

HEADRICK-WAGNER CONSULTING GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

The Analysis of Absorption Rates and Percentage of Change in Inventory Level

Single Family Detached Residences

July 1, 2007 to June 30, 2008

Sponsored by:

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July 1, 2008 Statistics

July 1, 2007 Statistics

Town	MLS	Actives	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area		List Price	Contract	Contract	Last	Sale Price	SUPPLY			Change	
Addison	101	231	\$ 369,626	12	4	131	\$ 305,384	18.86	12.86	46.62%	\$ 318,052	-3.98%
Algonquin	102	304	\$ 366,218	23	12	215	\$ 308,126	14.59	9.14	59.65%	\$ 327,967	-6.05%
Alsip	658	126	\$ 235,870	8	2	75	\$ 207,322	17.79	9.39	89.41%	\$ 232,006	-10.64%
Antioch	2	340	\$ 351,873	19	9	212	\$ 269,230	17.00	9.76	74.24%	\$ 272,703	-1.27%
Arlington Heights	5	473	\$ 534,897	71	20	432	\$ 448,130	10.85	9.22	17.75%	\$ 465,170	-3.66%
Aurora - DuPage County	507	225	\$ 363,417	47	11	346	\$ 316,160	6.68	5.43	23.19%	\$ 322,333	-1.91%
Aurora - Kane County	507	789	\$ 199,632	73	72	746	\$ 177,590	10.63	7.23	46.88%	\$ 187,423	-5.25%
Aurora - Will, Kendall Cty	507	136	\$ 294,806	17	2	146	\$ 284,939	9.89	8.13	21.65%	\$ 291,918	-2.39%
Barrington Area	10	590	\$ 1,092,437	51	13	330	\$ 760,396	17.97	12.81	40.27%	\$ 722,072	5.31%
Bartlett	104	282	\$ 413,061	29	4	299	\$ 326,291	10.19	8.24	23.75%	\$ 350,993	-7.04%
Batavia	510	209	\$ 440,622	21	7	234	\$ 354,552	9.57	7.25	31.99%	\$ 364,240	-2.66%
Beecher	401	79	\$ 331,086	2	2	35	\$ 239,153	24.31	12.83	89.50%	\$ 240,970	-0.75%
Bellwood	2104	160	\$ 182,197	11	16	91	\$ 171,156	16.27	7.09	129.47%	\$ 193,770	-11.67%
Bensenville	106	169	\$ 337,469	6	3	68	\$ 273,200	26.34	13.80	90.79%	\$ 309,747	-11.80%
Berwyn	402	383	\$ 243,592	22	33	255	\$ 231,484	14.83	8.99	64.97%	\$ 255,035	-9.23%
Bloomingtondale	108	131	\$ 540,325	9	5	73	\$ 407,699	18.07	11.65	55.14%	\$ 468,496	-12.98%
Blue Island	406	118	\$ 164,648	5	7	73	\$ 151,115	16.66	10.22	63.02%	\$ 162,113	-6.78%
Bolingbrook	440	569	\$ 289,714	63	22	483	\$ 270,110	12.02	8.22	46.33%	\$ 275,664	-2.01%

		July 1, 2008 Statistics							July 1, 2007 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Bridgeview	455	73	\$ 296,034	6	3	37	\$ 235,089	19.04	10.54	80.67%	\$ 253,347	-7.21%	
Broadview	155	67	\$ 199,080	7	6	50	\$ 184,344	12.76	7.40	72.36%	\$ 202,220	-8.84%	
Brookfield	513	106	\$ 295,238	18	8	147	\$ 274,394	7.35	5.74	28.00%	\$ 285,655	-3.94%	
Buffalo Grove	89	207	\$ 452,091	41	10	221	\$ 407,158	9.13	7.54	21.09%	\$ 434,262	-6.24%	
Burbank	454	291	\$ 291,112	17	9	135	\$ 230,502	21.69	12.14	78.72%	\$ 288,165	-20.01%	
Burnham	633	27	\$ 112,860	1	2	24	\$ 106,683	12.00	11.31	6.06%	\$ 112,766	-5.39%	
Burr Ridge	522	198	\$ 1,289,299	7	2	56	\$ 1,127,704	36.55	18.87	93.69%	\$ 1,045,253	7.89%	
Calumet City	409	428	\$ 129,593	25	32	310	\$ 114,396	13.99	8.69	61.00%	\$ 132,187	-13.46%	
Calumet Park	643	52	\$ 105,439	10	13	53	\$ 135,366	8.21	6.95	18.06%	\$ 125,324	8.01%	
Carol Stream	188	163	\$ 329,481	25	6	175	\$ 296,554	9.50	6.06	56.59%	\$ 298,775	-0.74%	
Carpentersville	110	276	\$ 220,746	35	18	271	\$ 184,179	10.22	9.61	6.36%	\$ 217,204	-15.20%	
Cary	13	243	\$ 367,721	26	7	233	\$ 307,233	10.96	11.66	-5.98%	\$ 332,062	-7.48%	
Channahon	410	122	\$ 344,420	16	5	103	\$ 262,440	11.81	10.47	12.76%	\$ 239,236	9.70%	
Chicago Heights	411	304	\$ 114,993	13	17	213	\$ 109,902	15.01	10.82	38.78%	\$ 123,701	-11.15%	
Chicago Ridge	415	44	\$ 245,091	4	6	33	\$ 225,618	12.28	8.57	43.26%	\$ 243,092	-7.19%	
Cicero	650	356	\$ 196,196	16	28	134	\$ 184,400	24.00	11.40	110.59%	\$ 219,286	-15.91%	
Clarendon Hills	514	134	\$ 728,651	13	7	75	\$ 773,684	16.93	14.68	15.31%	\$ 808,363	-4.29%	
Country Club Hills	478	182	\$ 218,559	15	21	144	\$ 152,985	12.13	8.65	40.21%	\$ 176,370	-13.26%	
Countryside	527	32	\$ 460,407	2	0	25	\$ 402,276	14.22	14.63	-2.75%	\$ 454,037	-11.40%	
Crestwood	446	50	\$ 254,841	4	0	48	\$ 218,773	11.54	8.73	32.21%	\$ 244,839	-10.65%	
Crete	417	239	\$ 295,765	15	10	162	\$ 217,906	15.34	11.25	36.33%	\$ 248,423	-12.28%	
Crystal Lake (& Lakewood)	14	622	\$ 393,519	42	14	433	\$ 324,803	15.26	11.08	37.71%	\$ 315,022	3.11%	
Darien	562	120	\$ 450,515	13	4	100	\$ 375,542	12.31	10.36	18.76%	\$ 396,857	-5.37%	
Deerfield	15	231	\$ 879,220	18	9	157	\$ 728,355	15.07	9.09	65.75%	\$ 695,087	4.79%	
Des Plaines	16	404	\$ 406,414	32	10	248	\$ 326,516	16.72	10.71	56.10%	\$ 353,013	-7.51%	
Dolton	419	291	\$ 119,396	23	34	245	\$ 108,301	11.56	8.63	34.06%	\$ 128,057	-15.43%	
Downers Grove	515	469	\$ 567,454	48	9	339	\$ 459,851	14.21	10.91	30.23%	\$ 470,958	-2.36%	
Elgin	123	1,005	\$ 304,866	96	53	676	\$ 248,897	14.62	9.88	47.95%	\$ 255,476	-2.57%	
Elk Grove Village	7	160	\$ 349,877	23	4	149	\$ 337,275	10.91	9.97	9.41%	\$ 348,281	-3.16%	
Elmhurst	126	418	\$ 617,345	57	12	377	\$ 528,360	11.25	11.73	-4.15%	\$ 549,663	-3.88%	
Elmwood Park	635	215	\$ 352,968	10	10	96	\$ 301,891	22.24	15.00	48.28%	\$ 344,672	-12.41%	
Evanston	201	304	\$ 652,824	48	24	364	\$ 656,208	8.37	6.23	34.37%	\$ 623,876	5.18%	
Evergreen Park	642	197	\$ 235,741	13	10	150	\$ 216,133	13.66	7.17	90.56%	\$ 233,810	-7.56%	
Flossmoor	422	185	\$ 424,031	18	7	85	\$ 323,771	20.18	14.53	38.89%	\$ 339,750	-4.70%	
Forest Park	130	65	\$ 337,391	7	3	54	\$ 343,511	12.19	10.56	15.41%	\$ 316,329	8.59%	
Fox Lake	20	96	\$ 347,762	6	4	60	\$ 215,942	16.46	12.91	27.52%	\$ 241,630	-10.63%	

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Fox River Grove	21	48	\$ 360,636	3	1	47	\$ 271,186	11.29	7.82	44.46%	\$ 322,577	-15.93%	
Frankfort	423	307	\$ 540,640	35	8	239	\$ 380,021	13.06	12.72	2.73%	\$ 390,672	-2.73%	
Franklin Park	131	174	\$ 272,145	3	7	97	\$ 226,071	19.51	12.34	58.20%	\$ 267,381	-15.45%	
Geneva	134	288	\$ 496,542	34	3	291	\$ 381,572	10.54	7.47	41.03%	\$ 401,748	-5.02%	
Glen Ellyn	137	360	\$ 677,666	44	5	302	\$ 511,964	12.31	9.85	24.98%	\$ 514,316	-0.46%	
Glencoe	22	139	\$ 1,857,219	10	16	93	\$ 1,451,577	14.02	10.70	30.97%	\$ 1,439,109	0.87%	
Glendale Heights	139	192	\$ 251,125	17	6	122	\$ 235,419	15.89	10.70	48.51%	\$ 261,881	-10.10%	
Glenview	25	484	\$ 923,193	42	28	297	\$ 777,000	15.83	12.46	27.04%	\$ 766,205	1.41%	
Glenwood	425	75	\$ 164,438	10	9	79	\$ 148,902	9.18	9.47	-3.06%	\$ 165,447	-10.00%	
Gurnee	31	299	\$ 401,656	41	3	289	\$ 341,656	10.77	8.26	30.49%	\$ 352,169	-2.99%	
Hanover Park	103	196	\$ 242,750	21	9	176	\$ 230,631	11.42	9.40	21.42%	\$ 245,947	-6.23%	
Harvey	426	268	\$ 83,276	8	22	194	\$ 61,339	14.36	11.76	22.09%	\$ 83,146	-26.23%	
Harwood Heights	656	68	\$ 392,692	2	3	22	\$ 372,432	30.22	15.16	99.38%	\$ 364,988	2.04%	
Hazel Crest	429	159	\$ 140,820	7	15	124	\$ 127,023	13.07	6.30	107.52%	\$ 144,559	-12.13%	
Hickory Hills	457	76	\$ 310,203	6	4	38	\$ 273,034	19.00	14.33	32.56%	\$ 290,919	-6.15%	
Highland Park	35	379	\$ 1,171,102	22	26	275	\$ 804,564	14.08	12.09	16.42%	\$ 965,454	-16.66%	
Hillside	162	66	\$ 237,225	6	3	47	\$ 213,602	14.14	9.98	41.75%	\$ 231,006	-7.53%	
Hinkley	520	26	\$ 282,283	2	3	19	\$ 233,233	13.00	6.58	97.55%	\$ 248,028	-5.96%	
Hinsdale	521	362	\$ 1,414,062	38	3	204	\$ 1,234,621	17.73	15.93	11.33%	\$ 1,135,694	8.71%	
Hoffman Estates	194	282	\$ 386,658	36	13	322	\$ 372,731	9.12	8.42	8.36%	\$ 363,225	2.62%	
Homer Glen	500	251	\$ 576,249	18	1	127	\$ 385,963	20.63	12.65	63.08%	\$ 404,848	-4.66%	
Homewood	430	190	\$ 219,717	22	6	213	\$ 199,444	9.46	6.24	51.68%	\$ 215,663	-7.52%	
Indian Head Park	531	21	\$ 668,190	0	0	7	\$ 488,000	36.00	14.77	143.75%	\$ 581,275	-16.05%	
Inverness	7167	68	\$ 1,018,580	10	8	64	\$ 748,430	9.95	11.38	-12.57%	\$ 729,491	2.60%	
Itasca	143	85	\$ 587,205	1	1	45	\$ 446,789	21.70	25.17	-13.78%	\$ 475,716	-6.08%	
Joliet	499	892	\$ 199,434	87	50	907	\$ 169,230	10.25	7.44	37.86%	\$ 178,553	-5.22%	
Justice	458	62	\$ 283,443	4	0	15	\$ 264,333	39.16	9.64	306.08%	\$ 266,753	-0.91%	
Kenilworth	43	40	\$ 2,011,135	2	2	34	\$ 1,974,162	12.63	8.45	49.41%	\$ 1,640,725	20.32%	
LaGrange Park	526	96	\$ 446,894	14	1	112	\$ 386,557	9.07	7.20	25.98%	\$ 405,549	-4.68%	
LaGrange	525	128	\$ 596,964	19	2	121	\$ 580,337	10.82	8.90	21.49%	\$ 631,613	-8.12%	
Lake Bluff	44	117	\$ 1,278,173	12	1	92	\$ 885,358	13.37	11.90	12.39%	\$ 798,852	10.83%	
Lake Forest	45	363	\$ 2,066,102	22	11	195	\$ 1,436,318	19.11	12.52	52.56%	\$ 1,453,837	-1.21%	
Lake In The Hills	156	268	\$ 303,056	30	15	254	\$ 259,776	10.76	9.74	10.42%	\$ 274,004	-5.19%	
Lake Villa & Lindenhurst	46	359	\$ 352,606	33	8	341	\$ 300,638	11.28	8.16	38.20%	\$ 296,057	1.55%	
Lansing	438	298	\$ 177,069	15	18	275	\$ 156,842	11.61	7.38	57.22%	\$ 167,530	-6.38%	
Lemont	439	206	\$ 594,846	14	5	128	\$ 429,470	16.82	12.38	35.85%	\$ 517,950	-17.08%	

		July 1, 2008 Statistics							July 1, 2007 Statistics				
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Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Libertyville & Green Oaks	48	342	\$ 707,097	35	5	258	\$ 564,143	13.77	10.33	33.29%	\$ 584,400	-3.47%	
Lincolnshire	69	101	\$ 1,011,507	8	4	59	\$ 747,466	17.07	14.10	21.07%	\$ 741,776	0.77%	
Lincolnwood	645	148	\$ 815,986	5	6	73	\$ 620,044	21.14	18.51	14.25%	\$ 665,646	-6.85%	
Lisle	532	116	\$ 480,696	22	2	135	\$ 381,022	8.75	7.64	14.65%	\$ 403,496	-5.57%	
Lockport	495	239	\$ 306,515	34	11	249	\$ 248,695	9.76	6.78	43.88%	\$ 258,286	-3.71%	
Lombard	148	335	\$ 396,226	29	8	326	\$ 308,316	11.07	10.27	7.80%	\$ 309,311	-0.32%	
Lynwood	5411	106	\$ 275,275	4	9	57	\$ 263,896	18.17	14.08	29.06%	\$ 226,011	16.76%	
Lyons	534	59	\$ 237,221	5	2	50	\$ 193,918	12.42	10.60	17.13%	\$ 236,243	-17.92%	
Markham	4426	202	\$ 125,695	14	15	128	\$ 94,601	15.44	10.33	49.51%	\$ 117,181	-19.27%	
Matteson	443	214	\$ 261,856	25	24	158	\$ 211,817	12.41	7.71	60.82%	\$ 222,300	-4.72%	
Maywood	153	183	\$ 178,479	12	14	115	\$ 154,250	15.57	8.97	73.54%	\$ 178,775	-13.72%	
Medinah	157	31	\$ 550,341	2	1	13	\$ 445,846	23.25	13.71	69.53%	\$ 402,284	10.83%	
Melrose Park	160	120	\$ 251,140	6	6	41	\$ 241,070	27.17	16.52	64.47%	\$ 274,012	-12.02%	
McHenry	50	669	\$ 342,762	47	19	541	\$ 233,018	13.23	11.77	12.41%	\$ 257,971	-9.67%	
Minooka	447	138	\$ 328,473	11	3	85	\$ 239,548	16.73	6.48	158.14%	\$ 280,530	-14.61%	
Midlothian	445	116	\$ 201,778	10	2	104	\$ 179,674	12.00	5.18	131.46%	\$ 188,296	-4.58%	
Mokena	448	157	\$ 480,844	14	0	140	\$ 370,629	12.23	9.38	30.49%	\$ 373,455	-0.76%	
Monee	449	141	\$ 419,703	12	2	74	\$ 281,481	19.23	13.54	42.02%	\$ 301,750	-6.72%	
Montgomery	538	265	\$ 238,470	39	11	275	\$ 212,306	9.78	6.12	59.91%	\$ 225,176	-5.72%	
Morton Grove	53	183	\$ 480,810	17	7	147	\$ 406,007	12.84	11.38	12.85%	\$ 427,121	-4.94%	
Mt. Prospect	56	303	\$ 427,405	32	4	235	\$ 377,036	13.42	9.77	37.32%	\$ 390,259	-3.39%	
Mundelein	60	341	\$ 407,640	30	10	227	\$ 326,143	15.33	9.94	54.25%	\$ 328,567	-0.74%	
Naperville	540	1,159	\$ 703,778	195	17	1,283	\$ 505,980	9.30	7.20	29.23%	\$ 511,396	-1.06%	
New Lenox	451	238	\$ 416,263	31	4	257	\$ 311,542	9.78	7.25	35.00%	\$ 303,759	2.56%	
Niles	648	205	\$ 469,887	12	8	101	\$ 375,074	20.33	12.24	66.16%	\$ 424,950	-11.74%	
Norridge	634	138	\$ 483,192	6	2	66	\$ 358,979	22.38	14.53	53.99%	\$ 402,305	-10.77%	
North Aurora	542	172	\$ 330,849	15	12	132	\$ 280,940	12.98	6.71	93.35%	\$ 278,174	0.99%	
North Chicago	64	112	\$ 139,701	7	13	73	\$ 95,637	14.45	8.98	60.95%	\$ 140,196	-31.78%	
North Riverside	547	29	\$ 300,466	7	4	55	\$ 269,253	5.27	8.68	-39.23%	\$ 289,244	-6.91%	
Northbrook	62	333	\$ 939,516	40	26	251	\$ 688,545	12.61	13.42	-6.06%	\$ 757,744	-9.13%	
Northfield	7193	65	\$ 1,209,091	3	4	40	\$ 1,093,715	16.60	12.00	38.30%	\$ 1,048,181	4.34%	
Northlake	164	113	\$ 241,981	7	9	59	\$ 226,324	18.08	10.95	65.15%	\$ 259,197	-12.68%	
Oak Brook	523	107	\$ 1,712,838	7	2	44	\$ 1,104,389	24.23	14.18	70.83%	\$ 1,151,990	-4.13%	
Oak Forest	452	168	\$ 243,683	16	6	160	\$ 227,434	11.08	7.55	46.70%	\$ 246,314	-7.66%	
Oak Lawn	453	368	\$ 294,769	37	9	269	\$ 252,791	14.02	9.77	43.56%	\$ 281,608	-10.23%	
Oak Park	302	253	\$ 547,519	49	18	349	\$ 506,827	7.30	7.32	-0.25%	\$ 526,703	-3.77%	

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Olympia Fields	461	74	\$ 374,982	7	2	55	\$ 241,726	13.88	9.24	50.14%	\$ 311,896	-22.50%	
Orland Park	462	338	\$ 533,279	44	10	281	\$ 395,522	12.11	9.74	24.28%	\$ 414,446	-4.57%	
Oswego	543	361	\$ 343,157	55	16	331	\$ 301,605	10.78	9.22	16.92%	\$ 325,533	-7.35%	
Palatine	67	358	\$ 496,624	39	12	281	\$ 449,577	12.94	10.49	23.37%	\$ 433,789	3.64%	
Palos Heights	463	80	\$ 448,512	13	5	77	\$ 356,797	10.11	11.47	-11.92%	\$ 402,342	-11.32%	
Palos Hills	465	73	\$ 358,621	6	4	51	\$ 293,278	14.36	10.95	31.15%	\$ 324,854	-9.72%	
Palos Park	464	77	\$ 795,682	6	2	28	\$ 558,250	25.67	11.60	121.26%	\$ 668,260	-16.46%	
Park Forest	466	272	\$ 125,317	22	23	237	\$ 110,295	11.57	7.18	61.14%	\$ 121,140	-8.95%	
Park Ridge	68	383	\$ 749,608	28	7	243	\$ 554,517	16.53	14.84	11.42%	\$ 627,114	-11.58%	
Peotone	468	66	\$ 351,533	2	1	36	\$ 250,435	20.31	10.34	96.31%	\$ 248,423	0.81%	
Plainfield	544	1,065	\$ 349,679	103	40	955	\$ 290,939	11.64	8.92	30.54%	\$ 305,663	-4.82%	
Posen	469	52	\$ 176,491	6	3	36	\$ 142,988	13.87	7.11	95.16%	\$ 163,368	-12.47%	
Prospect Heights	70	86	\$ 581,055	4	0	25	\$ 486,032	35.59	17.50	103.35%	\$ 534,010	-8.98%	
Richton Park	471	128	\$ 217,675	12	9	108	\$ 176,091	11.91	7.30	63.07%	\$ 193,327	-8.92%	
River Forest	305	85	\$ 1,038,041	8	2	79	\$ 887,355	11.46	12.26	-6.55%	\$ 876,384	1.25%	
River Grove	171	74	\$ 296,981	5	5	42	\$ 275,457	17.08	12.19	40.12%	\$ 298,729	-7.79%	
Riverdale	627	135	\$ 95,022	7	10	98	\$ 87,150	14.09	7.36	91.42%	\$ 108,455	-19.64%	
Riverside	546	107	\$ 660,046	10	2	59	\$ 507,078	18.08	10.71	68.92%	\$ 543,168	-6.64%	
Rolling Meadows	8	92	\$ 352,521	9	3	102	\$ 306,789	9.68	9.76	-0.79%	\$ 327,472	-6.32%	
Romeoville	494	358	\$ 223,681	35	20	269	\$ 203,688	13.26	7.38	79.76%	\$ 219,324	-7.13%	
Roselle & Keeneyville	172	151	\$ 450,174	8	9	142	\$ 341,425	11.40	8.22	38.70%	\$ 348,361	-1.99%	
Round Lake	73	579	\$ 212,504	48	21	443	\$ 185,170	13.57	9.73	39.50%	\$ 198,400	-6.67%	
Sauk Village	414	156	\$ 118,677	6	9	130	\$ 99,372	12.91	9.22	40.07%	\$ 114,010	-12.84%	
Schaumburg	193	244	\$ 445,328	31	10	270	\$ 350,930	9.41	9.86	-4.50%	\$ 379,767	-7.59%	
Shorewood	496	205	\$ 353,408	18	9	171	\$ 278,989	12.42	10.11	22.86%	\$ 296,316	-5.85%	
Skokie	76	371	\$ 489,622	37	18	277	\$ 376,191	13.41	11.33	18.32%	\$ 431,604	-12.84%	
South Elgin	177	170	\$ 373,344	18	8	172	\$ 306,425	10.30	6.49	58.73%	\$ 319,217	-4.01%	
South Holland	473	267	\$ 192,174	21	25	248	\$ 162,677	10.90	9.59	13.61%	\$ 188,342	-13.63%	
St. Charles	174	645	\$ 631,023	60	15	484	\$ 477,307	13.85	9.54	45.08%	\$ 463,840	2.90%	
Steger	475	80	\$ 189,446	3	3	107	\$ 144,420	8.50	10.38	-18.16%	\$ 152,582	-5.35%	
Stickney	404	95	\$ 255,498	6	7	60	\$ 231,704	15.62	11.78	32.59%	\$ 251,367	-7.82%	
Streamwood	107	281	\$ 279,712	32	9	273	\$ 252,247	10.74	7.61	41.12%	\$ 261,860	-3.67%	
Sugar Grove	554	129	\$ 435,604	10	2	104	\$ 353,701	13.34	12.76	4.57%	\$ 381,508	-7.29%	
Summit	501	60	\$ 223,154	4	2	20	\$ 162,745	27.69	19.71	40.47%	\$ 243,918	-33.28%	
Thornton	476	35	\$ 148,180	0	0	27	\$ 144,981	15.56	6.29	147.47%	\$ 130,569	11.04%	
Tinley Park	477	215	\$ 343,469	27	3	245	\$ 292,942	9.38	7.16	31.07%	\$ 306,634	-4.47%	

		July 1, 2008 Statistics							July 1, 2007 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
University Park	5466	69	\$ 166,564	8	8	53	\$ 149,605	12.00	11.54	4.00%	\$ 167,934	-10.91%	
Vernon Hills	61	132	\$ 550,515	19	4	163	\$ 522,390	8.52	7.91	7.64%	\$ 489,000	6.83%	
Villa Park	186	146	\$ 300,649	23	1	150	\$ 266,973	10.07	6.21	62.14%	\$ 299,274	-10.79%	
Warrenville	555	85	\$ 418,460	11	3	69	\$ 293,833	12.29	10.00	22.89%	\$ 313,666	-6.32%	
Waukegan & Park City	85	552	\$ 161,401	39	22	420	\$ 146,129	13.77	8.20	68.03%	\$ 163,289	-10.51%	
Wayne	184	45	\$ 1,078,113	6	0	9	\$ 617,778	36.00	25.00	44.00%	\$ 851,541	-27.45%	
West Chicago	185	294	\$ 360,055	24	11	169	\$ 299,227	17.29	10.12	70.85%	\$ 325,477	-8.07%	
Westchester	154	187	\$ 310,056	9	5	141	\$ 279,707	14.48	5.65	156.37%	\$ 290,709	-3.78%	
Western Springs	558	149	\$ 845,309	13	2	138	\$ 652,633	11.69	12.53	-6.73%	\$ 625,436	4.35%	
Westmont	559	142	\$ 456,428	17	3	112	\$ 381,447	12.91	9.55	35.24%	\$ 396,544	-3.81%	
Wheaton	187	413	\$ 582,872	61	13	403	\$ 416,077	10.39	8.37	24.11%	\$ 441,929	-5.85%	
Wheeling	90	142	\$ 313,530	11	5	80	\$ 281,522	17.75	12.10	46.72%	\$ 313,805	-10.29%	
Willow Springs	480	50	\$ 505,937	5	0	20	\$ 372,518	24.00	10.50	128.57%	\$ 409,171	-8.96%	
Willowbrook	516	62	\$ 943,902	5	1	40	\$ 515,338	16.17	18.26	-11.43%	\$ 524,769	-1.80%	
Wilmette	91	255	\$ 1,019,860	28	30	272	\$ 925,502	9.27	7.27	27.47%	\$ 960,987	-3.69%	
Winfield	190	89	\$ 534,575	13	0	82	\$ 397,891	11.24	7.69	46.10%	\$ 368,602	7.95%	
Winnetka	93	211	\$ 1,917,370	9	26	161	\$ 1,625,420	12.92	8.75	47.66%	\$ 1,631,876	-0.40%	
Wood Dale	191	135	\$ 433,744	5	9	60	\$ 322,725	21.89	17.52	24.97%	\$ 339,735	-5.01%	
Woodridge	517	158	\$ 406,448	23	3	159	\$ 317,740	10.25	6.03	70.09%	\$ 332,021	-4.30%	
Woodstock & Greenwood	98	348	\$ 407,826	20	8	253	\$ 279,205	14.86	11.62	27.91%	\$ 273,457	2.10%	
Worth	482	60	\$ 278,298	5	2	40	\$ 246,784	15.32	10.99	39.44%	\$ 237,212	4.03%	
Yorkville	560	368	\$ 403,395	19	17	210	\$ 294,724	17.95	13.37	34.23%	\$ 321,942	-8.45%	
Zion	99	276	\$ 180,502	31	22	239	\$ 132,495	11.34	9.99	13.49%	\$ 162,371	-18.40%	
City of CHICAGO	8000	9,094	\$ 386,650	610	764	6,537	\$ 353,415	13.79	10.24	34.67%	\$ 358,336	-1.37%	
TOTALS (all areas in report)	8099	50,760	\$ 449,080	4,558	2,561	39,808	\$ 360,774	12.98	9.55	35.88%	\$ 361,602	-0.23%	
ALL AREAS (including areas not listed above)	ALL	56,203	\$ 443,474	5,026	2,742	43,748	\$ 353,499	13.09	9.59	36.45%	\$ 355,443	-0.55%	
A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.													
Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.													
Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change of average sales price.													
0													