

# A.L. WAGNER APPRAISAL GROUP

*Presents*

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

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

*Single Family Detached Residences*

**January 1, 2008 to December 31, 2008**

**Sponsored by:**

**Alvin "Chip" Wagner III, SRA, IFA, SCRIP**

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### January 1, 2009 Statistics

### January 1, 2008 Statistics

Town	MLS	Active	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area		List Price	Contract	Contract	Last	Sale Price	SUPPLY			SUPPLY	
Addison	101	191	\$ 342,878	18	14	113	\$ 264,959	15.81	12.59	25.56%	\$ 316,868	-16.38%
Algonquin	102	234	\$ 357,294	10	7	208	\$ 292,663	12.48	10.06	24.09%	\$ 328,306	-10.86%
Alsip	658	92	\$ 207,856	3	4	75	\$ 181,471	13.46	9.47	42.20%	\$ 223,127	-18.67%
Antioch	2	265	\$ 338,388	9	5	202	\$ 242,030	14.72	11.35	29.68%	\$ 270,335	-10.47%
Arlington Heights	5	343	\$ 512,154	16	5	400	\$ 426,620	9.78	7.15	36.81%	\$ 463,991	-8.05%
Aurora - DuPage County	507	166	\$ 354,201	22	4	303	\$ 306,270	6.05	5.47	10.63%	\$ 324,576	-5.64%
Aurora - Kane County	507	695	\$ 185,657	46	37	688	\$ 162,669	10.82	7.97	35.73%	\$ 185,643	-12.38%
Aurora - Will, Kendall Cty	507	106	\$ 283,596	6	5	127	\$ 266,772	9.22	6.98	32.06%	\$ 295,114	-9.60%
Barrington Area	10	537	\$ 1,129,149	15	8	309	\$ 756,742	19.41	12.67	53.18%	\$ 726,439	4.17%
Bartlett	104	214	\$ 399,321	18	4	250	\$ 313,221	9.44	6.47	45.84%	\$ 343,066	-8.70%
Batavia	510	165	\$ 413,362	10	2	185	\$ 329,854	10.05	7.34	36.87%	\$ 356,140	-7.38%
Beecher	401	56	\$ 294,136	3	3	40	\$ 219,854	14.61	24.29	-39.85%	\$ 249,354	-11.83%
Bellwood	2104	146	\$ 151,098	7	23	82	\$ 139,259	15.64	10.99	42.39%	\$ 188,462	-26.11%
Bensenville	106	127	\$ 297,670	9	4	54	\$ 236,204	22.75	14.40	57.96%	\$ 283,865	-16.79%
Berwyn	402	291	\$ 220,832	21	23	254	\$ 199,493	11.72	10.56	10.98%	\$ 251,964	-20.82%
Bloomington	108	90	\$ 525,655	9	3	76	\$ 441,770	12.27	7.68	59.71%	\$ 442,560	-0.18%
Blue Island	406	85	\$ 156,778	7	9	70	\$ 122,288	11.86	8.70	36.37%	\$ 163,456	-25.19%
Bolingbrook	440	450	\$ 268,012	48	16	415	\$ 249,153	11.27	9.23	22.19%	\$ 275,872	-9.69%

		January 1, 2009 Statistics							January 1, 2008 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	63	\$ 261,017	7	3	37	\$ 223,419	16.09	9.68	66.10%	\$ 246,147	-9.23%	
Broadview	155	67	\$ 177,280	5	4	49	\$ 160,486	13.86	9.49	46.03%	\$ 201,083	-20.19%	
Brookfield	513	81	\$ 280,353	3	2	117	\$ 258,932	7.97	5.45	46.07%	\$ 278,160	-6.91%	
Buffalo Grove	89	154	\$ 438,228	11	4	206	\$ 399,722	8.36	6.53	28.14%	\$ 423,488	-5.61%	
Burbank	454	210	\$ 269,275	15	11	132	\$ 218,667	15.95	13.85	15.15%	\$ 281,621	-22.35%	
Burnham	633	26	\$ 93,615	0	2	20	\$ 89,775	14.18	10.67	32.95%	\$ 100,672	-10.82%	
Burr Ridge	522	148	\$ 1,411,197	11	0	50	\$ 895,470	29.11	20.86	39.59%	\$ 1,066,882	-16.07%	
Calumet City	409	330	\$ 112,519	15	29	296	\$ 86,776	11.65	11.34	2.74%	\$ 129,459	-32.97%	
Calumet Park	643	55	\$ 89,483	3	12	52	\$ 113,356	9.85	7.23	36.27%	\$ 129,877	-12.72%	
Carol Stream	188	119	\$ 293,942	8	3	166	\$ 269,948	8.07	6.33	27.51%	\$ 298,944	-9.70%	
Carpentersville	110	257	\$ 206,887	19	14	254	\$ 159,364	10.75	9.88	8.78%	\$ 212,476	-25.00%	
Cary	13	190	\$ 371,565	6	1	214	\$ 278,677	10.32	8.52	21.06%	\$ 328,746	-15.23%	
Channahon	410	115	\$ 321,692	5	2	79	\$ 240,271	16.05	9.40	70.75%	\$ 245,461	-2.11%	
Chicago Heights	411	275	\$ 106,368	15	13	189	\$ 84,573	15.21	9.82	54.89%	\$ 121,374	-30.32%	
Chicago Ridge	415	28	\$ 241,612	5	2	42	\$ 209,569	6.86	7.90	-13.23%	\$ 226,254	-7.37%	
Cicero	650	301	\$ 160,861	15	25	166	\$ 142,268	17.53	15.29	14.70%	\$ 208,983	-31.92%	
Clarendon Hills	514	88	\$ 710,434	5	2	74	\$ 697,692	13.04	12.00	8.64%	\$ 810,499	-13.92%	
Country Club Hills	478	181	\$ 191,112	17	18	149	\$ 145,863	11.80	12.25	-3.61%	\$ 165,670	-11.96%	
Countryside	527	30	\$ 462,257	1	0	23	\$ 350,971	15.00	11.20	33.93%	\$ 438,403	-19.94%	
Crestwood	446	26	\$ 252,842	2	0	44	\$ 214,736	6.78	8.65	-21.60%	\$ 231,185	-7.12%	
Crete	417	179	\$ 281,994	8	15	145	\$ 195,830	12.79	12.00	6.55%	\$ 243,515	-19.58%	
Crystal Lake (& Lakewood)	14	497	\$ 378,168	35	11	368	\$ 302,078	14.41	11.44	25.90%	\$ 330,745	-8.67%	
Darien	562	89	\$ 414,463	4	1	82	\$ 340,741	12.28	8.13	51.07%	\$ 385,323	-11.57%	
Deerfield	15	175	\$ 851,564	6	1	128	\$ 652,800	15.56	7.66	102.99%	\$ 717,304	-8.99%	
Des Plaines	16	335	\$ 364,487	27	12	249	\$ 295,005	13.96	10.78	29.50%	\$ 348,182	-15.27%	
Dolton	419	251	\$ 102,814	5	29	263	\$ 80,872	10.14	11.51	-11.90%	\$ 125,018	-35.31%	
Downers Grove	515	336	\$ 548,381	21	7	342	\$ 451,796	10.90	9.97	9.32%	\$ 489,146	-7.64%	
Elgin	123	892	\$ 296,948	55	36	603	\$ 210,725	15.42	11.05	39.53%	\$ 261,668	-19.47%	
Elk Grove Village	7	125	\$ 341,159	9	2	118	\$ 319,226	11.63	7.25	60.36%	\$ 338,212	-5.61%	
Elmhurst	126	295	\$ 621,270	19	9	381	\$ 501,653	8.66	9.82	-11.84%	\$ 544,291	-7.83%	
Elmwood Park	635	157	\$ 316,358	19	10	102	\$ 265,243	14.38	13.16	9.25%	\$ 340,296	-22.06%	
Evanston	201	223	\$ 656,505	18	9	334	\$ 617,230	7.41	6.65	11.53%	\$ 655,943	-5.90%	
Evergreen Park	642	141	\$ 213,164	6	5	124	\$ 195,608	12.53	8.14	54.00%	\$ 229,786	-14.87%	
Flossmoor	422	134	\$ 357,609	10	7	96	\$ 295,073	14.23	14.95	-4.79%	\$ 345,994	-14.72%	
Forest Park	130	48	\$ 314,396	1	0	48	\$ 318,493	11.76	7.69	52.91%	\$ 326,132	-2.34%	
Fox Lake	20	72	\$ 316,794	4	2	52	\$ 222,536	14.90	11.07	34.61%	\$ 222,723	-0.08%	

		January 1, 2009 Statistics							January 1, 2008 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	
Fox River Grove	21	42	\$ 325,533	1	2	40	\$ 289,273	11.72	8.95	31.03%	\$ 315,977	-8.45%	
Frankfort	423	256	\$ 526,066	11	6	222	\$ 361,692	12.85	12.82	0.26%	\$ 390,348	-7.34%	
Franklin Park	131	177	\$ 238,042	7	2	78	\$ 204,394	24.41	12.25	99.24%	\$ 252,206	-18.96%	
Geneva	134	218	\$ 504,408	17	0	260	\$ 383,339	9.44	7.13	32.55%	\$ 388,786	-1.40%	
Glen Ellyn	137	252	\$ 646,359	13	5	280	\$ 488,001	10.15	7.91	28.33%	\$ 520,571	-6.26%	
Glencoe	22	113	\$ 1,879,318	7	5	92	\$ 1,307,631	13.04	10.70	21.85%	\$ 1,457,066	-10.26%	
Glendale Heights	139	179	\$ 225,808	11	6	116	\$ 206,678	16.15	12.69	27.31%	\$ 257,117	-19.62%	
Glenview	25	372	\$ 897,592	21	6	297	\$ 729,856	13.78	10.98	25.53%	\$ 788,458	-7.43%	
Glenwood	425	69	\$ 149,583	5	5	78	\$ 124,119	9.41	8.18	15.00%	\$ 165,903	-25.19%	
Gurnee	31	240	\$ 383,093	25	3	260	\$ 324,779	10.00	7.57	32.16%	\$ 358,053	-9.29%	
Hanover Park	103	166	\$ 221,977	11	7	169	\$ 209,440	10.65	9.45	12.78%	\$ 239,228	-12.45%	
Harvey	426	225	\$ 77,920	9	24	201	\$ 43,981	11.54	14.80	-22.04%	\$ 76,281	-42.34%	
Harwood Heights	656	47	\$ 370,891	0	6	28	\$ 266,679	16.59	20.28	-18.19%	\$ 375,083	-28.90%	
Hazel Crest	429	137	\$ 124,805	5	16	124	\$ 103,965	11.34	9.65	17.47%	\$ 143,110	-27.35%	
Hickory Hills	457	72	\$ 318,668	1	3	47	\$ 269,587	16.94	12.21	38.74%	\$ 279,741	-3.63%	
Highland Park	35	293	\$ 1,085,345	19	6	240	\$ 777,000	13.27	11.96	10.92%	\$ 821,897	-5.46%	
Hillside	162	61	\$ 211,636	4	3	40	\$ 188,382	15.57	12.76	22.04%	\$ 231,731	-18.71%	
Hinkley	520	23	\$ 310,943	2	0	19	\$ 246,111	13.14	8.44	55.64%	\$ 251,076	-1.98%	
Hinsdale	521	273	\$ 1,374,788	14	6	187	\$ 1,169,627	15.83	14.01	12.97%	\$ 1,239,789	-5.66%	
Hoffman Estates	194	222	\$ 393,213	14	7	246	\$ 328,610	9.98	6.82	46.40%	\$ 382,565	-14.10%	
Homer Glen	500	227	\$ 597,653	11	3	106	\$ 386,686	22.70	12.73	78.36%	\$ 400,300	-3.40%	
Homewood	430	124	\$ 204,614	11	7	199	\$ 182,785	6.86	6.94	-1.23%	\$ 214,473	-14.77%	
Indian Head Park	531	8	\$ 670,725	1	0	5	\$ 515,700	16.00	12.00	33.33%	\$ 567,940	-9.20%	
Inverness	7167	73	\$ 989,540	4	2	40	\$ 688,520	19.04	6.98	172.96%	\$ 725,146	-5.05%	
Itasca	143	73	\$ 572,322	0	0	30	\$ 416,430	29.20	19.53	49.48%	\$ 433,638	-3.97%	
Joliet	499	726	\$ 186,196	42	41	813	\$ 160,892	9.72	8.89	9.42%	\$ 173,885	-7.47%	
Justice	458	53	\$ 271,455	6	0	20	\$ 235,104	24.46	19.20	27.40%	\$ 267,672	-12.17%	
Kenilworth	43	35	\$ 2,108,600	1	2	18	\$ 2,065,370	20.00	8.09	147.31%	\$ 1,995,891	3.48%	
LaGrange Park	526	67	\$ 441,618	5	0	98	\$ 363,562	7.81	5.84	33.71%	\$ 396,308	-8.26%	
LaGrange	525	93	\$ 573,540	10	1	111	\$ 547,660	9.15	8.08	13.26%	\$ 657,783	-16.74%	
Lake Bluff	44	106	\$ 1,235,539	3	2	76	\$ 642,709	15.70	12.11	29.64%	\$ 891,571	-27.91%	
Lake Forest	45	298	\$ 1,935,370	8	4	157	\$ 1,268,667	21.16	13.93	51.86%	\$ 1,533,453	-17.27%	
Lake In The Hills	156	199	\$ 275,611	20	7	227	\$ 228,022	9.40	8.98	4.69%	\$ 273,113	-16.51%	
Lake Villa & Lindenhurst	46	257	\$ 320,943	17	3	269	\$ 274,524	10.67	7.05	51.42%	\$ 304,632	-9.88%	
Lansing	438	241	\$ 162,666	12	14	202	\$ 134,333	12.68	7.81	62.45%	\$ 166,780	-19.45%	
Lemont	439	150	\$ 585,917	6	1	103	\$ 423,124	16.36	10.36	57.99%	\$ 453,909	-6.78%	

		January 1, 2009 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Libertyville & Green Oaks	48	272	\$ 715,611	11	0	216	\$ 535,359	14.38	9.76	47.30%	\$ 574,913	-6.88%	
Lincolnshire	69	81	\$ 1,044,020	1	2	43	\$ 618,180	21.13	10.68	97.76%	\$ 756,786	-18.32%	
Lincolnwood	645	107	\$ 693,936	6	7	67	\$ 541,822	16.05	15.89	1.02%	\$ 717,245	-24.46%	
Lisle	532	86	\$ 557,927	8	3	115	\$ 375,510	8.19	7.07	15.82%	\$ 394,865	-4.90%	
Lockport	495	222	\$ 289,178	11	8	217	\$ 236,302	11.29	7.46	51.35%	\$ 257,966	-8.40%	
Lombard	148	247	\$ 367,557	21	7	279	\$ 303,710	9.65	9.59	0.64%	\$ 305,130	-0.47%	
Lynwood	5411	98	\$ 309,653	3	4	51	\$ 235,314	20.28	17.65	14.90%	\$ 262,007	-10.19%	
Lyons	534	53	\$ 197,620	1	3	53	\$ 176,603	11.16	12.00	-7.02%	\$ 225,394	-21.65%	
Markham	4426	174	\$ 114,172	9	16	135	\$ 70,124	13.05	12.41	5.16%	\$ 116,441	-39.78%	
Matteson	443	179	\$ 236,611	21	17	153	\$ 194,683	11.25	8.96	25.49%	\$ 223,192	-12.77%	
Maywood	153	167	\$ 147,742	7	18	105	\$ 112,702	15.42	13.34	15.54%	\$ 172,998	-34.85%	
Medinah	157	27	\$ 495,766	3	0	10	\$ 380,300	24.92	14.73	69.23%	\$ 426,129	-10.75%	
Melrose Park	160	116	\$ 220,275	6	6	46	\$ 196,884	24.00	16.63	44.30%	\$ 279,130	-29.47%	
McHenry	50	550	\$ 341,961	32	16	433	\$ 209,168	13.72	10.28	33.44%	\$ 253,850	-17.60%	
Minooka	447	124	\$ 313,384	8	3	74	\$ 226,035	17.51	8.33	110.07%	\$ 279,792	-19.21%	
Midlothian	445	90	\$ 179,777	2	5	93	\$ 158,385	10.80	5.35	101.82%	\$ 183,726	-13.79%	
Mokena	448	121	\$ 474,914	8	3	123	\$ 386,777	10.84	10.04	7.93%	\$ 360,524	7.28%	
Monee	449	100	\$ 374,292	10	8	82	\$ 258,761	12.00	13.45	-10.81%	\$ 277,606	-6.79%	
Montgomery	538	194	\$ 221,858	26	10	251	\$ 199,927	8.11	7.74	4.76%	\$ 215,513	-7.23%	
Morton Grove	53	133	\$ 451,943	11	0	127	\$ 372,967	11.57	9.67	19.62%	\$ 421,719	-11.56%	
Mt. Prospect	56	224	\$ 403,744	20	2	221	\$ 347,179	11.06	7.59	45.76%	\$ 390,023	-10.98%	
Mundelein	60	248	\$ 397,027	29	7	205	\$ 287,552	12.35	10.66	15.86%	\$ 327,027	-12.07%	
Naperville	540	828	\$ 711,932	59	13	1,156	\$ 485,033	8.09	6.11	32.32%	\$ 512,066	-5.28%	
New Lenox	451	177	\$ 419,213	17	4	213	\$ 301,245	9.08	7.24	25.39%	\$ 311,286	-3.23%	
Niles	648	151	\$ 448,332	8	2	119	\$ 340,719	14.05	13.20	6.41%	\$ 412,394	-17.38%	
Norridge	634	83	\$ 441,648	6	5	72	\$ 323,579	12.00	14.81	-18.95%	\$ 386,692	-16.32%	
North Aurora	542	122	\$ 306,437	3	5	137	\$ 279,979	10.10	7.13	41.71%	\$ 278,604	0.49%	
North Chicago	64	92	\$ 131,177	4	3	86	\$ 80,647	11.87	13.40	-11.40%	\$ 124,506	-35.23%	
North Riverside	547	22	\$ 266,536	2	3	46	\$ 246,492	5.18	6.89	-24.82%	\$ 275,974	-10.68%	
Northbrook	62	283	\$ 877,180	18	7	251	\$ 664,940	12.30	9.29	32.41%	\$ 691,938	-3.90%	
Northfield	7193	56	\$ 1,271,872	3	4	35	\$ 950,374	16.00	10.08	58.73%	\$ 1,168,252	-18.65%	
Northlake	164	86	\$ 228,782	8	6	57	\$ 178,274	14.54	12.15	19.59%	\$ 251,860	-29.22%	
Oak Brook	523	82	\$ 1,962,930	7	2	34	\$ 1,060,000	22.88	12.00	90.70%	\$ 1,128,584	-6.08%	
Oak Forest	452	130	\$ 226,025	10	1	141	\$ 203,458	10.26	9.08	13.06%	\$ 234,926	-13.39%	
Oak Lawn	453	295	\$ 277,849	21	6	268	\$ 237,064	12.00	10.11	18.75%	\$ 268,994	-11.87%	
Oak Park	302	183	\$ 490,739	15	8	331	\$ 484,749	6.20	6.85	-9.48%	\$ 525,871	-7.82%	

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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	
Olympia Fields	461	71	\$ 313,874	4	4	53	\$ 215,533	13.97	11.45	22.03%	\$ 277,786	-22.41%	
Orland Park	462	234	\$ 494,272	23	7	278	\$ 380,829	9.12	9.12	-0.00%	\$ 410,033	-7.12%	
Oswego	543	312	\$ 335,514	28	9	297	\$ 283,438	11.21	9.01	24.45%	\$ 317,557	-10.74%	
Palatine	67	296	\$ 489,957	13	5	267	\$ 433,909	12.46	9.81	27.07%	\$ 445,763	-2.66%	
Palos Heights	463	66	\$ 465,612	2	0	69	\$ 335,768	11.15	9.90	12.68%	\$ 376,578	-10.84%	
Palos Hills	465	44	\$ 341,236	2	4	55	\$ 263,187	8.66	9.88	-12.41%	\$ 323,856	-18.73%	
Palos Park	464	73	\$ 722,586	3	1	34	\$ 543,485	23.05	12.00	92.11%	\$ 642,041	-15.35%	
Park Forest	466	221	\$ 116,487	8	17	216	\$ 88,156	11.00	10.13	8.66%	\$ 117,505	-24.98%	
Park Ridge	68	302	\$ 711,893	18	3	223	\$ 511,769	14.85	11.71	26.80%	\$ 609,014	-15.97%	
Peotone	468	52	\$ 321,015	4	2	39	\$ 234,884	13.87	12.60	10.05%	\$ 247,677	-5.17%	
Plainfield	544	828	\$ 328,474	60	30	876	\$ 273,163	10.29	9.40	9.47%	\$ 302,626	-9.74%	
Posen	469	47	\$ 151,847	2	3	35	\$ 128,759	14.10	12.53	12.50%	\$ 151,949	-15.26%	
Prospect Heights	70	62	\$ 546,202	6	1	34	\$ 421,335	18.15	19.20	-5.49%	\$ 487,977	-13.66%	
Richton Park	471	109	\$ 202,860	11	8	89	\$ 156,373	12.11	6.94	74.64%	\$ 185,500	-15.70%	
River Forest	305	56	\$ 892,462	6	2	65	\$ 901,275	9.21	6.19	48.63%	\$ 918,405	-1.87%	
River Grove	171	61	\$ 279,505	5	1	43	\$ 234,164	14.94	14.72	1.51%	\$ 286,621	-18.30%	
Riverdale	627	99	\$ 79,980	3	14	91	\$ 68,102	11.00	11.53	-4.64%	\$ 101,607	-32.97%	
Riverside	546	77	\$ 613,081	7	0	59	\$ 450,036	14.00	12.00	16.67%	\$ 552,835	-18.59%	
Rolling Meadows	8	83	\$ 329,974	4	1	94	\$ 282,995	10.06	8.54	17.80%	\$ 314,350	-9.97%	
Romeoville	494	275	\$ 205,284	36	11	273	\$ 187,533	10.31	8.90	15.93%	\$ 215,411	-12.94%	
Roselle & Keeneyville	172	89	\$ 394,962	10	4	117	\$ 319,341	8.15	6.63	23.01%	\$ 349,098	-8.52%	
Round Lake	73	462	\$ 189,331	49	8	410	\$ 165,681	11.87	9.95	19.35%	\$ 195,419	-15.22%	
Sauk Village	414	127	\$ 101,205	4	13	105	\$ 80,950	12.49	9.67	29.17%	\$ 110,320	-26.62%	
Schaumburg	193	171	\$ 434,893	20	3	236	\$ 337,458	7.92	8.18	-3.12%	\$ 365,045	-7.56%	
Shorewood	496	152	\$ 332,772	10	6	151	\$ 281,032	10.92	8.60	26.96%	\$ 291,643	-3.64%	
Skokie	76	272	\$ 480,212	19	13	242	\$ 344,767	11.91	10.23	16.47%	\$ 404,198	-14.70%	
South Elgin	177	132	\$ 346,855	7	4	158	\$ 287,022	9.37	7.51	24.73%	\$ 318,989	-10.02%	
South Holland	473	245	\$ 168,575	17	17	213	\$ 151,366	11.90	10.62	12.09%	\$ 172,805	-12.41%	
St. Charles	174	514	\$ 637,213	23	8	437	\$ 467,076	13.18	10.23	28.79%	\$ 468,848	-0.38%	
Steger	475	61	\$ 181,287	4	7	73	\$ 128,090	8.71	6.97	25.07%	\$ 152,363	-15.93%	
Stickney	404	77	\$ 228,996	8	5	57	\$ 197,630	13.20	13.12	0.61%	\$ 263,659	-25.04%	
Streamwood	107	241	\$ 244,630	19	12	219	\$ 230,894	11.57	7.67	50.76%	\$ 259,703	-11.09%	
Sugar Grove	554	103	\$ 407,347	7	0	80	\$ 354,902	14.21	9.05	57.00%	\$ 384,402	-7.67%	
Summit	501	43	\$ 189,492	2	1	18	\$ 140,383	24.57	21.60	13.76%	\$ 215,759	-34.94%	
Thornton	476	25	\$ 134,602	2	2	18	\$ 143,100	13.64	7.88	73.16%	\$ 139,678	2.45%	
Tinley Park	477	163	\$ 322,572	19	5	224	\$ 271,028	7.89	7.01	12.46%	\$ 305,290	-11.22%	

	January 1, 2009 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		Percent	Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
University Park	5466	74	\$ 131,960	5	5	47	\$ 116,107	15.58	14.33	8.73%	\$ 176,326	-34.15%
Vernon Hills	61	103	\$ 519,256	6	2	134	\$ 490,906	8.70	4.94	76.03%	\$ 505,958	-2.97%
Villa Park	186	133	\$ 280,295	13	6	132	\$ 239,819	10.57	5.66	86.84%	\$ 287,051	-16.45%
Warrenville	555	70	\$ 375,513	5	3	68	\$ 281,385	11.05	8.44	30.96%	\$ 304,948	-7.73%
Waukegan & Park City	85	442	\$ 142,800	34	20	421	\$ 123,969	11.17	10.91	2.36%	\$ 157,531	-21.31%
Wayne	184	45	\$ 1,063,936	1	0	12	\$ 573,750	41.54	16.67	149.23%	\$ 657,067	-12.68%
West Chicago	185	239	\$ 313,568	8	6	175	\$ 266,885	15.17	11.68	29.97%	\$ 329,349	-18.97%
Westchester	154	130	\$ 293,505	12	6	112	\$ 255,342	12.00	6.56	83.05%	\$ 288,624	-11.53%
Western Springs	558	99	\$ 740,822	1	3	120	\$ 657,004	9.58	11.07	-13.45%	\$ 672,941	-2.37%
Westmont	559	102	\$ 405,850	4	4	114	\$ 356,875	10.03	10.27	-2.34%	\$ 388,118	-8.05%
Wheaton	187	308	\$ 576,155	21	7	401	\$ 418,806	8.62	6.79	26.81%	\$ 433,148	-3.31%
Wheeling	90	118	\$ 286,998	14	2	87	\$ 252,790	13.75	10.68	28.72%	\$ 299,136	-15.49%
Willow Springs	480	36	\$ 502,925	1	2	31	\$ 355,548	12.71	10.33	22.96%	\$ 375,156	-5.23%
Willowbrook	516	57	\$ 903,221	1	0	28	\$ 499,461	23.59	10.96	115.27%	\$ 525,870	-5.02%
Wilmette	91	195	\$ 986,366	10	11	244	\$ 912,425	8.83	5.95	48.49%	\$ 971,125	-6.04%
Winfield	190	55	\$ 474,526	6	1	76	\$ 362,539	7.95	6.12	29.98%	\$ 405,404	-10.57%
Winnetka	93	170	\$ 2,014,178	9	7	147	\$ 1,498,457	12.52	6.99	79.11%	\$ 1,686,643	-11.16%
Wood Dale	191	98	\$ 393,532	9	3	64	\$ 328,854	15.47	18.86	-17.94%	\$ 343,722	-4.33%
Woodridge	517	124	\$ 375,393	14	4	149	\$ 304,366	8.91	6.06	46.99%	\$ 334,818	-9.10%
Woodstock & Greenwood	98	262	\$ 404,608	15	9	177	\$ 272,125	15.64	12.11	29.12%	\$ 286,281	-4.94%
Worth	482	48	\$ 271,619	2	0	40	\$ 222,364	13.71	12.48	9.89%	\$ 240,896	-7.69%
Yorkville	560	289	\$ 390,877	22	1	202	\$ 294,109	15.41	13.58	13.53%	\$ 309,512	-4.98%
Zion	99	241	\$ 157,521	13	15	237	\$ 117,098	10.91	11.32	-3.59%	\$ 152,238	-23.08%
City of CHICAGO	8000	7,367	\$ 359,844	418	613	6,469	\$ 310,299	11.79	10.92	7.94%	\$ 369,463	-16.01%
TOTALS (all areas in report)	8099	40,366	\$ 426,536	2,590	1,859	36,823	\$ 331,451	11.74	9.68	21.26%	\$ 372,461	-11.01%
ALL AREAS (including areas not listed above)	ALL	44,882	\$ 421,227	2,830	1,971	40,444	\$ 325,497	11.90	9.73	22.33%	\$ 365,211	-10.87%
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.												