

NORTHWEST SUBURBS

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market
UPDATED FEBRUARY 14, 2026



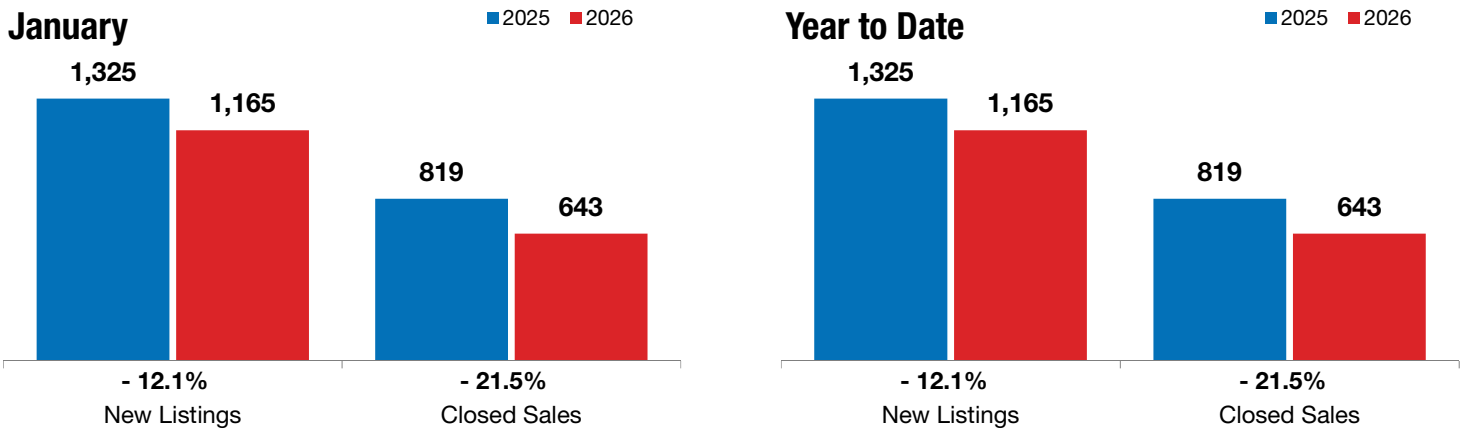
- 12.1% **- 21.5%** **- 8.0%**

Year-Over-Year Change New Listings Year-Over-Year Change Closed Sales Year-Over-Year Change Inventory

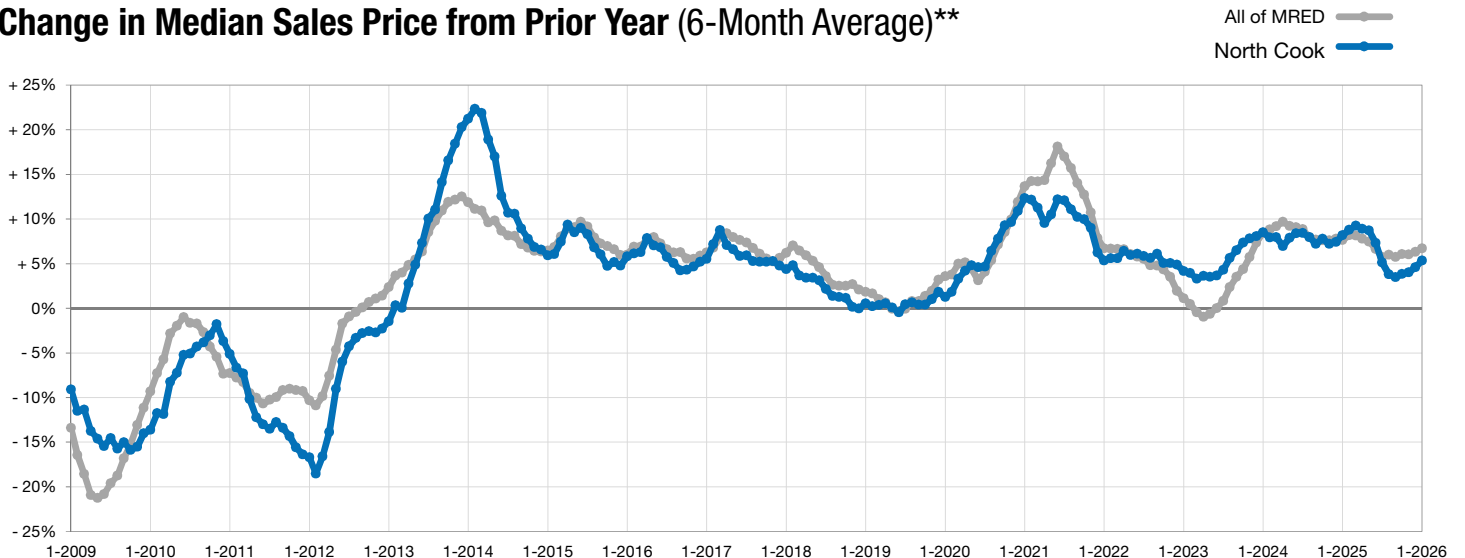
North Cook

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1,325	1,165	- 12.1%	1,325	1,165	- 12.1%
Closed Sales	819	643	- 21.5%	819	643	- 21.5%
Median Sales Price*	\$390,000	\$401,000	+ 2.8%	\$390,000	\$401,000	+ 2.8%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%
Market Time	51	49	- 3.9%	51	49	- 3.9%
Inventory of Homes for Sale	1,305	1,200	- 8.0%	--	--	--

* 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)**



† 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.

New Listings

Closed Sales

	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -
Arlington Heights	81	78	- 3.7%	81	78	- 3.7%	59	36	- 39.0%	59	36	- 39.0%
Barrington Area	58	49	- 15.5%	58	49	- 15.5%	36	36	0.0%	36	36	0.0%
Buffalo Grove	41	37	- 9.8%	41	37	- 9.8%	18	27	+ 50.0%	18	27	+ 50.0%
Des Plaines	85	64	- 24.7%	85	64	- 24.7%	53	39	- 26.4%	53	39	- 26.4%
Elgin	109	90	- 17.4%	109	90	- 17.4%	80	53	- 33.8%	80	53	- 33.8%
Elk Grove Village	34	34	0.0%	34	34	0.0%	27	21	- 22.2%	27	21	- 22.2%
Evanston	65	66	+ 1.5%	65	66	+ 1.5%	36	38	+ 5.6%	36	38	+ 5.6%
Glencoe	8	16	+ 100.0%	8	16	+ 100.0%	6	5	- 16.7%	6	5	- 16.7%
Glenview and Golf	48	32	- 33.3%	48	32	- 33.3%	30	39	+ 30.0%	30	39	+ 30.0%
Hanover Park	30	39	+ 30.0%	30	39	+ 30.0%	14	12	- 14.3%	14	12	- 14.3%
Harwood Heights	7	7	0.0%	7	7	0.0%	3	4	+ 33.3%	3	4	+ 33.3%
Hoffman Estates	41	46	+ 12.2%	41	46	+ 12.2%	26	32	+ 23.1%	26	32	+ 23.1%
Inverness	13	9	- 30.8%	13	9	- 30.8%	6	3	- 50.0%	6	3	- 50.0%
Kenilworth	7	4	- 42.9%	7	4	- 42.9%	2	2	0.0%	2	2	0.0%
Lincolnwood	12	18	+ 50.0%	12	18	+ 50.0%	9	6	- 33.3%	9	6	- 33.3%
Morton Grove	27	26	- 3.7%	27	26	- 3.7%	18	11	- 38.9%	18	11	- 38.9%
Mount Prospect	52	43	- 17.3%	52	43	- 17.3%	30	26	- 13.3%	30	26	- 13.3%
Niles	31	21	- 32.3%	31	21	- 32.3%	19	15	- 21.1%	19	15	- 21.1%
Norridge	11	17	+ 54.5%	11	17	+ 54.5%	8	3	- 62.5%	8	3	- 62.5%
Northbrook	58	47	- 19.0%	58	47	- 19.0%	32	21	- 34.4%	32	21	- 34.4%
Northfield	18	6	- 66.7%	18	6	- 66.7%	2	9	+ 350.0%	2	9	+ 350.0%
Palatine	84	64	- 23.8%	84	64	- 23.8%	52	49	- 5.8%	52	49	- 5.8%
Park Ridge	62	29	- 53.2%	62	29	- 53.2%	21	17	- 19.0%	21	17	- 19.0%
Prospect Heights	22	16	- 27.3%	22	16	- 27.3%	4	8	+ 100.0%	4	8	+ 100.0%
Rolling Meadows	26	24	- 7.7%	26	24	- 7.7%	12	8	- 33.3%	12	8	- 33.3%
Roselle and Keeneyville	24	15	- 37.5%	24	15	- 37.5%	13	8	- 38.5%	13	8	- 38.5%
Rosemont and Dundee	5	1	- 80.0%	5	1	- 80.0%	0	0	--	0	0	--
Schaumburg	78	86	+ 10.3%	78	86	+ 10.3%	65	38	- 41.5%	65	38	- 41.5%
Schiller Park	14	7	- 50.0%	14	7	- 50.0%	8	2	- 75.0%	8	2	- 75.0%
Skokie	54	50	- 7.4%	54	50	- 7.4%	35	17	- 51.4%	35	17	- 51.4%
Streamwood	31	50	+ 61.3%	31	50	+ 61.3%	36	21	- 41.7%	36	21	- 41.7%
Wheeling	31	35	+ 12.9%	31	35	+ 12.9%	24	12	- 50.0%	24	12	- 50.0%
Wilmette	41	24	- 41.5%	41	24	- 41.5%	24	15	- 37.5%	24	15	- 37.5%
Winnetka	17	15	- 11.8%	17	15	- 11.8%	11	10	- 9.1%	11	10	- 9.1%

Median Sales Price

Days on Market Until Sale

	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -
Arlington Heights	\$500,000	\$571,438	+ 14.3%	\$500,000	\$571,438	+ 14.3%	47	42	- 11.4%	47	42	- 11.4%
Barrington Area	\$540,975	\$717,000	+ 32.5%	\$540,975	\$717,000	+ 32.5%	77	83	+ 8.4%	77	83	+ 8.4%
Buffalo Grove	\$331,000	\$424,900	+ 28.4%	\$331,000	\$424,900	+ 28.4%	36	54	+ 50.0%	36	54	+ 50.0%
Des Plaines	\$330,000	\$355,000	+ 7.6%	\$330,000	\$355,000	+ 7.6%	36	37	+ 4.3%	36	37	+ 4.3%
Elgin	\$322,450	\$308,000	- 4.5%	\$322,450	\$308,000	- 4.5%	75	70	- 6.4%	75	70	- 6.4%
Elk Grove Village	\$373,650	\$405,000	+ 8.4%	\$373,650	\$405,000	+ 8.4%	42	60	+ 41.3%	42	60	+ 41.3%
Evanston	\$450,000	\$480,500	+ 6.8%	\$450,000	\$480,500	+ 6.8%	63	39	- 38.2%	63	39	- 38.2%
Glencoe	\$1,180,275	\$2,021,000	+ 71.2%	\$1,180,275	\$2,021,000	+ 71.2%	42	91	+ 118.5%	42	91	+ 118.5%
Glenview and Golf	\$568,750	\$650,000	+ 14.3%	\$568,750	\$650,000	+ 14.3%	57	67	+ 16.9%	57	67	+ 16.9%
Hanover Park	\$304,000	\$355,000	+ 16.8%	\$304,000	\$355,000	+ 16.8%	33	58	+ 76.1%	33	58	+ 76.1%
Harwood Heights	\$280,000	\$332,250	+ 18.7%	\$280,000	\$332,250	+ 18.7%	72	38	- 48.2%	72	38	- 48.2%
Hoffman Estates	\$353,625	\$379,000	+ 7.2%	\$353,625	\$379,000	+ 7.2%	42	45	+ 8.1%	42	45	+ 8.1%
Inverness	\$819,250	\$787,000	- 3.9%	\$819,250	\$787,000	- 3.9%	12	33	+ 167.6%	12	33	+ 167.6%
Kenilworth	\$1,502,500	\$2,375,000	+ 58.1%	\$1,502,500	\$2,375,000	+ 58.1%	6	18	+ 218.2%	6	18	+ 218.2%
Lincolnwood	\$540,000	\$412,500	- 23.6%	\$540,000	\$412,500	- 23.6%	57	58	+ 1.2%	57	58	+ 1.2%
Morton Grove	\$377,500	\$470,000	+ 24.5%	\$377,500	\$470,000	+ 24.5%	38	36	- 5.0%	38	36	- 5.0%
Mount Prospect	\$395,000	\$369,500	- 6.5%	\$395,000	\$369,500	- 6.5%	50	35	- 28.8%	50	35	- 28.8%
Niles	\$375,000	\$335,100	- 10.6%	\$375,000	\$335,100	- 10.6%	24	38	+ 57.4%	24	38	+ 57.4%
Norridge	\$307,550	\$492,500	+ 60.1%	\$307,550	\$492,500	+ 60.1%	60	46	- 22.9%	60	46	- 22.9%
Northbrook	\$667,500	\$466,000	- 30.2%	\$667,500	\$466,000	- 30.2%	65	46	- 29.9%	65	46	- 29.9%
Northfield	\$988,250	\$685,000	- 30.7%	\$988,250	\$685,000	- 30.7%	99	58	- 41.0%	99	58	- 41.0%
Palatine	\$388,750	\$335,000	- 13.8%	\$388,750	\$335,000	- 13.8%	59	41	- 30.8%	59	41	- 30.8%
Park Ridge	\$562,000	\$575,000	+ 2.3%	\$562,000	\$575,000	+ 2.3%	47	41	- 12.7%	47	41	- 12.7%
Prospect Heights	\$292,500	\$439,000	+ 50.1%	\$292,500	\$439,000	+ 50.1%	35	31	- 9.8%	35	31	- 9.8%
Rolling Meadows	\$337,500	\$241,500	- 28.4%	\$337,500	\$241,500	- 28.4%	49	25	- 49.0%	49	25	- 49.0%
Roselle and Keeneyville	\$349,000	\$403,365	+ 15.6%	\$349,000	\$403,365	+ 15.6%	29	30	+ 5.0%	29	30	+ 5.0%
Rosemont and Dundee	\$0	\$0	--	\$0	\$0	--	0	0	--	0	0	--
Schaumburg	\$350,000	\$340,500	- 2.7%	\$350,000	\$340,500	- 2.7%	49	38	- 23.8%	49	38	- 23.8%
Schiller Park	\$328,000	\$296,000	- 9.8%	\$328,000	\$296,000	- 9.8%	27	33	+ 22.1%	27	33	+ 22.1%
Skokie	\$405,000	\$330,000	- 18.5%	\$405,000	\$330,000	- 18.5%	58	42	- 27.3%	58	42	- 27.3%
Streamwood	\$290,000	\$310,000	+ 6.9%	\$290,000	\$310,000	+ 6.9%	32	44	+ 37.1%	32	44	+ 37.1%
Wheeling	\$299,500	\$279,500	- 6.7%	\$299,500	\$279,500	- 6.7%	29	62	+ 114.1%	29	62	+ 114.1%
Wilmette	\$1,100,000	\$1,250,000	+ 13.6%	\$1,100,000	\$1,250,000	+ 13.6%	44	29	- 33.4%	44	29	- 33.4%
Winnetka	\$1,495,000	\$1,950,000	+ 30.4%	\$1,495,000	\$1,950,000	+ 30.4%	70	28	- 60.8%	70	28	- 60.8%

Pct. Of Original Price Received

Inventory

Months Supply

	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -	1-2025	1-2026	+ / -	1-2025	1-2026	+ / -
Arlington Heights	98.9%	97.8%	- 1.1%	98.9%	97.8%	- 1.1%	52	61	+ 17.3%	0.6	0.8	+ 30.4%
Barrington Area	95.0%	96.1%	+ 1.1%	95.0%	96.1%	+ 1.1%	120	84	- 30.0%	2.5	1.6	- 34.0%
Buffalo Grove	97.5%	96.8%	- 0.8%	97.5%	96.8%	- 0.8%	33	33	0.0%	0.7	0.8	+ 13.7%
Des Plaines	98.0%	96.9%	- 1.0%	98.0%	96.9%	- 1.0%	81	83	+ 2.5%	1.1	1.1	+ 2.5%
Elgin	96.5%	97.5%	+ 1.0%	96.5%	97.5%	+ 1.0%	137	96	- 29.9%	1.3	0.9	- 29.9%
Elk Grove Village	99.0%	97.4%	- 1.7%	99.0%	97.4%	- 1.7%	22	25	+ 13.6%	0.7	0.8	+ 21.5%
Evanston	100.1%	98.3%	- 1.7%	100.1%	98.3%	- 1.7%	66	61	- 7.6%	1.0	0.9	- 5.8%
Glencoe	98.6%	101.4%	+ 2.8%	98.6%	101.4%	+ 2.8%	12	16	+ 33.3%	1.1	1.7	+ 54.0%
Glenview and Golf	98.4%	100.1%	+ 1.7%	98.4%	100.1%	+ 1.7%	59	48	- 18.6%	1.1	0.8	- 22.5%
Hanover Park	98.5%	98.9%	+ 0.3%	98.5%	98.9%	+ 0.3%	16	35	+ 118.8%	0.6	1.3	+ 116.7%
Harwood Heights	95.1%	95.9%	+ 0.8%	95.1%	95.9%	+ 0.8%	13	6	- 53.8%	1.9	1.0	- 49.5%
Hoffman Estates	98.6%	97.3%	- 1.3%	98.6%	97.3%	- 1.3%	30	38	+ 26.7%	0.6	0.8	+ 32.5%
Inverness	98.9%	95.7%	- 3.2%	98.9%	95.7%	- 3.2%	12	10	- 16.7%	1.8	1.0	- 42.3%
Kenilworth	107.2%	94.3%	- 12.0%	107.2%	94.3%	- 12.0%	11	4	- 63.6%	2.9	0.8	- 72.2%
Lincolnwood	94.4%	96.6%	+ 2.4%	94.4%	96.6%	+ 2.4%	13	16	+ 23.1%	1.3	1.9	+ 48.4%
Morton Grove	99.1%	98.5%	- 0.6%	99.1%	98.5%	- 0.6%	31	33	+ 6.5%	1.3	1.4	+ 14.2%
Mount Prospect	98.5%	97.1%	- 1.4%	98.5%	97.1%	- 1.4%	34	35	+ 2.9%	0.7	0.8	+ 6.0%
Niles	98.3%	96.5%	- 1.8%	98.3%	96.5%	- 1.8%	29	28	- 3.4%	1.1	1.1	- 3.8%
Norridge	96.5%	99.6%	+ 3.3%	96.5%	99.6%	+ 3.3%	15	14	- 6.7%	1.2	1.1	- 5.4%
Northbrook	96.3%	97.0%	+ 0.7%	96.3%	97.0%	+ 0.7%	56	52	- 7.1%	1.2	1.1	- 9.9%
Northfield	100.9%	94.6%	- 6.2%	100.9%	94.6%	- 6.2%	14	5	- 64.3%	1.7	0.6	- 63.9%
Palatine	97.3%	98.1%	+ 0.8%	97.3%	98.1%	+ 0.8%	76	64	- 15.8%	1.0	0.8	- 11.6%
Park Ridge	97.7%	98.4%	+ 0.7%	97.7%	98.4%	+ 0.7%	67	42	- 37.3%	1.7	1.2	- 31.3%
Prospect Heights	97.7%	97.9%	+ 0.2%	97.7%	97.9%	+ 0.2%	24	22	- 8.3%	1.7	1.3	- 21.9%
Rolling Meadows	97.6%	98.1%	+ 0.5%	97.6%	98.1%	+ 0.5%	21	23	+ 9.5%	0.9	1.1	+ 17.5%
Roselle and Keeneyville	98.5%	98.8%	+ 0.3%	98.5%	98.8%	+ 0.3%	13	17	+ 30.8%	0.6	0.9	+ 40.1%
Rosemont and Dundee	0.0%	0.0%	--	0.0%	0.0%	--	2	1	- 50.0%	1.3	0.6	- 50.0%
Schaumburg	97.6%	98.4%	+ 0.8%	97.6%	98.4%	+ 0.8%	73	72	- 1.4%	1.0	0.9	- 6.6%
Schiller Park	97.6%	98.7%	+ 1.1%	97.6%	98.7%	+ 1.1%	13	12	- 7.7%	1.4	1.4	- 1.5%
Skokie	97.7%	97.1%	- 0.6%	97.7%	97.1%	- 0.6%	53	49	- 7.5%	1.2	1.1	- 1.1%
Streamwood	98.0%	97.2%	- 0.9%	98.0%	97.2%	- 0.9%	31	36	+ 16.1%	0.8	0.9	+ 14.7%
Wheeling	99.5%	96.2%	- 3.3%	99.5%	96.2%	- 3.3%	30	41	+ 36.7%	1.0	1.3	+ 36.3%
Wilmette	100.4%	104.7%	+ 4.3%	100.4%	104.7%	+ 4.3%	29	20	- 31.0%	0.9	0.6	- 33.2%
Winnetka	99.4%	100.4%	+ 1.0%	99.4%	100.4%	+ 1.0%	17	18	+ 5.9%	1.0	1.2	+ 16.1%