

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



Will County

+ 19.0%

+ 7.7%

- 2.2%

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	1,155	1,375	+ 19.0%	2,216	2,536	+ 14.4%
Closed Sales	533	574	+ 7.7%	987	1,076	+ 9.0%
Median Sales Price*	\$210,000	\$235,000	+ 11.9%	\$212,000	\$225,000	+ 6.1%
Percent of Original List Price Received*	95.5%	95.2%	- 0.3%	95.2%	95.3%	+ 0.1%
Market Time	95	103	+ 8.4%	89	100	+ 12.4%
Inventory of Homes for Sale	2,386	2,333	- 2.2%	--	--	--

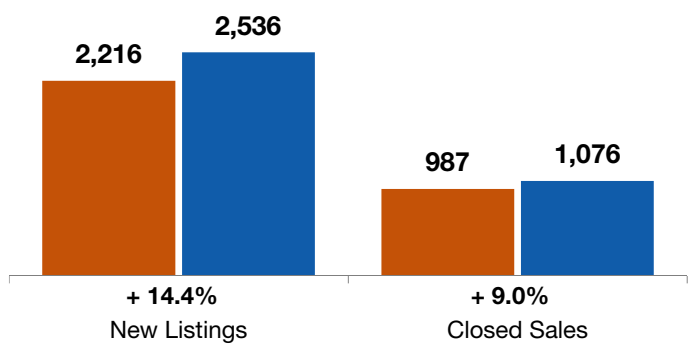
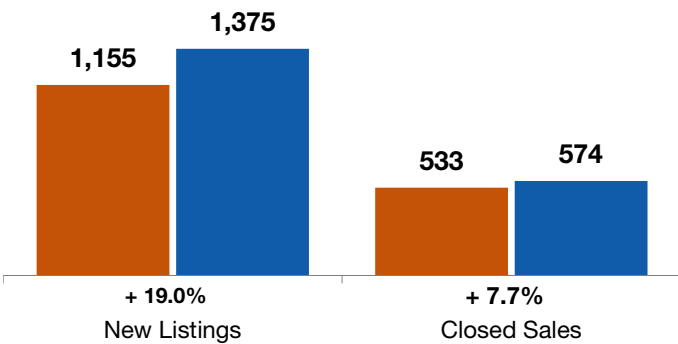
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2019 ■ 2020

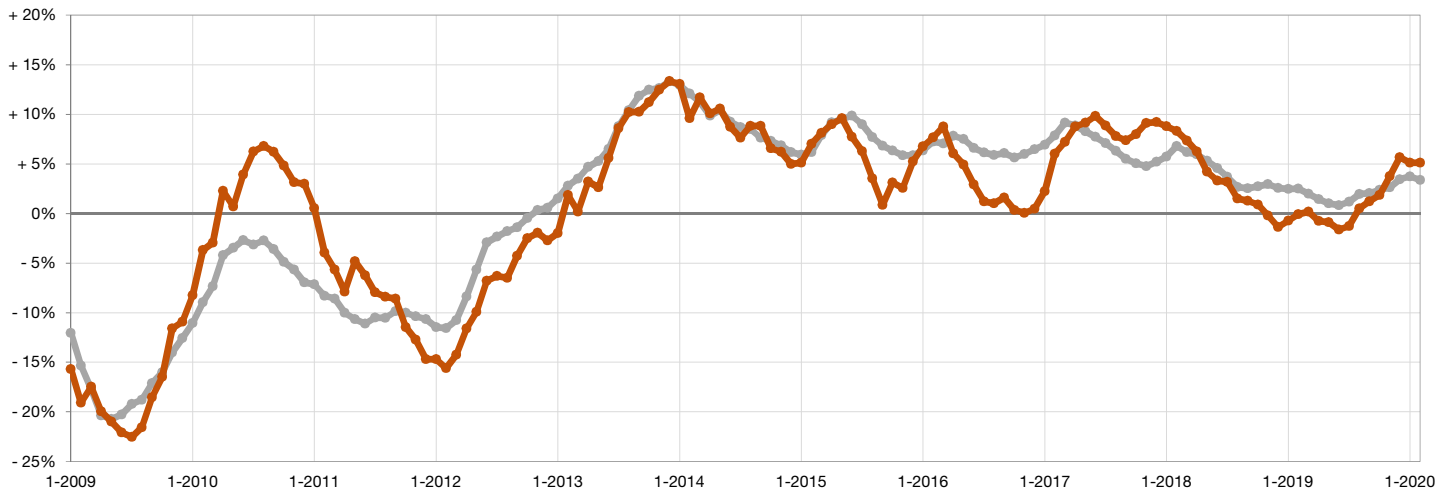
Year to Date

■ 2019 ■ 2020



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

All of MRED —
Will 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	+ / -
Beecher	13	15	+ 15.4%	23	25	+ 8.7%	6	3	- 50.0%	9	10	+ 11.1%
Bolingbrook	87	122	+ 40.2%	175	229	+ 30.9%	63	61	- 3.2%	122	103	- 15.6%
Braidwood	10	5	- 50.0%	17	19	+ 11.8%	2	8	+ 300.0%	8	9	+ 12.5%
Channahon	17	34	+ 100.0%	43	77	+ 79.1%	10	9	- 10.0%	23	19	- 17.4%
Crest Hill	30	25	- 16.7%	54	52	- 3.7%	16	8	- 50.0%	26	20	- 23.1%
Crete	27	23	- 14.8%	48	36	- 25.0%	13	12	- 7.7%	23	24	+ 4.3%
Coal City, Carbon Hill, Diamond	4	10	+ 150.0%	14	19	+ 35.7%	5	3	- 40.0%	10	10	0.0%
Elwood	6	5	- 16.7%	11	11	0.0%	3	7	+ 133.3%	7	9	+ 28.6%
Frankfort and Green Garden	59	72	+ 22.0%	110	137	+ 24.5%	18	23	+ 27.8%	39	45	+ 15.4%
Godley and Braceville	132	145	+ 9.8%	258	305	+ 18.2%	44	46	+ 4.5%	73	91	+ 24.7%
Joliet	144	165	+ 14.6%	324	338	+ 4.3%	106	109	+ 2.8%	194	205	+ 5.7%
Lockport and Homer Township	59	81	+ 37.3%	114	150	+ 31.6%	32	37	+ 15.6%	66	66	0.0%
Manhattan and Wilton Center	0	0	--	0	0	--	0	0	--	0	0	--
Minooka	21	27	+ 28.6%	48	43	- 10.4%	16	7	- 56.3%	30	15	- 50.0%
Mokena	40	37	- 7.5%	82	77	- 6.1%	17	20	+ 17.6%	32	36	+ 12.5%
Monee	12	19	+ 58.3%	38	35	- 7.9%	12	10	- 16.7%	24	16	- 33.3%
Naperville	407	455	+ 11.8%	739	763	+ 3.2%	117	123	+ 5.1%	219	248	+ 13.2%
New Lenox	64	67	+ 4.7%	121	153	+ 26.4%	25	27	+ 8.0%	46	48	+ 4.3%
Park Forest	45	47	+ 4.4%	89	102	+ 14.6%	28	24	- 14.3%	49	40	- 18.4%
Peotone	4	7	+ 75.0%	10	13	+ 30.0%	2	4	+ 100.0%	7	8	+ 14.3%
Plainfield	186	219	+ 17.7%	347	438	+ 26.2%	84	95	+ 13.1%	148	185	+ 25.0%
Rockdale	0	1	--	2	1	- 50.0%	1	1	0.0%	1	1	0.0%
Romeoville	86	76	- 11.6%	155	130	- 16.1%	32	27	- 15.6%	56	56	0.0%
Sauk Village	9	15	+ 66.7%	23	26	+ 13.0%	10	4	- 60.0%	17	14	- 17.6%
Shorewood	50	67	+ 34.0%	82	104	+ 26.8%	17	22	+ 29.4%	25	45	+ 80.0%
Steger	10	12	+ 20.0%	16	25	+ 56.3%	10	5	- 50.0%	16	20	+ 25.0%
Symerton	0	0	--	0	0	--	0	0	--	0	0	--
University Park	11	13	+ 18.2%	18	20	+ 11.1%	7	6	- 14.3%	11	10	- 9.1%
Wilmington	13	16	+ 23.1%	27	29	+ 7.4%	4	7	+ 75.0%	11	19	+ 72.7%
Woodridge	47	69	+ 46.8%	90	118	+ 31.1%	21	32	+ 52.4%	35	54	+ 54.3%
Tinley Park	124	119	- 4.0%	215	236	+ 9.8%	51	73	+ 43.1%	95	120	+ 26.3%

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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	+ / -
Beecher	\$166,500	\$189,000	+ 13.5%	\$176,000	\$187,500	+ 6.5%	88	34	- 61.7%	90	79	- 12.7%
Bolingbrook	\$203,500	\$238,000	+ 17.0%	\$200,000	\$237,500	+ 18.8%	81	99	+ 22.2%	72	101	+ 41.2%
Braidwood	\$148,125	\$177,750	+ 20.0%	\$134,950	\$193,000	+ 43.0%	74	87	+ 17.9%	109	94	- 14.5%
Channahon	\$235,000	\$257,000	+ 9.4%	\$247,000	\$243,500	- 1.4%	128	88	- 31.1%	145	122	- 15.9%
Crest Hill	\$153,000	\$205,700	+ 34.4%	\$153,000	\$183,000	+ 19.6%	87	107	+ 22.6%	86	85	- 0.2%
Crete	\$145,000	\$147,400	+ 1.7%	\$163,000	\$166,950	+ 2.4%	123	123	+ 0.0%	116	121	+ 4.3%
Coal City, Carbon Hill, Diamond	\$178,000	\$135,000	- 24.2%	\$191,650	\$168,500	- 12.1%	464	52	- 88.7%	319	67	- 79.2%
Elwood	\$185,000	\$193,000	+ 4.3%	\$185,000	\$193,000	+ 4.3%	38	104	+ 176.1%	52	101	+ 94.0%
Frankfort and Green Garden	\$329,250	\$380,000	+ 15.4%	\$335,000	\$317,500	- 5.2%	131	148	+ 13.4%	117	113	- 3.3%
Godley and Braceville	\$428,500	\$417,500	- 2.6%	\$458,000	\$445,000	- 2.8%	231	220	- 4.6%	219	234	+ 6.9%
Joliet	\$160,000	\$172,000	+ 7.5%	\$164,000	\$167,500	+ 2.1%	72	75	+ 3.7%	70	71	+ 0.8%
Lockport and Homer Township	\$288,500	\$230,000	- 20.3%	\$230,000	\$212,000	- 7.8%	97	69	- 28.9%	76	67	- 11.9%
Manhattan and Wilton Center	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Minooka	\$217,950	\$233,500	+ 7.1%	\$217,950	\$250,000	+ 14.7%	44	96	+ 121.0%	40	96	+ 142.6%
Mokena	\$194,900	\$268,950	+ 38.0%	\$202,000	\$266,500	+ 31.9%	62	154	+ 146.8%	69	140	+ 102.0%
Monee	\$188,750	\$181,500	- 3.8%	\$185,000	\$185,000	0.0%	134	151	+ 12.1%	124	220	+ 77.4%
Naperville	\$335,000	\$385,000	+ 14.9%	\$355,000	\$380,000	+ 7.0%	132	120	- 8.9%	126	112	- 11.1%
New Lenox	\$266,500	\$280,000	+ 5.1%	\$282,500	\$292,750	+ 3.6%	49	73	+ 49.4%	57	85	+ 50.5%
Park Forest	\$65,750	\$57,500	- 12.5%	\$65,000	\$56,000	- 13.8%	105	85	- 19.6%	118	94	- 20.7%
Peotone	\$253,500	\$185,250	- 26.9%	\$190,000	\$204,000	+ 7.4%	170	70	- 58.8%	123	75	- 39.0%
Plainfield	\$245,500	\$256,000	+ 4.3%	\$247,750	\$255,000	+ 2.9%	91	104	+ 14.9%	86	100	+ 17.0%
Rockdale	\$160,000	\$20,000	- 87.5%	\$160,000	\$20,000	- 87.5%	109	15	- 86.2%	109	15	- 86.2%
Romeoville	\$193,000	\$180,000	- 6.7%	\$188,500	\$196,500	+ 4.2%	80	81	+ 0.8%	72	96	+ 33.3%
Sauk Village	\$33,750	\$44,000	+ 30.4%	\$45,000	\$58,250	+ 29.4%	83	8	- 90.4%	78	41	- 47.7%
Shorewood	\$290,000	\$258,500	- 10.9%	\$277,000	\$269,000	- 2.9%	84	107	+ 26.7%	98	102	+ 3.9%
Steger	\$87,100	\$128,750	+ 47.8%	\$83,650	\$115,500	+ 38.1%	81	60	- 25.3%	62	79	+ 27.6%
Symerton	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
University Park	\$98,000	\$127,450	+ 30.1%	\$98,000	\$120,700	+ 23.2%	47	105	+ 123.0%	69	101	+ 46.9%
Wilmington	\$118,000	\$235,000	+ 99.2%	\$130,000	\$169,900	+ 30.7%	113	135	+ 19.2%	92	122	+ 32.9%
Woodridge	\$267,000	\$266,250	- 0.3%	\$265,000	\$270,000	+ 1.9%	50	87	+ 72.7%	50	89	+ 77.7%
Tinley Park	\$187,000	\$217,000	+ 16.0%	\$183,500	\$206,000	+ 12.3%	76	78	+ 3.5%	92	80	- 12.3%

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Pct. Of Original Price Received

Inventory

Months Supply

	Pct. Of Original Price Received			YTD			Inventory			Months Supply		
	2-2019	2-2020	+ / -	2019	2020	+ / -	2-2019	2-2020	+ / -	2-2019	2-2020	+ / -
Beecher	94.2%	97.5%	+ 3.5%	94.1%	95.1%	+ 1.1%	32	24	- 25.0%	3.9	2.9	- 27.2%
Bolingbrook	96.2%	96.7%	+ 0.5%	96.1%	97.6%	+ 1.6%	158	158	0.0%	1.8	1.8	+ 1.8%
Braidwood	90.9%	90.0%	- 0.9%	92.4%	91.1%	- 1.4%	27	22	- 18.5%	3.8	2.8	- 26.2%
Channahon	98.1%	92.1%	- 6.1%	102.2%	93.0%	- 9.0%	56	117	+ 108.9%	3.6	5.7	+ 58.0%
Crest Hill	94.1%	96.0%	+ 2.0%	93.6%	92.3%	- 1.4%	43	54	+ 25.6%	1.9	2.3	+ 17.3%
Crete	84.7%	88.5%	+ 4.5%	90.6%	92.1%	+ 1.7%	92	68	- 26.1%	4.3	3.4	- 22.1%
Coal City, Carbon Hill, Diamond	97.1%	95.1%	- 2.0%	92.4%	97.0%	+ 5.1%	17	25	+ 47.1%	1.6	2.7	+ 72.0%
Elwood	94.2%	93.1%	- 1.2%	94.5%	92.9%	- 1.7%	18	19	+ 5.6%	2.7	3.4	+ 24.5%
Frankfort and Green Garden	94.9%	96.8%	+ 1.9%	95.5%	96.2%	+ 0.7%	152	149	- 2.0%	4.2	3.2	- 23.1%
Godley and Braceville	92.8%	90.4%	- 2.6%	91.9%	89.7%	- 2.4%	540	487	- 9.8%	9.7	8.0	- 17.7%
Joliet	96.3%	95.6%	- 0.7%	95.1%	95.3%	+ 0.3%	310	300	- 3.2%	2.1	2.0	- 3.7%
Lockport and Homer Township	96.8%	95.7%	- 1.2%	96.9%	95.9%	- 1.0%	101	113	+ 11.9%	1.9	2.3	+ 17.7%
Manhattan and Wilton Center	0.0%	0.0%	--	0.0%	0.0%	--	0	0	--	0.0	0.0	--
Minooka	96.9%	98.4%	+ 1.5%	96.6%	95.9%	- 0.8%	40	48	+ 20.0%	1.8	2.5	+ 39.1%
Mokena	94.8%	96.6%	+ 1.9%	95.3%	95.6%	+ 0.4%	97	74	- 23.7%	3.5	2.4	- 30.6%
Monee	93.0%	91.0%	- 2.1%	93.7%	92.4%	- 1.4%	53	52	- 1.9%	4.2	5.6	+ 35.2%
Naperville	95.2%	95.3%	+ 0.1%	95.1%	95.1%	+ 0.0%	726	688	- 5.2%	3.3	3.2	- 3.4%
New Lenox	94.8%	96.4%	+ 1.7%	95.9%	95.5%	- 0.4%	145	141	- 2.8%	3.3	3.1	- 8.6%
Park Forest	90.4%	89.7%	- 0.8%	90.2%	90.8%	+ 0.6%	165	122	- 26.1%	5.8	4.5	- 23.3%
Peotone	89.8%	95.3%	+ 6.1%	87.8%	95.9%	+ 9.3%	21	16	- 23.8%	3.6	2.6	- 28.9%
Plainfield	95.5%	96.5%	+ 1.1%	95.2%	96.5%	+ 1.4%	340	356	+ 4.7%	2.3	2.4	+ 3.3%
Rockdale	128.0%	46.0%	- 64.1%	128.0%	46.0%	- 64.1%	3	1	- 66.7%	1.8	0.6	- 64.6%
Romeoville	97.4%	94.7%	- 2.7%	96.6%	95.4%	- 1.3%	129	105	- 18.6%	2.6	2.0	- 25.5%
Sauk Village	88.3%	95.8%	+ 8.4%	89.7%	96.5%	+ 7.6%	38	29	- 23.7%	4.5	3.2	- 28.6%
Shorewood	96.1%	94.9%	- 1.3%	96.1%	95.9%	- 0.2%	89	80	- 10.1%	3.4	2.6	- 23.8%
Steger	92.6%	93.5%	+ 0.9%	95.8%	87.5%	- 8.6%	27	24	- 11.1%	2.4	2.2	- 7.7%
Symerton	0.0%	0.0%	--	0.0%	0.0%	--	0	0	--	0.0	0.0	--
University Park	95.5%	91.7%	- 4.0%	95.4%	92.6%	- 2.9%	34	27	- 20.6%	4.5	3.5	- 22.3%
Wilmington	98.0%	96.5%	- 1.5%	91.7%	93.1%	+ 1.5%	73	50	- 31.5%	5.2	3.3	- 35.3%
Woodridge	97.3%	96.1%	- 1.2%	96.1%	96.0%	- 0.0%	85	98	+ 15.3%	2.4	2.7	+ 11.1%
Tinley Park	96.2%	95.4%	- 0.8%	94.5%	95.3%	+ 0.8%	208	179	- 13.9%	2.4	2.1	- 16.2%