

REAL ESTATE

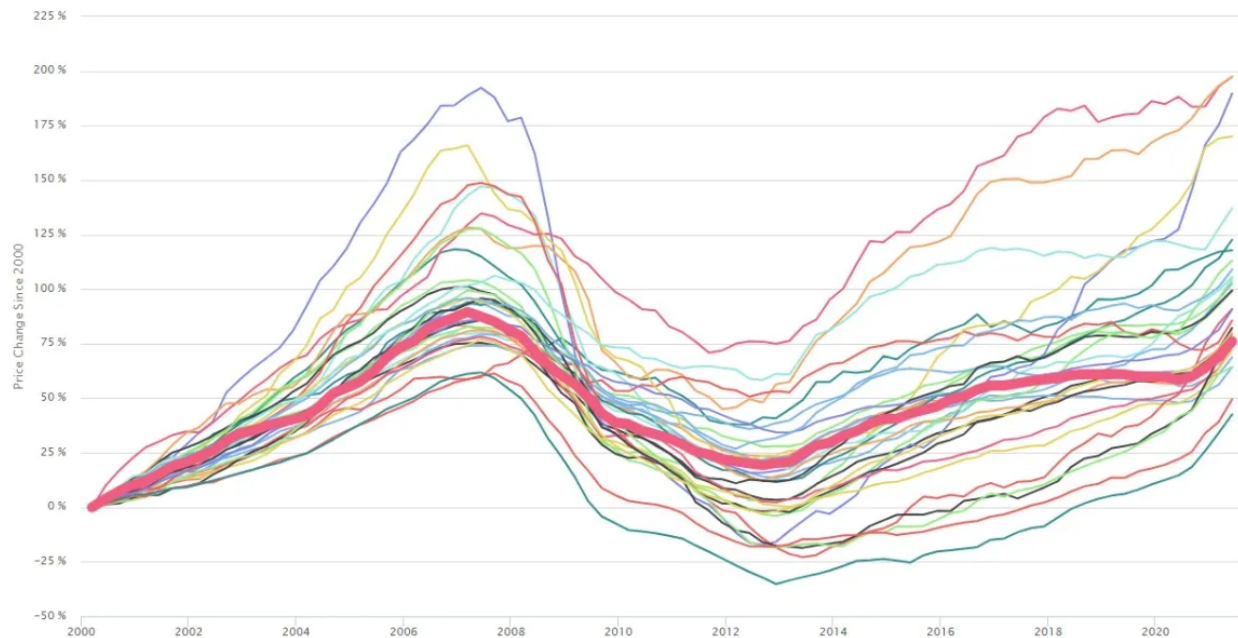
Home prices here still below bubble peak

by **Bill Smith**

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COOK COUNTY HOUSE PRICE INDEX JAN 2000 - JUN 2021

Track quarterly price trends for single family homes in 33 submarkets in the City of Chicago and suburban Cook County.



The Evanston-Skokie submarket performance is highlighted with the thick line in this chart of home price trends in 33 Cook County submarkets since 2020 from the Institute for Housing Studies at DePaul University.

The median price of homes in Evanston and Skokie is still 7% below the peak it reached in 2007.

But it's up 76% from 2000 and homes in Evanston and Skokie have recovered 47% of their value since the bottom of the post bubble crash.

They've gained 11% in the 12 months ending last June when the median sale price stood at \$400,000.

That's all based on data from the [Cook County House Price Index](#) compiled by the Institute for Housing Studies at DePaul University.

It places our area somewhat below the middle of the pack for housing market performance across the county — with 21 submarkets — including a bunch in the City of Chicago — doing better — and only 11 doing worse as measured by the percentage increase in prices since 2000.

On the other hand, the current median price of a home in Evanston and Skokie is the eighth highest among the 33 submarkets, exceeded only by six Chicago neighborhoods — mostly on the north side — and the Winnetka/Northbrook submarket.

Topping the list, the Lake View/Lincoln Park submarket in Chicago, where the median home price is \$1.15 million.

The next update to the DePaul data, covering through the end of 2021, is expected to be released around the end of April.

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