

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, 2010 to December 31, 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
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January 1, 2011 Statistics								January 1, 2010 Statistics				
Town	MLS Area	Actives	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	12 mo SP Percent Change
Addison	101	171	\$ 290,076	30	14	186	\$ 204,747	8.92	8.54	4.51%	\$ 219,885	-6.88%
Algonquin	102	196	\$ 293,064	38	5	218	\$ 253,112	9.01	9.98	-9.74%	\$ 242,903	4.20%
Alsip	658	81	\$ 187,174	10	8	89	\$ 137,822	9.08	8.29	9.57%	\$ 149,713	-7.94%
Antioch	2	223	\$ 274,771	27	4	211	\$ 193,502	11.06	8.90	24.30%	\$ 198,245	-2.39%
Arlington Heights	5	313	\$ 440,898	30	4	424	\$ 353,809	8.20	7.74	5.89%	\$ 368,389	-3.96%
Aurora - DuPage County	507	172	\$ 311,574	25	8	269	\$ 275,369	6.83	4.71	45.14%	\$ 270,093	1.95%
Aurora - Kane County	507	726	\$ 131,012	123	48	962	\$ 109,117	7.69	8.24	-6.68%	\$ 125,448	-13.02%
Aurora - Will, Kendall Cty	507	88	\$ 255,624	24	3	109	\$ 225,488	7.76	5.08	52.78%	\$ 242,231	-6.91%
Barrington Area	10	524	\$ 1,122,189	43	10	368	\$ 569,734	14.94	17.00	-12.16%	\$ 570,340	-0.11%
Bartlett	104	220	\$ 311,635	23	3	204	\$ 273,990	11.48	8.76	31.08%	\$ 285,387	-3.99%
Batavia	510	175	\$ 366,064	29	3	198	\$ 290,151	9.13	9.58	-4.66%	\$ 313,481	-7.44%
Beecher	401	62	\$ 284,139	2	2	31	\$ 199,839	21.26	17.54	21.20%	\$ 181,108	10.34%
Bellwood	2104	142	\$ 106,617	17	26	156	\$ 84,130	8.56	4.16	105.84%	\$ 82,798	1.61%
Bensenville	106	114	\$ 229,907	14	4	122	\$ 167,558	9.77	9.71	0.59%	\$ 181,930	-7.90%
Berwyn	402	219	\$ 167,477	47	30	323	\$ 134,311	6.57	4.98	31.83%	\$ 145,801	-7.88%
Bloomingtondale	108	86	\$ 445,369	6	4	87	\$ 343,026	10.64	9.73	9.35%	\$ 320,339	7.08%

		January 1, 2011 Statistics							January 1, 2010 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	98	\$ 106,913	10	5	89	\$ 85,660	11.31	10.87	4.02%	\$ 84,563	1.30%	
Bolingbrook	440	356	\$ 211,796	86	31	473	\$ 190,973	7.24	6.51	11.22%	\$ 191,404	-0.22%	
Bridgeview	455	49	\$ 185,071	11	3	57	\$ 166,266	8.28	6.08	36.11%	\$ 188,602	-11.84%	
Broadview	155	54	\$ 156,375	4	7	65	\$ 97,684	8.53	8.88	-4.02%	\$ 112,197	-12.93%	
Brookfield	513	92	\$ 232,167	16	5	125	\$ 209,751	7.56	7.00	8.02%	\$ 222,116	-5.57%	
Buffalo Grove	89	134	\$ 377,381	30	4	231	\$ 349,100	6.07	5.95	1.95%	\$ 360,952	-3.28%	
Burbank	454	174	\$ 196,406	30	13	197	\$ 174,474	8.70	9.17	-5.16%	\$ 182,342	-4.32%	
Burnham	633	22	\$ 76,478	1	2	25	\$ 43,470	9.43	9.00	4.76%	\$ 43,691	-0.51%	
Burr Ridge	522	162	\$ 1,282,869	20	4	96	\$ 830,929	16.20	18.25	-11.23%	\$ 785,987	5.72%	
Calumet City	409	240	\$ 85,441	22	41	282	\$ 62,628	8.35	7.21	15.74%	\$ 61,098	2.50%	
Calumet Park	643	55	\$ 85,821	2	4	52	\$ 48,260	11.38	3.10	267.46%	\$ 47,693	1.19%	
Carol Stream	188	109	\$ 244,053	20	6	138	\$ 217,660	7.98	9.16	-12.91%	\$ 238,653	-8.80%	
Carpentersville	110	241	\$ 149,273	54	16	323	\$ 113,911	7.36	9.40	-21.75%	\$ 125,202	-9.02%	
Cary	13	208	\$ 299,514	21	0	165	\$ 232,239	13.42	9.94	35.04%	\$ 240,278	-3.35%	
Channahon	410	103	\$ 221,470	9	4	99	\$ 202,713	11.04	11.07	-0.29%	\$ 215,357	-5.87%	
Chicago Heights	411	186	\$ 98,742	6	18	218	\$ 62,493	9.22	7.48	23.23%	\$ 57,691	8.32%	
Chicago Ridge	415	35	\$ 197,727	5	1	37	\$ 163,896	9.77	10.80	-9.56%	\$ 171,108	-4.22%	
Cicero	650	225	\$ 108,634	35	49	350	\$ 90,877	6.22	4.85	28.21%	\$ 90,574	0.33%	
Clarendon Hills	514	62	\$ 678,874	10	2	86	\$ 603,806	7.59	8.39	-9.48%	\$ 536,866	12.47%	
Country Club Hills	478	127	\$ 135,614	27	22	188	\$ 97,506	6.43	6.09	5.61%	\$ 104,219	-6.44%	
Countryside	527	18	\$ 364,833	4	0	31	\$ 264,346	6.17	14.53	-57.52%	\$ 345,353	-23.46%	
Crestwood	446	34	\$ 214,338	4	0	30	\$ 189,075	12.00	11.27	6.45%	\$ 182,979	3.33%	
Crete	417	158	\$ 241,560	18	13	109	\$ 157,461	13.54	9.48	42.90%	\$ 161,108	-2.26%	
Crystal Lake (& Lakewood)	14	438	\$ 325,228	59	16	454	\$ 240,085	9.94	9.07	9.49%	\$ 248,490	-3.38%	
Darien	562	86	\$ 395,393	10	2	98	\$ 310,986	9.38	7.56	24.17%	\$ 324,775	-4.25%	
Deerfield	15	104	\$ 613,090	16	3	153	\$ 504,160	7.26	9.27	-21.75%	\$ 521,976	-3.41%	
Des Plaines	16	262	\$ 300,221	51	10	347	\$ 235,350	7.71	8.42	-8.53%	\$ 238,916	-1.49%	
Dolton	419	179	\$ 80,807	19	33	243	\$ 48,982	7.28	6.26	16.39%	\$ 49,184	-0.41%	
Downers Grove	515	285	\$ 453,769	30	6	366	\$ 359,973	8.51	9.04	-5.88%	\$ 377,877	-4.74%	
Elgin	123	845	\$ 224,077	140	42	802	\$ 170,003	10.30	9.99	3.14%	\$ 172,394	-1.39%	
Elk Grove Village	7	118	\$ 290,289	18	4	137	\$ 241,824	8.91	9.62	-7.39%	\$ 275,797	-12.32%	
Elmhurst	126	263	\$ 505,042	33	4	345	\$ 415,118	8.26	7.40	11.63%	\$ 418,235	-0.75%	
Elmwood Park	635	128	\$ 248,446	17	6	154	\$ 187,574	8.68	7.75	11.99%	\$ 216,644	-13.42%	
Evanston	201	187	\$ 682,012	29	10	375	\$ 475,244	5.42	6.55	-17.19%	\$ 460,543	3.19%	
Evergreen Park	642	142	\$ 173,514	16	3	146	\$ 151,862	10.33	6.41	61.04%	\$ 171,805	-11.61%	
Flossmoor	422	120	\$ 351,536	13	8	108	\$ 213,576	11.16	10.34	7.97%	\$ 226,814	-5.84%	

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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	
Forest Park	130	59	\$ 239,593	1	1	38	\$ 212,236	17.70	9.56	85.23%	\$ 241,820	-12.23%	
Fox Lake	20	73	\$ 260,704	5	2	61	\$ 166,528	12.88	16.20	-20.48%	\$ 158,609	4.99%	
Fox River Grove	21	50	\$ 269,856	8	2	41	\$ 224,814	11.76	13.33	-11.76%	\$ 261,428	-14.01%	
Frankfort	423	202	\$ 431,136	22	5	212	\$ 328,510	10.14	10.87	-6.70%	\$ 350,474	-6.27%	
Franklin Park	131	113	\$ 178,379	27	8	149	\$ 143,967	7.37	7.98	-7.62%	\$ 152,510	-5.60%	
Geneva	134	191	\$ 422,079	22	0	285	\$ 346,684	7.47	7.48	-0.25%	\$ 353,591	-1.95%	
Glen Ellyn	137	250	\$ 545,815	36	8	312	\$ 446,426	8.43	9.03	-6.68%	\$ 403,515	10.63%	
Glencoe	22	97	\$ 1,830,484	14	11	101	\$ 1,040,595	9.24	9.52	-2.97%	\$ 1,138,068	-8.56%	
Glendale Heights	139	137	\$ 192,278	28	12	174	\$ 148,539	7.68	5.90	30.28%	\$ 166,657	-10.87%	
Glenview	25	305	\$ 691,065	40	14	377	\$ 597,094	8.49	10.64	-20.20%	\$ 561,551	6.33%	
Glenwood	425	50	\$ 126,546	10	3	77	\$ 103,863	6.67	5.63	18.36%	\$ 99,565	4.32%	
Gurnee	31	221	\$ 317,743	38	6	213	\$ 282,012	10.32	9.44	9.27%	\$ 271,834	3.74%	
Hanover Park	103	141	\$ 171,658	29	5	168	\$ 146,738	8.38	6.65	26.00%	\$ 167,238	-12.26%	
Harvey	426	149	\$ 53,744	5	24	202	\$ 23,782	7.74	6.40	20.89%	\$ 19,740	20.47%	
Harwood Heights	656	48	\$ 288,762	5	7	43	\$ 247,585	10.47	9.06	15.58%	\$ 269,329	-8.07%	
Hazel Crest	429	101	\$ 100,704	8	19	122	\$ 66,635	8.13	6.79	19.82%	\$ 66,655	-0.03%	
Hickory Hills	457	57	\$ 250,400	9	1	56	\$ 209,758	10.36	9.45	9.62%	\$ 209,965	-0.10%	
Highland Park	35	263	\$ 1,062,867	29	7	292	\$ 602,827	9.62	14.46	-33.45%	\$ 603,272	-0.07%	
Hillside	162	51	\$ 146,425	8	2	46	\$ 138,028	10.93	7.43	47.12%	\$ 140,534	-1.78%	
Hinkley	520	21	\$ 184,781	2	0	13	\$ 158,504	16.80	33.33	-49.60%	\$ 164,611	-3.71%	
Hinsdale	521	227	\$ 1,328,195	23	8	240	\$ 972,809	10.05	10.40	-3.35%	\$ 937,326	3.79%	
Hoffman Estates	194	161	\$ 300,222	38	13	248	\$ 275,267	6.46	7.42	-12.87%	\$ 282,791	-2.66%	
Homer Glen	500	194	\$ 439,678	13	7	129	\$ 336,000	15.62	14.23	9.76%	\$ 346,207	-2.95%	
Homewood	430	116	\$ 154,663	21	5	173	\$ 140,508	6.99	5.71	22.47%	\$ 152,443	-7.83%	
Indian Head Park	531	10	\$ 537,820	1	0	11	\$ 454,564	10.00	28.80	-65.28%	\$ 547,825	-17.02%	
Inverness	7167	92	\$ 922,605	7	2	66	\$ 625,897	14.72	22.04	-33.21%	\$ 692,216	-9.58%	
Itasca	143	39	\$ 483,862	5	3	45	\$ 309,758	8.83	10.91	-19.06%	\$ 335,734	-7.74%	
Joliet	499	711	\$ 148,563	75	49	804	\$ 117,721	9.19	8.24	11.64%	\$ 131,144	-10.23%	
Justice	458	28	\$ 212,125	6	7	35	\$ 145,251	7.00	13.54	-48.30%	\$ 167,221	-13.14%	
Kenilworth	43	39	\$ 1,955,692	1	2	33	\$ 1,574,106	13.00	12.40	4.84%	\$ 1,369,879	14.91%	
LaGrange Park	526	58	\$ 355,460	15	0	83	\$ 356,557	7.10	5.88	20.89%	\$ 342,791	4.02%	
LaGrange	525	77	\$ 528,874	13	1	153	\$ 449,753	5.53	6.23	-11.16%	\$ 438,010	2.68%	
Lake Bluff	44	87	\$ 1,437,309	9	0	81	\$ 597,490	11.60	15.36	-24.48%	\$ 643,938	-7.21%	
Lake Forest	45	274	\$ 1,908,221	25	8	216	\$ 1,014,913	13.20	18.96	-30.36%	\$ 1,091,167	-6.99%	
Lake In The Hills	156	168	\$ 258,412	38	8	196	\$ 195,386	8.33	6.09	36.86%	\$ 217,105	-10.00%	
Lake Villa & Lindenhurst	46	259	\$ 294,348	38	3	271	\$ 224,186	9.96	8.66	15.03%	\$ 236,868	-5.35%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	255	\$ 134,602	23	16	205	\$ 94,138	12.54	10.06	24.64%	\$ 106,870	-11.91%	
Lemont	439	173	\$ 480,152	14	1	114	\$ 394,873	16.09	15.16	6.17%	\$ 379,868	3.95%	
Libertyville & Green Oaks	48	270	\$ 633,870	29	2	219	\$ 480,952	12.96	11.07	17.08%	\$ 463,594	3.74%	
Lincolnshire	69	72	\$ 690,272	9	2	78	\$ 518,321	9.71	13.57	-28.44%	\$ 559,465	-7.35%	
Lincolnwood	645	87	\$ 583,020	21	8	104	\$ 373,114	7.85	9.98	-21.37%	\$ 399,135	-6.52%	
Lisle	532	97	\$ 408,890	14	2	99	\$ 352,950	10.12	8.63	17.31%	\$ 340,671	3.60%	
Lockport	495	206	\$ 255,953	27	10	237	\$ 206,780	9.02	12.32	-26.78%	\$ 202,005	2.36%	
Lombard	148	221	\$ 287,371	33	5	270	\$ 251,469	8.61	7.33	17.41%	\$ 248,538	1.18%	
Lynwood	5411	48	\$ 232,295	7	4	63	\$ 167,691	7.78	10.80	-27.93%	\$ 159,420	5.19%	
Lyons	534	45	\$ 170,389	6	5	73	\$ 124,692	6.43	7.89	-18.57%	\$ 128,630	-3.06%	
Markham	4426	111	\$ 82,460	18	13	145	\$ 52,197	7.57	6.17	22.63%	\$ 41,983	24.33%	
Matteson	443	157	\$ 189,071	16	8	185	\$ 157,185	9.01	6.63	36.01%	\$ 162,544	-3.30%	
Maywood	153	148	\$ 106,083	20	21	172	\$ 65,965	8.34	7.69	8.37%	\$ 62,958	4.78%	
Medinah	157	24	\$ 471,410	4	0	31	\$ 307,065	8.23	16.17	-49.12%	\$ 336,077	-8.63%	
Melrose Park	160	76	\$ 180,662	16	13	87	\$ 133,200	7.86	6.52	20.59%	\$ 131,361	1.40%	
McHenry	50	544	\$ 263,356	73	14	421	\$ 183,914	12.85	12.83	0.16%	\$ 190,649	-3.53%	
Minooka	447	88	\$ 277,501	13	5	88	\$ 175,359	9.96	10.57	-5.79%	\$ 196,470	-10.75%	
Midlothian	445	78	\$ 147,872	6	5	88	\$ 125,760	9.45	8.28	14.14%	\$ 129,786	-3.10%	
Mokena	448	118	\$ 452,038	13	4	104	\$ 322,694	11.70	12.00	-2.48%	\$ 320,781	0.60%	
Monee	449	89	\$ 374,453	13	1	64	\$ 228,117	13.69	7.09	93.24%	\$ 204,554	11.52%	
Montgomery	538	232	\$ 181,747	32	7	258	\$ 162,786	9.37	5.66	65.67%	\$ 171,513	-5.09%	
Morton Grove	53	120	\$ 341,591	19	15	172	\$ 281,720	6.99	7.19	-2.74%	\$ 289,779	-2.78%	
Mt. Prospect	56	181	\$ 350,686	25	8	297	\$ 284,453	6.58	7.39	-10.98%	\$ 305,981	-7.04%	
Mundelein	60	280	\$ 311,190	32	5	247	\$ 228,088	11.83	9.16	29.17%	\$ 249,483	-8.58%	
Naperville	540	705	\$ 602,451	98	13	1,154	\$ 433,809	6.69	6.65	0.53%	\$ 438,523	-1.07%	
New Lenox	451	176	\$ 338,204	21	3	169	\$ 258,793	10.94	9.72	12.58%	\$ 281,022	-7.91%	
Niles	648	106	\$ 334,970	22	7	144	\$ 277,300	7.35	6.93	6.16%	\$ 292,034	-5.05%	
Norridge	634	89	\$ 343,431	16	5	92	\$ 275,634	9.45	7.22	30.93%	\$ 274,205	0.52%	
North Aurora	542	111	\$ 268,031	18	3	140	\$ 245,048	8.27	9.48	-12.76%	\$ 248,150	-1.25%	
North Chicago	64	74	\$ 82,923	15	9	60	\$ 49,519	10.57	9.13	15.78%	\$ 51,344	-3.56%	
North Riverside	547	36	\$ 228,636	4	1	44	\$ 209,914	8.82	9.47	-6.94%	\$ 219,577	-4.40%	
Northbrook	62	219	\$ 719,354	43	11	308	\$ 506,403	7.26	9.22	-21.22%	\$ 570,727	-11.27%	
Northfield	7193	57	\$ 1,095,345	5	1	50	\$ 704,105	12.21	15.20	-19.64%	\$ 806,016	-12.64%	
Northlake	164	65	\$ 163,621	15	9	104	\$ 127,375	6.09	6.87	-11.33%	\$ 133,187	-4.36%	
Oak Brook	523	112	\$ 1,710,435	11	2	55	\$ 968,680	19.76	21.33	-7.35%	\$ 1,270,665	-23.77%	
Oak Forest	452	115	\$ 199,475	12	9	159	\$ 171,616	7.67	6.94	10.40%	\$ 179,604	-4.45%	

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Town	Area	Actives	List Price	(Cntg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	257	\$ 228,836	34	11	297	\$ 198,103	9.02	6.15	46.62%	\$ 196,518	0.81%	
Oak Park	302	164	\$ 448,615	32	9	293	\$ 415,370	5.89	4.56	29.29%	\$ 400,699	3.66%	
Olympia Fields	461	39	\$ 240,947	7	5	44	\$ 203,623	8.36	11.25	-25.71%	\$ 188,833	7.83%	
Orland Park	462	224	\$ 530,217	40	11	265	\$ 357,546	8.51	7.31	16.33%	\$ 345,465	3.50%	
Oswego	543	242	\$ 306,370	35	11	273	\$ 246,706	9.10	6.31	44.18%	\$ 248,094	-0.56%	
Palatine	67	254	\$ 421,535	51	13	263	\$ 351,072	9.32	8.66	7.67%	\$ 363,772	-3.49%	
Palos Heights	463	66	\$ 459,927	12	3	71	\$ 275,087	9.21	9.77	-5.75%	\$ 307,048	-10.41%	
Palos Hills	465	43	\$ 305,307	7	3	53	\$ 214,225	8.19	6.29	30.30%	\$ 235,733	-9.12%	
Palos Park	464	60	\$ 871,866	4	2	48	\$ 380,888	13.33	14.20	-6.13%	\$ 481,283	-20.86%	
Park Forest	466	186	\$ 81,106	10	17	215	\$ 57,073	9.22	7.36	25.29%	\$ 60,952	-6.36%	
Park Ridge	68	208	\$ 604,229	36	15	296	\$ 435,967	7.19	8.92	-19.33%	\$ 432,782	0.74%	
Peotone	468	38	\$ 280,677	2	3	29	\$ 170,298	13.41	15.22	-11.88%	\$ 205,262	-17.03%	
Plainfield	544	635	\$ 281,135	106	24	823	\$ 236,395	8.00	7.10	12.64%	\$ 235,883	0.22%	
Posen	469	36	\$ 120,532	2	3	41	\$ 79,244	9.39	6.74	39.40%	\$ 93,929	-15.63%	
Prospect Heights	70	56	\$ 466,867	7	1	49	\$ 327,976	11.79	10.32	14.24%	\$ 371,117	-11.62%	
Richton Park	471	81	\$ 160,685	15	6	123	\$ 107,732	6.75	7.25	-6.92%	\$ 112,867	-4.55%	
River Forest	305	52	\$ 835,354	3	2	77	\$ 616,934	7.61	7.14	6.59%	\$ 717,581	-14.03%	
River Grove	171	41	\$ 209,773	14	3	66	\$ 161,262	5.93	8.73	-32.08%	\$ 188,301	-14.36%	
Riverdale	627	75	\$ 67,076	2	17	110	\$ 33,864	6.98	6.92	0.78%	\$ 35,329	-4.15%	
Riverside	546	79	\$ 470,176	4	4	72	\$ 432,109	11.85	15.00	-21.00%	\$ 406,506	6.30%	
Rolling Meadows	8	79	\$ 266,991	12	0	92	\$ 244,777	9.12	6.24	45.99%	\$ 248,159	-1.36%	
Romeoville	494	215	\$ 169,530	45	18	284	\$ 146,120	7.44	6.24	19.18%	\$ 152,989	-4.49%	
Roselle & Keeneyville	172	108	\$ 301,659	14	9	129	\$ 267,948	8.53	10.56	-19.26%	\$ 292,979	-8.54%	
Round Lake	73	352	\$ 146,943	73	25	527	\$ 118,352	6.76	7.38	-8.48%	\$ 130,065	-9.01%	
Sauk Village	414	89	\$ 66,446	11	13	127	\$ 37,783	7.07	6.33	11.71%	\$ 47,126	-19.83%	
Schaumburg	193	169	\$ 349,884	33	6	214	\$ 304,243	8.02	5.32	50.56%	\$ 303,636	0.20%	
Shorewood	496	119	\$ 258,555	8	4	120	\$ 236,006	10.82	8.12	33.16%	\$ 249,857	-5.54%	
Skokie	76	197	\$ 336,999	42	16	301	\$ 285,606	6.58	6.29	4.74%	\$ 304,017	-6.06%	
South Elgin	177	132	\$ 290,288	21	1	148	\$ 235,673	9.32	8.85	5.32%	\$ 250,786	-6.03%	
South Holland	473	186	\$ 137,394	28	27	254	\$ 102,060	7.22	7.32	-1.35%	\$ 99,530	2.54%	
St. Charles	174	470	\$ 584,384	62	7	437	\$ 370,379	11.15	10.95	1.81%	\$ 384,238	-3.61%	
Steger	475	66	\$ 141,305	5	3	71	\$ 82,379	10.03	9.38	6.83%	\$ 94,159	-12.51%	
Stickney	404	61	\$ 171,964	13	4	71	\$ 145,324	8.32	6.68	24.49%	\$ 152,398	-4.64%	
Streamwood	107	228	\$ 196,422	37	10	256	\$ 172,464	9.03	6.76	33.59%	\$ 178,387	-3.32%	
Sugar Grove	554	93	\$ 337,805	8	0	75	\$ 278,473	13.45	7.96	68.93%	\$ 305,289	-8.78%	
Summit	501	46	\$ 128,428	6	3	34	\$ 98,363	12.84	12.84	0.00%	\$ 102,650	-4.18%	

		January 1, 2011 Statistics							January 1, 2010 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	23	\$ 106,358	0	0	15	\$ 84,038	18.40	16.20	13.58%	\$ 93,624	-10.24%	
Tinley Park	477	165	\$ 287,664	26	8	228	\$ 254,507	7.56	8.30	-8.99%	\$ 251,423	1.23%	
University Park	5466	44	\$ 140,562	4	3	50	\$ 83,577	9.26	5.80	59.77%	\$ 73,842	13.18%	
Vernon Hills	61	107	\$ 457,080	19	1	102	\$ 421,181	10.52	8.26	27.38%	\$ 433,432	-2.83%	
Villa Park	186	117	\$ 226,967	23	8	164	\$ 201,969	7.20	7.16	0.51%	\$ 209,206	-3.46%	
Warrenville	555	60	\$ 348,671	9	1	64	\$ 211,215	9.73	9.08	7.19%	\$ 218,515	-3.34%	
Waukegan & Park City	85	368	\$ 112,471	47	30	452	\$ 81,207	8.35	8.14	2.59%	\$ 85,614	-5.15%	
Wayne	184	53	\$ 1,031,451	1	0	11	\$ 466,000	53.00	16.80	215.48%	\$ 540,772	-13.83%	
West Chicago	185	223	\$ 267,367	40	11	196	\$ 198,578	10.83	10.56	2.63%	\$ 205,521	-3.38%	
Westchester	154	133	\$ 233,367	16	8	144	\$ 203,512	9.50	7.86	20.87%	\$ 216,252	-5.89%	
Western Springs	558	66	\$ 701,123	9	2	102	\$ 558,115	7.01	6.68	4.95%	\$ 557,465	0.12%	
Westmont	559	90	\$ 333,719	9	2	109	\$ 303,815	9.00	8.49	5.98%	\$ 322,140	-5.69%	
Wheaton	187	332	\$ 484,294	47	12	393	\$ 368,600	8.81	8.71	1.22%	\$ 386,207	-4.56%	
Wheeling	90	116	\$ 208,957	28	4	127	\$ 201,969	8.75	9.23	-5.16%	\$ 218,206	-7.44%	
Willow Springs	480	42	\$ 379,992	7	0	18	\$ 268,300	20.16	16.17	24.65%	\$ 420,238	-36.16%	
Willowbrook	516	53	\$ 761,295	2	0	47	\$ 391,271	12.98	10.13	28.09%	\$ 429,449	-8.89%	
Wilmette	91	108	\$ 939,250	23	12	267	\$ 799,313	4.29	6.12	-29.90%	\$ 770,371	3.76%	
Winfield	190	72	\$ 364,886	10	1	51	\$ 349,025	13.94	11.24	24.00%	\$ 362,439	-3.70%	
Winnetka	93	147	\$ 2,071,929	18	14	193	\$ 1,372,397	7.84	10.95	-28.38%	\$ 1,402,879	-2.17%	
Wood Dale	191	92	\$ 320,136	16	2	71	\$ 217,748	12.40	9.87	25.72%	\$ 241,561	-9.86%	
Woodridge	517	104	\$ 317,448	23	3	142	\$ 289,653	7.43	6.32	17.56%	\$ 267,704	8.20%	
Woodstock & Greenwood	98	266	\$ 326,029	25	8	181	\$ 200,899	14.92	14.72	1.35%	\$ 210,972	-4.77%	
Worth	482	40	\$ 184,697	9	3	55	\$ 164,297	7.16	8.84	-18.98%	\$ 165,706	-0.85%	
Yorkville	560	204	\$ 301,702	27	6	211	\$ 230,084	10.03	10.59	-5.30%	\$ 240,441	-4.31%	
Zion	99	202	\$ 130,465	40	7	194	\$ 88,515	10.06	8.69	15.81%	\$ 98,814	-10.42%	
City of CHICAGO	8000	5,783	\$ 316,282	847	661	8,256	\$ 224,657	7.11	6.67	6.52%	\$ 219,599	2.30%	
TOTALS (all areas in report):	8099	34,771	\$ 375,108	4,987	2,189	41,708	\$ 267,091	8.54	8.05	5.99%	\$ 263,057	1.53%	
ALL AREAS (including areas not listed above)	ALL	38,945	\$ 367,908	5,464	2,363	45,464	\$ 262,350	8.77	8.30	5.72%	\$ 259,403	1.14%	
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.													