

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

October 1, 2008 to September 30, 2009

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

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Serving the Chicagoland Area since 1970

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October 1, 2009 Statistics

October 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	206	\$ 331,822	51	19	168	\$ 225,723	10.39	19.83	-47.63%	\$ 286,138	-21.11%
Algonquin	102	240	\$ 337,505	49	10	185	\$ 247,393	11.80	14.89	-20.72%	\$ 301,985	-18.08%
Alsip	658	89	\$ 201,358	17	5	93	\$ 152,973	9.29	16.28	-42.94%	\$ 194,218	-21.24%
Antioch	2	290	\$ 321,229	26	18	192	\$ 209,271	14.75	16.20	-8.98%	\$ 243,006	-13.88%
Arlington Heights	5	364	\$ 521,477	77	19	350	\$ 387,706	9.79	11.15	-12.19%	\$ 429,919	-9.82%
Aurora - DuPage County	507	179	\$ 348,882	44	10	247	\$ 269,750	7.14	7.68	-7.10%	\$ 318,264	-15.24%
Aurora - Kane County	507	672	\$ 165,562	143	75	646	\$ 132,227	9.33	11.29	-17.35%	\$ 171,217	-22.77%
Aurora - Will, Kendall Cty	507	81	\$ 265,956	34	7	124	\$ 246,746	5.89	11.38	-48.22%	\$ 275,797	-10.53%
Barrington Area	10	626	\$ 1,090,200	44	14	304	\$ 616,456	20.75	19.29	7.56%	\$ 753,276	-18.16%
Bartlett	104	212	\$ 363,090	50	6	219	\$ 293,578	9.25	12.09	-23.45%	\$ 313,695	-6.41%
Batavia	510	205	\$ 395,746	34	3	156	\$ 316,295	12.75	10.55	20.78%	\$ 331,897	-4.70%
Beecher	401	82	\$ 304,230	4	4	33	\$ 192,103	24.00	16.09	49.15%	\$ 230,975	-16.83%
Bellwood	2104	105	\$ 138,703	21	38	142	\$ 85,764	6.27	18.39	-65.92%	\$ 153,990	-44.31%
Bensenville	106	127	\$ 266,429	29	17	81	\$ 188,491	12.00	31.02	-61.31%	\$ 255,642	-26.27%
Berwyn	402	236	\$ 191,950	66	51	288	\$ 156,238	6.99	12.90	-45.78%	\$ 217,034	-28.01%
Bloomington	108	107	\$ 513,671	18	5	97	\$ 358,571	10.70	18.57	-42.38%	\$ 418,832	-14.39%
Blue Island	406	92	\$ 145,046	9	7	67	\$ 91,857	13.30	13.52	-1.59%	\$ 135,757	-32.34%
Bolingbrook	440	405	\$ 264,909	97	45	453	\$ 200,725	8.17	12.87	-36.54%	\$ 258,547	-22.36%
Bridgeview	455	49	\$ 238,653	12	6	47	\$ 197,194	9.05	15.85	-42.92%	\$ 223,588	-11.80%

		October 1, 2009 Statistics							October 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	\$ 177,324	8	7	56	\$ 109,564	10.82	15.62	-30.76%	\$ 171,300	-36.04%	
Brookfield	513	117	\$ 271,959	18	5	115	\$ 225,883	10.17	7.60	33.87%	\$ 262,464	-13.94%	
Buffalo Grove	89	159	\$ 421,665	37	7	196	\$ 353,821	7.95	8.90	-10.69%	\$ 406,391	-12.94%	
Burbank	454	197	\$ 251,322	40	20	158	\$ 186,445	10.84	19.22	-43.57%	\$ 231,573	-19.49%	
Burnham	633	17	\$ 99,609	0	8	24	\$ 45,417	6.38	16.36	-61.04%	\$ 100,105	-54.63%	
Burr Ridge	522	195	\$ 1,349,298	18	4	69	\$ 752,216	25.71	43.79	-41.28%	\$ 997,810	-24.61%	
Calumet City	409	277	\$ 105,172	23	56	301	\$ 65,512	8.75	13.39	-34.67%	\$ 98,646	-33.59%	
Calumet Park	643	31	\$ 90,330	9	12	71	\$ 50,204	4.04	10.29	-60.69%	\$ 135,740	-63.01%	
Carol Stream	188	127	\$ 286,352	27	8	133	\$ 239,411	9.07	11.03	-17.77%	\$ 278,889	-14.16%	
Carpentersville	110	280	\$ 182,220	42	18	245	\$ 132,218	11.02	10.47	5.25%	\$ 170,741	-22.56%	
Cary	13	208	\$ 348,818	32	8	169	\$ 250,526	11.94	10.78	10.83%	\$ 289,962	-13.60%	
Channahon	410	107	\$ 289,323	15	7	86	\$ 218,998	11.89	17.03	-30.20%	\$ 247,944	-11.67%	
Chicago Heights	411	213	\$ 115,008	21	28	238	\$ 56,605	8.91	16.05	-44.52%	\$ 99,217	-42.95%	
Chicago Ridge	415	29	\$ 245,883	4	3	37	\$ 181,288	7.91	10.72	-26.24%	\$ 215,498	-15.87%	
Cicero	650	214	\$ 137,245	59	49	270	\$ 96,495	6.79	21.58	-68.51%	\$ 167,747	-42.48%	
Clarendon Hills	514	94	\$ 757,971	22	3	71	\$ 577,595	11.75	16.66	-29.47%	\$ 690,483	-16.35%	
Country Club Hills	478	151	\$ 158,958	33	33	187	\$ 109,093	7.16	12.79	-43.99%	\$ 154,544	-29.41%	
Countryside	527	36	\$ 424,025	5	0	16	\$ 383,844	20.57	21.50	-4.32%	\$ 354,992	8.13%	
Crestwood	446	28	\$ 238,132	5	2	34	\$ 193,083	8.20	8.00	2.44%	\$ 218,596	-11.67%	
Crete	417	176	\$ 269,737	26	13	124	\$ 163,899	12.96	14.06	-7.87%	\$ 211,416	-22.48%	
Crystal Lake (& Lakewood)	14	518	\$ 389,352	97	21	392	\$ 260,146	12.19	15.94	-23.52%	\$ 306,539	-15.13%	
Darien	562	98	\$ 409,948	13	1	97	\$ 326,081	10.59	14.50	-26.91%	\$ 355,803	-8.35%	
Deerfield	15	161	\$ 743,608	14	8	139	\$ 542,121	12.00	16.68	-28.05%	\$ 698,915	-22.43%	
Des Plaines	16	345	\$ 346,498	67	18	312	\$ 252,085	10.43	18.13	-42.49%	\$ 309,638	-18.59%	
Dolton	419	245	\$ 91,459	21	40	262	\$ 52,396	9.10	11.03	-17.48%	\$ 96,551	-45.73%	
Downers Grove	515	365	\$ 530,533	45	6	318	\$ 396,285	11.87	13.02	-8.84%	\$ 458,595	-13.59%	
Elgin	123	859	\$ 274,140	152	59	650	\$ 180,972	11.97	16.55	-27.65%	\$ 224,969	-19.56%	
Elk Grove Village	7	142	\$ 312,343	28	9	110	\$ 286,706	11.59	11.84	-2.06%	\$ 319,400	-10.24%	
Elmhurst	126	311	\$ 583,146	67	9	312	\$ 429,523	9.62	10.67	-9.88%	\$ 510,524	-15.87%	
Elmwood Park	635	133	\$ 302,746	37	23	116	\$ 226,436	9.07	19.22	-52.82%	\$ 269,305	-15.92%	
Evanston	201	264	\$ 677,599	41	20	299	\$ 498,103	8.80	9.73	-9.53%	\$ 633,911	-21.42%	
Evergreen Park	642	140	\$ 209,372	23	9	150	\$ 175,813	9.23	14.90	-38.03%	\$ 204,482	-14.02%	
Flossmoor	422	147	\$ 376,894	21	7	111	\$ 231,249	12.69	19.93	-36.31%	\$ 321,973	-28.18%	
Forest Park	130	55	\$ 305,581	8	3	48	\$ 255,250	11.19	15.18	-26.33%	\$ 326,283	-21.77%	
Fox Lake	20	100	\$ 315,945	14	3	48	\$ 175,370	18.46	18.00	2.56%	\$ 240,477	-27.07%	
Fox River Grove	21	55	\$ 289,813	4	1	25	\$ 253,312	22.00	10.53	108.91%	\$ 291,325	-13.05%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Frankfort	423	298	\$ 480,343	27	5	201	\$ 345,194	15.35	14.34	7.06%	\$ 365,901	-5.66%	
Franklin Park	131	136	\$ 209,911	38	18	99	\$ 163,246	10.53	19.96	-47.26%	\$ 212,720	-23.26%	
Geneva	134	198	\$ 455,649	49	4	251	\$ 354,975	7.82	9.68	-19.25%	\$ 377,411	-5.94%	
Glen Ellyn	137	297	\$ 635,668	60	2	232	\$ 412,950	12.12	11.29	7.37%	\$ 507,913	-18.70%	
Glencoe	22	104	\$ 1,903,174	18	8	90	\$ 1,094,468	10.76	14.60	-26.33%	\$ 1,388,150	-21.16%	
Glendale Heights	139	135	\$ 225,552	37	11	170	\$ 166,431	7.43	17.51	-57.56%	\$ 220,173	-24.41%	
Glenview	25	447	\$ 804,066	50	20	290	\$ 573,527	14.90	16.12	-7.56%	\$ 777,723	-26.26%	
Glenwood	425	55	\$ 145,743	14	14	75	\$ 101,166	6.41	9.76	-34.33%	\$ 136,584	-25.93%	
Gurnee	31	257	\$ 351,718	42	9	220	\$ 288,301	11.38	11.96	-4.84%	\$ 335,226	-14.00%	
Hanover Park	103	136	\$ 209,786	46	10	168	\$ 173,815	7.29	10.90	-33.15%	\$ 217,793	-20.19%	
Harvey	426	185	\$ 65,015	11	47	240	\$ 20,910	7.45	14.20	-47.54%	\$ 53,426	-60.86%	
Harwood Heights	656	56	\$ 358,438	4	3	37	\$ 258,446	15.27	30.00	-49.09%	\$ 295,840	-12.64%	
Hazel Crest	429	121	\$ 123,746	12	12	137	\$ 66,906	9.02	11.63	-22.45%	\$ 113,632	-41.12%	
Hickory Hills	457	73	\$ 277,332	10	4	43	\$ 218,316	15.37	23.23	-33.85%	\$ 273,756	-20.25%	
Highland Park	35	375	\$ 1,005,686	30	13	196	\$ 618,647	18.83	14.61	28.85%	\$ 788,672	-21.56%	
Hillside	162	47	\$ 212,534	10	9	45	\$ 149,771	8.81	20.27	-56.52%	\$ 202,542	-26.05%	
Hinkley	520	25	\$ 274,148	1	1	11	\$ 190,182	23.08	14.73	56.70%	\$ 235,474	-19.23%	
Hinsdale	521	280	\$ 1,368,971	34	11	205	\$ 938,144	13.44	18.05	-25.55%	\$ 1,263,886	-25.77%	
Hoffman Estates	194	207	\$ 370,568	34	13	227	\$ 292,073	9.07	10.30	-11.95%	\$ 342,769	-14.79%	
Homer Glen	500	217	\$ 518,603	24	9	107	\$ 342,280	18.60	25.06	-25.77%	\$ 400,178	-14.47%	
Homewood	430	133	\$ 186,573	27	13	172	\$ 157,217	7.53	8.34	-9.77%	\$ 189,057	-16.84%	
Indian Head Park	531	16	\$ 472,634	0	0	3	\$ 725,500	64.00	27.43	133.33%	\$ 461,167	57.32%	
Inverness	7167	107	\$ 1,002,971	5	0	39	\$ 645,671	29.18	18.21	60.28%	\$ 727,810	-11.29%	
Itasca	143	72	\$ 535,274	11	1	34	\$ 337,221	18.78	22.09	-14.98%	\$ 425,869	-20.82%	
Joliet	499	713	\$ 172,296	121	75	719	\$ 135,890	9.35	11.09	-15.69%	\$ 165,377	-17.83%	
Justice	458	39	\$ 272,750	8	7	27	\$ 183,067	11.14	32.57	-65.79%	\$ 236,210	-22.50%	
Kenilworth	43	58	\$ 2,127,672	1	3	20	\$ 1,444,873	29.00	16.29	78.07%	\$ 1,961,687	-26.35%	
LaGrange Park	526	62	\$ 402,562	7	3	96	\$ 345,326	7.02	8.95	-21.55%	\$ 374,878	-7.88%	
LaGrange	525	118	\$ 597,829	16	3	128	\$ 455,757	9.63	12.60	-23.52%	\$ 567,969	-19.76%	
Lake Bluff	44	113	\$ 1,345,604	10	3	55	\$ 653,342	19.94	15.28	30.47%	\$ 676,338	-3.40%	
Lake Forest	45	347	\$ 1,896,487	24	9	138	\$ 1,181,319	24.35	22.33	9.05%	\$ 1,319,945	-10.50%	
Lake In The Hills	156	150	\$ 294,129	54	9	214	\$ 214,065	6.50	10.41	-37.59%	\$ 240,389	-10.95%	
Lake Villa & Lindenhurst	46	258	\$ 298,285	36	13	240	\$ 237,006	10.71	12.63	-15.18%	\$ 292,878	-19.08%	
Lansing	438	252	\$ 157,729	30	22	202	\$ 111,692	11.91	14.33	-16.92%	\$ 145,195	-23.07%	
Lemont	439	185	\$ 551,271	25	8	111	\$ 399,862	15.42	19.65	-21.52%	\$ 431,266	-7.28%	
Libertyville & Green Oaks	48	275	\$ 703,547	34	9	191	\$ 480,111	14.10	16.78	-15.95%	\$ 539,398	-10.99%	

		October 1, 2009 Statistics							October 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	
Lincolnshire	69	91	\$ 867,011	11	3	48	\$ 544,083	17.61	20.79	-15.26%	\$ 667,606	-18.50%	
Lincolnwood	645	116	\$ 701,959	21	13	81	\$ 422,857	12.10	22.20	-45.48%	\$ 572,778	-26.17%	
Lisle	532	117	\$ 467,699	14	2	103	\$ 347,196	11.80	9.79	20.55%	\$ 371,256	-6.48%	
Lockport	495	281	\$ 281,896	36	15	172	\$ 214,527	15.12	11.82	27.93%	\$ 242,275	-11.45%	
Lombard	148	224	\$ 355,599	46	6	262	\$ 266,967	8.56	11.09	-22.83%	\$ 307,809	-13.27%	
Lynwood	5411	75	\$ 240,303	15	6	38	\$ 184,957	15.25	16.60	-8.12%	\$ 236,714	-21.86%	
Lyons	534	58	\$ 188,716	9	11	52	\$ 131,383	9.67	15.33	-36.96%	\$ 189,447	-30.65%	
Markham	4426	111	\$ 111,962	12	16	192	\$ 44,472	6.05	14.25	-57.51%	\$ 85,350	-47.89%	
Matteson	443	155	\$ 203,881	35	18	170	\$ 171,624	8.34	11.20	-25.55%	\$ 207,718	-17.38%	
Maywood	153	129	\$ 122,629	20	29	146	\$ 65,427	7.94	15.88	-50.01%	\$ 128,576	-49.11%	
Medinah	157	33	\$ 414,209	5	3	15	\$ 395,327	17.22	46.91	-63.30%	\$ 336,700	17.41%	
Melrose Park	160	89	\$ 214,151	16	15	81	\$ 140,744	9.54	29.04	-67.16%	\$ 210,965	-33.29%	
McHenry	50	578	\$ 325,941	85	19	346	\$ 197,299	15.41	13.66	12.80%	\$ 220,023	-10.33%	
Minooka	447	115	\$ 319,706	14	7	76	\$ 201,011	14.23	17.87	-20.39%	\$ 231,977	-13.35%	
Midlothian	445	77	\$ 189,543	15	10	91	\$ 125,395	7.97	11.45	-30.46%	\$ 167,270	-25.03%	
Mokena	448	124	\$ 472,584	21	5	101	\$ 341,750	11.72	11.66	0.47%	\$ 373,821	-8.58%	
Monee	449	82	\$ 386,025	10	5	102	\$ 207,994	8.41	17.75	-52.62%	\$ 280,243	-25.78%	
Montgomery	538	166	\$ 194,965	56	20	238	\$ 183,108	6.34	10.42	-39.14%	\$ 206,103	-11.16%	
Morton Grove	53	153	\$ 418,731	26	13	135	\$ 307,562	10.55	14.79	-28.68%	\$ 389,285	-20.99%	
Mt. Prospect	56	234	\$ 369,234	40	14	252	\$ 315,282	9.18	12.63	-27.37%	\$ 365,913	-13.84%	
Mundelein	60	283	\$ 359,392	45	17	213	\$ 246,998	12.35	14.22	-13.13%	\$ 317,188	-22.13%	
Naperville	540	905	\$ 668,504	167	28	1,025	\$ 443,896	8.90	9.45	-5.77%	\$ 495,515	-10.42%	
New Lenox	451	213	\$ 371,208	32	6	161	\$ 302,451	12.84	10.43	23.14%	\$ 295,900	2.21%	
Niles	648	159	\$ 405,558	29	12	123	\$ 302,803	11.63	20.64	-43.64%	\$ 355,910	-14.92%	
Norridge	634	107	\$ 419,818	20	14	86	\$ 278,993	10.70	17.78	-39.83%	\$ 338,564	-17.60%	
North Aurora	542	130	\$ 291,434	18	3	97	\$ 263,516	13.22	11.45	15.45%	\$ 282,753	-6.80%	
North Chicago	64	78	\$ 121,331	9	8	90	\$ 56,569	8.75	15.20	-42.45%	\$ 87,887	-35.63%	
North Riverside	547	26	\$ 254,210	1	0	43	\$ 218,980	7.09	8.60	-17.58%	\$ 256,463	-14.62%	
Northbrook	62	306	\$ 801,854	42	16	244	\$ 603,991	12.16	13.44	-9.50%	\$ 673,082	-10.26%	
Northfield	7193	77	\$ 904,305	2	5	35	\$ 897,889	22.00	20.20	8.94%	\$ 982,165	-8.58%	
Northlake	164	73	\$ 206,754	16	15	70	\$ 138,187	8.67	16.25	-46.64%	\$ 200,660	-31.13%	
Oak Brook	523	121	\$ 1,724,370	8	1	44	\$ 1,318,124	27.40	25.50	7.44%	\$ 1,033,564	27.53%	
Oak Forest	452	129	\$ 227,449	27	8	150	\$ 181,798	8.37	10.99	-23.85%	\$ 210,359	-13.58%	
Oak Lawn	453	263	\$ 263,178	40	16	270	\$ 199,441	9.68	13.17	-26.51%	\$ 246,386	-19.05%	
Oak Park	302	185	\$ 521,713	47	15	295	\$ 422,827	6.22	8.20	-24.13%	\$ 487,186	-13.21%	
Olympia Fields	461	61	\$ 310,770	16	2	54	\$ 203,368	10.17	14.90	-31.78%	\$ 225,001	-9.61%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Orland Park	462	281	\$ 520,007	43	10	274	\$ 360,230	10.31	11.40	-9.53%	\$ 380,564	-5.34%	
Oswego	543	255	\$ 342,297	52	15	288	\$ 257,616	8.62	11.64	-25.95%	\$ 287,553	-10.41%	
Palatine	67	316	\$ 474,662	36	7	280	\$ 372,740	11.74	13.25	-11.43%	\$ 432,020	-13.72%	
Palos Heights	463	93	\$ 459,816	8	4	61	\$ 309,008	15.29	10.76	42.10%	\$ 357,495	-13.56%	
Palos Hills	465	49	\$ 314,629	13	1	53	\$ 238,969	8.78	11.45	-23.38%	\$ 274,622	-12.98%	
Palos Park	464	80	\$ 757,367	9	1	42	\$ 527,345	18.46	29.29	-36.98%	\$ 568,019	-7.16%	
Park Forest	466	190	\$ 106,073	26	44	221	\$ 64,890	7.84	13.54	-42.12%	\$ 99,386	-34.71%	
Park Ridge	68	330	\$ 654,576	49	13	231	\$ 473,406	13.52	16.49	-18.06%	\$ 521,972	-9.30%	
Peotone	468	64	\$ 347,377	7	4	28	\$ 230,267	19.69	20.00	-1.54%	\$ 235,924	-2.40%	
Plainfield	544	755	\$ 309,492	153	45	839	\$ 243,485	8.74	11.34	-22.92%	\$ 281,183	-13.41%	
Posen	469	45	\$ 128,770	4	4	39	\$ 93,682	11.49	14.40	-20.21%	\$ 137,436	-31.84%	
Prospect Heights	70	57	\$ 524,561	8	2	45	\$ 365,376	12.44	28.80	-56.82%	\$ 454,476	-19.61%	
Richton Park	471	94	\$ 159,026	17	16	100	\$ 116,679	8.48	13.98	-39.34%	\$ 168,703	-30.84%	
River Forest	305	82	\$ 898,599	10	1	73	\$ 793,904	11.71	10.81	8.32%	\$ 875,926	-9.36%	
River Grove	171	66	\$ 224,371	12	8	44	\$ 199,393	12.38	15.76	-21.50%	\$ 245,724	-18.85%	
Riverdale	627	88	\$ 71,451	5	18	104	\$ 38,291	8.31	13.08	-36.44%	\$ 78,910	-51.48%	
Riverside	546	87	\$ 561,211	13	3	48	\$ 412,564	16.31	16.30	0.09%	\$ 458,535	-10.03%	
Rolling Meadows	8	71	\$ 319,131	16	5	102	\$ 248,075	6.93	10.57	-34.46%	\$ 300,472	-17.44%	
Romeoville	494	223	\$ 197,410	80	28	291	\$ 158,923	6.71	12.91	-48.03%	\$ 194,652	-18.36%	
Roselle & Keeneyville	172	120	\$ 387,360	21	8	99	\$ 291,523	11.25	10.72	4.91%	\$ 336,825	-13.45%	
Round Lake	73	400	\$ 177,907	90	35	437	\$ 134,566	8.54	13.71	-37.72%	\$ 174,991	-23.10%	
Sauk Village	414	83	\$ 101,501	8	19	134	\$ 48,259	6.19	12.65	-51.08%	\$ 92,497	-47.83%	
Schaumburg	193	171	\$ 425,439	42	11	212	\$ 302,816	7.74	9.15	-15.38%	\$ 348,523	-13.11%	
Shorewood	496	140	\$ 308,408	28	8	128	\$ 259,192	10.24	13.12	-21.90%	\$ 274,031	-5.42%	
Skokie	76	268	\$ 415,088	73	30	276	\$ 303,852	8.49	13.61	-37.65%	\$ 358,432	-15.23%	
South Elgin	177	110	\$ 343,406	21	7	118	\$ 257,803	9.04	10.01	-9.69%	\$ 295,811	-12.85%	
South Holland	473	204	\$ 166,710	25	42	232	\$ 109,628	8.19	11.37	-27.97%	\$ 156,945	-30.15%	
St. Charles	174	545	\$ 644,358	67	6	371	\$ 401,602	14.73	13.79	6.80%	\$ 476,067	-15.64%	
Steger	475	82	\$ 157,369	8	3	59	\$ 92,736	14.06	8.67	62.07%	\$ 137,927	-32.76%	
Stickney	404	63	\$ 220,263	13	13	61	\$ 152,148	8.69	15.43	-43.68%	\$ 216,482	-29.72%	
Streamwood	107	213	\$ 252,461	56	26	217	\$ 182,883	8.55	13.22	-35.35%	\$ 237,581	-23.02%	
Sugar Grove	554	103	\$ 393,410	17	1	68	\$ 316,753	14.37	13.75	4.54%	\$ 364,823	-13.18%	
Summit	501	44	\$ 173,615	5	4	27	\$ 112,144	14.67	30.92	-52.57%	\$ 159,852	-29.84%	
Thornton	476	26	\$ 125,481	2	0	18	\$ 116,500	15.60	16.17	-3.55%	\$ 137,243	-15.11%	
Tinley Park	477	226	\$ 320,046	39	4	198	\$ 253,854	11.25	9.87	13.97%	\$ 280,926	-9.64%	
University Park	5466	55	\$ 135,559	7	6	67	\$ 72,722	8.25	15.05	-45.17%	\$ 139,495	-47.87%	

October 1, 2009 Statistics									October 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	121	\$ 507,895	14	0	114	\$ 435,921	11.34	10.18	11.46%	\$ 500,543	-12.91%	
Villa Park	186	133	\$ 266,292	32	7	157	\$ 207,579	8.14	12.30	-33.79%	\$ 257,509	-19.39%	
Warrenville	555	65	\$ 393,629	13	4	64	\$ 213,196	9.63	12.66	-23.92%	\$ 289,714	-26.41%	
Waukegan & Park City	85	411	\$ 136,936	61	42	491	\$ 88,714	8.30	13.22	-37.17%	\$ 135,606	-34.58%	
Wayne	184	49	\$ 1,023,973	6	1	17	\$ 536,853	24.50	51.00	-51.96%	\$ 531,111	1.08%	
West Chicago	185	239	\$ 326,333	50	15	163	\$ 208,646	12.58	18.32	-31.32%	\$ 280,638	-25.65%	
Westchester	154	159	\$ 268,942	24	11	129	\$ 225,559	11.63	16.09	-27.68%	\$ 270,408	-16.59%	
Western Springs	558	99	\$ 729,652	14	1	90	\$ 598,784	11.31	10.96	3.19%	\$ 655,376	-8.63%	
Westmont	559	114	\$ 362,734	17	7	104	\$ 356,208	10.69	12.86	-16.88%	\$ 353,384	0.80%	
Wheaton	187	388	\$ 535,193	72	6	337	\$ 398,017	11.22	10.03	11.90%	\$ 416,396	-4.41%	
Wheeling	90	126	\$ 279,486	27	2	109	\$ 222,159	10.96	18.20	-39.79%	\$ 271,602	-18.20%	
Willow Springs	480	39	\$ 483,518	0	1	27	\$ 405,259	16.71	17.29	-3.35%	\$ 373,119	8.61%	
Willowbrook	516	47	\$ 841,545	7	0	39	\$ 423,926	12.26	18.95	-35.29%	\$ 515,532	-17.77%	
Wilmette	91	203	\$ 904,164	38	11	198	\$ 799,746	9.86	9.71	1.54%	\$ 925,797	-13.62%	
Winfield	190	80	\$ 475,221	8	1	61	\$ 370,826	13.71	10.86	26.32%	\$ 357,243	3.80%	
Winnetka	93	215	\$ 1,978,457	18	16	132	\$ 1,449,169	15.54	13.42	15.85%	\$ 1,602,897	-9.59%	
Wood Dale	191	97	\$ 361,242	19	6	63	\$ 240,836	13.23	19.11	-30.77%	\$ 339,406	-29.04%	
Woodridge	517	128	\$ 357,484	20	4	159	\$ 268,907	8.39	10.34	-18.86%	\$ 315,273	-14.71%	
Woodstock & Greenwood	98	279	\$ 424,723	39	5	153	\$ 223,586	16.99	17.19	-1.16%	\$ 275,411	-18.82%	
Worth	482	51	\$ 233,889	6	8	38	\$ 179,890	11.77	14.93	-21.19%	\$ 229,773	-21.71%	
Yorkville	560	262	\$ 371,736	36	6	195	\$ 251,495	13.27	17.64	-24.78%	\$ 297,222	-15.38%	
Zion	99	240	\$ 160,870	40	24	228	\$ 99,660	9.86	12.18	-18.99%	\$ 124,537	-19.98%	
City of CHICAGO	8000	6,780	\$ 390,533	1,071	1,034	7,434	\$ 227,756	8.53	13.77	-38.04%	\$ 333,246	-31.66%	
TOTALS (all areas in report)	8099	40,100	\$ 437,600	6,622	3,348	37,402	\$ 272,839	10.16	13.40	-24.17%	\$ 345,986	-21.14%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	44,895	\$ 430,160	7,279	3,591	40,772	\$ 269,073	10.43	13.54	-22.95%	\$ 338,962	-20.62%	
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied</i>													
<i>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS</i>													
<i>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.</i>													