

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

July 1, 2008 to June 30, 2009

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

A. L. Wagner Appraisal Group, Inc.

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Specializing in Relocation, Litigation & Lending Appraisals

Serving the Chicagoland Area since 1970

Offices in Naperville, Plainfield, Chicago, Flossmoor

July 1, 2009 Statistics

July 1, 2008 Statistics

| Town | MLS Area | Actives | Average List Price | Under Contract | Under Contract | # of Sales | Average Sale Price | MONTHS | MONTHS | Percent Change | Average Sale Price | 12 mo SP |
|----------------------------|----------|---------|--------------------|----------------|----------------|--------------|--------------------|--------|--------|----------------|--------------------|----------------|
| | | | | (Ctg.) | (Pend) | Last 12 mos. | | SUPPLY | SUPPLY | | | Percent Change |
| Addison | 101 | 243 | \$ 335,400 | 37 | 14 | 132 | \$ 242,991 | 15.93 | 18.86 | -15.50% | \$ 305,384 | -20.43% |
| Algonquin | 102 | 275 | \$ 347,254 | 33 | 5 | 189 | \$ 263,091 | 14.54 | 14.59 | -0.37% | \$ 308,126 | -14.62% |
| Alsip | 658 | 101 | \$ 210,867 | 10 | 8 | 86 | \$ 158,043 | 11.65 | 17.79 | -34.49% | \$ 207,322 | -23.77% |
| Antioch | 2 | 301 | \$ 323,236 | 44 | 16 | 169 | \$ 220,243 | 15.77 | 17.00 | -7.22% | \$ 269,230 | -18.20% |
| Arlington Heights | 5 | 423 | \$ 504,836 | 81 | 16 | 350 | \$ 406,708 | 11.36 | 10.85 | 4.63% | \$ 448,130 | -9.24% |
| Aurora - DuPage County | 507 | 195 | \$ 368,606 | 59 | 9 | 247 | \$ 295,181 | 7.43 | 6.68 | 11.15% | \$ 316,160 | -6.64% |
| Aurora - Kane County | 507 | 676 | \$ 171,631 | 118 | 55 | 661 | \$ 145,947 | 9.73 | 10.63 | -8.47% | \$ 177,590 | -17.82% |
| Aurora - Will, Kendall Cty | 507 | 113 | \$ 280,601 | 21 | 7 | 118 | \$ 252,792 | 9.29 | 9.89 | -6.10% | \$ 284,939 | -11.28% |
| Barrington Area | 10 | 645 | \$ 1,082,198 | 70 | 18 | 288 | \$ 694,313 | 20.59 | 17.97 | 14.56% | \$ 760,396 | -8.69% |
| Bartlett | 104 | 237 | \$ 361,596 | 40 | 9 | 215 | \$ 300,572 | 10.77 | 10.19 | 5.69% | \$ 326,291 | -7.88% |
| Batavia | 510 | 233 | \$ 373,398 | 28 | 5 | 151 | \$ 324,648 | 15.20 | 9.57 | 58.74% | \$ 354,552 | -8.43% |
| Beecher | 401 | 74 | \$ 289,241 | 4 | 1 | 36 | \$ 197,166 | 21.66 | 24.31 | -10.90% | \$ 239,153 | -17.56% |
| Bellwood | 2104 | 132 | \$ 144,298 | 23 | 30 | 114 | \$ 102,967 | 9.49 | 16.27 | -41.71% | \$ 171,156 | -39.84% |
| Bensenville | 106 | 137 | \$ 277,168 | 28 | 8 | 67 | \$ 204,536 | 15.96 | 26.34 | -39.40% | \$ 273,200 | -25.13% |
| Berwyn | 402 | 288 | \$ 199,627 | 63 | 61 | 247 | \$ 171,918 | 9.32 | 14.83 | -37.17% | \$ 231,484 | -25.73% |
| Bloomington | 108 | 105 | \$ 557,635 | 13 | 2 | 97 | \$ 369,609 | 11.25 | 18.07 | -37.74% | \$ 407,699 | -9.34% |
| Blue Island | 406 | 85 | \$ 146,262 | 14 | 6 | 68 | \$ 103,174 | 11.59 | 16.66 | -30.42% | \$ 151,115 | -31.72% |
| Bolingbrook | 440 | 430 | \$ 264,874 | 101 | 37 | 419 | \$ 215,345 | 9.26 | 12.02 | -22.94% | \$ 270,110 | -20.28% |
| Bridgeview | 455 | 52 | \$ 239,856 | 10 | 1 | 46 | \$ 200,133 | 10.95 | 19.04 | -42.51% | \$ 235,089 | -14.87% |

| | | July 1, 2009 Statistics | | | | | | | July 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 | |
| Broadview | 155 | 64 | \$ 174,286 | 7 | 7 | 55 | \$ 129,710 | 11.13 | 12.76 | -12.78% | \$ 184,344 | -29.64% | |
| Brookfield | 513 | 121 | \$ 268,744 | 26 | 3 | 106 | \$ 243,520 | 10.76 | 7.35 | 46.28% | \$ 274,394 | -11.25% | |
| Buffalo Grove | 89 | 187 | \$ 435,519 | 44 | 7 | 187 | \$ 379,478 | 9.43 | 9.13 | 3.24% | \$ 407,158 | -6.80% | |
| Burbank | 454 | 225 | \$ 259,381 | 39 | 11 | 144 | \$ 200,189 | 13.92 | 21.69 | -35.83% | \$ 230,502 | -13.15% | |
| Burnham | 633 | 23 | \$ 89,713 | 1 | 3 | 22 | \$ 60,068 | 10.62 | 12.00 | -11.54% | \$ 106,683 | -43.69% | |
| Burr Ridge | 522 | 204 | \$ 1,438,407 | 18 | 6 | 59 | \$ 794,093 | 29.49 | 36.55 | -19.31% | \$ 1,127,704 | -29.58% | |
| Calumet City | 409 | 317 | \$ 108,558 | 30 | 44 | 305 | \$ 67,095 | 10.04 | 13.99 | -28.28% | \$ 114,396 | -41.35% | |
| Calumet Park | 643 | 38 | \$ 88,232 | 3 | 11 | 64 | \$ 65,506 | 5.85 | 8.21 | -28.80% | \$ 135,366 | -51.61% | |
| Carol Stream | 188 | 128 | \$ 292,975 | 27 | 11 | 143 | \$ 251,266 | 8.49 | 9.50 | -10.63% | \$ 296,554 | -15.27% | |
| Carpentersville | 110 | 272 | \$ 189,367 | 47 | 12 | 248 | \$ 143,212 | 10.63 | 10.22 | 4.01% | \$ 184,179 | -22.24% | |
| Cary | 13 | 242 | \$ 354,285 | 29 | 7 | 166 | \$ 272,381 | 14.38 | 10.96 | 31.14% | \$ 307,233 | -11.34% | |
| Channahon | 410 | 119 | \$ 279,347 | 16 | 4 | 77 | \$ 223,081 | 14.72 | 11.81 | 24.69% | \$ 262,440 | -15.00% | |
| Chicago Heights | 411 | 227 | \$ 112,856 | 27 | 21 | 219 | \$ 60,690 | 10.20 | 15.01 | -32.04% | \$ 109,902 | -44.78% | |
| Chicago Ridge | 415 | 24 | \$ 247,245 | 3 | 1 | 46 | \$ 187,331 | 5.76 | 12.28 | -53.09% | \$ 225,618 | -16.97% | |
| Cicero | 650 | 251 | \$ 148,066 | 46 | 44 | 223 | \$ 108,458 | 9.62 | 24.00 | -59.90% | \$ 184,400 | -41.18% | |
| Clarendon Hills | 514 | 105 | \$ 747,239 | 17 | 5 | 75 | \$ 614,482 | 12.99 | 16.93 | -23.26% | \$ 773,684 | -20.58% | |
| Country Club Hills | 478 | 178 | \$ 158,339 | 23 | 30 | 174 | \$ 124,478 | 9.41 | 12.13 | -22.45% | \$ 152,985 | -18.63% | |
| Countryside | 527 | 35 | \$ 442,440 | 2 | 0 | 17 | \$ 351,878 | 22.11 | 14.22 | 55.43% | \$ 402,276 | -12.53% | |
| Crestwood | 446 | 34 | \$ 238,676 | 2 | 0 | 42 | \$ 203,676 | 9.27 | 11.54 | -19.64% | \$ 218,773 | -6.90% | |
| Crete | 417 | 176 | \$ 288,828 | 16 | 14 | 141 | \$ 175,513 | 12.35 | 15.34 | -19.47% | \$ 217,906 | -19.45% | |
| Crystal Lake (& Lakewood) | 14 | 534 | \$ 381,691 | 83 | 19 | 364 | \$ 271,919 | 13.75 | 15.26 | -9.91% | \$ 324,803 | -16.28% | |
| Darien | 562 | 87 | \$ 390,138 | 19 | 3 | 85 | \$ 337,551 | 9.76 | 12.31 | -20.72% | \$ 375,542 | -10.12% | |
| Deerfield | 15 | 187 | \$ 771,546 | 22 | 10 | 129 | \$ 580,771 | 13.94 | 15.07 | -7.48% | \$ 728,355 | -20.26% | |
| Des Plaines | 16 | 352 | \$ 352,357 | 54 | 26 | 282 | \$ 264,593 | 11.67 | 16.72 | -30.20% | \$ 326,516 | -18.96% | |
| Dolton | 419 | 213 | \$ 94,420 | 21 | 35 | 264 | \$ 62,264 | 7.99 | 11.56 | -30.92% | \$ 108,301 | -42.51% | |
| Downers Grove | 515 | 415 | \$ 542,116 | 62 | 8 | 315 | \$ 429,133 | 12.94 | 14.21 | -8.99% | \$ 459,851 | -6.68% | |
| Elgin | 123 | 954 | \$ 276,756 | 139 | 53 | 608 | \$ 191,523 | 14.31 | 14.62 | -2.11% | \$ 248,897 | -23.05% | |
| Elk Grove Village | 7 | 145 | \$ 341,227 | 30 | 3 | 109 | \$ 298,582 | 12.25 | 10.91 | 12.32% | \$ 337,275 | -11.47% | |
| Elmhurst | 126 | 338 | \$ 595,315 | 60 | 16 | 328 | \$ 457,224 | 10.04 | 11.25 | -10.73% | \$ 528,360 | -13.46% | |
| Elmwood Park | 635 | 152 | \$ 308,362 | 35 | 20 | 114 | \$ 239,647 | 10.79 | 22.24 | -51.47% | \$ 301,891 | -20.62% | |
| Evanston | 201 | 276 | \$ 685,535 | 73 | 30 | 280 | \$ 544,205 | 8.65 | 8.37 | 3.35% | \$ 656,208 | -17.07% | |
| Evergreen Park | 642 | 141 | \$ 211,913 | 24 | 10 | 141 | \$ 180,155 | 9.67 | 13.66 | -29.24% | \$ 216,133 | -16.65% | |
| Flossmoor | 422 | 154 | \$ 383,402 | 15 | 12 | 103 | \$ 264,383 | 14.22 | 20.18 | -29.56% | \$ 323,771 | -18.34% | |
| Forest Park | 130 | 56 | \$ 310,508 | 6 | 2 | 48 | \$ 262,739 | 12.00 | 12.19 | -1.54% | \$ 343,511 | -23.51% | |
| Fox Lake | 20 | 92 | \$ 314,813 | 6 | 2 | 42 | \$ 201,683 | 22.08 | 16.46 | 34.17% | \$ 215,942 | -6.60% | |
| Fox River Grove | 21 | 44 | \$ 303,436 | 6 | 2 | 30 | \$ 302,187 | 13.89 | 11.29 | 23.03% | \$ 271,186 | 11.43% | |

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| Town | Area | Actives | List Price | (Ctg.) | (Pend) | 12 mos. | Sale Price | SUPPLY | SUPPLY | Change | Sale Price | Change | |
| Frankfort | 423 | 304 | \$ 507,653 | 36 | 11 | 199 | \$ 351,942 | 14.83 | 13.06 | 13.51% | \$ 380,021 | -7.39% | |
| Franklin Park | 131 | 164 | \$ 217,323 | 25 | 11 | 79 | \$ 176,161 | 17.11 | 19.51 | -12.30% | \$ 226,071 | -22.08% | |
| Geneva | 134 | 254 | \$ 468,909 | 37 | 5 | 250 | \$ 368,749 | 10.44 | 10.54 | -0.93% | \$ 381,572 | -3.36% | |
| Glen Ellyn | 137 | 326 | \$ 613,213 | 49 | 6 | 224 | \$ 447,388 | 14.02 | 12.31 | 13.92% | \$ 511,964 | -12.61% | |
| Glencoe | 22 | 143 | \$ 1,817,091 | 11 | 3 | 94 | \$ 1,178,364 | 15.89 | 14.02 | 13.36% | \$ 1,451,577 | -18.82% | |
| Glendale Heights | 139 | 141 | \$ 223,300 | 34 | 15 | 130 | \$ 177,350 | 9.45 | 15.89 | -40.51% | \$ 235,419 | -24.67% | |
| Glenview | 25 | 457 | \$ 830,326 | 58 | 26 | 285 | \$ 637,718 | 14.86 | 15.83 | -6.09% | \$ 777,000 | -17.93% | |
| Glenwood | 425 | 67 | \$ 143,732 | 11 | 4 | 78 | \$ 107,941 | 8.65 | 9.18 | -5.86% | \$ 148,902 | -27.51% | |
| Gurnee | 31 | 262 | \$ 353,696 | 45 | 5 | 225 | \$ 305,489 | 11.43 | 10.77 | 6.11% | \$ 341,656 | -10.59% | |
| Hanover Park | 103 | 148 | \$ 209,207 | 44 | 9 | 170 | \$ 183,336 | 7.96 | 11.42 | -30.25% | \$ 230,631 | -20.51% | |
| Harvey | 426 | 180 | \$ 73,893 | 14 | 41 | 215 | \$ 24,476 | 8.00 | 14.36 | -44.28% | \$ 61,339 | -60.10% | |
| Harwood Heights | 656 | 56 | \$ 380,648 | 4 | 6 | 36 | \$ 241,611 | 14.61 | 30.22 | -51.66% | \$ 372,432 | -35.13% | |
| Hazel Crest | 429 | 118 | \$ 121,765 | 11 | 14 | 137 | \$ 77,470 | 8.74 | 13.07 | -33.12% | \$ 127,023 | -39.01% | |
| Hickory Hills | 457 | 65 | \$ 300,641 | 13 | 6 | 42 | \$ 242,783 | 12.79 | 19.00 | -32.70% | \$ 273,034 | -11.08% | |
| Highland Park | 35 | 384 | \$ 1,026,276 | 34 | 18 | 198 | \$ 704,442 | 18.43 | 14.08 | 30.90% | \$ 804,564 | -12.44% | |
| Hillside | 162 | 49 | \$ 197,224 | 9 | 9 | 36 | \$ 172,428 | 10.89 | 14.14 | -23.01% | \$ 213,602 | -19.28% | |
| Hinkley | 520 | 30 | \$ 286,250 | 3 | 1 | 13 | \$ 233,192 | 21.18 | 13.00 | 62.90% | \$ 233,233 | -0.02% | |
| Hinsdale | 521 | 326 | \$ 1,293,990 | 38 | 7 | 194 | \$ 1,059,768 | 16.37 | 17.73 | -7.68% | \$ 1,234,621 | -14.16% | |
| Hoffman Estates | 194 | 218 | \$ 368,060 | 52 | 16 | 218 | \$ 306,555 | 9.15 | 9.12 | 0.28% | \$ 372,731 | -17.75% | |
| Homer Glen | 500 | 255 | \$ 575,201 | 28 | 8 | 98 | \$ 351,347 | 22.84 | 20.63 | 10.69% | \$ 385,963 | -8.97% | |
| Homewood | 430 | 137 | \$ 200,237 | 32 | 8 | 177 | \$ 164,212 | 7.58 | 9.46 | -19.92% | \$ 199,444 | -17.66% | |
| Indian Head Park | 531 | 12 | \$ 517,550 | 2 | 0 | 2 | \$ 614,750 | 36.00 | 36.00 | 0.00% | \$ 488,000 | 25.97% | |
| Inverness | 7167 | 85 | \$ 895,413 | 10 | 1 | 38 | \$ 659,113 | 20.82 | 9.95 | 109.18% | \$ 748,430 | -11.93% | |
| Itasca | 143 | 83 | \$ 521,656 | 5 | 2 | 24 | \$ 325,717 | 32.13 | 21.70 | 48.05% | \$ 446,789 | -27.10% | |
| Joliet | 499 | 768 | \$ 173,529 | 89 | 69 | 713 | \$ 142,558 | 10.58 | 10.25 | 3.20% | \$ 169,230 | -15.76% | |
| Justice | 458 | 45 | \$ 249,951 | 9 | 1 | 29 | \$ 197,172 | 13.85 | 39.16 | -64.64% | \$ 264,333 | -25.41% | |
| Kenilworth | 43 | 63 | \$ 2,088,281 | 3 | 5 | 11 | \$ 2,173,038 | 39.79 | 12.63 | 215.00% | \$ 1,974,162 | 10.07% | |
| LaGrange Park | 526 | 54 | \$ 387,616 | 21 | 3 | 93 | \$ 344,341 | 5.54 | 9.07 | -38.94% | \$ 386,557 | -10.92% | |
| LaGrange | 525 | 100 | \$ 570,291 | 25 | 6 | 113 | \$ 501,872 | 8.33 | 10.82 | -22.96% | \$ 580,337 | -13.52% | |
| Lake Bluff | 44 | 132 | \$ 1,187,048 | 10 | 3 | 57 | \$ 638,971 | 22.63 | 13.37 | 69.23% | \$ 885,358 | -27.83% | |
| Lake Forest | 45 | 351 | \$ 1,911,246 | 18 | 11 | 137 | \$ 1,174,352 | 25.37 | 19.11 | 32.81% | \$ 1,436,318 | -18.24% | |
| Lake In The Hills | 156 | 171 | \$ 291,634 | 42 | 12 | 225 | \$ 208,749 | 7.35 | 10.76 | -31.62% | \$ 259,776 | -19.64% | |
| Lake Villa & Lindenhurst | 46 | 312 | \$ 300,867 | 51 | 13 | 236 | \$ 253,358 | 12.48 | 11.28 | 10.66% | \$ 300,638 | -15.73% | |
| Lansing | 438 | 252 | \$ 160,149 | 26 | 26 | 181 | \$ 116,736 | 12.98 | 11.61 | 11.78% | \$ 156,842 | -25.57% | |
| Lemont | 439 | 202 | \$ 536,759 | 20 | 4 | 98 | \$ 412,937 | 19.87 | 16.82 | 18.15% | \$ 429,470 | -3.85% | |
| Libertyville & Green Oaks | 48 | 300 | \$ 685,938 | 35 | 7 | 199 | \$ 503,222 | 14.94 | 13.77 | 8.47% | \$ 564,143 | -10.80% | |

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|-----------------|------|-------------------------|--------------|----------------|----------------|-----------------|--------------|--------|-------------------------|---------|--------------|---------|----------|
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| Town | Area | Actives | List Price | (Ctg.) | (Pend) | 12 mos. | Sale Price | SUPPLY | SUPPLY | Change | Sale Price | Change | |
| Lincolnshire | 69 | 91 | \$ 921,999 | 12 | 2 | 51 | \$ 551,377 | 16.80 | 17.07 | -1.58% | \$ 747,466 | -26.23% | |
| Lincolnwood | 645 | 128 | \$ 680,316 | 17 | 14 | 64 | \$ 471,167 | 16.17 | 21.14 | -23.53% | \$ 620,044 | -24.01% | |
| Lisle | 532 | 120 | \$ 527,720 | 22 | 2 | 102 | \$ 357,419 | 11.43 | 8.75 | 30.54% | \$ 381,022 | -6.19% | |
| Lockport | 495 | 263 | \$ 289,264 | 36 | 5 | 181 | \$ 224,876 | 14.22 | 9.76 | 45.73% | \$ 248,695 | -9.58% | |
| Lombard | 148 | 238 | \$ 348,418 | 57 | 6 | 252 | \$ 280,531 | 9.07 | 11.07 | -18.13% | \$ 308,316 | -9.01% | |
| Lynwood | 5411 | 72 | \$ 260,469 | 12 | 12 | 44 | \$ 202,197 | 12.71 | 18.17 | -30.08% | \$ 263,896 | -23.38% | |
| Lyons | 534 | 69 | \$ 195,997 | 13 | 6 | 47 | \$ 155,825 | 12.55 | 12.42 | 1.00% | \$ 193,918 | -19.64% | |
| Markham | 4426 | 126 | \$ 104,879 | 7 | 26 | 176 | \$ 54,972 | 7.23 | 15.44 | -53.14% | \$ 94,601 | -41.89% | |
| Matteson | 443 | 154 | \$ 206,739 | 34 | 25 | 162 | \$ 178,960 | 8.36 | 12.41 | -32.60% | \$ 211,817 | -15.51% | |
| Maywood | 153 | 140 | \$ 125,563 | 21 | 18 | 140 | \$ 75,403 | 9.39 | 15.57 | -39.74% | \$ 154,250 | -51.12% | |
| Medinah | 157 | 31 | \$ 448,287 | 5 | 5 | 12 | \$ 400,283 | 16.91 | 23.25 | -27.27% | \$ 445,846 | -10.22% | |
| Melrose Park | 160 | 102 | \$ 195,006 | 15 | 10 | 60 | \$ 166,247 | 14.40 | 27.17 | -47.00% | \$ 241,070 | -31.04% | |
| McHenry | 50 | 609 | \$ 330,758 | 69 | 17 | 363 | \$ 198,663 | 16.28 | 13.23 | 23.06% | \$ 233,018 | -14.74% | |
| Minooka | 447 | 118 | \$ 319,537 | 8 | 10 | 77 | \$ 206,412 | 14.91 | 16.73 | -10.89% | \$ 239,548 | -13.83% | |
| Midlothian | 445 | 96 | \$ 191,732 | 13 | 8 | 93 | \$ 139,875 | 10.11 | 12.00 | -15.79% | \$ 179,674 | -22.15% | |
| Mokena | 448 | 127 | \$ 475,860 | 15 | 4 | 112 | \$ 368,754 | 11.63 | 12.23 | -4.91% | \$ 370,629 | -0.51% | |
| Monee | 449 | 97 | \$ 380,036 | 5 | 12 | 96 | \$ 225,436 | 10.30 | 19.23 | -46.43% | \$ 281,481 | -19.91% | |
| Montgomery | 538 | 180 | \$ 197,111 | 45 | 13 | 249 | \$ 191,199 | 7.04 | 9.78 | -28.09% | \$ 212,306 | -9.94% | |
| Morton Grove | 53 | 149 | \$ 413,772 | 25 | 17 | 119 | \$ 329,029 | 11.11 | 12.84 | -13.52% | \$ 406,007 | -18.96% | |
| Mt. Prospect | 56 | 257 | \$ 378,943 | 54 | 7 | 237 | \$ 324,742 | 10.35 | 13.42 | -22.87% | \$ 377,036 | -13.87% | |
| Mundelein | 60 | 314 | \$ 368,785 | 36 | 13 | 206 | \$ 250,586 | 14.78 | 15.33 | -3.58% | \$ 326,143 | -23.17% | |
| Naperville | 540 | 1,046 | \$ 674,347 | 212 | 25 | 1,051 | \$ 463,915 | 9.75 | 9.30 | 4.75% | \$ 505,980 | -8.31% | |
| New Lenox | 451 | 234 | \$ 402,542 | 27 | 5 | 168 | \$ 310,559 | 14.04 | 9.78 | 43.55% | \$ 311,542 | -0.32% | |
| Niles | 648 | 160 | \$ 430,969 | 35 | 10 | 114 | \$ 322,988 | 12.08 | 20.33 | -40.60% | \$ 375,074 | -13.89% | |
| Norridge | 634 | 105 | \$ 432,740 | 21 | 9 | 70 | \$ 284,242 | 12.60 | 22.38 | -43.70% | \$ 358,979 | -20.82% | |
| North Aurora | 542 | 147 | \$ 294,931 | 23 | 4 | 109 | \$ 277,025 | 12.97 | 12.98 | -0.08% | \$ 280,940 | -1.39% | |
| North Chicago | 64 | 82 | \$ 120,363 | 6 | 6 | 89 | \$ 69,300 | 9.74 | 14.45 | -32.58% | \$ 95,637 | -27.54% | |
| North Riverside | 547 | 28 | \$ 256,457 | 7 | 1 | 41 | \$ 225,144 | 6.86 | 5.27 | 30.05% | \$ 269,253 | -16.38% | |
| Northbrook | 62 | 334 | \$ 807,429 | 41 | 21 | 242 | \$ 618,809 | 13.18 | 12.61 | 4.59% | \$ 688,545 | -10.13% | |
| Northfield | 7193 | 86 | \$ 943,197 | 4 | 3 | 33 | \$ 914,727 | 25.80 | 16.60 | 55.46% | \$ 1,093,715 | -16.37% | |
| Northlake | 164 | 90 | \$ 203,427 | 13 | 15 | 55 | \$ 160,176 | 13.01 | 18.08 | -28.03% | \$ 226,324 | -29.23% | |
| Oak Brook | 523 | 126 | \$ 1,697,970 | 3 | 2 | 39 | \$ 1,280,601 | 34.36 | 24.23 | 41.84% | \$ 1,104,389 | 15.96% | |
| Oak Forest | 452 | 134 | \$ 227,745 | 32 | 9 | 141 | \$ 179,402 | 8.84 | 11.08 | -20.24% | \$ 227,434 | -21.12% | |
| Oak Lawn | 453 | 299 | \$ 277,703 | 57 | 17 | 264 | \$ 209,746 | 10.62 | 14.02 | -24.28% | \$ 252,791 | -17.03% | |
| Oak Park | 302 | 214 | \$ 536,062 | 79 | 19 | 283 | \$ 447,515 | 6.74 | 7.30 | -7.64% | \$ 506,827 | -11.70% | |
| Olympia Fields | 461 | 68 | \$ 294,779 | 12 | 7 | 50 | \$ 193,091 | 11.83 | 13.88 | -14.77% | \$ 241,726 | -20.12% | |

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| Town | Area | Actives | List Price | (Ctg.) | (Pend) | 12 mos. | Sale Price | SUPPLY | SUPPLY | Change | Sale Price | Change | |
| Orland Park | 462 | 298 | \$ 497,169 | 54 | 9 | 272 | \$ 369,803 | 10.67 | 12.11 | -11.83% | \$ 395,522 | -6.50% | |
| Oswego | 543 | 285 | \$ 335,653 | 59 | 14 | 282 | \$ 263,807 | 9.63 | 10.78 | -10.60% | \$ 301,605 | -12.53% | |
| Palatine | 67 | 330 | \$ 486,632 | 58 | 8 | 257 | \$ 379,260 | 12.26 | 12.94 | -5.25% | \$ 449,577 | -15.64% | |
| Palos Heights | 463 | 73 | \$ 464,995 | 9 | 4 | 60 | \$ 333,055 | 12.00 | 10.11 | 18.75% | \$ 356,797 | -6.65% | |
| Palos Hills | 465 | 46 | \$ 340,269 | 11 | 2 | 54 | \$ 247,669 | 8.24 | 14.36 | -42.63% | \$ 293,278 | -15.55% | |
| Palos Park | 464 | 91 | \$ 765,790 | 6 | 2 | 33 | \$ 594,530 | 26.63 | 25.67 | 3.77% | \$ 558,250 | 6.50% | |
| Park Forest | 466 | 197 | \$ 102,676 | 17 | 32 | 209 | \$ 70,370 | 9.16 | 11.57 | -20.84% | \$ 110,295 | -36.20% | |
| Park Ridge | 68 | 344 | \$ 687,118 | 42 | 14 | 215 | \$ 489,734 | 15.23 | 16.53 | -7.86% | \$ 554,517 | -11.68% | |
| Peotone | 468 | 68 | \$ 324,120 | 7 | 2 | 30 | \$ 223,807 | 20.92 | 20.31 | 3.03% | \$ 250,435 | -10.63% | |
| Plainfield | 544 | 819 | \$ 322,025 | 139 | 53 | 826 | \$ 253,899 | 9.65 | 11.64 | -17.06% | \$ 290,939 | -12.73% | |
| Posen | 469 | 48 | \$ 127,970 | 7 | 5 | 36 | \$ 112,387 | 12.00 | 13.87 | -13.46% | \$ 142,988 | -21.40% | |
| Prospect Heights | 70 | 65 | \$ 522,751 | 14 | 3 | 37 | \$ 364,892 | 14.44 | 35.59 | -59.41% | \$ 486,032 | -24.92% | |
| Richton Park | 471 | 90 | \$ 156,292 | 13 | 12 | 98 | \$ 127,927 | 8.78 | 11.91 | -26.26% | \$ 176,091 | -27.35% | |
| River Forest | 305 | 90 | \$ 944,404 | 16 | 7 | 58 | \$ 889,940 | 13.33 | 11.46 | 16.34% | \$ 887,355 | 0.29% | |
| River Grove | 171 | 64 | \$ 241,701 | 13 | 2 | 47 | \$ 203,772 | 12.39 | 17.08 | -27.46% | \$ 275,457 | -26.02% | |
| Riverdale | 627 | 91 | \$ 76,947 | 6 | 18 | 91 | \$ 48,199 | 9.50 | 14.09 | -32.59% | \$ 87,150 | -44.69% | |
| Riverside | 546 | 94 | \$ 580,468 | 12 | 2 | 54 | \$ 431,200 | 16.59 | 18.08 | -8.27% | \$ 507,078 | -14.96% | |
| Rolling Meadows | 8 | 87 | \$ 316,650 | 19 | 3 | 85 | \$ 267,552 | 9.76 | 9.68 | 0.75% | \$ 306,789 | -12.79% | |
| Romeoville | 494 | 248 | \$ 205,537 | 77 | 33 | 281 | \$ 169,431 | 7.61 | 13.26 | -42.60% | \$ 203,688 | -16.82% | |
| Roselle & Keeneyville | 172 | 142 | \$ 382,780 | 18 | 9 | 103 | \$ 308,927 | 13.11 | 11.40 | 15.02% | \$ 341,425 | -9.52% | |
| Round Lake | 73 | 394 | \$ 187,989 | 87 | 35 | 432 | \$ 145,833 | 8.53 | 13.57 | -37.11% | \$ 185,170 | -21.24% | |
| Sauk Village | 414 | 108 | \$ 90,713 | 10 | 13 | 116 | \$ 54,166 | 9.32 | 12.91 | -27.78% | \$ 99,372 | -45.49% | |
| Schaumburg | 193 | 193 | \$ 415,808 | 40 | 7 | 217 | \$ 311,729 | 8.77 | 9.41 | -6.82% | \$ 350,930 | -11.17% | |
| Shorewood | 496 | 161 | \$ 342,696 | 18 | 7 | 136 | \$ 266,612 | 12.00 | 12.42 | -3.41% | \$ 278,989 | -4.44% | |
| Skokie | 76 | 305 | \$ 437,880 | 62 | 21 | 245 | \$ 315,905 | 11.16 | 13.41 | -16.79% | \$ 376,191 | -16.03% | |
| South Elgin | 177 | 139 | \$ 342,873 | 16 | 3 | 130 | \$ 279,166 | 11.19 | 10.30 | 8.65% | \$ 306,425 | -8.90% | |
| South Holland | 473 | 227 | \$ 165,052 | 24 | 42 | 216 | \$ 119,714 | 9.66 | 10.90 | -11.36% | \$ 162,677 | -26.41% | |
| St. Charles | 174 | 571 | \$ 626,543 | 86 | 9 | 368 | \$ 435,739 | 14.80 | 13.85 | 6.88% | \$ 477,307 | -8.71% | |
| Steger | 475 | 73 | \$ 166,247 | 6 | 6 | 63 | \$ 95,814 | 11.68 | 8.50 | 37.48% | \$ 144,420 | -33.66% | |
| Stickney | 404 | 65 | \$ 213,577 | 13 | 9 | 51 | \$ 167,675 | 10.68 | 15.62 | -31.58% | \$ 231,704 | -27.63% | |
| Streamwood | 107 | 263 | \$ 246,364 | 43 | 20 | 222 | \$ 201,881 | 11.07 | 10.74 | 3.12% | \$ 252,247 | -19.97% | |
| Sugar Grove | 554 | 118 | \$ 395,870 | 13 | 1 | 59 | \$ 344,302 | 19.40 | 13.34 | 45.35% | \$ 353,701 | -2.66% | |
| Summit | 501 | 50 | \$ 178,901 | 2 | 2 | 19 | \$ 121,026 | 26.09 | 27.69 | -5.80% | \$ 162,745 | -25.63% | |
| Thornton | 476 | 21 | \$ 132,701 | 2 | 2 | 19 | \$ 123,921 | 10.96 | 15.56 | -29.57% | \$ 144,981 | -14.53% | |
| Tinley Park | 477 | 213 | \$ 317,714 | 41 | 7 | 195 | \$ 257,718 | 10.52 | 9.38 | 12.12% | \$ 292,942 | -12.02% | |
| University Park | 5466 | 61 | \$ 134,966 | 6 | 9 | 60 | \$ 86,208 | 9.76 | 12.00 | -18.67% | \$ 149,605 | -42.38% | |

| July 1, 2009 Statistics | | | | | | | | | July 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 | |
| Vernon Hills | 61 | 137 | \$ 517,854 | 23 | 3 | 119 | \$ 433,235 | 11.34 | 8.52 | 33.13% | \$ 522,390 | -17.07% | |
| Villa Park | 186 | 138 | \$ 279,890 | 34 | 8 | 143 | \$ 215,017 | 8.95 | 10.07 | -11.10% | \$ 266,973 | -19.46% | |
| Warrenville | 555 | 72 | \$ 384,628 | 12 | 4 | 63 | \$ 239,242 | 10.94 | 12.29 | -11.01% | \$ 293,833 | -18.58% | |
| Waukegan & Park City | 85 | 439 | \$ 138,182 | 63 | 30 | 454 | \$ 97,658 | 9.63 | 13.77 | -30.07% | \$ 146,129 | -33.17% | |
| Wayne | 184 | 57 | \$ 976,665 | 2 | 0 | 14 | \$ 497,429 | 42.75 | 36.00 | 18.75% | \$ 617,778 | -19.48% | |
| West Chicago | 185 | 266 | \$ 318,100 | 30 | 11 | 173 | \$ 228,040 | 14.92 | 17.29 | -13.75% | \$ 299,227 | -23.79% | |
| Westchester | 154 | 145 | \$ 290,508 | 39 | 14 | 107 | \$ 234,797 | 10.88 | 14.48 | -24.88% | \$ 279,707 | -16.06% | |
| Western Springs | 558 | 93 | \$ 777,393 | 19 | 2 | 88 | \$ 678,954 | 10.24 | 11.69 | -12.39% | \$ 652,633 | 4.03% | |
| Westmont | 559 | 124 | \$ 374,536 | 23 | 3 | 96 | \$ 330,062 | 12.20 | 12.91 | -5.52% | \$ 381,447 | -13.47% | |
| Wheaton | 187 | 433 | \$ 548,258 | 83 | 12 | 349 | \$ 419,446 | 11.70 | 10.39 | 12.63% | \$ 416,077 | 0.81% | |
| Wheeling | 90 | 114 | \$ 287,691 | 27 | 1 | 102 | \$ 237,791 | 10.52 | 17.75 | -40.72% | \$ 281,522 | -15.53% | |
| Willow Springs | 480 | 33 | \$ 456,021 | 6 | 3 | 36 | \$ 349,944 | 8.80 | 24.00 | -63.33% | \$ 372,518 | -6.06% | |
| Willowbrook | 516 | 63 | \$ 818,864 | 6 | 1 | 31 | \$ 491,268 | 19.89 | 16.17 | 23.01% | \$ 515,338 | -4.67% | |
| Wilmette | 91 | 237 | \$ 916,052 | 36 | 16 | 211 | \$ 886,179 | 10.81 | 9.27 | 16.62% | \$ 925,502 | -4.25% | |
| Winfield | 190 | 81 | \$ 474,453 | 15 | 2 | 59 | \$ 369,101 | 12.79 | 11.24 | 13.76% | \$ 397,891 | -7.24% | |
| Winnetka | 93 | 220 | \$ 1,991,225 | 17 | 18 | 131 | \$ 1,515,707 | 15.90 | 12.92 | 23.11% | \$ 1,625,420 | -6.75% | |
| Wood Dale | 191 | 109 | \$ 357,414 | 17 | 7 | 61 | \$ 298,583 | 15.39 | 21.89 | -29.71% | \$ 322,725 | -7.48% | |
| Woodridge | 517 | 114 | \$ 349,297 | 29 | 4 | 152 | \$ 287,129 | 7.39 | 10.25 | -27.85% | \$ 317,740 | -9.63% | |
| Woodstock & Greenwood | 98 | 310 | \$ 404,506 | 26 | 8 | 144 | \$ 253,218 | 20.90 | 14.86 | 40.63% | \$ 279,205 | -9.31% | |
| Worth | 482 | 62 | \$ 232,935 | 4 | 8 | 34 | \$ 211,647 | 16.17 | 15.32 | 5.58% | \$ 246,784 | -14.24% | |
| Yorkville | 560 | 257 | \$ 381,688 | 31 | 14 | 191 | \$ 271,007 | 13.07 | 17.95 | -27.20% | \$ 294,724 | -8.05% | |
| Zion | 99 | 246 | \$ 158,934 | 44 | 15 | 233 | \$ 103,237 | 10.11 | 11.34 | -10.87% | \$ 132,495 | -22.08% | |
| City of CHICAGO | 8000 | 7,225 | \$ 396,983 | 971 | 956 | 6,956 | \$ 249,357 | 9.76 | 13.79 | -29.25% | \$ 353,415 | -29.44% | |
| TOTALS (all areas in report) | 8099 | 43,010 | \$ 442,127 | 6,545 | 3,144 | 35,924 | \$ 292,646 | 11.32 | 12.98 | -12.83% | \$ 360,774 | -18.88% | |
| ALL AREAS <i>(including areas not listed above)</i> | ALL | 48,062 | \$ 434,565 | 7,163 | 3,318 | 39,290 | \$ 288,116 | 11.59 | 13.09 | -11.49% | \$ 353,499 | -18.50% | |
| 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. | | | | | | | | | | | | | |