

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, 2009 to September 30, 2010*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

A. L. Wagner Appraisal Group, Inc.

Specializing in Relocation, Litigation & Lending Appraisals

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Serving the Chicagoland Area since 1970
Offices in Naperville, Plainfield, Chicago, Flossmoor

October 1, 2010 Statistics

October 1, 2009 Statistics

| Town | MLS Area | Actives | October 1, 2010 Statistics | | | October 1, 2009 Statistics | | | 12 mo SP | | | |
|----------------------------|----------|---------|----------------------------|-----------------------|-----------------------|----------------------------|--------------------|---------------|---------------|----------------|--------------------|----------------|
| | | | Average List Price | Under Contract (Ctg.) | Under Contract (Pend) | # of Sales Last 12 mos. | Average Sale Price | MONTHS SUPPLY | MONTHS SUPPLY | Percent Change | Average Sale Price | Percent Change |
| Addison | 101 | 191 | \$ 300,670 | 39 | 10 | 198 | \$ 210,616 | 9.28 | 10.39 | -10.66% | \$ 225,723 | -6.69% |
| Algonquin | 102 | 280 | \$ 298,600 | 35 | 5 | 231 | \$ 250,396 | 12.40 | 11.80 | 5.04% | \$ 247,393 | 1.21% |
| Alsip | 658 | 106 | \$ 188,383 | 18 | 8 | 87 | \$ 143,403 | 11.26 | 9.29 | 21.21% | \$ 152,973 | -6.26% |
| Antioch | 2 | 272 | \$ 285,896 | 35 | 10 | 225 | \$ 191,525 | 12.09 | 14.75 | -18.02% | \$ 209,271 | -8.48% |
| Arlington Heights | 5 | 389 | \$ 458,536 | 61 | 7 | 460 | \$ 356,544 | 8.84 | 9.79 | -9.73% | \$ 387,706 | -8.04% |
| Aurora - DuPage County | 507 | 194 | \$ 327,647 | 22 | 7 | 302 | \$ 279,408 | 7.03 | 7.14 | -1.44% | \$ 269,750 | 3.58% |
| Aurora - Kane County | 507 | 724 | \$ 147,643 | 132 | 81 | 997 | \$ 112,996 | 7.18 | 9.33 | -23.07% | \$ 132,227 | -14.54% |
| Aurora - Will, Kendall Cty | 507 | 104 | \$ 260,578 | 20 | 1 | 126 | \$ 230,068 | 8.49 | 5.89 | 44.12% | \$ 246,746 | -6.76% |
| Barrington Area | 10 | 634 | \$ 1,143,011 | 49 | 13 | 371 | \$ 570,152 | 17.57 | 20.75 | -15.33% | \$ 616,456 | -7.51% |
| Bartlett | 104 | 262 | \$ 323,695 | 36 | 10 | 220 | \$ 274,276 | 11.82 | 9.25 | 27.77% | \$ 293,578 | -6.57% |
| Batavia | 510 | 206 | \$ 371,658 | 25 | 6 | 206 | \$ 302,161 | 10.43 | 12.75 | -18.17% | \$ 316,295 | -4.47% |
| Beecher | 401 | 61 | \$ 272,849 | 2 | 1 | 32 | \$ 182,607 | 20.91 | 24.00 | -12.86% | \$ 192,103 | -4.94% |
| Bellwood | 2104 | 127 | \$ 124,057 | 20 | 23 | 182 | \$ 87,381 | 6.77 | 6.27 | 8.05% | \$ 85,764 | 1.89% |
| Bensenville | 106 | 120 | \$ 241,574 | 19 | 13 | 143 | \$ 174,655 | 8.23 | 12.00 | -31.43% | \$ 188,491 | -7.34% |
| Berwyn | 402 | 241 | \$ 186,344 | 52 | 36 | 377 | \$ 136,957 | 6.22 | 6.99 | -11.06% | \$ 156,238 | -12.34% |
| Bloomingtondale | 108 | 94 | \$ 438,249 | 12 | 3 | 93 | \$ 341,527 | 10.44 | 10.70 | -2.39% | \$ 358,571 | -4.75% |

| | | October 1, 2010 Statistics | | | | | | | October 1, 2009 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 | |
| Blue Island | 406 | 99 | \$ 113,497 | 9 | 15 | 84 | \$ 87,030 | 11.00 | 13.30 | -17.30% | \$ 91,857 | -5.26% | |
| Bolingbrook | 440 | 395 | \$ 225,019 | 85 | 29 | 531 | \$ 188,954 | 7.35 | 8.17 | -10.03% | \$ 200,725 | -5.86% | |
| Bridgeview | 455 | 45 | \$ 208,153 | 9 | 8 | 62 | \$ 172,535 | 6.84 | 9.05 | -24.44% | \$ 197,194 | -12.50% | |
| Broadview | 155 | 50 | \$ 159,193 | 11 | 9 | 67 | \$ 108,117 | 6.90 | 10.82 | -36.24% | \$ 109,564 | -1.32% | |
| Brookfield | 513 | 117 | \$ 229,890 | 11 | 4 | 137 | \$ 218,029 | 9.24 | 10.17 | -9.21% | \$ 225,883 | -3.48% | |
| Buffalo Grove | 89 | 170 | \$ 394,986 | 28 | 10 | 236 | \$ 363,324 | 7.45 | 7.95 | -6.35% | \$ 353,821 | 2.69% | |
| Burbank | 454 | 185 | \$ 207,270 | 29 | 19 | 220 | \$ 179,540 | 8.28 | 10.84 | -23.61% | \$ 186,445 | -3.70% | |
| Burnham | 633 | 18 | \$ 86,908 | 3 | 3 | 26 | \$ 49,779 | 6.75 | 6.38 | 5.88% | \$ 45,417 | 9.60% | |
| Burr Ridge | 522 | 176 | \$ 1,319,069 | 27 | 5 | 84 | \$ 829,143 | 18.21 | 25.71 | -29.20% | \$ 752,216 | 10.23% | |
| Calumet City | 409 | 243 | \$ 96,861 | 26 | 48 | 317 | \$ 61,056 | 7.46 | 8.75 | -14.74% | \$ 65,512 | -6.80% | |
| Calumet Park | 643 | 47 | \$ 89,203 | 3 | 10 | 59 | \$ 47,361 | 7.83 | 4.04 | 93.73% | \$ 50,204 | -5.66% | |
| Carol Stream | 188 | 132 | \$ 258,012 | 24 | 6 | 150 | \$ 224,424 | 8.80 | 9.07 | -2.99% | \$ 239,411 | -6.26% | |
| Carpentersville | 110 | 262 | \$ 165,029 | 68 | 23 | 325 | \$ 112,463 | 7.56 | 11.02 | -31.40% | \$ 132,218 | -14.94% | |
| Cary | 13 | 211 | \$ 328,422 | 23 | 2 | 179 | \$ 230,453 | 12.41 | 11.94 | 3.93% | \$ 250,526 | -8.01% | |
| Channahon | 410 | 105 | \$ 250,582 | 10 | 3 | 103 | \$ 197,776 | 10.86 | 11.89 | -8.64% | \$ 218,998 | -9.69% | |
| Chicago Heights | 411 | 197 | \$ 103,264 | 17 | 27 | 240 | \$ 65,492 | 8.32 | 8.91 | -6.53% | \$ 56,605 | 15.70% | |
| Chicago Ridge | 415 | 38 | \$ 218,913 | 6 | 2 | 40 | \$ 168,365 | 9.50 | 7.91 | 20.11% | \$ 181,288 | -7.13% | |
| Cicero | 650 | 207 | \$ 115,917 | 47 | 54 | 360 | \$ 93,557 | 5.39 | 6.79 | -20.69% | \$ 96,495 | -3.04% | |
| Clarendon Hills | 514 | 77 | \$ 646,139 | 9 | 1 | 97 | \$ 593,649 | 8.64 | 11.75 | -26.51% | \$ 577,595 | 2.78% | |
| Country Club Hills | 478 | 129 | \$ 137,906 | 28 | 31 | 214 | \$ 95,766 | 5.67 | 7.16 | -20.83% | \$ 109,093 | -12.22% | |
| Countryside | 527 | 26 | \$ 377,084 | 5 | 3 | 28 | \$ 250,840 | 8.67 | 20.57 | -57.87% | \$ 383,844 | -34.65% | |
| Crestwood | 446 | 40 | \$ 211,518 | 4 | 0 | 33 | \$ 192,189 | 12.97 | 8.20 | 58.30% | \$ 193,083 | -0.46% | |
| Crete | 417 | 172 | \$ 244,010 | 14 | 19 | 131 | \$ 155,062 | 12.59 | 12.96 | -2.87% | \$ 163,899 | -5.39% | |
| Crystal Lake (& Lakewood) | 14 | 509 | \$ 345,875 | 81 | 18 | 479 | \$ 241,088 | 10.57 | 12.19 | -13.30% | \$ 260,146 | -7.33% | |
| Darien | 562 | 102 | \$ 409,766 | 8 | 3 | 100 | \$ 320,409 | 11.03 | 10.59 | 4.08% | \$ 326,081 | -1.74% | |
| Deerfield | 15 | 144 | \$ 708,985 | 16 | 10 | 149 | \$ 514,784 | 9.87 | 12.00 | -17.71% | \$ 542,121 | -5.04% | |
| Des Plaines | 16 | 314 | \$ 340,094 | 55 | 18 | 365 | \$ 233,066 | 8.60 | 10.43 | -17.51% | \$ 252,085 | -7.54% | |
| Dolton | 419 | 159 | \$ 88,924 | 21 | 55 | 280 | \$ 50,514 | 5.36 | 9.10 | -41.12% | \$ 52,396 | -3.59% | |
| Downers Grove | 515 | 379 | \$ 471,239 | 49 | 9 | 371 | \$ 368,952 | 10.60 | 11.87 | -10.69% | \$ 396,285 | -6.90% | |
| Elgin | 123 | 912 | \$ 231,853 | 134 | 62 | 838 | \$ 169,694 | 10.58 | 11.97 | -11.59% | \$ 180,972 | -6.23% | |
| Elk Grove Village | 7 | 144 | \$ 293,998 | 20 | 3 | 147 | \$ 245,459 | 10.16 | 11.59 | -12.31% | \$ 286,706 | -14.39% | |
| Elmhurst | 126 | 293 | \$ 532,340 | 45 | 8 | 376 | \$ 421,554 | 8.20 | 9.62 | -14.79% | \$ 429,523 | -1.86% | |
| Elmwood Park | 635 | 130 | \$ 251,282 | 18 | 9 | 174 | \$ 195,006 | 7.76 | 9.07 | -14.41% | \$ 226,436 | -13.88% | |
| Evanston | 201 | 229 | \$ 705,772 | 51 | 22 | 362 | \$ 465,715 | 6.32 | 8.80 | -28.21% | \$ 498,103 | -6.50% | |
| Evergreen Park | 642 | 161 | \$ 187,401 | 18 | 10 | 160 | \$ 159,868 | 10.28 | 9.23 | 11.33% | \$ 175,813 | -9.07% | |
| Flossmoor | 422 | 128 | \$ 359,541 | 18 | 8 | 108 | \$ 226,072 | 11.46 | 12.69 | -9.68% | \$ 231,249 | -2.24% | |

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| Town | Area | Actives | List Price | (Ctg.) | (Pend) | 12 mos. | Sale Price | SUPPLY | SUPPLY | Change | Sale Price | Change | |
| Forest Park | 130 | 62 | \$ 258,475 | 5 | 2 | 45 | \$ 232,102 | 14.31 | 11.19 | 27.90% | \$ 255,250 | -9.07% | |
| Fox Lake | 20 | 74 | \$ 261,462 | 7 | 4 | 56 | \$ 153,377 | 13.25 | 18.46 | -28.21% | \$ 175,370 | -12.54% | |
| Fox River Grove | 21 | 65 | \$ 285,196 | 8 | 2 | 38 | \$ 231,829 | 16.25 | 22.00 | -26.14% | \$ 253,312 | -8.48% | |
| Frankfort | 423 | 255 | \$ 443,448 | 22 | 3 | 227 | \$ 341,499 | 12.14 | 15.35 | -20.88% | \$ 345,194 | -1.07% | |
| Franklin Park | 131 | 110 | \$ 190,446 | 32 | 12 | 163 | \$ 143,603 | 6.38 | 10.53 | -39.44% | \$ 163,246 | -12.03% | |
| Geneva | 134 | 228 | \$ 430,369 | 36 | 0 | 297 | \$ 343,232 | 8.22 | 7.82 | 5.12% | \$ 354,975 | -3.31% | |
| Glen Ellyn | 137 | 321 | \$ 530,884 | 36 | 9 | 316 | \$ 441,401 | 10.67 | 12.12 | -11.98% | \$ 412,950 | 6.89% | |
| Glencoe | 22 | 117 | \$ 1,811,114 | 13 | 11 | 102 | \$ 1,094,899 | 11.14 | 10.76 | 3.57% | \$ 1,094,468 | 0.04% | |
| Glendale Heights | 139 | 137 | \$ 202,044 | 34 | 9 | 196 | \$ 155,301 | 6.88 | 7.43 | -7.44% | \$ 166,431 | -6.69% | |
| Glenview | 25 | 351 | \$ 758,428 | 48 | 15 | 391 | \$ 598,571 | 9.28 | 14.90 | -37.73% | \$ 573,527 | 4.37% | |
| Glenwood | 425 | 44 | \$ 130,598 | 7 | 10 | 93 | \$ 106,371 | 4.80 | 6.41 | -25.09% | \$ 101,166 | 5.15% | |
| Gurnee | 31 | 247 | \$ 318,372 | 37 | 3 | 245 | \$ 276,052 | 10.40 | 11.38 | -8.61% | \$ 288,301 | -4.25% | |
| Hanover Park | 103 | 144 | \$ 183,275 | 34 | 7 | 185 | \$ 156,841 | 7.65 | 7.29 | 4.95% | \$ 173,815 | -9.77% | |
| Harvey | 426 | 142 | \$ 58,546 | 10 | 36 | 217 | \$ 23,467 | 6.48 | 7.45 | -13.03% | \$ 20,910 | 12.23% | |
| Harwood Heights | 656 | 54 | \$ 311,323 | 9 | 3 | 38 | \$ 245,836 | 12.96 | 15.27 | -15.14% | \$ 258,446 | -4.88% | |
| Hazel Crest | 429 | 95 | \$ 109,232 | 12 | 24 | 137 | \$ 72,621 | 6.59 | 9.02 | -26.93% | \$ 66,906 | 8.54% | |
| Hickory Hills | 457 | 79 | \$ 259,675 | 8 | 1 | 67 | \$ 210,423 | 12.47 | 15.37 | -18.84% | \$ 218,316 | -3.62% | |
| Highland Park | 35 | 306 | \$ 1,016,652 | 37 | 7 | 296 | \$ 621,231 | 10.80 | 18.83 | -42.64% | \$ 618,647 | 0.42% | |
| Hillside | 162 | 53 | \$ 157,307 | 10 | 3 | 47 | \$ 140,802 | 10.60 | 8.81 | 20.28% | \$ 149,771 | -5.99% | |
| Hinkley | 520 | 22 | \$ 227,677 | 2 | 1 | 10 | \$ 165,475 | 20.31 | 23.08 | -12.00% | \$ 190,182 | -12.99% | |
| Hinsdale | 521 | 225 | \$ 1,279,982 | 22 | 5 | 261 | \$ 962,457 | 9.38 | 13.44 | -30.25% | \$ 938,144 | 2.59% | |
| Hoffman Estates | 194 | 219 | \$ 319,166 | 33 | 9 | 241 | \$ 280,251 | 9.29 | 9.07 | 2.43% | \$ 292,073 | -4.05% | |
| Homer Glen | 500 | 232 | \$ 468,946 | 17 | 6 | 138 | \$ 335,717 | 17.29 | 18.60 | -7.03% | \$ 342,280 | -1.92% | |
| Homewood | 430 | 121 | \$ 168,785 | 24 | 9 | 177 | \$ 141,781 | 6.91 | 7.53 | -8.16% | \$ 157,217 | -9.82% | |
| Indian Head Park | 531 | 16 | \$ 515,719 | 0 | 0 | 10 | \$ 474,280 | 19.20 | 64.00 | -70.00% | \$ 725,500 | -34.63% | |
| Inverness | 7167 | 104 | \$ 965,643 | 11 | 1 | 63 | \$ 628,233 | 16.64 | 29.18 | -42.98% | \$ 645,671 | -2.70% | |
| Itasca | 143 | 59 | \$ 499,546 | 6 | 0 | 45 | \$ 313,991 | 13.88 | 18.78 | -26.09% | \$ 337,221 | -6.89% | |
| Joliet | 499 | 742 | \$ 160,119 | 90 | 68 | 851 | \$ 119,812 | 8.82 | 9.35 | -5.63% | \$ 135,890 | -11.83% | |
| Justice | 458 | 39 | \$ 220,820 | 5 | 4 | 40 | \$ 148,032 | 9.55 | 11.14 | -14.29% | \$ 183,067 | -19.14% | |
| Kenilworth | 43 | 47 | \$ 1,866,485 | 4 | 1 | 28 | \$ 1,484,125 | 17.09 | 29.00 | -41.07% | \$ 1,444,873 | 2.72% | |
| LaGrange Park | 526 | 68 | \$ 334,029 | 18 | 4 | 75 | \$ 364,690 | 8.41 | 7.02 | 19.85% | \$ 345,326 | 5.61% | |
| LaGrange | 525 | 92 | \$ 564,641 | 16 | 2 | 153 | \$ 451,460 | 6.46 | 9.63 | -32.98% | \$ 455,757 | -0.94% | |
| Lake Bluff | 44 | 104 | \$ 1,309,596 | 11 | 1 | 83 | \$ 599,571 | 13.14 | 19.94 | -34.12% | \$ 653,342 | -8.23% | |
| Lake Forest | 45 | 342 | \$ 1,811,078 | 22 | 6 | 223 | \$ 982,547 | 16.35 | 24.35 | -32.85% | \$ 1,181,319 | -16.83% | |
| Lake In The Hills | 156 | 190 | \$ 283,394 | 22 | 10 | 228 | \$ 201,328 | 8.77 | 6.50 | 34.95% | \$ 214,065 | -5.95% | |
| Lake Villa & Lindenhurst | 46 | 301 | \$ 297,909 | 43 | 8 | 268 | \$ 227,885 | 11.32 | 10.71 | 5.69% | \$ 237,006 | -3.85% | |

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|---------------------------|------|----------------------------|--------------|----------------|----------------|-----------------|------------|--------|----------------------------|---------|--------------|---------|----------|
| | 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 | |
| Lansing | 438 | 281 | \$ 143,171 | 23 | 24 | 238 | \$ 97,420 | 11.83 | 11.91 | -0.62% | \$ 111,692 | -12.78% | |
| Lemont | 439 | 184 | \$ 509,974 | 21 | 4 | 116 | \$ 370,860 | 15.66 | 15.42 | 1.58% | \$ 399,862 | -7.25% | |
| Libertyville & Green Oaks | 48 | 286 | \$ 623,002 | 28 | 4 | 233 | \$ 479,647 | 12.95 | 14.10 | -8.17% | \$ 480,111 | -0.10% | |
| Lincolnshire | 69 | 78 | \$ 760,076 | 11 | 4 | 79 | \$ 553,345 | 9.96 | 17.61 | -43.47% | \$ 544,083 | 1.70% | |
| Lincolnwood | 645 | 113 | \$ 616,936 | 24 | 7 | 104 | \$ 360,425 | 10.04 | 12.10 | -17.02% | \$ 422,857 | -14.76% | |
| Lisle | 532 | 126 | \$ 397,984 | 15 | 0 | 106 | \$ 353,025 | 12.50 | 11.80 | 5.91% | \$ 347,196 | 1.68% | |
| Lockport | 495 | 231 | \$ 271,674 | 34 | 5 | 254 | \$ 203,155 | 9.46 | 15.12 | -37.43% | \$ 214,527 | -5.30% | |
| Lombard | 148 | 287 | \$ 294,449 | 48 | 8 | 261 | \$ 242,950 | 10.86 | 8.56 | 26.91% | \$ 266,967 | -9.00% | |
| Lynwood | 5411 | 60 | \$ 254,191 | 13 | 4 | 71 | \$ 165,296 | 8.18 | 15.25 | -46.36% | \$ 184,957 | -10.63% | |
| Lyons | 534 | 47 | \$ 158,750 | 12 | 4 | 75 | \$ 130,975 | 6.20 | 9.67 | -35.88% | \$ 131,383 | -0.31% | |
| Markham | 4426 | 101 | \$ 95,076 | 14 | 19 | 146 | \$ 52,568 | 6.77 | 6.05 | 11.83% | \$ 44,472 | 18.21% | |
| Matteson | 443 | 125 | \$ 187,013 | 28 | 16 | 211 | \$ 156,869 | 5.88 | 8.34 | -29.48% | \$ 171,624 | -8.60% | |
| Maywood | 153 | 158 | \$ 112,656 | 14 | 25 | 183 | \$ 67,627 | 8.54 | 7.94 | 7.58% | \$ 65,427 | 3.36% | |
| Medinah | 157 | 35 | \$ 464,638 | 3 | 1 | 29 | \$ 282,348 | 12.73 | 17.22 | -26.08% | \$ 395,327 | -28.58% | |
| Melrose Park | 160 | 79 | \$ 193,540 | 17 | 16 | 94 | \$ 132,175 | 7.46 | 9.54 | -21.72% | \$ 140,744 | -6.09% | |
| McHenry | 50 | 578 | \$ 270,271 | 77 | 12 | 439 | \$ 179,327 | 13.14 | 15.41 | -14.77% | \$ 197,299 | -9.11% | |
| Minooka | 447 | 133 | \$ 284,362 | 13 | 9 | 88 | \$ 176,308 | 14.51 | 14.23 | 1.98% | \$ 201,011 | -12.29% | |
| Midlothian | 445 | 81 | \$ 158,652 | 8 | 5 | 101 | \$ 135,243 | 8.53 | 7.97 | 7.04% | \$ 125,395 | 7.85% | |
| Mokena | 448 | 144 | \$ 419,641 | 11 | 4 | 118 | \$ 327,981 | 12.99 | 11.72 | 10.89% | \$ 341,750 | -4.03% | |
| Monee | 449 | 81 | \$ 454,837 | 9 | 5 | 67 | \$ 229,208 | 12.00 | 8.41 | 42.68% | \$ 207,994 | 10.20% | |
| Montgomery | 538 | 202 | \$ 186,854 | 30 | 10 | 308 | \$ 159,820 | 6.97 | 6.34 | 9.80% | \$ 183,108 | -12.72% | |
| Morton Grove | 53 | 137 | \$ 362,203 | 23 | 16 | 176 | \$ 275,785 | 7.65 | 10.55 | -27.53% | \$ 307,562 | -10.33% | |
| Mt. Prospect | 56 | 238 | \$ 358,352 | 45 | 8 | 304 | \$ 284,028 | 8.00 | 9.18 | -12.82% | \$ 315,282 | -9.91% | |
| Mundelein | 60 | 296 | \$ 317,288 | 41 | 14 | 261 | \$ 244,906 | 11.24 | 12.35 | -8.98% | \$ 246,998 | -0.85% | |
| Naperville | 540 | 887 | \$ 607,187 | 130 | 16 | 1,204 | \$ 436,575 | 7.88 | 8.90 | -11.43% | \$ 443,896 | -1.65% | |
| New Lenox | 451 | 201 | \$ 342,179 | 24 | 4 | 196 | \$ 259,288 | 10.77 | 12.84 | -16.17% | \$ 302,451 | -14.27% | |
| Niles | 648 | 148 | \$ 343,338 | 26 | 5 | 151 | \$ 283,633 | 9.76 | 11.63 | -16.12% | \$ 302,803 | -6.33% | |
| Norridge | 634 | 96 | \$ 378,663 | 15 | 2 | 120 | \$ 277,795 | 8.41 | 10.70 | -21.41% | \$ 278,993 | -0.43% | |
| North Aurora | 542 | 118 | \$ 274,285 | 16 | 4 | 147 | \$ 245,243 | 8.48 | 13.22 | -35.86% | \$ 263,516 | -6.93% | |
| North Chicago | 64 | 66 | \$ 91,239 | 15 | 9 | 61 | \$ 50,997 | 9.32 | 8.75 | 6.52% | \$ 56,569 | -9.85% | |
| North Riverside | 547 | 34 | \$ 240,139 | 7 | 3 | 38 | \$ 209,745 | 8.50 | 7.09 | 19.87% | \$ 218,980 | -4.22% | |
| Northbrook | 62 | 284 | \$ 760,462 | 45 | 15 | 301 | \$ 496,707 | 9.44 | 12.16 | -22.36% | \$ 603,991 | -17.76% | |
| Northfield | 7193 | 58 | \$ 1,062,549 | 11 | 2 | 49 | \$ 699,418 | 11.23 | 22.00 | -48.97% | \$ 897,889 | -22.10% | |
| Northlake | 164 | 64 | \$ 175,732 | 12 | 14 | 110 | \$ 129,890 | 5.65 | 8.67 | -34.89% | \$ 138,187 | -6.00% | |
| Oak Brook | 523 | 123 | \$ 1,599,090 | 7 | 0 | 54 | \$ 999,609 | 24.20 | 27.40 | -11.68% | \$ 1,318,124 | -24.16% | |
| Oak Forest | 452 | 138 | \$ 217,686 | 24 | 11 | 170 | \$ 172,407 | 8.08 | 8.37 | -3.46% | \$ 181,798 | -5.17% | |

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| | 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 | |
| Oak Lawn | 453 | 268 | \$ 234,832 | 34 | 20 | 334 | \$ 199,935 | 8.29 | 9.68 | -14.38% | \$ 199,441 | 0.25% | |
| Oak Park | 302 | 227 | \$ 466,327 | 33 | 11 | 321 | \$ 410,708 | 7.46 | 6.22 | 20.01% | \$ 422,827 | -2.87% | |
| Olympia Fields | 461 | 50 | \$ 253,361 | 9 | 6 | 52 | \$ 188,493 | 8.96 | 10.17 | -11.92% | \$ 203,368 | -7.31% | |
| Orland Park | 462 | 287 | \$ 500,156 | 35 | 5 | 279 | \$ 350,102 | 10.80 | 10.31 | 4.70% | \$ 360,230 | -2.81% | |
| Oswego | 543 | 249 | \$ 314,958 | 48 | 17 | 303 | \$ 247,791 | 8.12 | 8.62 | -5.80% | \$ 257,616 | -3.81% | |
| Palatine | 67 | 318 | \$ 429,639 | 37 | 9 | 282 | \$ 362,407 | 11.63 | 11.74 | -0.90% | \$ 372,740 | -2.77% | |
| Palos Heights | 463 | 94 | \$ 458,644 | 8 | 4 | 73 | \$ 273,975 | 13.27 | 15.29 | -13.19% | \$ 309,008 | -11.34% | |
| Palos Hills | 465 | 48 | \$ 327,284 | 11 | 2 | 58 | \$ 218,378 | 8.11 | 8.78 | -7.56% | \$ 238,969 | -8.62% | |
| Palos Park | 464 | 74 | \$ 887,015 | 5 | 2 | 50 | \$ 375,601 | 15.58 | 18.46 | -15.61% | \$ 527,345 | -28.78% | |
| Park Forest | 466 | 179 | \$ 90,538 | 19 | 31 | 249 | \$ 57,451 | 7.18 | 7.84 | -8.31% | \$ 64,890 | -11.46% | |
| Park Ridge | 68 | 269 | \$ 608,927 | 39 | 12 | 312 | \$ 420,807 | 8.89 | 13.52 | -34.20% | \$ 473,406 | -11.11% | |
| Peotone | 468 | 49 | \$ 283,697 | 2 | 3 | 37 | \$ 172,492 | 14.00 | 19.69 | -28.91% | \$ 230,267 | -25.09% | |
| Plainfield | 544 | 663 | \$ 292,951 | 124 | 34 | 868 | \$ 231,131 | 7.75 | 8.74 | -11.24% | \$ 243,485 | -5.07% | |
| Posen | 469 | 39 | \$ 114,166 | 9 | 8 | 42 | \$ 86,316 | 7.93 | 11.49 | -30.96% | \$ 93,682 | -7.86% | |
| Prospect Heights | 70 | 61 | \$ 458,534 | 5 | 1 | 48 | \$ 343,050 | 13.56 | 12.44 | 9.00% | \$ 365,376 | -6.11% | |
| Richton Park | 471 | 78 | \$ 171,116 | 19 | 18 | 127 | \$ 109,387 | 5.71 | 8.48 | -32.71% | \$ 116,679 | -6.25% | |
| River Forest | 305 | 81 | \$ 899,862 | 12 | 2 | 73 | \$ 635,369 | 11.17 | 11.71 | -4.63% | \$ 793,904 | -19.97% | |
| River Grove | 171 | 42 | \$ 233,702 | 17 | 4 | 78 | \$ 166,875 | 5.09 | 12.38 | -58.86% | \$ 199,393 | -16.31% | |
| Riverdale | 627 | 90 | \$ 69,940 | 5 | 23 | 121 | \$ 33,744 | 7.25 | 8.31 | -12.83% | \$ 38,291 | -11.88% | |
| Riverside | 546 | 89 | \$ 505,092 | 6 | 0 | 82 | \$ 422,282 | 12.14 | 16.31 | -25.60% | \$ 412,564 | 2.36% | |
| Rolling Meadows | 8 | 78 | \$ 262,397 | 16 | 2 | 99 | \$ 249,092 | 8.00 | 6.93 | 15.49% | \$ 248,075 | 0.41% | |
| Romeoville | 494 | 226 | \$ 184,689 | 51 | 17 | 342 | \$ 146,367 | 6.61 | 6.71 | -1.37% | \$ 158,923 | -7.90% | |
| Roselle & Keeneyville | 172 | 119 | \$ 321,690 | 24 | 7 | 127 | \$ 278,999 | 9.04 | 11.25 | -19.66% | \$ 291,523 | -4.30% | |
| Round Lake | 73 | 361 | \$ 151,673 | 81 | 44 | 546 | \$ 121,555 | 6.46 | 8.54 | -24.41% | \$ 134,566 | -9.67% | |
| Sauk Village | 414 | 86 | \$ 70,753 | 7 | 21 | 128 | \$ 40,674 | 6.62 | 6.19 | 6.94% | \$ 48,259 | -15.72% | |
| Schaumburg | 193 | 214 | \$ 375,121 | 24 | 9 | 243 | \$ 308,410 | 9.30 | 7.74 | 20.16% | \$ 302,816 | 1.85% | |
| Shorewood | 496 | 123 | \$ 278,345 | 21 | 5 | 137 | \$ 244,812 | 9.06 | 10.24 | -11.60% | \$ 259,192 | -5.55% | |
| Skokie | 76 | 230 | \$ 352,163 | 48 | 18 | 339 | \$ 295,733 | 6.81 | 8.49 | -19.69% | \$ 303,852 | -2.67% | |
| South Elgin | 177 | 128 | \$ 311,877 | 19 | 8 | 144 | \$ 241,333 | 8.98 | 9.04 | -0.65% | \$ 257,803 | -6.39% | |
| South Holland | 473 | 188 | \$ 148,019 | 36 | 37 | 260 | \$ 99,831 | 6.77 | 8.19 | -17.25% | \$ 109,628 | -8.94% | |
| St. Charles | 174 | 542 | \$ 578,409 | 60 | 8 | 449 | \$ 381,265 | 12.58 | 14.73 | -14.59% | \$ 401,602 | -5.06% | |
| Steger | 475 | 54 | \$ 172,561 | 4 | 7 | 84 | \$ 85,518 | 6.82 | 14.06 | -51.48% | \$ 92,736 | -7.78% | |
| Stickney | 404 | 64 | \$ 192,404 | 12 | 4 | 85 | \$ 150,044 | 7.60 | 8.69 | -12.49% | \$ 152,148 | -1.38% | |
| Streamwood | 107 | 223 | \$ 219,758 | 41 | 15 | 276 | \$ 175,038 | 8.06 | 8.55 | -5.71% | \$ 182,883 | -4.29% | |
| Sugar Grove | 554 | 102 | \$ 359,215 | 8 | 3 | 90 | \$ 293,025 | 12.12 | 14.37 | -15.68% | \$ 316,753 | -7.49% | |
| Summit | 501 | 61 | \$ 145,237 | 1 | 4 | 44 | \$ 104,367 | 14.94 | 14.67 | 1.86% | \$ 112,144 | -6.94% | |

| October 1, 2010 Statistics | | | | | | | | | October 1, 2009 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 | |
| Thornton | 476 | 20 | \$ 135,321 | 0 | 1 | 19 | \$ 82,267 | 12.00 | 15.60 | -23.08% | \$ 116,500 | -29.38% | |
| Tinley Park | 477 | 187 | \$ 291,720 | 27 | 11 | 240 | \$ 258,248 | 8.07 | 11.25 | -28.27% | \$ 253,854 | 1.73% | |
| University Park | 5466 | 42 | \$ 154,819 | 4 | 5 | 61 | \$ 84,995 | 7.20 | 8.25 | -12.73% | \$ 72,722 | 16.88% | |
| Vernon Hills | 61 | 126 | \$ 461,021 | 14 | 2 | 107 | \$ 428,962 | 12.29 | 11.34 | 8.37% | \$ 435,921 | -1.60% | |
| Villa Park | 186 | 141 | \$ 242,723 | 20 | 6 | 179 | \$ 208,368 | 8.25 | 8.14 | 1.36% | \$ 207,579 | 0.38% | |
| Warrenville | 555 | 68 | \$ 349,813 | 10 | 4 | 70 | \$ 232,480 | 9.71 | 9.63 | 0.88% | \$ 213,196 | 9.05% | |
| Waukegan & Park City | 85 | 369 | \$ 122,018 | 52 | 50 | 487 | \$ 83,397 | 7.52 | 8.30 | -9.46% | \$ 88,714 | -5.99% | |
| Wayne | 184 | 55 | \$ 1,084,547 | 1 | 1 | 19 | \$ 536,382 | 31.43 | 24.50 | 28.28% | \$ 536,853 | -0.09% | |
| West Chicago | 185 | 254 | \$ 278,559 | 39 | 12 | 228 | \$ 208,634 | 10.92 | 12.58 | -13.15% | \$ 208,646 | -0.01% | |
| Westchester | 154 | 141 | \$ 245,770 | 16 | 8 | 169 | \$ 206,320 | 8.77 | 11.63 | -24.65% | \$ 225,559 | -8.53% | |
| Western Springs | 558 | 78 | \$ 737,583 | 12 | 2 | 110 | \$ 557,529 | 7.55 | 11.31 | -33.28% | \$ 598,784 | -6.89% | |
| Westmont | 559 | 117 | \$ 352,785 | 11 | 4 | 122 | \$ 288,070 | 10.25 | 10.69 | -4.11% | \$ 356,208 | -19.13% | |
| Wheaton | 187 | 407 | \$ 463,334 | 45 | 13 | 393 | \$ 372,998 | 10.83 | 11.22 | -3.48% | \$ 398,017 | -6.29% | |
| Wheeling | 90 | 116 | \$ 245,824 | 26 | 7 | 130 | \$ 197,775 | 8.54 | 10.96 | -22.06% | \$ 222,159 | -10.98% | |
| Willow Springs | 480 | 49 | \$ 371,242 | 3 | 3 | 15 | \$ 292,433 | 28.00 | 16.71 | 67.52% | \$ 405,259 | -27.84% | |
| Willowbrook | 516 | 57 | \$ 704,777 | 3 | 0 | 47 | \$ 420,571 | 13.68 | 12.26 | 11.57% | \$ 423,926 | -0.79% | |
| Wilmette | 91 | 172 | \$ 906,927 | 26 | 13 | 280 | \$ 813,895 | 6.47 | 9.86 | -34.39% | \$ 799,746 | 1.77% | |
| Winfield | 190 | 81 | \$ 428,901 | 11 | 2 | 46 | \$ 369,941 | 16.47 | 13.71 | 20.13% | \$ 370,826 | -0.24% | |
| Winnetka | 93 | 208 | \$ 2,001,288 | 13 | 16 | 191 | \$ 1,324,202 | 11.35 | 15.54 | -27.00% | \$ 1,449,169 | -8.62% | |
| Wood Dale | 191 | 104 | \$ 336,000 | 11 | 8 | 81 | \$ 235,499 | 12.48 | 13.23 | -5.65% | \$ 240,836 | -2.22% | |
| Woodridge | 517 | 123 | \$ 327,180 | 28 | 2 | 147 | \$ 287,016 | 8.34 | 8.39 | -0.65% | \$ 268,907 | 6.73% | |
| Woodstock & Greenwood | 98 | 283 | \$ 367,325 | 35 | 9 | 208 | \$ 202,541 | 13.48 | 16.99 | -20.70% | \$ 223,586 | -9.41% | |
| Worth | 482 | 52 | \$ 189,560 | 7 | 6 | 57 | \$ 162,243 | 8.91 | 11.77 | -24.26% | \$ 179,890 | -9.81% | |
| Yorkville | 560 | 210 | \$ 320,919 | 32 | 15 | 215 | \$ 229,711 | 9.62 | 13.27 | -27.50% | \$ 251,495 | -8.66% | |
| Zion | 99 | 228 | \$ 148,347 | 32 | 12 | 205 | \$ 87,710 | 10.99 | 9.86 | 11.41% | \$ 99,660 | -11.99% | |
| City of CHICAGO | 8000 | 6,416 | \$ 350,134 | 926 | 824 | 8,919 | \$ 220,620 | 7.22 | 8.53 | -15.39% | \$ 227,756 | -3.13% | |
| TOTALS (all areas in report): | 8099 | 39,013 | \$ 401,040 | 5,586 | 2,862 | 44,522 | \$ 264,260 | 8.84 | 10.16 | -12.99% | \$ 272,839 | -3.14% | |
| ALL AREAS (including areas not listed above) | ALL | 43,723 | \$ 393,063 | 6,129 | 3,093 | 48,570 | \$ 259,822 | 9.08 | 10.43 | -12.97% | \$ 269,073 | -3.44% | |
| 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. | | | | | | | | | | | | | |