

# Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



## North Cook

**+ 1.6%**

**+ 0.4%**

**- 13.9%**

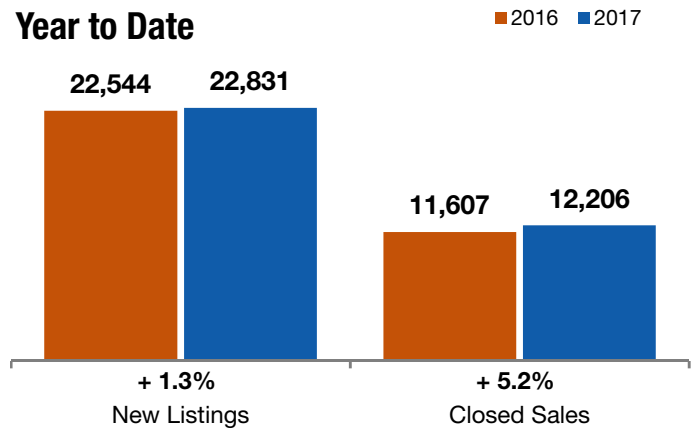
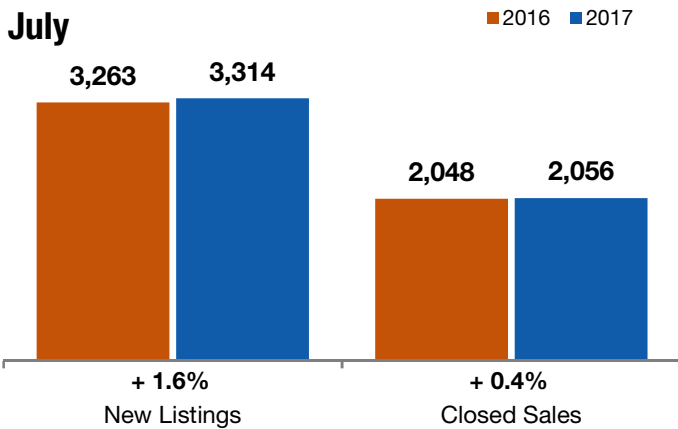
Year-Over-Year Change  
New Listings

Year-Over-Year Change  
Closed Sales

Year-Over-Year Change  
Inventory

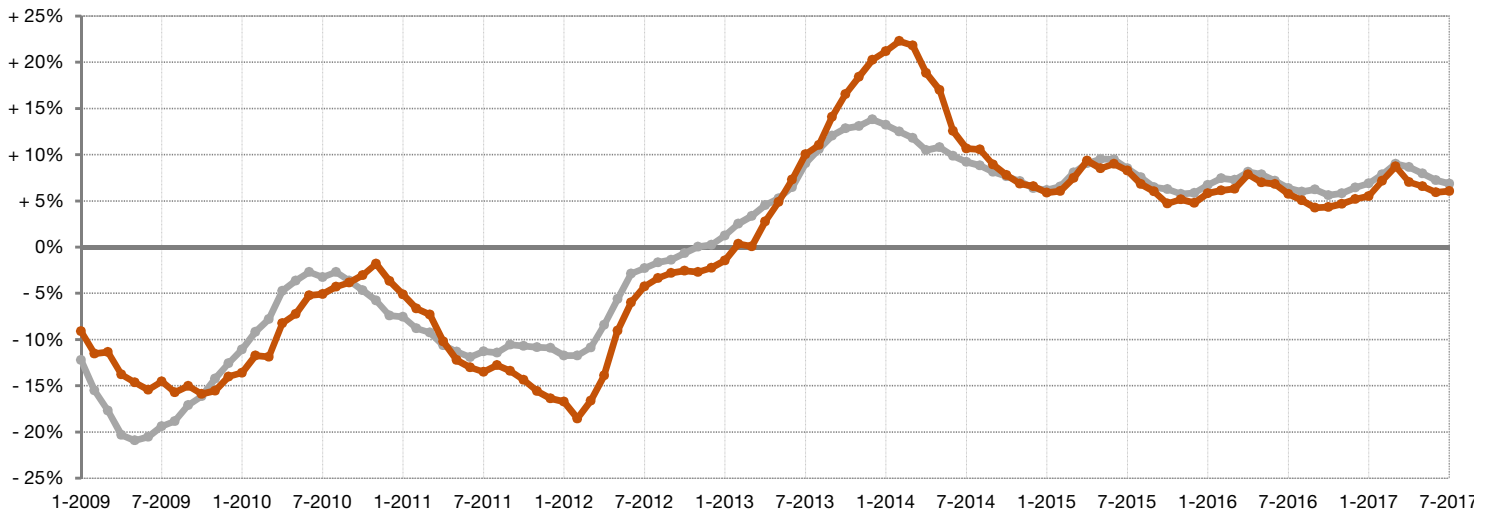
	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	3,263	<b>3,314</b>	+ 1.6%	22,544	<b>22,831</b>	+ 1.3%
Closed Sales	2,048	<b>2,056</b>	+ 0.4%	11,607	<b>12,206</b>	+ 5.2%
Median Sales Price*	\$270,000	<b>\$287,000</b>	+ 6.3%	\$258,000	<b>\$272,000</b>	+ 5.4%
Percent of Original List Price Received*	95.4%	<b>95.9%</b>	+ 0.5%	94.8%	<b>95.5%</b>	+ 0.7%
Market Time	65	<b>66</b>	+ 1.5%	88	<b>82</b>	- 6.8%
Inventory of Homes for Sale	7,563	<b>6,508</b>	- 13.9%	--	--	--

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



### 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. | Data current as of August 14, 2017. All data from Midwest Real Estate Data. Powered by ShowingTime 10K.

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## New Listings

## Closed Sales

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Arlington Heights	241	256	+ 6.2%	1627	1,706	+ 4.9%	120	132	+ 10.0%	769	828	+ 7.7%
Barrington Area	166	154	- 7.2%	1,208	1,138	- 5.8%	89	78	- 12.4%	452	487	+ 7.7%
Buffalo Grove	129	130	+ 0.8%	883	885	+ 0.2%	106	93	- 12.3%	516	508	- 1.6%
Des Plaines	195	186	- 4.6%	1,163	1,173	+ 0.9%	118	103	- 12.7%	660	671	+ 1.7%
Elgin	234	240	+ 2.6%	1,598	1,495	- 6.4%	160	148	- 7.5%	905	973	+ 7.5%
Elk Grove Village	82	71	- 13.4%	517	518	+ 0.2%	59	51	- 13.6%	302	294	- 2.6%
Evanston	158	148	- 6.3%	1,120	1,120	0.0%	145	113	- 22.1%	696	682	- 2.0%
Glencoe	24	27	+ 12.5%	252	246	- 2.4%	16	19	+ 18.8%	86	106	+ 23.3%
Glenview and Golf	165	150	- 9.1%	1,145	1,151	+ 0.5%	87	104	+ 19.5%	498	565	+ 13.5%
Hanover Park	81	59	- 27.2%	451	448	- 0.7%	47	41	- 12.8%	301	318	+ 5.6%
Harwood Heights	25	29	+ 16.0%	127	129	+ 1.6%	7	6	- 14.3%	57	63	+ 10.5%
Hoffman Estates	118	142	+ 20.3%	809	836	+ 3.3%	75	79	+ 5.3%	453	459	+ 1.3%
Inverness	34	32	- 5.9%	250	236	- 5.6%	6	19	+ 216.7%	62	83	+ 33.9%
Kenilworth	7	12	+ 71.4%	87	92	+ 5.7%	10	11	+ 10.0%	30	46	+ 53.3%
Lincolnwood	46	30	- 34.8%	226	240	+ 6.2%	12	22	+ 83.3%	70	98	+ 40.0%
Morton Grove	73	88	+ 20.5%	470	489	+ 4.0%	33	44	+ 33.3%	199	230	+ 15.6%
Mount Prospect	113	122	+ 8.0%	798	795	- 0.4%	81	66	- 18.5%	461	429	- 6.9%
Niles	60	64	+ 6.7%	408	423	+ 3.7%	37	37	0.0%	202	229	+ 13.4%
Norridge	43	32	- 25.6%	260	195	- 25.0%	26	17	- 34.6%	133	113	- 15.0%
Northbrook	148	138	- 6.8%	958	1,088	+ 13.6%	93	73	- 21.5%	444	467	+ 5.2%
Northfield	4	21	+ 425.0%	131	134	+ 2.3%	12	9	- 25.0%	70	59	- 15.7%
Palatine	216	206	- 4.6%	1,494	1,588	+ 6.3%	132	152	+ 15.2%	794	846	+ 6.5%
Park Ridge	145	153	+ 5.5%	1,004	991	- 1.3%	66	52	- 21.2%	394	372	- 5.6%
Prospect Heights	38	45	+ 18.4%	261	250	- 4.2%	25	24	- 4.0%	147	139	- 5.4%
Rolling Meadows	54	57	+ 5.6%	337	375	+ 11.3%	37	38	+ 2.7%	205	216	+ 5.4%
Roselle and Keeneyville	66	73	+ 10.6%	409	451	+ 10.3%	42	59	+ 40.5%	229	258	+ 12.7%
Rosemont and Dundee	0	0	--	4	1	- 75.0%	0	0	--	5	1	- 80.0%
Schaumburg	182	207	+ 13.7%	1,235	1,350	+ 9.3%	112	140	+ 25.0%	754	853	+ 13.1%
Schiller Park	19	17	- 10.5%	114	108	- 5.3%	10	11	+ 10.0%	68	56	- 17.6%
Skokie	107	141	+ 31.8%	884	859	- 2.8%	82	88	+ 7.3%	459	470	+ 2.4%
Streamwood	95	102	+ 7.4%	693	698	+ 0.7%	76	72	- 5.3%	435	441	+ 1.4%
Wheeling	78	85	+ 9.0%	493	606	+ 22.9%	46	52	+ 13.0%	289	334	+ 15.6%
Wilmette	71	60	- 15.5%	650	620	- 4.6%	44	69	+ 56.8%	305	325	+ 6.6%
Winnetka	46	37	- 19.6%	479	399	- 16.7%	37	34	- 8.1%	157	189	+ 20.4%

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## Median Sales Price

## Days on Market Until Sale

	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -
Arlington Heights	\$330,000	\$328,000	- 0.6%	\$309,500	\$320,250	+ 3.5%	57	59	+ 2.6%	83	74	- 10.7%
Barrington Area	\$389,900	\$489,000	+ 25.4%	\$437,700	\$475,000	+ 8.5%	94	172	+ 83.3%	174	163	- 6.4%
Buffalo Grove	\$307,500	\$323,000	+ 5.0%	\$282,500	\$288,000	+ 1.9%	43	55	+ 28.2%	67	66	- 1.7%
Des Plaines	\$200,000	\$248,000	+ 24.0%	\$198,500	\$225,000	+ 13.4%	64	48	- 24.7%	76	71	- 7.5%
Elgin	\$179,300	\$192,500	+ 7.4%	\$173,355	\$183,450	+ 5.8%	92	57	- 38.5%	93	80	- 13.9%
Elk Grove Village	\$230,000	\$250,000	+ 8.7%	\$220,000	\$238,950	+ 8.6%	57	40	- 28.8%	70	63	- 9.6%
Evanston	\$350,000	\$340,000	- 2.9%	\$320,051	\$335,750	+ 4.9%	62	50	- 19.3%	82	62	- 23.8%
Glencoe	\$782,500	\$1,055,000	+ 34.8%	\$928,750	\$832,000	- 10.4%	152	187	+ 23.0%	143	145	+ 1.2%
Glenview and Golf	\$490,000	\$475,000	- 3.1%	\$432,000	\$449,000	+ 3.9%	72	96	+ 33.1%	89	98	+ 9.7%
Hanover Park	\$191,500	\$179,900	- 6.1%	\$168,000	\$185,000	+ 10.1%	55	33	- 40.3%	73	57	- 21.7%
Harwood Heights	\$252,000	\$262,500	+ 4.2%	\$247,500	\$270,000	+ 9.1%	31	86	+ 179.7%	90	97	+ 8.0%
Hoffman Estates	\$250,000	\$275,000	+ 10.0%	\$240,000	\$255,000	+ 6.3%	34	55	+ 63.9%	76	63	- 17.2%
Inverness	\$652,500	\$627,500	- 3.8%	\$482,500	\$600,000	+ 24.4%	156	129	- 17.1%	155	201	+ 29.3%
Kenilworth	\$1,187,500	\$1,235,000	+ 4.0%	\$1,187,500	\$1,272,500	+ 7.2%	131	237	+ 80.5%	338	239	- 29.3%
Lincolnwood	\$370,000	\$347,500	- 6.1%	\$350,000	\$357,675	+ 2.2%	28	73	+ 162.9%	120	96	- 19.6%
Morton Grove	\$295,000	\$300,250	+ 1.8%	\$290,000	\$301,750	+ 4.1%	44	25	- 42.4%	69	65	- 6.8%
Mount Prospect	\$300,000	\$336,500	+ 12.2%	\$285,000	\$296,500	+ 4.0%	50	49	- 1.7%	76	68	- 10.9%
Niles	\$253,700	\$255,000	+ 0.5%	\$252,850	\$275,000	+ 8.8%	59	56	- 4.1%	64	70	+ 8.8%
Norridge	\$265,000	\$275,000	+ 3.8%	\$256,000	\$271,000	+ 5.9%	39	101	+ 159.7%	71	76	+ 7.9%
Northbrook	\$440,000	\$442,000	+ 0.5%	\$436,250	\$453,000	+ 3.8%	74	93	+ 25.4%	92	106	+ 14.7%
Northfield	\$720,000	\$382,500	- 46.9%	\$581,750	\$455,000	- 21.8%	117	113	- 3.3%	108	137	+ 26.6%
Palatine	\$240,000	\$268,000	+ 11.7%	\$239,000	\$247,250	+ 3.5%	60	51	- 14.4%	89	82	- 7.7%
Park Ridge	\$381,250	\$410,000	+ 7.5%	\$392,750	\$410,000	+ 4.4%	76	72	- 4.7%	106	104	- 1.8%
Prospect Heights	\$247,500	\$242,500	- 2.0%	\$199,900	\$230,000	+ 15.1%	65	35	- 46.9%	99	84	- 15.0%
Rolling Meadows	\$210,000	\$224,000	+ 6.7%	\$194,000	\$212,375	+ 9.5%	62	20	- 67.3%	69	62	- 10.9%
Roselle and Keeneyville	\$223,750	\$243,500	+ 8.8%	\$225,000	\$244,250	+ 8.6%	59	55	- 7.3%	66	69	+ 5.8%
Rosemont and Dundee	\$0	\$0	--	\$105,000	\$64,000	- 39.0%	0	0	--	38	79	+ 107.9%
Schaumburg	\$182,250	\$215,806	+ 18.4%	\$195,000	\$205,000	+ 5.1%	54	40	- 26.1%	66	58	- 13.4%
Schiller Park	\$147,000	\$185,000	+ 25.9%	\$175,000	\$185,000	+ 5.7%	48	43	- 10.4%	74	63	- 15.5%
Skokie	\$287,250	\$273,500	- 4.8%	\$285,000	\$285,000	0.0%	63	65	+ 4.2%	93	81	- 12.3%
Streamwood	\$167,500	\$194,950	+ 16.4%	\$167,475	\$190,000	+ 13.4%	48	37	- 24.2%	72	61	- 15.2%
Wheeling	\$168,250	\$199,250	+ 18.4%	\$165,000	\$185,000	+ 12.1%	55	66	+ 20.0%	72	63	- 12.8%
Wilmette	\$744,500	\$599,000	- 19.5%	\$680,000	\$630,000	- 7.4%	85	120	+ 40.4%	88	107	+ 21.4%
Winnetka	\$1,315,000	\$1,042,500	- 20.7%	\$1,115,000	\$1,035,000	- 7.2%	131	115	- 12.0%	176	159	- 9.4%

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## Pct. Of Original Price Received

## Inventory

## Months Supply

	Pct. Of Original Price Received			Inventory			Months Supply					
	7-2016	7-2017	+ / -	YTD 2016	YTD 2017	+ / -	7-2016	7-2017	+ / -	7-2016	7-2017	+ / -
Arlington Heights	94.5%	96.3%	+ 1.9%	94.8%	95.8%	+ 1.0%	466	408	- 12.4%	4.4	3.6	- 18.2%
Barrington Area	94.6%	93.5%	- 1.2%	92.6%	92.6%	+ 0.0%	719	650	- 9.6%	11.3	10.0	- 11.6%
Buffalo Grove	95.8%	96.7%	+ 1.0%	95.2%	96.0%	+ 0.8%	204	215	+ 5.4%	2.9	3.3	+ 11.5%
Des Plaines	95.6%	95.3%	- 0.4%	94.5%	95.0%	+ 0.6%	363	302	- 16.8%	3.7	3.1	- 16.7%
Elgin	96.2%	97.2%	+ 1.0%	95.8%	96.8%	+ 1.1%	577	414	- 28.2%	4.4	3.0	- 31.9%
Elk Grove Village	97.0%	96.6%	- 0.4%	94.7%	96.5%	+ 1.9%	158	121	- 23.4%	3.6	2.8	- 22.2%
Evanston	95.7%	96.2%	+ 0.5%	95.0%	96.2%	+ 1.2%	299	263	- 12.0%	3.1	2.9	- 5.8%
Glencoe	94.9%	91.1%	- 4.0%	93.3%	91.0%	- 2.4%	117	109	- 6.8%	9.5	8.2	- 13.8%
Glenview and Golf	94.2%	95.0%	+ 0.8%	94.6%	95.1%	+ 0.6%	426	372	- 12.7%	5.9	5.0	- 15.1%
Hanover Park	96.7%	98.3%	+ 1.7%	95.4%	97.0%	+ 1.6%	131	86	- 34.4%	2.9	1.9	- 35.1%
Harwood Heights	95.3%	98.0%	+ 2.8%	94.4%	95.6%	+ 1.2%	49	41	- 16.3%	5.4	4.2	- 22.7%
Hoffman Estates	97.1%	97.1%	+ 0.0%	96.2%	96.7%	+ 0.5%	245	218	- 11.0%	3.8	3.4	- 12.8%
Inverness	92.9%	93.1%	+ 0.2%	92.3%	92.5%	+ 0.1%	128	114	- 10.9%	13.0	10.0	- 23.3%
Kenilworth	90.8%	90.7%	- 0.1%	87.6%	89.7%	+ 2.4%	51	43	- 15.7%	13.3	7.8	- 41.7%
Lincolnwood	95.3%	94.3%	- 1.2%	93.9%	94.6%	+ 0.7%	98	78	- 20.4%	8.4	5.5	- 34.1%
Morton Grove	93.7%	97.9%	+ 4.4%	94.0%	96.2%	+ 2.3%	154	141	- 8.4%	5.2	4.1	- 20.6%
Mount Prospect	95.5%	96.3%	+ 0.8%	95.3%	95.9%	+ 0.6%	238	196	- 17.6%	3.8	3.3	- 14.4%
Niles	95.1%	96.6%	+ 1.5%	94.9%	95.2%	+ 0.3%	129	96	- 25.6%	3.9	2.9	- 27.4%
Norridge	94.3%	96.8%	+ 2.6%	95.7%	96.4%	+ 0.7%	82	44	- 46.3%	4.6	2.6	- 44.5%
Northbrook	94.5%	94.8%	+ 0.4%	94.1%	94.0%	- 0.1%	352	360	+ 2.3%	5.7	5.7	- 0.2%
Northfield	94.6%	97.0%	+ 2.5%	93.4%	93.9%	+ 0.5%	60	59	- 1.7%	6.1	6.5	+ 6.5%
Palatine	96.2%	95.7%	- 0.5%	94.5%	95.6%	+ 1.1%	468	415	- 11.3%	4.3	3.7	- 13.3%
Park Ridge	94.8%	95.7%	+ 0.9%	94.6%	95.1%	+ 0.5%	324	247	- 23.8%	5.9	4.6	- 22.4%
Prospect Heights	94.1%	95.6%	+ 1.6%	93.9%	94.0%	+ 0.0%	80	77	- 3.8%	3.7	4.2	+ 13.0%
Rolling Meadows	96.0%	96.9%	+ 0.9%	94.4%	96.0%	+ 1.7%	100	85	- 15.0%	3.6	2.9	- 19.2%
Roselle and Keeneyville	95.8%	97.6%	+ 1.9%	95.1%	96.6%	+ 1.7%	111	111	0.0%	3.3	3.2	- 2.7%
Rosemont and Dundee	0.0%	0.0%	--	99.9%	92.8%	- 7.2%	0	0	--	0.0	0.0	--
Schaumburg	95.9%	96.6%	+ 0.8%	95.7%	96.4%	+ 0.7%	334	280	- 16.2%	3.2	2.5	- 21.2%
Schiller Park	94.5%	98.1%	+ 3.9%	92.4%	95.9%	+ 3.7%	34	28	- 17.6%	3.3	3.6	+ 6.9%
Skokie	96.7%	94.2%	- 2.5%	95.2%	95.1%	- 0.1%	276	258	- 6.5%	4.2	4.0	- 5.8%
Streamwood	96.8%	97.5%	+ 0.7%	95.8%	97.2%	+ 1.5%	202	164	- 18.8%	3.3	2.7	- 18.3%
Wheeling	93.5%	95.4%	+ 2.1%	94.8%	96.0%	+ 1.2%	133	139	+ 4.5%	3.2	3.1	- 3.6%
Wilmette	94.3%	93.8%	- 0.5%	94.0%	93.6%	- 0.4%	233	206	- 11.6%	5.7	5.2	- 8.6%
Winnetka	91.5%	92.5%	+ 1.1%	92.3%	91.6%	- 0.8%	223	169	- 24.2%	10.1	6.9	- 31.9%