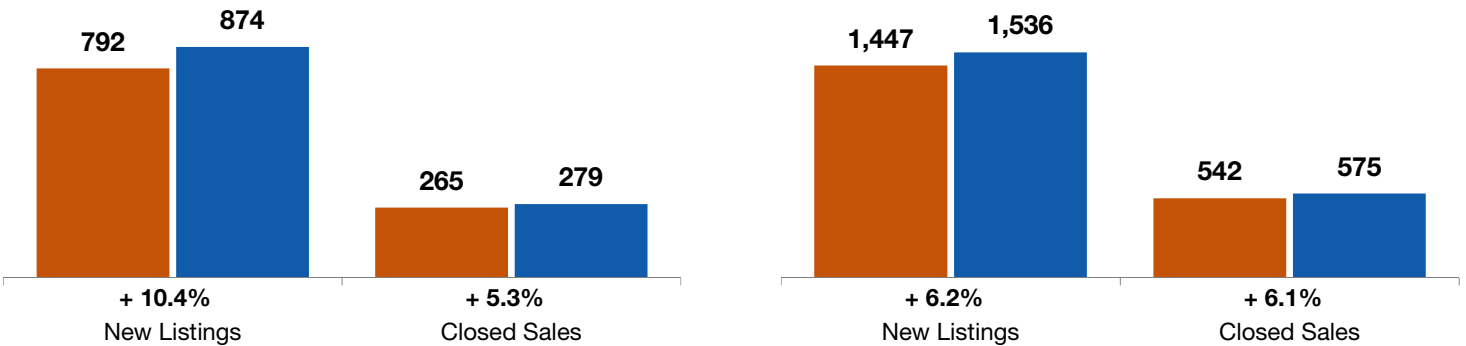
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2019 ■ 2020

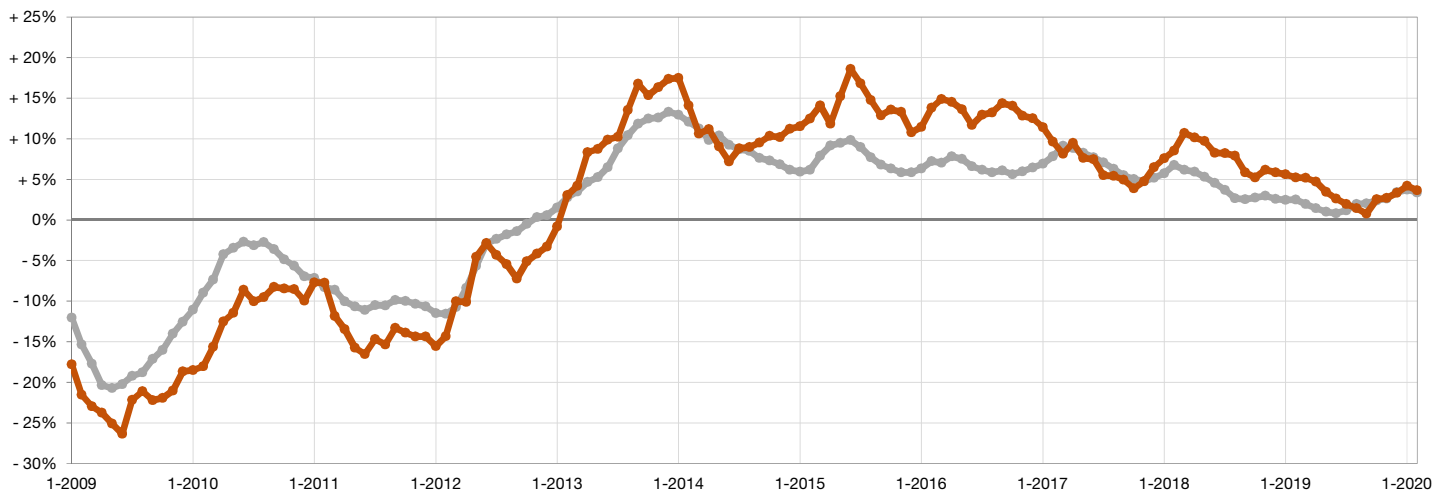
Year to Date

■ 2019 ■ 2020



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

All of MRED —
West 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	+ / -
Bellwood	25	30	+ 20.0%	47	59	+ 25.5%	11	16	+ 45.5%	28	32	+ 14.3%
Berkeley	6	6	0.0%	13	12	- 7.7%	3	4	+ 33.3%	5	7	+ 40.0%
Berwyn	72	69	- 4.2%	133	135	+ 1.5%	25	27	+ 8.0%	53	60	+ 13.2%
Brookfield	40	42	+ 5.0%	68	64	- 5.9%	12	15	+ 25.0%	29	28	- 3.4%
Cicero	47	29	- 38.3%	92	68	- 26.1%	22	13	- 40.9%	41	29	- 29.3%
Countryside	12	8	- 33.3%	19	22	+ 15.8%	6	2	- 66.7%	13	5	- 61.5%
Elmwood Park	47	62	+ 31.9%	88	109	+ 23.9%	11	13	+ 18.2%	32	26	- 18.8%
Forest Park	30	39	+ 30.0%	71	62	- 12.7%	14	17	+ 21.4%	26	28	+ 7.7%
Forest View	1	0	- 100.0%	2	0	- 100.0%	0	0	--	0	0	--
Franklin Park	21	18	- 14.3%	42	29	- 31.0%	16	9	- 43.8%	26	22	- 15.4%
Hillside	8	8	0.0%	18	17	- 5.6%	7	6	- 14.3%	14	10	- 28.6%
Hodgkins	1	0	- 100.0%	1	0	- 100.0%	0	1	--	0	1	--
Indian Head Park	13	7	- 46.2%	21	21	0.0%	5	3	- 40.0%	14	5	- 64.3%
La Grange	60	68	+ 13.3%	98	113	+ 15.3%	12	18	+ 50.0%	20	29	+ 45.0%
La Grange Park	25	39	+ 56.0%	41	63	+ 53.7%	6	10	+ 66.7%	15	13	- 13.3%
Maywood	28	38	+ 35.7%	69	73	+ 5.8%	9	13	+ 44.4%	27	31	+ 14.8%
McCook	0	0	--	0	0	--	0	0	--	0	0	--
Melrose Park	24	21	- 12.5%	40	37	- 7.5%	3	8	+ 166.7%	15	19	+ 26.7%
Northlake	9	14	+ 55.6%	20	27	+ 35.0%	8	8	0.0%	13	14	+ 7.7%
North Riverside	6	6	0.0%	9	14	+ 55.6%	2	2	0.0%	6	8	+ 33.3%
Oak Park	162	167	+ 3.1%	281	260	- 7.5%	40	47	+ 17.5%	62	97	+ 56.5%
River Forest	29	40	+ 37.9%	51	76	+ 49.0%	9	5	- 44.4%	21	17	- 19.0%
River Grove	12	19	+ 58.3%	21	32	+ 52.4%	4	8	+ 100.0%	9	13	+ 44.4%
Riverside	18	37	+ 105.6%	38	54	+ 42.1%	7	9	+ 28.6%	11	19	+ 72.7%
Stickney	6	11	+ 83.3%	19	20	+ 5.3%	5	3	- 40.0%	12	11	- 8.3%
Stone Park	0	0	--	2	1	- 50.0%	1	1	0.0%	2	5	+ 150.0%
Westchester	40	55	+ 37.5%	63	90	+ 42.9%	15	17	+ 13.3%	29	39	+ 34.5%
Western Springs	57	49	- 14.0%	92	94	+ 2.2%	13	9	- 30.8%	23	16	- 30.4%

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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	+ / -
Bellwood	\$159,000	\$161,250	+ 1.4%	\$165,000	\$159,950	- 3.1%	70	78	+ 11.4%	68	96	+ 41.0%
Berkeley	\$237,000	\$197,500	- 16.7%	\$225,000	\$200,000	- 11.1%	119	28	- 76.5%	110	50	- 54.3%
Berwyn	\$213,800	\$230,000	+ 7.6%	\$211,000	\$219,200	+ 3.9%	122	100	- 17.8%	105	107	+ 2.5%
Brookfield	\$204,500	\$230,000	+ 12.5%	\$205,500	\$235,500	+ 14.6%	66	134	+ 102.6%	91	122	+ 34.3%
Cicero	\$187,500	\$222,000	+ 18.4%	\$190,000	\$195,000	+ 2.6%	108	123	+ 14.4%	92	75	- 18.5%
Countryside	\$317,500	\$141,000	- 55.6%	\$290,000	\$115,000	- 60.3%	103	22	- 78.7%	74	36	- 50.8%
Elmwood Park	\$182,000	\$285,000	+ 56.6%	\$241,000	\$241,000	0.0%	96	121	+ 26.2%	78	138	+ 77.3%
Forest Park	\$307,950	\$241,000	- 21.7%	\$264,750	\$185,000	- 30.1%	79	123	+ 56.3%	67	97	+ 45.1%
Forest View	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Franklin Park	\$202,500	\$200,000	- 1.2%	\$216,500	\$201,000	- 7.2%	122	48	- 60.8%	97	45	- 53.1%
Hillside	\$179,000	\$195,000	+ 8.9%	\$184,000	\$182,500	- 0.8%	36	146	+ 301.0%	57	114	+ 100.0%
Hodgkins	\$0	\$187,000	--	\$0	\$187,000	--	0	230	--	0	230	--
Indian Head Park	\$255,000	\$213,500	- 16.3%	\$254,250	\$260,000	+ 2.3%	93	30	- 67.6%	67	39	- 41.4%
La Grange	\$691,000	\$260,000	- 62.4%	\$651,500	\$385,000	- 40.9%	170	87	- 48.8%	144	108	- 24.9%
La Grange Park	\$259,602	\$232,500	- 10.4%	\$252,503	\$235,000	- 6.9%	93	130	+ 39.6%	98	131	+ 34.3%
Maywood	\$125,000	\$179,400	+ 43.5%	\$145,000	\$132,600	- 8.6%	115	112	- 2.5%	96	97	+ 1.0%
McCook	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Melrose Park	\$105,000	\$174,500	+ 66.2%	\$160,900	\$195,000	+ 21.2%	52	79	+ 53.1%	69	90	+ 30.9%
Northlake	\$182,750	\$152,950	- 16.3%	\$183,000	\$173,275	- 5.3%	70	77	+ 10.6%	61	64	+ 4.7%
North Riverside	\$295,000	\$205,000	- 30.5%	\$287,000	\$209,500	- 27.0%	163	97	- 40.8%	120	85	- 29.4%
Oak Park	\$253,000	\$310,000	+ 22.5%	\$245,000	\$280,000	+ 14.3%	131	118	- 9.9%	120	109	- 9.3%
River Forest	\$291,000	\$385,000	+ 32.3%	\$525,000	\$555,000	+ 5.7%	138	117	- 14.9%	105	111	+ 6.4%
River Grove	\$265,950	\$94,500	- 64.5%	\$235,000	\$112,000	- 52.3%	61	147	+ 142.2%	102	124	+ 20.8%
Riverside	\$460,000	\$470,000	+ 2.2%	\$365,000	\$393,400	+ 7.8%	122	159	+ 30.2%	94	116	+ 23.3%
Stickney	\$219,900	\$290,000	+ 31.9%	\$218,450	\$252,000	+ 15.4%	75	61	- 19.1%	48	94	+ 95.7%
Stone Park	\$169,900	\$161,000	- 5.2%	\$167,450	\$161,000	- 3.9%	12	55	+ 358.3%	33	55	+ 69.2%
Westchester	\$240,000	\$238,000	- 0.8%	\$223,500	\$245,000	+ 9.6%	94	85	- 9.3%	107	84	- 21.1%
Western Springs	\$607,500	\$578,800	- 4.7%	\$607,500	\$571,900	- 5.9%	113	118	+ 3.7%	83	163	+ 95.7%

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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	+ / -
Bellwood	93.1%	96.7%	+ 3.9%	94.3%	96.5%	+ 2.4%	39	45	+ 15.4%	2.5	2.5	+ 1.6%
Berkeley	94.0%	97.7%	+ 3.9%	94.4%	96.9%	+ 2.6%	13	11	- 15.4%	2.3	2.1	- 5.8%
Berwyn	94.7%	93.6%	- 1.2%	94.2%	94.4%	+ 0.2%	136	126	- 7.4%	3.3	2.9	- 9.7%
Brookfield	89.0%	94.1%	+ 5.7%	91.1%	93.7%	+ 2.8%	56	49	- 12.5%	2.0	2.0	- 2.0%
Cicero	93.3%	105.9%	+ 13.5%	93.9%	99.9%	+ 6.4%	81	56	- 30.9%	3.2	2.3	- 28.8%
Countryside	95.2%	95.4%	+ 0.3%	95.9%	94.3%	- 1.6%	24	22	- 8.3%	3.4	3.6	+ 5.3%
Elmwood Park	91.4%	93.5%	+ 2.3%	92.6%	92.4%	- 0.2%	87	91	+ 4.6%	3.6	3.4	- 3.3%
Forest Park	93.1%	94.9%	+ 2.0%	93.7%	94.2%	+ 0.6%	71	55	- 22.5%	3.6	2.5	- 28.8%
Forest View	0.0%	0.0%	--	0.0%	0.0%	--	1	0	- 100.0%	0.8	0.0	- 100.0%
Franklin Park	92.8%	97.3%	+ 4.8%	93.2%	95.6%	+ 2.6%	43	33	- 23.3%	2.3	1.7	- 25.3%
Hillside	97.1%	95.8%	- 1.4%	94.7%	96.4%	+ 1.8%	18	14	- 22.2%	2.5	1.8	- 30.3%
Hodgkins	0.0%	94.0%	--	0.0%	94.0%	--	1	2	+ 100.0%	1.0	1.2	+ 20.0%
Indian Head Park	91.8%	97.1%	+ 5.8%	94.2%	92.9%	- 1.4%	17	21	+ 23.5%	2.3	3.0	+ 31.0%
La Grange	92.7%	91.1%	- 1.7%	93.4%	92.0%	- 1.6%	98	102	+ 4.1%	4.3	4.7	+ 8.0%
La Grange Park	90.8%	95.7%	+ 5.4%	91.8%	96.2%	+ 4.8%	38	54	+ 42.1%	2.7	3.7	+ 34.0%
Maywood	98.9%	91.5%	- 7.6%	100.2%	91.7%	- 8.6%	96	73	- 24.0%	4.5	3.2	- 29.5%
McCook	0.0%	0.0%	--	0.0%	0.0%	--	2	1	- 50.0%	2.0	0.5	- 75.0%
Melrose Park	93.9%	88.1%	- 6.2%	96.0%	91.2%	- 5.0%	41	36	- 12.2%	2.4	2.4	+ 2.2%
Northlake	92.6%	91.4%	- 1.3%	93.1%	93.3%	+ 0.2%	25	20	- 20.0%	2.3	2.0	- 12.7%
North Riverside	94.5%	90.2%	- 4.6%	95.3%	92.9%	- 2.6%	11	14	+ 27.3%	1.7	2.2	+ 28.9%
Oak Park	92.6%	92.8%	+ 0.2%	92.5%	93.2%	+ 0.8%	287	227	- 20.9%	4.2	3.3	- 21.7%
River Forest	94.2%	90.3%	- 4.1%	94.3%	91.6%	- 2.8%	75	73	- 2.7%	4.6	4.5	- 2.2%
River Grove	92.7%	87.4%	- 5.7%	90.5%	88.2%	- 2.5%	24	26	+ 8.3%	3.0	2.6	- 12.8%
Riverside	89.7%	92.0%	+ 2.6%	89.8%	92.3%	+ 2.8%	50	62	+ 24.0%	4.4	5.4	+ 23.1%
Stickney	94.8%	100.5%	+ 6.0%	96.8%	98.1%	+ 1.4%	17	22	+ 29.4%	2.0	3.2	+ 60.6%
Stone Park	106.3%	100.7%	- 5.2%	101.7%	93.6%	- 8.0%	10	5	- 50.0%	5.0	2.4	- 52.2%
Westchester	95.4%	95.9%	+ 0.6%	93.2%	94.8%	+ 1.7%	69	74	+ 7.2%	2.4	2.5	+ 5.1%
Western Springs	93.0%	91.4%	- 1.7%	93.2%	92.9%	- 0.4%	95	80	- 15.8%	5.3	3.6	- 31.0%