

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

APRIL 1, 2010 TO MARCH 31, 2011

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565
(630) 416-6556 ~ www.wagnerappraisal.com ~ chip@rac.net

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April 1, 2011 Statistics

April 1, 2010 Statistics

Town	MLS Area	Actives	April 1, 2011 Statistics			April 1, 2010 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	182	\$ 295,787	36	16	173	\$ 192,795	9.71	8.62	12.67%	\$ 219,001	-11.97%
Algonquin	102	215	\$ 296,859	37	9	222	\$ 248,007	9.63	10.21	-5.75%	\$ 245,271	1.12%
Alsip	658	85	\$ 181,617	15	5	94	\$ 135,714	8.95	9.60	-6.80%	\$ 149,730	-9.36%
Antioch	2	237	\$ 306,203	36	7	205	\$ 188,118	11.47	10.04	14.27%	\$ 196,928	-4.47%
Arlington Heights	5	332	\$ 434,283	70	5	438	\$ 351,283	7.77	9.20	-15.59%	\$ 366,517	-4.16%
Aurora - DuPage County	507	168	\$ 335,401	62	10	268	\$ 278,060	5.93	6.45	-8.05%	\$ 264,570	5.10%
Aurora - Kane County	507	703	\$ 129,015	206	67	958	\$ 109,001	6.85	7.01	-2.29%	\$ 118,979	-8.39%
Aurora - Will, Kendall Cty	507	76	\$ 259,562	34	3	111	\$ 226,201	6.16	6.71	-8.19%	\$ 236,838	-4.49%
Barrington Area	10	552	\$ 1,114,189	64	7	376	\$ 555,389	14.82	15.95	-7.06%	\$ 578,350	-3.97%
Bartlett	104	213	\$ 309,470	43	17	201	\$ 267,816	9.79	10.09	-2.92%	\$ 279,737	-4.26%
Batavia	510	183	\$ 365,164	36	5	195	\$ 283,312	9.31	9.61	-3.17%	\$ 309,252	-8.39%
Beecher	401	67	\$ 255,924	5	2	25	\$ 181,041	25.13	16.29	54.28%	\$ 193,188	-6.29%
Bellwood	2104	135	\$ 99,866	26	26	158	\$ 82,465	7.71	4.23	82.54%	\$ 81,379	1.33%
Bensenville	106	128	\$ 224,301	13	7	117	\$ 170,112	11.21	8.23	36.19%	\$ 169,882	0.14%
Berwyn	402	243	\$ 162,961	62	34	305	\$ 134,268	7.27	4.96	46.63%	\$ 143,355	-6.34%
Bloomington	108	114	\$ 419,036	5	4	87	\$ 327,017	14.25	11.02	29.33%	\$ 320,990	1.88%

		April 1, 2011 Statistics							April 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	97	\$ 106,686	10	12	90	\$ 74,888	10.39	13.90	-25.24%	\$ 92,703	-19.22%	
Bolingbrook	440	379	\$ 217,211	97	32	479	\$ 188,950	7.48	5.94	25.93%	\$ 187,925	0.55%	
Bridgeview	455	59	\$ 192,487	12	7	48	\$ 168,345	10.57	7.14	48.02%	\$ 181,671	-7.34%	
Broadview	155	48	\$ 145,788	8	9	57	\$ 101,241	7.78	7.32	6.38%	\$ 103,513	-2.19%	
Brookfield	513	103	\$ 231,232	14	10	124	\$ 202,690	8.35	6.69	24.84%	\$ 221,484	-8.49%	
Buffalo Grove	89	156	\$ 396,617	43	4	224	\$ 350,517	6.91	6.57	5.17%	\$ 352,053	-0.44%	
Burbank	454	168	\$ 206,090	45	15	199	\$ 169,729	7.78	7.59	2.50%	\$ 179,611	-5.50%	
Burnham	633	23	\$ 80,248	3	5	21	\$ 49,405	9.52	7.20	32.18%	\$ 40,105	23.19%	
Burr Ridge	522	163	\$ 1,336,440	18	6	100	\$ 740,198	15.77	20.23	-22.02%	\$ 809,117	-8.52%	
Calumet City	409	270	\$ 84,277	24	36	266	\$ 61,149	9.94	7.43	33.79%	\$ 60,884	0.43%	
Calumet Park	643	47	\$ 78,864	4	12	45	\$ 50,543	9.25	4.35	112.47%	\$ 47,896	5.53%	
Carol Stream	188	127	\$ 244,886	28	9	140	\$ 216,441	8.61	9.98	-13.70%	\$ 237,992	-9.06%	
Carpentersville	110	222	\$ 145,176	73	20	347	\$ 114,227	6.05	9.07	-33.23%	\$ 119,969	-4.79%	
Cary	13	207	\$ 256,595	24	3	151	\$ 237,845	13.96	9.80	42.35%	\$ 237,105	0.31%	
Channahon	410	97	\$ 214,757	21	8	96	\$ 199,788	9.31	11.20	-16.86%	\$ 211,355	-5.47%	
Chicago Heights	411	165	\$ 96,597	20	17	192	\$ 66,409	8.65	7.43	16.36%	\$ 56,993	16.52%	
Chicago Ridge	415	40	\$ 189,614	6	1	38	\$ 159,417	10.67	9.77	9.21%	\$ 163,612	-2.56%	
Cicero	650	214	\$ 106,887	47	56	308	\$ 88,692	6.25	4.56	36.93%	\$ 90,290	-1.77%	
Clarendon Hills	514	74	\$ 705,643	9	0	87	\$ 617,486	9.25	7.93	16.67%	\$ 537,385	14.91%	
Country Club Hills	478	132	\$ 117,762	25	16	186	\$ 99,975	6.98	5.61	24.41%	\$ 100,361	-0.39%	
Countryside	527	26	\$ 401,331	0	1	31	\$ 264,919	9.75	13.44	-27.46%	\$ 298,572	-11.27%	
Crestwood	446	42	\$ 216,883	4	0	30	\$ 186,772	14.82	10.33	43.45%	\$ 179,479	4.06%	
Crete	417	165	\$ 237,911	22	17	106	\$ 153,648	13.66	10.82	26.19%	\$ 154,687	-0.67%	
Crystal Lake (& Lakewood)	14	453	\$ 316,994	94	14	426	\$ 246,557	10.18	9.27	9.80%	\$ 242,119	1.83%	
Darien	562	81	\$ 406,821	18	3	99	\$ 301,697	8.10	8.32	-2.67%	\$ 322,757	-6.53%	
Deerfield	15	120	\$ 693,705	30	9	154	\$ 485,350	7.46	9.71	-23.14%	\$ 524,181	-7.41%	
Des Plaines	16	261	\$ 315,612	59	16	351	\$ 231,720	7.35	8.75	-16.00%	\$ 235,366	-1.55%	
Dolton	419	205	\$ 75,729	29	34	214	\$ 47,969	8.88	6.50	36.72%	\$ 46,865	2.36%	
Downers Grove	515	349	\$ 459,150	54	8	361	\$ 369,894	9.90	10.30	-3.89%	\$ 373,623	-1.00%	
Elgin	123	823	\$ 223,627	199	63	784	\$ 166,238	9.44	9.47	-0.31%	\$ 169,841	-2.12%	
Elk Grove Village	7	122	\$ 303,918	26	5	132	\$ 237,484	8.98	10.39	-13.52%	\$ 269,288	-11.81%	
Elmhurst	126	315	\$ 507,354	62	3	345	\$ 400,089	9.22	7.97	15.63%	\$ 429,527	-6.85%	
Elmwood Park	635	122	\$ 247,716	32	10	144	\$ 182,457	7.87	7.64	3.00%	\$ 208,155	-12.35%	
Evanston	201	220	\$ 683,937	54	19	363	\$ 469,843	6.06	7.93	-23.65%	\$ 466,750	0.66%	
Evergreen Park	642	156	\$ 167,866	21	10	145	\$ 144,002	10.64	7.29	45.82%	\$ 169,365	-14.98%	
Flossmoor	422	131	\$ 333,546	24	8	101	\$ 229,109	11.82	9.06	30.44%	\$ 220,499	3.91%	

		April 1, 2011 Statistics							April 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	
Forest Park	130	63	\$ 230,723	7	2	39	\$ 210,401	15.75	10.14	55.36%	\$ 232,748	-9.60%	
Fox Lake	20	73	\$ 278,789	14	0	57	\$ 171,477	12.34	15.19	-18.76%	\$ 160,375	6.92%	
Fox River Grove	21	54	\$ 251,504	10	4	38	\$ 216,889	12.46	12.56	-0.77%	\$ 256,409	-15.41%	
Frankfort	423	237	\$ 430,055	24	7	201	\$ 336,519	12.26	10.77	13.78%	\$ 344,924	-2.44%	
Franklin Park	131	108	\$ 167,021	32	16	145	\$ 143,242	6.72	5.88	14.11%	\$ 147,703	-3.02%	
Geneva	134	224	\$ 403,634	34	3	275	\$ 340,123	8.62	8.70	-0.97%	\$ 352,618	-3.54%	
Glen Ellyn	137	257	\$ 532,607	60	9	328	\$ 425,193	7.77	10.83	-28.28%	\$ 419,058	1.46%	
Glencoe	22	96	\$ 1,706,039	13	13	113	\$ 1,023,742	8.29	11.13	-25.53%	\$ 1,125,868	-9.07%	
Glendale Heights	139	139	\$ 181,521	35	9	176	\$ 147,789	7.58	6.00	26.36%	\$ 160,028	-7.65%	
Glenview	25	337	\$ 679,792	56	30	368	\$ 615,275	8.91	10.53	-15.43%	\$ 555,888	10.68%	
Glenwood	425	57	\$ 124,452	9	2	67	\$ 102,797	8.77	6.06	44.72%	\$ 100,170	2.62%	
Gurnee	31	220	\$ 317,085	47	7	214	\$ 266,959	9.85	9.30	5.90%	\$ 273,370	-2.35%	
Hanover Park	103	141	\$ 172,540	38	14	158	\$ 141,717	8.06	5.85	37.70%	\$ 164,579	-13.89%	
Harvey	426	163	\$ 48,339	9	29	167	\$ 22,500	9.54	5.98	59.57%	\$ 22,095	1.83%	
Harwood Heights	656	43	\$ 266,160	7	2	48	\$ 261,764	9.05	12.72	-28.83%	\$ 253,263	3.36%	
Hazel Crest	429	104	\$ 101,802	15	15	129	\$ 66,730	7.85	6.44	21.87%	\$ 67,580	-1.26%	
Hickory Hills	457	68	\$ 241,882	10	2	55	\$ 196,926	12.18	10.96	11.16%	\$ 212,115	-7.16%	
Highland Park	35	296	\$ 1,012,744	46	17	279	\$ 583,677	10.39	11.14	-6.79%	\$ 599,210	-2.59%	
Hillside	162	58	\$ 133,881	12	6	51	\$ 127,946	10.09	8.68	16.25%	\$ 140,378	-8.86%	
Hinkley	520	21	\$ 186,295	3	0	14	\$ 161,521	14.82	23.08	-35.76%	\$ 151,125	6.88%	
Hinsdale	521	254	\$ 1,337,334	31	4	258	\$ 1,005,681	10.40	10.51	-1.03%	\$ 947,588	6.13%	
Hoffman Estates	194	167	\$ 296,383	37	21	254	\$ 273,294	6.42	7.93	-19.03%	\$ 284,928	-4.08%	
Homer Glen	500	211	\$ 438,975	22	6	118	\$ 331,253	17.34	15.56	11.43%	\$ 347,617	-4.71%	
Homewood	430	127	\$ 152,915	16	9	174	\$ 140,352	7.66	6.95	10.14%	\$ 151,694	-7.48%	
Indian Head Park	531	11	\$ 459,950	2	0	11	\$ 501,736	10.15	28.00	-63.74%	\$ 491,883	2.00%	
Inverness	7167	103	\$ 895,835	11	1	61	\$ 651,343	16.93	24.42	-30.67%	\$ 634,971	2.58%	
Itasca	143	48	\$ 447,112	8	5	39	\$ 316,571	11.08	11.44	-3.15%	\$ 334,575	-5.38%	
Joliet	499	728	\$ 149,377	109	68	787	\$ 118,670	9.06	7.84	15.52%	\$ 128,777	-7.85%	
Justice	458	39	\$ 193,226	6	4	35	\$ 147,547	10.40	11.73	-11.32%	\$ 157,938	-6.58%	
Kenilworth	43	52	\$ 2,020,865	3	3	31	\$ 1,642,355	16.86	12.30	37.11%	\$ 1,384,998	18.58%	
LaGrange Park	526	64	\$ 345,497	11	2	91	\$ 339,593	7.38	5.59	32.19%	\$ 340,141	-0.16%	
LaGrange	525	100	\$ 499,162	24	2	133	\$ 481,910	7.55	6.65	13.57%	\$ 415,890	15.87%	
Lake Bluff	44	95	\$ 1,378,650	16	6	75	\$ 584,856	11.75	12.39	-5.12%	\$ 621,670	-5.92%	
Lake Forest	45	291	\$ 1,750,814	36	15	205	\$ 1,057,401	13.64	18.35	-25.65%	\$ 1,024,413	3.22%	
Lake In The Hills	156	168	\$ 248,207	64	9	207	\$ 188,994	7.20	5.82	23.65%	\$ 217,572	-13.13%	
Lake Villa & Lindenhurst	46	258	\$ 302,747	55	9	275	\$ 225,842	9.13	9.19	-0.64%	\$ 230,150	-1.87%	

		April 1, 2011 Statistics							April 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	
Lansing	438	267	\$ 125,620	20	18	205	\$ 93,932	13.19	10.63	24.10%	\$ 103,886	-9.58%	
Lemont	439	191	\$ 467,712	18	2	116	\$ 413,048	16.85	14.82	13.69%	\$ 369,470	11.79%	
Libertyville & Green Oaks	48	267	\$ 674,129	51	8	212	\$ 472,997	11.82	11.56	2.28%	\$ 456,811	3.54%	
Lincolnshire	69	82	\$ 711,544	11	3	81	\$ 517,790	10.36	16.50	-37.22%	\$ 570,517	-9.24%	
Lincolnwood	645	103	\$ 531,384	24	10	113	\$ 378,136	8.41	10.48	-19.74%	\$ 390,084	-3.06%	
Lisle	532	107	\$ 407,211	20	0	108	\$ 333,763	10.03	11.17	-10.19%	\$ 336,697	-0.87%	
Lockport	495	236	\$ 257,611	35	5	219	\$ 206,869	10.93	9.82	11.37%	\$ 194,675	6.26%	
Lombard	148	224	\$ 291,121	37	6	282	\$ 241,318	8.27	8.59	-3.74%	\$ 250,921	-3.83%	
Lynwood	5411	53	\$ 227,916	9	8	52	\$ 153,959	9.22	9.57	-3.68%	\$ 171,070	-10.00%	
Lyons	534	40	\$ 159,160	7	2	69	\$ 122,506	6.15	5.47	12.57%	\$ 129,251	-5.22%	
Markham	4426	104	\$ 85,480	9	24	133	\$ 51,736	7.52	6.14	22.53%	\$ 43,030	20.23%	
Matteson	443	150	\$ 192,545	40	16	166	\$ 156,723	8.11	5.84	38.92%	\$ 158,695	-1.24%	
Maywood	153	154	\$ 102,649	25	32	172	\$ 66,527	8.07	5.87	37.42%	\$ 60,771	9.47%	
Medinah	157	23	\$ 427,541	3	1	27	\$ 317,241	8.90	12.00	-25.81%	\$ 313,417	1.22%	
Melrose Park	160	89	\$ 182,445	14	15	93	\$ 134,799	8.75	6.38	37.32%	\$ 128,901	4.58%	
McHenry	50	543	\$ 256,713	96	21	409	\$ 185,479	12.39	13.35	-7.22%	\$ 186,594	-0.60%	
Minooka	447	90	\$ 279,338	22	3	85	\$ 168,900	9.82	13.03	-24.64%	\$ 193,538	-12.73%	
Midlothian	445	83	\$ 154,687	9	10	89	\$ 113,848	9.22	9.48	-2.71%	\$ 128,742	-11.57%	
Mokena	448	141	\$ 455,828	14	6	107	\$ 315,860	13.32	13.18	1.07%	\$ 326,554	-3.27%	
Monee	449	92	\$ 362,273	12	6	63	\$ 213,530	13.63	8.04	69.59%	\$ 213,406	0.06%	
Montgomery	538	215	\$ 179,151	43	18	248	\$ 158,718	8.35	6.07	37.59%	\$ 164,908	-3.75%	
Morton Grove	53	113	\$ 360,477	33	16	167	\$ 278,255	6.28	7.70	-18.45%	\$ 283,348	-1.80%	
Mt. Prospect	56	201	\$ 338,580	45	12	283	\$ 281,483	7.09	6.87	3.32%	\$ 301,011	-6.49%	
Mundelein	60	283	\$ 322,479	53	13	235	\$ 225,743	11.28	11.21	0.66%	\$ 248,066	-9.00%	
Naperville	540	809	\$ 573,224	181	20	1,144	\$ 433,791	7.22	7.65	-5.66%	\$ 438,080	-0.98%	
New Lenox	451	198	\$ 314,468	28	5	168	\$ 250,681	11.82	10.65	11.01%	\$ 270,058	-7.18%	
Niles	648	119	\$ 353,326	26	6	144	\$ 272,641	8.11	6.72	20.69%	\$ 287,468	-5.16%	
Norridge	634	91	\$ 327,512	16	6	93	\$ 262,237	9.50	5.68	67.30%	\$ 281,658	-6.90%	
North Aurora	542	128	\$ 263,867	24	5	134	\$ 238,884	9.42	10.63	-11.36%	\$ 245,610	-2.74%	
North Chicago	64	77	\$ 84,213	6	11	67	\$ 48,727	11.00	10.55	4.22%	\$ 46,258	5.34%	
North Riverside	547	40	\$ 221,799	3	5	34	\$ 204,570	11.43	7.06	61.90%	\$ 215,333	-5.00%	
Northbrook	62	227	\$ 739,030	64	14	304	\$ 507,116	7.13	8.53	-16.43%	\$ 556,742	-8.91%	
Northfield	7193	57	\$ 1,014,275	6	2	51	\$ 678,877	11.59	14.50	-20.05%	\$ 791,285	-14.21%	
Northlake	164	63	\$ 157,036	12	7	98	\$ 121,099	6.46	5.86	10.30%	\$ 129,008	-6.13%	
Oak Brook	523	124	\$ 1,649,768	11	3	58	\$ 921,122	20.67	24.62	-16.06%	\$ 1,131,458	-18.59%	
Oak Forest	452	140	\$ 202,668	22	5	151	\$ 173,651	9.44	6.60	43.00%	\$ 175,232	-0.90%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Percent	
Oak Lawn	453	267	\$ 226,713	46	15	280	\$ 193,752	9.40	6.21	51.35%	\$ 196,839	-1.57%	
Oak Park	302	162	\$ 454,856	58	15	296	\$ 412,173	5.27	6.31	-16.52%	\$ 404,353	1.93%	
Olympia Fields	461	35	\$ 237,383	10	5	48	\$ 206,077	6.67	12.00	-44.44%	\$ 188,382	9.39%	
Orland Park	462	258	\$ 514,404	42	14	281	\$ 353,585	9.19	9.79	-6.19%	\$ 342,108	3.35%	
Oswego	543	260	\$ 276,130	74	15	258	\$ 250,609	8.99	8.41	6.92%	\$ 251,622	-0.40%	
Palatine	67	269	\$ 420,774	43	7	289	\$ 341,638	9.52	9.46	0.62%	\$ 369,169	-7.46%	
Palos Heights	463	77	\$ 466,852	19	2	74	\$ 275,964	9.73	10.77	-9.68%	\$ 296,953	-7.07%	
Palos Hills	465	47	\$ 312,628	11	4	58	\$ 212,414	7.73	6.88	12.26%	\$ 235,250	-9.71%	
Palos Park	464	63	\$ 935,819	4	3	49	\$ 381,321	13.50	12.20	10.63%	\$ 403,640	-5.53%	
Park Forest	466	213	\$ 74,524	14	18	194	\$ 56,509	11.31	6.30	79.55%	\$ 59,666	-5.29%	
Park Ridge	68	220	\$ 559,835	49	20	285	\$ 429,375	7.46	8.50	-12.30%	\$ 434,786	-1.24%	
Peotone	468	35	\$ 290,729	5	3	26	\$ 167,359	12.35	14.87	-16.92%	\$ 189,293	-11.59%	
Plainfield	544	623	\$ 291,375	168	53	825	\$ 233,109	7.15	7.56	-5.52%	\$ 233,047	0.03%	
Posen	469	41	\$ 98,590	3	2	40	\$ 77,485	10.93	9.26	18.03%	\$ 91,052	-14.90%	
Prospect Heights	70	60	\$ 450,290	9	1	51	\$ 320,850	11.80	13.65	-13.51%	\$ 351,930	-8.83%	
Richton Park	471	65	\$ 149,111	23	9	111	\$ 106,317	5.45	4.77	14.30%	\$ 111,834	-4.93%	
River Forest	305	71	\$ 734,825	6	2	73	\$ 609,209	10.52	10.96	-4.05%	\$ 677,034	-10.02%	
River Grove	171	46	\$ 197,365	7	6	64	\$ 161,808	7.17	7.69	-6.81%	\$ 180,393	-10.30%	
Riverdale	627	93	\$ 66,786	4	16	91	\$ 32,099	10.05	5.92	69.77%	\$ 34,255	-6.30%	
Riverside	546	88	\$ 485,391	10	2	64	\$ 413,289	13.89	12.95	7.26%	\$ 415,671	-0.57%	
Rolling Meadows	8	86	\$ 267,886	22	1	87	\$ 247,450	9.38	8.09	15.92%	\$ 244,648	1.15%	
Romeoville	494	226	\$ 164,589	55	20	259	\$ 147,278	8.12	4.86	67.02%	\$ 149,892	-1.74%	
Roselle & Keeneyville	172	118	\$ 326,938	20	3	123	\$ 267,232	9.70	10.29	-5.71%	\$ 275,873	-3.13%	
Round Lake	73	372	\$ 142,780	101	40	505	\$ 113,389	6.91	6.47	6.83%	\$ 124,705	-9.07%	
Sauk Village	414	74	\$ 78,032	18	12	130	\$ 37,344	5.55	5.82	-4.57%	\$ 45,745	-18.37%	
Schaumburg	193	193	\$ 335,662	48	10	213	\$ 296,772	8.55	8.46	1.04%	\$ 308,977	-3.95%	
Shorewood	496	107	\$ 260,820	27	10	130	\$ 237,762	7.69	9.47	-18.78%	\$ 248,874	-4.46%	
Skokie	76	220	\$ 345,951	59	16	311	\$ 274,546	6.84	6.17	10.94%	\$ 297,729	-7.79%	
South Elgin	177	128	\$ 282,450	19	6	148	\$ 235,601	8.88	9.81	-9.51%	\$ 244,342	-3.58%	
South Holland	473	179	\$ 137,302	33	28	249	\$ 103,424	6.93	6.73	2.89%	\$ 97,817	5.73%	
St. Charles	174	488	\$ 584,077	82	18	460	\$ 371,951	10.46	11.40	-8.31%	\$ 384,989	-3.39%	
Steger	475	67	\$ 138,839	10	6	63	\$ 75,289	10.18	8.19	24.29%	\$ 98,030	-23.20%	
Stickney	404	71	\$ 171,763	11	2	76	\$ 138,786	9.57	7.39	29.47%	\$ 148,991	-6.85%	
Streamwood	107	218	\$ 206,908	58	15	263	\$ 166,546	7.79	7.40	5.16%	\$ 177,576	-6.21%	
Sugar Grove	554	87	\$ 342,701	14	5	75	\$ 266,195	11.11	10.25	8.33%	\$ 306,748	-13.22%	
Summit	501	46	\$ 135,828	5	8	38	\$ 98,724	10.82	10.42	3.92%	\$ 95,301	3.59%	

April 1, 2011 Statistics									April 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	17	\$ 99,797	2	2	12	\$ 77,931	12.75	13.26	-3.87%	\$ 93,853	-16.96%	
Tinley Park	477	194	\$ 276,842	32	9	231	\$ 248,918	8.56	8.57	-0.15%	\$ 251,641	-1.08%	
University Park	5466	43	\$ 131,227	5	6	48	\$ 83,156	8.75	5.45	60.34%	\$ 73,750	12.75%	
Vernon Hills	61	110	\$ 444,084	19	1	106	\$ 410,294	10.48	9.00	16.40%	\$ 440,376	-6.83%	
Villa Park	186	129	\$ 225,226	15	10	166	\$ 197,702	8.10	7.34	10.47%	\$ 209,027	-5.42%	
Warrenville	555	67	\$ 350,076	13	4	63	\$ 204,908	10.05	7.30	37.59%	\$ 227,276	-9.84%	
Waukegan & Park City	85	389	\$ 106,219	63	56	422	\$ 82,983	8.63	6.84	26.13%	\$ 83,060	-0.09%	
Wayne	184	44	\$ 1,072,255	8	1	12	\$ 474,542	25.14	14.14	77.78%	\$ 533,240	-11.01%	
West Chicago	185	206	\$ 285,394	60	15	206	\$ 185,801	8.80	10.15	-13.36%	\$ 206,024	-9.82%	
Westchester	154	146	\$ 236,437	28	9	143	\$ 190,606	9.73	8.65	12.56%	\$ 216,354	-11.90%	
Western Springs	558	104	\$ 690,491	16	1	102	\$ 577,821	10.49	8.22	27.66%	\$ 551,014	4.87%	
Westmont	559	120	\$ 330,945	11	3	100	\$ 300,569	12.63	9.58	31.79%	\$ 318,187	-5.54%	
Wheaton	187	364	\$ 483,860	68	15	396	\$ 367,102	9.12	10.11	-9.80%	\$ 378,624	-3.04%	
Wheeling	90	134	\$ 209,802	24	4	125	\$ 196,069	10.51	8.61	22.13%	\$ 206,808	-5.19%	
Willow Springs	480	44	\$ 348,081	7	2	19	\$ 250,337	18.86	15.36	22.77%	\$ 425,421	-41.16%	
Willowbrook	516	61	\$ 628,566	3	0	39	\$ 451,586	17.43	9.38	85.77%	\$ 395,052	14.31%	
Wilmette	91	156	\$ 892,408	32	14	258	\$ 788,195	6.16	7.90	-22.06%	\$ 781,165	0.90%	
Winfield	190	91	\$ 350,520	10	1	60	\$ 340,555	15.38	14.47	6.29%	\$ 357,664	-4.78%	
Winnetka	93	167	\$ 2,076,891	33	19	189	\$ 1,296,692	8.32	12.13	-31.45%	\$ 1,355,990	-4.37%	
Wood Dale	191	100	\$ 306,631	18	7	75	\$ 218,565	12.00	12.00	0.00%	\$ 241,125	-9.36%	
Woodridge	517	114	\$ 325,669	28	7	140	\$ 283,596	7.82	6.78	15.38%	\$ 265,097	6.98%	
Woodstock & Greenwood	98	281	\$ 331,838	51	6	178	\$ 189,954	14.35	14.60	-1.75%	\$ 205,821	-7.71%	
Worth	482	42	\$ 182,682	13	4	66	\$ 158,705	6.07	7.48	-18.80%	\$ 160,770	-1.28%	
Yorkville	560	210	\$ 293,409	45	14	214	\$ 226,611	9.23	10.16	-9.15%	\$ 237,669	-4.65%	
Zion	99	202	\$ 127,646	46	20	200	\$ 85,471	9.11	8.60	6.02%	\$ 97,790	-12.60%	
City of CHICAGO	8000	5,874	\$ 330,587	1,093	785	7,940	\$ 226,498	7.18	6.26	14.63%	\$ 217,364	4.20%	
TOTALS (all areas in report):	8099	36,496	\$ 379,858	6,920	2,844	40,870	\$ 267,195	8.65	8.14	6.22%	\$ 261,314	2.25%	
ALL AREAS (including areas not listed above)	ALL	40,806	\$ 372,309	7,581	3,101	44,580	\$ 262,439	8.86	8.39	5.67%	\$ 257,647	1.86%	
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.													