

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



North Cook

+ 9.0%

- 8.5%

- 10.9%

Year-Over-Year Change
New Listings

Year-Over-Year Change
Closed Sales

Year-Over-Year Change
Inventory

	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	2,905	3,167	+ 9.0%	25,450	26,006	+ 2.2%
Closed Sales	2,157	1,974	- 8.5%	13,764	14,205	+ 3.2%
Median Sales Price*	\$269,000	\$280,000	+ 4.1%	\$260,000	\$272,500	+ 4.8%
Percent of Original List Price Received*	94.9%	95.5%	+ 0.6%	94.8%	95.5%	+ 0.7%
Market Time	72	66	- 8.3%	85	80	- 5.9%
Inventory of Homes for Sale	7,285	6,494	- 10.9%	--	--	--

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

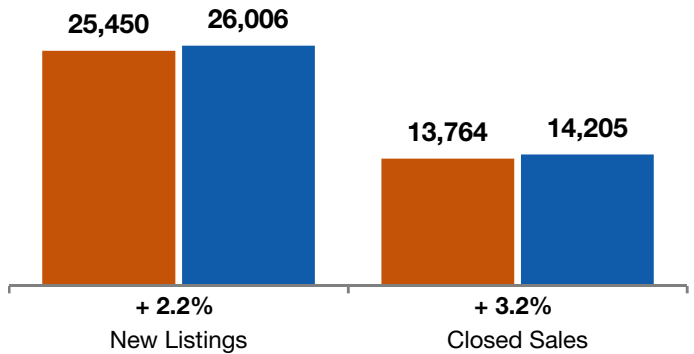
August

■ 2016 ■ 2017



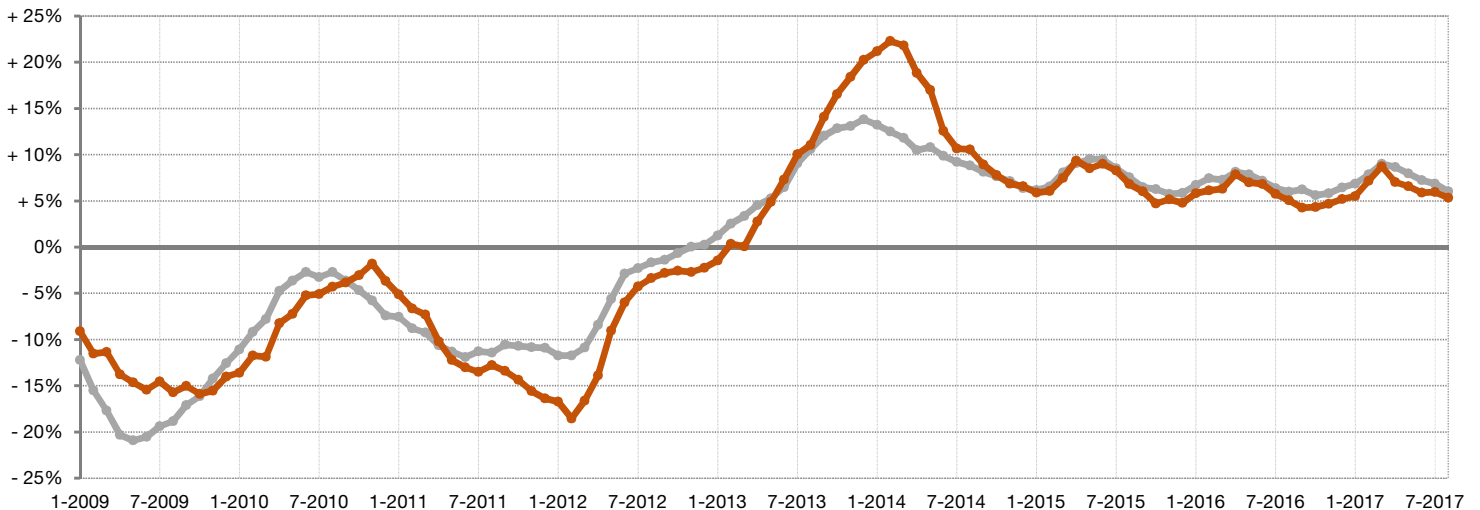
Year to Date

■ 2016 ■ 2017



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 September 14, 2017. All data from Midwest Real Estate Data. Powered by ShowingTime 10K.

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New Listings

Closed Sales

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Arlington Heights	210	221	+ 5.2%	1837	1,927	+ 4.9%	144	144	0.0%	913	972	+ 6.5%
Barrington Area	143	148	+ 3.5%	1,351	1,286	- 4.8%	85	82	- 3.5%	537	569	+ 6.0%
Buffalo Grove	113	129	+ 14.2%	996	1,015	+ 1.9%	90	72	- 20.0%	606	582	- 4.0%
Des Plaines	164	192	+ 17.1%	1,327	1,366	+ 2.9%	134	116	- 13.4%	794	790	- 0.5%
Elgin	223	213	- 4.5%	1,821	1,709	- 6.2%	153	140	- 8.5%	1,058	1,117	+ 5.6%
Elk Grove Village	75	72	- 4.0%	592	590	- 0.3%	66	60	- 9.1%	368	355	- 3.5%
Evanston	132	144	+ 9.1%	1,252	1,265	+ 1.0%	134	113	- 15.7%	830	796	- 4.1%
Glencoe	22	29	+ 31.8%	274	276	+ 0.7%	15	14	- 6.7%	101	120	+ 18.8%
Glenview and Golf	135	102	- 24.4%	1,280	1,253	- 2.1%	104	88	- 15.4%	602	653	+ 8.5%
Hanover Park	69	77	+ 11.6%	520	525	+ 1.0%	42	47	+ 11.9%	343	365	+ 6.4%
Harwood Heights	34	23	- 32.4%	161	152	- 5.6%	15	10	- 33.3%	72	74	+ 2.8%
Hoffman Estates	96	147	+ 53.1%	905	983	+ 8.6%	80	75	- 6.3%	533	535	+ 0.4%
Inverness	31	32	+ 3.2%	281	267	- 5.0%	15	8	- 46.7%	77	91	+ 18.2%
Kenilworth	10	7	- 30.0%	97	99	+ 2.1%	7	3	- 57.1%	37	49	+ 32.4%
Lincolnwood	42	35	- 16.7%	268	275	+ 2.6%	17	14	- 17.6%	87	112	+ 28.7%
Morton Grove	78	79	+ 1.3%	548	569	+ 3.8%	42	60	+ 42.9%	241	291	+ 20.7%
Mount Prospect	92	128	+ 39.1%	890	923	+ 3.7%	76	74	- 2.6%	537	504	- 6.1%
Niles	71	75	+ 5.6%	479	498	+ 4.0%	53	44	- 17.0%	255	274	+ 7.5%
Norridge	26	29	+ 11.5%	286	225	- 21.3%	21	21	0.0%	154	134	- 13.0%
Northbrook	105	133	+ 26.7%	1,063	1,220	+ 14.8%	81	82	+ 1.2%	525	549	+ 4.6%
Northfield	10	10	0.0%	141	144	+ 2.1%	16	18	+ 12.5%	86	77	- 10.5%
Palatine	212	248	+ 17.0%	1,706	1,836	+ 7.6%	135	124	- 8.1%	929	971	+ 4.5%
Park Ridge	127	150	+ 18.1%	1,131	1,142	+ 1.0%	81	69	- 14.8%	475	441	- 7.2%
Prospect Heights	34	42	+ 23.5%	295	292	- 1.0%	25	16	- 36.0%	172	155	- 9.9%
Rolling Meadows	41	51	+ 24.4%	378	426	+ 12.7%	32	32	0.0%	237	248	+ 4.6%
Roselle and Keeneyville	64	56	- 12.5%	473	507	+ 7.2%	45	43	- 4.4%	274	301	+ 9.9%
Rosemont and Dundee	2	0	- 100.0%	6	1	- 83.3%	0	0	--	5	1	- 80.0%
Schaumburg	154	196	+ 27.3%	1,389	1,546	+ 11.3%	124	125	+ 0.8%	878	981	+ 11.7%
Schiller Park	9	15	+ 66.7%	123	123	0.0%	12	8	- 33.3%	80	65	- 18.8%
Skokie	128	123	- 3.9%	1,012	982	- 3.0%	89	70	- 21.3%	548	542	- 1.1%
Streamwood	87	96	+ 10.3%	780	794	+ 1.8%	73	65	- 11.0%	508	508	0.0%
Wheeling	76	75	- 1.3%	569	681	+ 19.7%	58	53	- 8.6%	347	387	+ 11.5%
Wilmette	58	52	- 10.3%	708	673	- 4.9%	54	49	- 9.3%	359	374	+ 4.2%
Winnetka	32	38	+ 18.8%	512	437	- 14.6%	39	35	- 10.3%	196	224	+ 14.3%

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Median Sales Price

Days on Market Until Sale

	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -
Arlington Heights	\$320,000	\$333,500	+ 4.2%	\$310,000	\$323,750	+ 4.4%	72	64	- 11.6%	82	73	- 10.7%
Barrington Area	\$425,000	\$513,500	+ 20.8%	\$430,000	\$480,000	+ 11.6%	148	171	+ 15.1%	170	164	- 3.5%
Buffalo Grove	\$283,500	\$338,450	+ 19.4%	\$282,500	\$292,500	+ 3.5%	52	48	- 8.9%	65	63	- 1.9%
Des Plaines	\$194,500	\$233,000	+ 19.8%	\$198,000	\$226,500	+ 14.4%	56	63	+ 12.2%	73	70	- 4.7%
Elgin	\$172,900	\$187,000	+ 8.2%	\$173,000	\$183,500	+ 6.1%	70	54	- 23.3%	89	77	- 14.0%
Elk Grove Village	\$235,000	\$246,500	+ 4.9%	\$220,000	\$240,000	+ 9.1%	92	53	- 42.8%	74	61	- 17.1%
Evanston	\$313,750	\$346,000	+ 10.3%	\$317,250	\$337,500	+ 6.4%	75	57	- 23.5%	81	62	- 23.7%
Glencoe	\$995,000	\$824,025	- 17.2%	\$950,000	\$832,000	- 12.4%	160	98	- 38.9%	145	139	- 4.3%
Glenview and Golf	\$466,250	\$419,000	- 10.1%	\$437,250	\$445,000	+ 1.8%	68	88	+ 29.7%	85	96	+ 12.9%
Hanover Park	\$193,000	\$198,000	+ 2.6%	\$171,000	\$186,309	+ 9.0%	41	33	- 19.1%	69	54	- 21.7%
Harwood Heights	\$220,000	\$238,500	+ 8.4%	\$245,000	\$267,450	+ 9.2%	40	136	+ 242.2%	80	102	+ 28.1%
Hoffman Estates	\$246,500	\$263,999	+ 7.1%	\$240,000	\$256,000	+ 6.7%	54	43	- 19.0%	73	60	- 17.3%
Inverness	\$664,000	\$476,250	- 28.3%	\$508,000	\$589,000	+ 15.9%	138	136	- 1.5%	152	195	+ 28.4%
Kenilworth	\$1,475,000	\$1,475,000	0.0%	\$1,200,000	\$1,310,000	+ 9.2%	131	133	+ 1.4%	299	232	- 22.2%
Lincolnwood	\$465,000	\$373,750	- 19.6%	\$360,000	\$357,675	- 0.6%	150	85	- 43.5%	126	95	- 24.6%
Morton Grove	\$261,500	\$317,000	+ 21.2%	\$288,000	\$307,500	+ 6.8%	60	38	- 37.2%	68	59	- 13.1%
Mount Prospect	\$303,000	\$283,125	- 6.6%	\$287,500	\$295,000	+ 2.6%	50	55	+ 11.1%	72	66	- 9.0%
Niles	\$265,000	\$275,050	+ 3.8%	\$254,125	\$276,250	+ 8.7%	72	69	- 5.0%	66	69	+ 5.7%
Norridge	\$245,000	\$320,000	+ 30.6%	\$255,500	\$275,000	+ 7.6%	58	37	- 36.0%	69	70	+ 1.7%
Northbrook	\$407,500	\$499,450	+ 22.6%	\$435,000	\$460,000	+ 5.7%	73	70	- 3.9%	89	100	+ 12.5%
Northfield	\$363,500	\$602,500	+ 65.7%	\$541,000	\$485,000	- 10.4%	67	111	+ 66.4%	100	131	+ 30.3%
Palatine	\$275,000	\$249,950	- 9.1%	\$243,000	\$248,000	+ 2.1%	67	65	- 3.9%	85	80	- 6.7%
Park Ridge	\$424,000	\$435,000	+ 2.6%	\$395,000	\$420,000	+ 6.3%	81	86	+ 6.3%	102	101	- 0.5%
Prospect Heights	\$190,000	\$215,125	+ 13.2%	\$195,450	\$225,000	+ 15.1%	65	44	- 32.9%	94	80	- 14.9%
Rolling Meadows	\$200,750	\$219,500	+ 9.3%	\$195,000	\$214,175	+ 9.8%	39	79	+ 105.3%	65	64	- 1.7%
Roselle and Keeneyville	\$210,000	\$220,000	+ 4.8%	\$221,250	\$236,000	+ 6.7%	77	35	- 54.2%	68	65	- 4.4%
Rosemont and Dundee	\$0	\$0	--	\$105,000	\$64,000	- 39.0%	0	0	--	38	79	+ 107.9%
Schaumburg	\$182,450	\$195,000	+ 6.9%	\$189,950	\$203,000	+ 6.9%	48	46	- 4.1%	64	56	- 12.3%
Schiller Park	\$216,000	\$232,500	+ 7.6%	\$190,500	\$192,000	+ 0.8%	42	43	+ 3.8%	70	60	- 13.5%
Skokie	\$282,000	\$280,000	- 0.7%	\$285,000	\$285,000	0.0%	57	58	+ 1.3%	87	78	- 10.1%
Streamwood	\$188,000	\$188,000	0.0%	\$169,000	\$190,000	+ 12.4%	66	52	- 21.6%	71	60	- 15.9%
Wheeling	\$191,500	\$185,000	- 3.4%	\$169,000	\$185,000	+ 9.5%	75	58	- 23.6%	72	62	- 14.4%
Wilmette	\$639,500	\$590,000	- 7.7%	\$675,000	\$618,250	- 8.4%	110	85	- 23.0%	92	104	+ 13.8%
Winnetka	\$1,027,300	\$1,150,000	+ 11.9%	\$1,090,000	\$1,045,000	- 4.1%	127	134	+ 5.3%	166	155	- 6.5%

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Pct. Of Original Price Received

Inventory

Months Supply

	Pct. Of Original Price Received			Inventory			Months Supply					
	8-2016	8-2017	+ / -	YTD 2016	YTD 2017	+ / -	8-2016	8-2017	+ / -	8-2016	8-2017	+ / -
Arlington Heights	95.3%	95.8%	+ 0.6%	94.9%	95.8%	+ 1.0%	449	419	- 6.7%	4.2	3.7	- 10.6%
Barrington Area	91.4%	91.5%	+ 0.1%	92.4%	92.4%	+ 0.1%	691	631	- 8.7%	10.9	9.6	- 11.9%
Buffalo Grove	95.5%	95.3%	- 0.2%	95.3%	95.9%	+ 0.6%	215	209	- 2.8%	3.1	3.1	+ 0.1%
Des Plaines	94.6%	95.6%	+ 1.1%	94.5%	95.1%	+ 0.6%	339	315	- 7.1%	3.4	3.3	- 5.2%
Elgin	96.7%	97.4%	+ 0.7%	95.9%	96.9%	+ 1.0%	537	408	- 24.0%	4.1	3.0	- 26.5%
Elk Grove Village	94.8%	96.0%	+ 1.3%	94.7%	96.4%	+ 1.8%	156	122	- 21.8%	3.5	3.0	- 15.3%
Evanston	94.1%	96.2%	+ 2.2%	94.9%	96.2%	+ 1.4%	287	277	- 3.5%	3.0	3.0	+ 2.5%
Glencoe	92.0%	91.1%	- 1.0%	93.1%	91.0%	- 2.2%	101	107	+ 5.9%	7.7	8.5	+ 10.9%
Glenview and Golf	94.0%	94.5%	+ 0.6%	94.5%	95.0%	+ 0.6%	424	332	- 21.7%	5.9	4.4	- 26.2%
Hanover Park	98.2%	98.5%	+ 0.4%	95.8%	97.2%	+ 1.5%	126	98	- 22.2%	2.8	2.3	- 18.9%
Harwood Heights	94.9%	96.3%	+ 1.5%	94.5%	95.5%	+ 1.1%	59	43	- 27.1%	6.5	4.5	- 30.3%
Hoffman Estates	95.5%	96.0%	+ 0.5%	96.1%	96.6%	+ 0.6%	218	253	+ 16.1%	3.4	4.0	+ 18.5%
Inverness	92.9%	94.7%	+ 2.0%	92.4%	92.7%	+ 0.2%	131	121	- 7.6%	14.2	10.8	- 23.5%
Kenilworth	87.8%	91.4%	+ 4.2%	87.6%	89.8%	+ 2.5%	50	41	- 18.0%	12.8	7.3	- 43.0%
Lincolnwood	94.6%	91.1%	- 3.7%	94.1%	94.2%	+ 0.1%	99	77	- 22.2%	8.7	5.5	- 36.9%
Morton Grove	96.7%	95.9%	- 0.8%	94.5%	96.1%	+ 1.7%	154	127	- 17.5%	5.3	3.5	- 32.7%
Mount Prospect	95.7%	95.7%	+ 0.0%	95.4%	95.9%	+ 0.5%	229	208	- 9.2%	3.8	3.4	- 9.0%
Niles	97.0%	94.5%	- 2.6%	95.4%	95.1%	- 0.3%	124	113	- 8.9%	3.8	3.4	- 9.1%
Norridge	94.4%	97.3%	+ 3.0%	95.6%	96.6%	+ 1.0%	74	50	- 32.4%	4.1	3.0	- 27.4%
Northbrook	93.9%	95.3%	+ 1.5%	94.0%	94.2%	+ 0.2%	327	347	+ 6.1%	5.3	5.5	+ 2.8%
Northfield	91.5%	91.3%	- 0.2%	93.1%	93.3%	+ 0.3%	53	52	- 1.9%	5.8	5.4	- 6.2%
Palatine	95.2%	95.0%	- 0.2%	94.6%	95.5%	+ 0.9%	465	412	- 11.4%	4.3	3.6	- 15.1%
Park Ridge	94.6%	94.9%	+ 0.4%	94.6%	95.0%	+ 0.5%	297	250	- 15.8%	5.5	4.6	- 14.9%
Prospect Heights	96.6%	95.8%	- 0.7%	94.3%	94.2%	- 0.2%	82	70	- 14.6%	3.9	3.7	- 5.6%
Rolling Meadows	95.3%	95.7%	+ 0.4%	94.6%	96.0%	+ 1.5%	97	94	- 3.1%	3.5	3.3	- 5.9%
Roselle and Keeneyville	94.6%	97.1%	+ 2.6%	95.0%	96.7%	+ 1.8%	115	106	- 7.8%	3.3	3.1	- 8.5%
Rosemont and Dundee	0.0%	0.0%	--	99.9%	92.8%	- 7.2%	0	0	--	0.0	0.0	--
Schaumburg	96.6%	96.1%	- 0.5%	95.8%	96.4%	+ 0.6%	333	290	- 12.9%	3.2	2.5	- 20.8%
Schiller Park	98.0%	94.8%	- 3.2%	93.3%	95.7%	+ 2.6%	25	24	- 4.0%	2.5	2.9	+ 14.2%
Skokie	94.1%	97.2%	+ 3.3%	95.0%	95.4%	+ 0.4%	273	258	- 5.5%	4.2	4.0	- 4.8%
Streamwood	95.0%	96.5%	+ 1.6%	95.7%	97.1%	+ 1.5%	188	154	- 18.1%	3.0	2.5	- 17.1%
Wheeling	95.3%	96.4%	+ 1.1%	94.9%	96.0%	+ 1.2%	141	134	- 5.0%	3.4	3.0	- 13.0%
Wilmette	92.9%	92.1%	- 0.9%	93.8%	93.4%	- 0.5%	222	185	- 16.7%	5.5	4.6	- 17.4%
Winnetka	92.4%	91.7%	- 0.7%	92.3%	91.6%	- 0.8%	205	167	- 18.5%	9.3	6.9	- 26.1%