

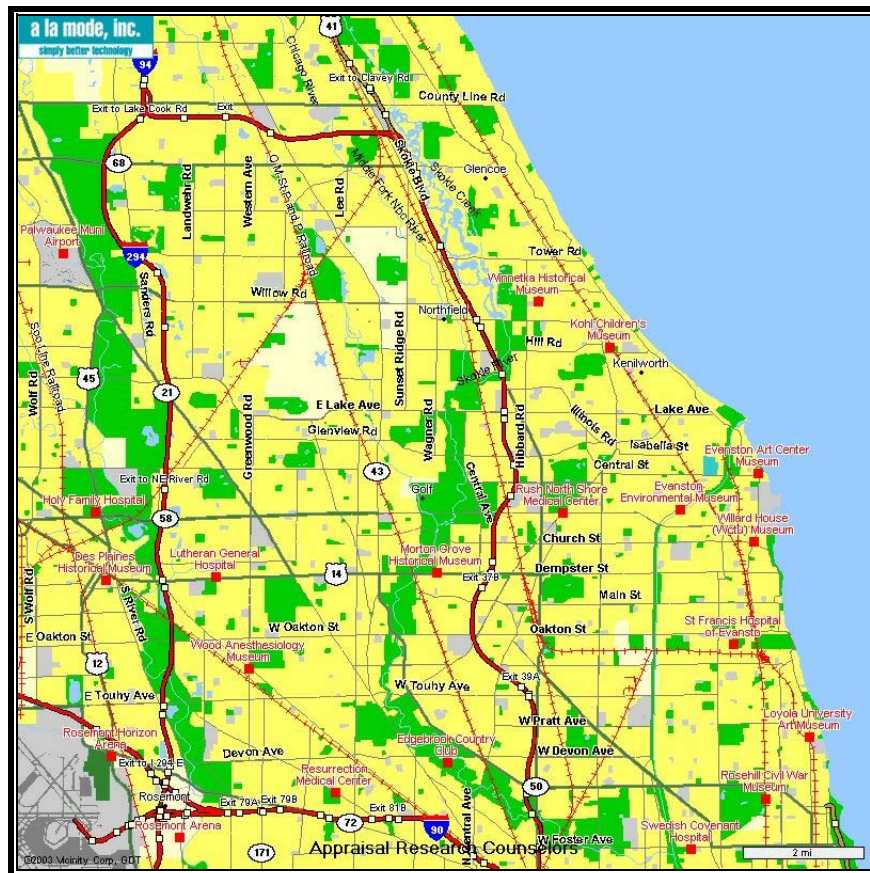
## North Suburban Cook County Market Area

The North Suburban market consists of the following community areas:

Evanston	Morton Grove	Park Ridge
Glencoe	Niles	Skokie
Glenview	Northbrook	Wilmette
Kenilworth	Northfield	Winnetka
Lincolnwood		

In general, the market area consists of those suburbs that are directly north of the City of Chicago, more specifically Interstate 90, west of Lake Michigan and east of Interstate 294. The area continues north to the upper border of Cook County.

The North Cook Suburban market area was developed primarily in three stages. Much of the south end of the market including Evanston was developed in the early 1900s with single family homes and apartment buildings. Further north the early construction was primarily estate homes on larger sites. Significant development occurred after WWII – primarily single family homes - then later in the 1980s until now single family homes and office and modern retail development.

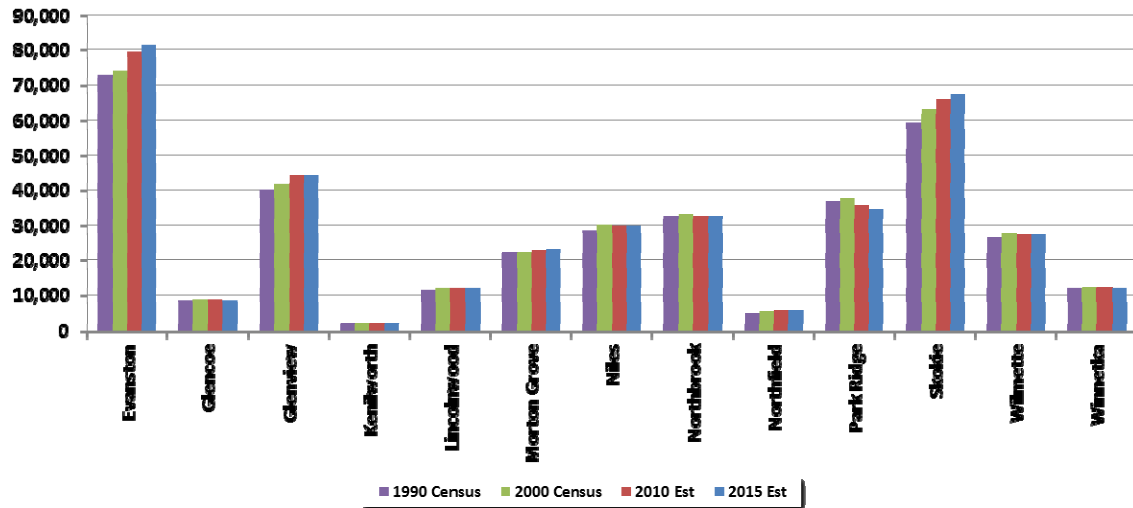


*Market Area Map*

## Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

### North Suburban Cook Population Trends 1990-2015

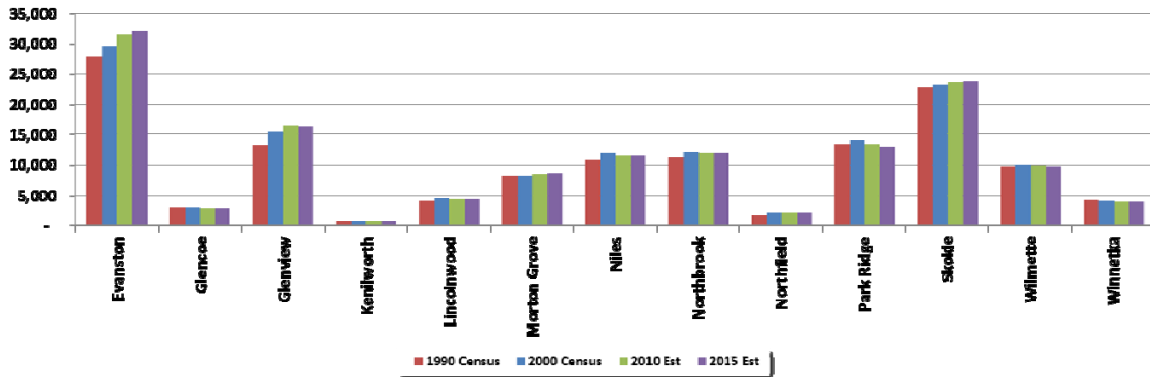


### North Suburban Cook Population Trends

Community	1990	2000	2010	2015	2010-15
Evanston	73,233	74,239	79,418	81,431	3%
Glencoe	8,499	8,762	8,603	8,504	-1%
Glenview	40,177	41,847	44,607	44,466	0%
Kenilworth	2,402	2,494	2,463	2,436	-1%
Lincolnwood	11,365	12,359	12,112	11,958	-1%
Morton Grove	22,435	22,451	23,089	23,218	1%
Niles	28,533	30,068	29,858	29,815	0%
Northbrook	33,020	33,435	32,899	32,821	0%
Northfield	4,913	5,389	5,541	5,539	0%
Park Ridge	37,075	37,775	35,872	34,794	-3%
Skokie	59,432	63,348	66,192	67,326	2%
Wilmette	26,685	27,651	27,504	27,369	0%
Winnetka	12,174	12,419	12,427	12,339	-1%

Source: U.S. Census

### North Suburban Cook Household Trends 1990-2015

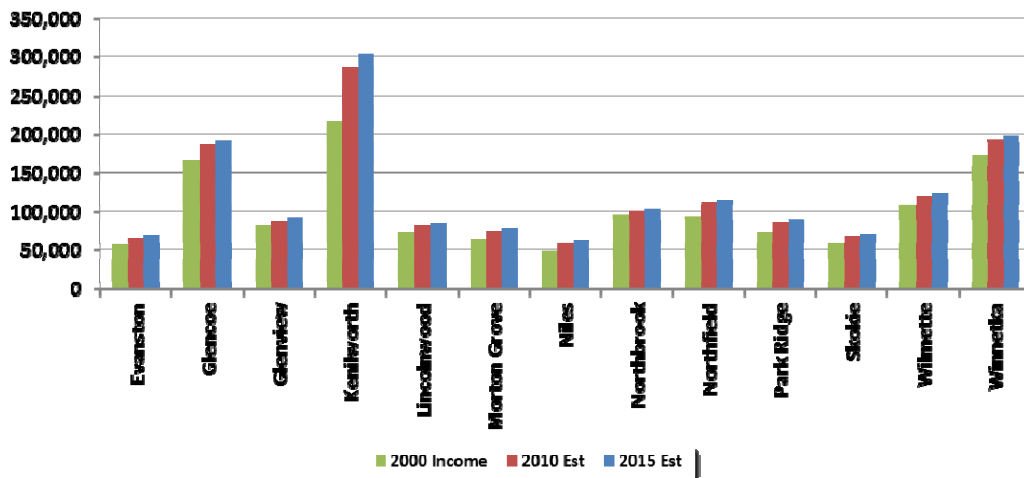


### North Suburban Cook Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Evanston	27,954	2.62	29,651	2.50	31,439	2.53	32,129	2.53	2%
Glencoe	3,061	2.78	3,072	2.85	2,948	2.92	2,880	2.95	-2%
Glenview	13,348	3.01	15,464	2.71	16,412	2.72	16,345	2.72	0%
Kenilworth	790	3.04	792	3.15	763	3.23	746	3.27	-2%
Lincolnwood	4,100	2.77	4,482	2.76	4,394	2.76	4,347	2.75	-1%
Morton Grove	8,124	2.76	8,199	2.74	8,475	2.72	8,545	2.72	1%
Niles	10,776	2.65	12,002	2.51	11,663	2.56	11,612	2.57	0%
Northbrook	11,391	2.90	12,203	2.74	12,076	2.72	12,019	2.73	0%
Northfield	1,800	2.73	2,155	2.50	2,163	2.56	2,179	2.54	1%
Park Ridge	13,466	2.75	14,219	2.66	13,458	2.67	13,051	2.67	-3%
Skokie	22,708	2.62	23,223	2.73	23,712	2.79	23,863	2.82	1%
Wilmette	9,720	2.75	10,039	2.75	9,863	2.79	9,755	2.81	-1%
Winnetka	4,283	2.84	4,162	2.98	4,053	3.07	3,978	3.10	-2%

Source: U.S. Census

### North Cook Median Household Income 2000-2015



## North Cook Median Income

Community	2000	2010	2015	2010-15
Evanston	57,596	66,038	69,213	5%
Glencoe	167,641	186,585	190,989	2%
Glenview	81,782	87,533	91,842	5%
Kenilworth	217,857	288,007	304,059	6%
Lincolnwood	73,241	82,014	84,735	3%
Morton Grove	63,985	74,386	78,970	6%
Niles	48,526	59,428	62,733	6%
Northbrook	95,873	100,171	102,594	2%
Northfield	94,029	114,278	115,417	1%
Park Ridge	73,606	85,331	89,203	5%
Skokie	58,655	68,367	71,272	4%
Wilmette	109,587	120,375	124,021	3%
Winnetka	172,790	192,992	198,175	3%

Source: U.S. Census

### **Institutional Uses**

The most dominant institutional use in the market is Northwestern University in Evanston. Being one of the top rates universities in the nation, Northwestern attracts a student population from around the world creating a vibrant community anchoring the south end of the market.

A number of hospitals are located throughout the market including Rush North Shore Medical Center (Skokie), Evanston Northwestern Hospital (Evanston), Saint Francis Hospital (Evanston) and Advocate Lutheran General and Advocate Lutheran General Children's Hospital (Park Ridge).

### **Recreation**

There are several golf courses in the area including Glen Club (Glenview), Chick Evans Golf Club (Morton Grove), Glencoe Golf Club (Glencoe) and Winnetka Golf Club (Winnetka) to name a few.

There are numerous neighborhood parks scattered through the market. In addition, extensive forest preserves provide ample open space for the communities. Ravinia is located just north of the market area in Highland Park and Glencoe is home to the Chicago Botanic Gardens.

## **Transportation**

The dominant transportation features for the North Suburban Cook County Market Area are the interstates of I-90 and I-94 providing access throughout the region. The Tri-State Tollway (294) runs along the west side of the market. The Metra commuter system has three lines running through the central and eastern sections of the market on a north/south access and in the south section, heading northwest. These lines provide numerous stops with excellent access to downtown Chicago. The CTA Purple line operates through Evanston into Wilmette and the Yellow line operates into Skokie. O'Hare International Airport is just southwest of the market and Palwaukee Airport is just west of the Tri-State.

## **Conclusions**

The North Suburban Cook County Market Area is dominated by single family home development but since its initial development in the early 1900s, has developed with its own employment base and supporting retail development. This is the highest price suburban housing market in the region.

Office development in the market has typically outperformed the region as a whole. Numerous supporting retail facilities are positioned throughout the market with virtually every national chain located in this market.

The long-term outlook for the North Suburban Cook County Market Area remains positive.

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