

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, 2010 to June 30, 2011*

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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July 1, 2011 Statistics

July 1, 2010 Statistics

Town	MLS Area	Actives	July 1, 2011 Statistics				July 1, 2010 Statistics					
			Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change	
Addison	101	201	\$ 283,286	35	11	167	\$ 186,718	11.32	8.60	31.63%	\$ 208,814	-10.58%
Algonquin	102	256	\$ 283,203	46	7	195	\$ 230,214	12.39	12.30	0.72%	\$ 254,512	-9.55%
Alsip	658	84	\$ 181,532	14	5	87	\$ 128,395	9.51	10.39	-8.44%	\$ 150,869	-14.90%
Antioch	2	276	\$ 298,554	37	5	201	\$ 183,757	13.63	11.83	15.18%	\$ 196,398	-6.44%
Arlington Heights	5	362	\$ 415,111	76	12	404	\$ 349,803	8.83	9.63	-8.28%	\$ 359,249	-2.63%
Aurora - DuPage County	507	162	\$ 327,895	56	13	245	\$ 268,792	6.19	6.34	-2.40%	\$ 270,958	-0.80%
Aurora - Kane County	507	616	\$ 137,056	230	92	943	\$ 99,580	5.84	7.13	-18.08%	\$ 117,699	-15.39%
Aurora - Will, Kendall Cty	507	85	\$ 255,888	34	1	110	\$ 219,112	7.03	7.23	-2.68%	\$ 232,996	-5.96%
Barrington Area	10	585	\$ 1,056,695	70	15	379	\$ 552,881	15.13	16.74	-9.63%	\$ 567,486	-2.57%
Bartlett	104	238	\$ 308,557	45	8	227	\$ 262,286	10.20	11.92	-14.40%	\$ 275,851	-4.92%
Batavia	510	189	\$ 347,955	48	10	197	\$ 284,199	8.89	9.67	-7.99%	\$ 298,312	-4.73%
Beecher	401	64	\$ 264,242	8	1	27	\$ 185,723	21.33	25.03	-14.76%	\$ 187,381	-0.88%
Bellwood	2104	130	\$ 107,349	37	18	166	\$ 76,408	7.06	4.81	46.76%	\$ 86,642	-11.81%
Bensenville	106	110	\$ 243,276	27	17	105	\$ 164,261	8.86	7.86	12.65%	\$ 166,504	-1.35%
Berwyn	402	252	\$ 160,707	79	44	297	\$ 130,846	7.20	4.92	46.38%	\$ 140,308	-6.74%
Bloomingtondale	108	116	\$ 440,944	17	4	82	\$ 311,937	13.51	11.77	14.79%	\$ 330,652	-5.66%

		July 1, 2011 Statistics							July 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	82	\$ 101,120	14	14	85	\$ 67,470	8.71	10.51	-17.17%	\$ 90,532	-25.47%	
Bolingbrook	440	408	\$ 219,654	130	33	446	\$ 183,890	8.04	7.20	11.71%	\$ 191,757	-4.10%	
Bridgeview	455	68	\$ 209,459	12	8	52	\$ 155,529	11.33	7.14	58.75%	\$ 177,632	-12.44%	
Broadview	155	50	\$ 136,712	4	9	49	\$ 96,360	9.68	7.01	38.03%	\$ 105,949	-9.05%	
Brookfield	513	109	\$ 243,260	20	5	117	\$ 185,217	9.21	6.19	48.77%	\$ 216,367	-14.40%	
Buffalo Grove	89	162	\$ 379,043	56	6	211	\$ 321,887	7.12	6.66	6.95%	\$ 365,115	-11.84%	
Burbank	454	178	\$ 200,375	43	18	190	\$ 156,736	8.51	7.60	11.91%	\$ 185,362	-15.44%	
Burnham	633	24	\$ 94,194	2	5	23	\$ 36,518	9.60	4.54	111.43%	\$ 47,089	-22.45%	
Burr Ridge	522	172	\$ 1,297,339	19	6	107	\$ 780,839	15.64	21.05	-25.73%	\$ 795,101	-1.79%	
Calumet City	409	271	\$ 84,994	34	42	246	\$ 54,017	10.10	7.01	44.03%	\$ 63,121	-14.42%	
Calumet Park	643	36	\$ 91,023	6	14	42	\$ 46,853	6.97	5.78	20.60%	\$ 51,901	-9.73%	
Carol Stream	188	154	\$ 240,099	30	6	133	\$ 212,716	10.93	10.26	6.60%	\$ 230,630	-7.77%	
Carpentersville	110	221	\$ 163,870	82	34	318	\$ 111,709	6.11	8.29	-26.26%	\$ 118,628	-5.83%	
Cary	13	249	\$ 272,188	40	12	124	\$ 232,835	16.98	11.74	44.62%	\$ 232,460	0.16%	
Channahon	410	93	\$ 231,190	22	8	90	\$ 203,087	9.30	11.19	-16.86%	\$ 203,293	-0.10%	
Chicago Heights	411	190	\$ 97,441	14	18	177	\$ 61,761	10.91	7.26	50.20%	\$ 61,488	0.44%	
Chicago Ridge	415	31	\$ 186,454	8	3	37	\$ 137,280	7.75	12.00	-35.42%	\$ 174,288	-21.23%	
Cicero	650	221	\$ 107,039	65	44	314	\$ 85,127	6.27	4.62	35.73%	\$ 93,474	-8.93%	
Clarendon Hills	514	80	\$ 710,416	16	3	71	\$ 677,337	10.67	7.57	40.84%	\$ 538,421	25.80%	
Country Club Hills	478	132	\$ 120,648	31	19	182	\$ 96,347	6.83	5.42	26.08%	\$ 94,870	1.56%	
Countryside	527	27	\$ 399,693	3	0	25	\$ 259,220	11.57	10.13	14.29%	\$ 255,397	1.50%	
Crestwood	446	41	\$ 208,475	6	2	25	\$ 169,332	14.91	14.33	4.02%	\$ 186,256	-9.09%	
Crete	417	171	\$ 228,922	21	14	110	\$ 146,921	14.15	10.71	32.08%	\$ 156,048	-5.85%	
Crystal Lake (& Lakewood)	14	463	\$ 323,533	123	17	431	\$ 242,508	9.73	10.50	-7.29%	\$ 242,266	0.10%	
Darien	562	95	\$ 389,394	21	2	101	\$ 299,713	9.19	10.10	-8.97%	\$ 314,150	-4.60%	
Deerfield	15	132	\$ 645,031	32	10	157	\$ 476,053	7.96	10.40	-23.46%	\$ 515,252	-7.61%	
Des Plaines	16	303	\$ 317,501	68	20	332	\$ 230,138	8.66	9.46	-8.44%	\$ 235,470	-2.26%	
Dolton	419	200	\$ 78,152	33	37	199	\$ 46,017	8.92	5.19	71.82%	\$ 49,447	-6.94%	
Downers Grove	515	353	\$ 457,347	73	14	327	\$ 366,768	10.23	10.88	-5.98%	\$ 361,729	1.39%	
Elgin	123	821	\$ 222,729	217	74	778	\$ 153,894	9.22	8.93	3.20%	\$ 169,705	-9.32%	
Elk Grove Village	7	146	\$ 291,033	25	8	124	\$ 242,832	11.16	10.12	10.28%	\$ 258,006	-5.88%	
Elmhurst	126	307	\$ 502,175	93	5	339	\$ 407,132	8.43	8.69	-3.03%	\$ 423,983	-3.97%	
Elmwood Park	635	122	\$ 252,928	42	16	136	\$ 181,785	7.55	8.15	-7.42%	\$ 201,455	-9.76%	
Evanston	201	244	\$ 659,213	62	23	344	\$ 480,173	6.83	6.64	2.82%	\$ 466,302	2.97%	
Evergreen Park	642	154	\$ 175,869	33	11	139	\$ 132,333	10.10	8.60	17.46%	\$ 165,581	-20.08%	
Flossmoor	422	135	\$ 326,720	16	8	102	\$ 237,725	12.86	10.79	19.14%	\$ 221,654	7.25%	

		July 1, 2011 Statistics							July 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	\$ 217,099	10	4	35	\$ 206,750	15.43	10.00	54.29%	\$ 234,577	-11.86%	
Fox Lake	20	79	\$ 286,881	12	4	56	\$ 170,424	13.17	16.12	-18.32%	\$ 153,802	10.81%	
Fox River Grove	21	49	\$ 254,250	13	2	50	\$ 207,960	9.05	17.70	-48.89%	\$ 228,144	-8.85%	
Frankfort	423	262	\$ 440,496	33	5	171	\$ 334,100	15.04	11.70	28.62%	\$ 336,407	-0.69%	
Franklin Park	131	129	\$ 168,986	39	14	140	\$ 138,005	8.02	6.00	33.68%	\$ 144,873	-4.74%	
Geneva	134	253	\$ 400,719	55	3	250	\$ 338,457	9.86	7.76	26.98%	\$ 344,307	-1.70%	
Glen Ellyn	137	249	\$ 520,462	61	11	325	\$ 422,343	7.53	9.62	-21.75%	\$ 425,122	-0.65%	
Glencoe	22	108	\$ 1,632,669	17	8	126	\$ 1,080,568	8.58	12.38	-30.64%	\$ 1,058,964	2.04%	
Glendale Heights	139	128	\$ 182,889	47	15	159	\$ 139,631	6.95	5.42	28.35%	\$ 157,658	-11.43%	
Glenview	25	345	\$ 707,632	74	24	359	\$ 583,962	9.06	9.74	-7.03%	\$ 593,103	-1.54%	
Glenwood	425	64	\$ 128,924	8	8	51	\$ 102,086	11.46	4.11	179.22%	\$ 106,005	-3.70%	
Gurnee	31	240	\$ 298,150	49	7	202	\$ 253,732	11.16	10.36	7.77%	\$ 274,292	-7.50%	
Hanover Park	103	125	\$ 176,539	38	21	155	\$ 133,128	7.01	6.86	2.11%	\$ 161,990	-17.82%	
Harvey	426	128	\$ 56,148	12	25	150	\$ 21,714	8.21	6.73	22.08%	\$ 22,648	-4.12%	
Harwood Heights	656	43	\$ 304,898	9	4	59	\$ 236,692	7.17	13.15	-45.52%	\$ 259,632	-8.84%	
Hazel Crest	429	84	\$ 105,739	22	12	132	\$ 59,200	6.07	6.64	-8.61%	\$ 74,712	-20.76%	
Hickory Hills	457	81	\$ 249,669	15	1	52	\$ 177,582	14.29	10.00	42.94%	\$ 216,061	-17.81%	
Highland Park	35	300	\$ 1,023,780	61	19	248	\$ 564,499	10.98	10.64	3.19%	\$ 612,314	-7.81%	
Hillside	162	56	\$ 127,930	13	7	64	\$ 118,089	8.00	7.89	1.39%	\$ 135,448	-12.82%	
Hinkley	520	20	\$ 200,435	2	0	14	\$ 140,236	15.00	18.40	-18.48%	\$ 158,979	-11.79%	
Hinsdale	521	274	\$ 1,294,447	28	5	244	\$ 1,012,623	11.87	9.41	26.16%	\$ 936,239	8.16%	
Hoffman Estates	194	199	\$ 305,705	59	8	223	\$ 261,133	8.23	7.60	8.40%	\$ 285,557	-8.55%	
Homer Glen	500	220	\$ 447,598	34	4	115	\$ 329,154	17.25	15.55	10.94%	\$ 346,979	-5.14%	
Homewood	430	128	\$ 159,492	30	9	146	\$ 135,482	8.30	6.10	36.09%	\$ 148,224	-8.60%	
Indian Head Park	531	13	\$ 468,069	3	0	11	\$ 510,736	11.14	15.27	-27.04%	\$ 503,367	1.46%	
Inverness	7167	118	\$ 789,171	8	4	57	\$ 646,095	20.52	17.84	15.05%	\$ 630,566	2.46%	
Itasca	143	56	\$ 437,630	4	3	36	\$ 292,713	15.63	10.84	44.19%	\$ 328,875	-11.00%	
Joliet	499	733	\$ 146,346	144	69	738	\$ 113,478	9.25	7.80	18.61%	\$ 125,619	-9.67%	
Justice	458	37	\$ 189,594	5	5	33	\$ 160,426	10.33	9.55	8.11%	\$ 148,876	7.76%	
Kenilworth	43	38	\$ 1,907,945	7	4	35	\$ 1,675,536	9.91	14.10	-29.69%	\$ 1,380,334	21.39%	
LaGrange Park	526	70	\$ 337,714	17	3	86	\$ 321,220	7.92	7.25	9.38%	\$ 346,835	-7.39%	
LaGrange	525	99	\$ 551,611	27	1	123	\$ 467,598	7.87	7.53	4.55%	\$ 428,933	9.01%	
Lake Bluff	44	110	\$ 933,701	6	4	91	\$ 635,032	13.07	12.58	3.87%	\$ 606,256	4.75%	
Lake Forest	45	326	\$ 1,787,244	33	19	193	\$ 1,124,137	15.97	16.90	-5.50%	\$ 1,014,022	10.86%	
Lake In The Hills	156	189	\$ 253,050	45	6	216	\$ 188,996	8.49	7.18	18.25%	\$ 215,671	-12.37%	
Lake Villa & Lindenhurst	46	271	\$ 287,725	58	17	256	\$ 218,785	9.82	9.85	-0.28%	\$ 229,577	-4.70%	

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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	282	\$ 123,927	20	31	196	\$ 88,644	13.70	11.59	18.23%	\$ 102,731	-13.71%	
Lemont	439	199	\$ 449,740	15	6	111	\$ 403,279	18.09	14.22	27.25%	\$ 358,506	12.49%	
Libertyville & Green Oaks	48	305	\$ 647,436	58	8	212	\$ 468,931	13.17	12.08	8.94%	\$ 461,860	1.53%	
Lincolnshire	69	81	\$ 665,021	14	6	80	\$ 530,048	9.72	12.00	-19.00%	\$ 589,062	-10.02%	
Lincolnwood	645	107	\$ 555,045	28	11	114	\$ 390,886	8.39	9.31	-9.90%	\$ 386,036	1.26%	
Lisle	532	139	\$ 378,110	24	2	98	\$ 339,163	13.45	13.48	-0.19%	\$ 340,694	-0.45%	
Lockport	495	262	\$ 250,320	41	8	190	\$ 196,653	13.15	9.52	38.18%	\$ 198,788	-1.07%	
Lombard	148	258	\$ 282,541	70	7	259	\$ 235,128	9.21	10.14	-9.11%	\$ 246,711	-4.69%	
Lynwood	5411	66	\$ 197,767	10	13	43	\$ 140,038	12.00	10.57	13.51%	\$ 169,491	-17.38%	
Lyons	534	49	\$ 158,188	5	3	53	\$ 119,320	9.64	6.31	52.78%	\$ 127,695	-6.56%	
Markham	4426	104	\$ 81,826	14	23	123	\$ 44,598	7.80	6.30	23.81%	\$ 48,815	-8.64%	
Matteson	443	151	\$ 193,671	30	23	156	\$ 142,407	8.67	5.84	48.39%	\$ 158,112	-9.93%	
Maywood	153	134	\$ 101,100	23	36	169	\$ 63,269	7.05	6.80	3.74%	\$ 67,767	-6.64%	
Medinah	157	23	\$ 392,634	2	0	22	\$ 340,500	11.50	10.67	7.81%	\$ 278,831	22.12%	
Melrose Park	160	86	\$ 186,374	19	8	99	\$ 133,865	8.19	6.64	23.38%	\$ 127,801	4.74%	
McHenry	50	571	\$ 255,322	115	25	385	\$ 177,116	13.05	13.83	-5.60%	\$ 180,253	-1.74%	
Minooka	447	94	\$ 309,737	24	10	85	\$ 178,719	9.48	13.08	-27.54%	\$ 185,050	-3.42%	
Midlothian	445	96	\$ 142,319	9	13	73	\$ 105,334	12.13	7.44	62.95%	\$ 137,440	-23.36%	
Mokena	448	153	\$ 421,397	20	7	107	\$ 307,365	13.70	12.84	6.72%	\$ 318,303	-3.44%	
Monee	449	86	\$ 356,468	12	7	63	\$ 203,591	12.59	9.88	27.45%	\$ 214,969	-5.29%	
Montgomery	538	199	\$ 178,805	64	15	209	\$ 147,750	8.29	5.76	43.95%	\$ 161,997	-8.79%	
Morton Grove	53	133	\$ 352,035	42	9	164	\$ 267,999	7.42	7.05	5.26%	\$ 279,004	-3.94%	
Mt. Prospect	56	239	\$ 336,922	35	9	268	\$ 276,889	9.19	7.17	28.23%	\$ 295,549	-6.31%	
Mundelein	60	299	\$ 301,207	61	15	232	\$ 221,480	11.65	11.22	3.78%	\$ 248,098	-10.73%	
Naperville	540	927	\$ 560,652	200	24	1,102	\$ 436,313	8.39	7.87	6.58%	\$ 434,456	0.43%	
New Lenox	451	222	\$ 319,717	30	4	161	\$ 245,700	13.66	11.10	23.08%	\$ 261,417	-6.01%	
Niles	648	129	\$ 344,656	20	8	143	\$ 257,121	9.05	7.80	16.06%	\$ 282,739	-9.06%	
Norridge	634	95	\$ 323,852	23	4	90	\$ 252,620	9.74	6.59	47.89%	\$ 285,421	-11.49%	
North Aurora	542	125	\$ 269,279	24	5	119	\$ 232,180	10.14	8.15	24.29%	\$ 242,673	-4.32%	
North Chicago	64	81	\$ 79,231	13	12	63	\$ 43,108	11.05	9.10	21.33%	\$ 51,646	-16.53%	
North Riverside	547	51	\$ 218,337	10	0	36	\$ 189,708	13.30	8.71	52.82%	\$ 219,151	-13.44%	
Northbrook	62	236	\$ 720,175	72	20	285	\$ 500,596	7.51	9.30	-19.19%	\$ 525,209	-4.69%	
Northfield	7193	64	\$ 861,305	6	3	48	\$ 843,886	13.47	15.21	-11.44%	\$ 726,343	16.18%	
Northlake	164	67	\$ 160,065	16	9	87	\$ 110,749	7.18	4.78	50.06%	\$ 129,431	-14.43%	
Oak Brook	523	127	\$ 1,543,205	2	2	63	\$ 884,636	22.75	20.74	9.66%	\$ 1,069,920	-17.32%	
Oak Forest	452	153	\$ 204,917	22	14	128	\$ 169,153	11.20	6.26	78.75%	\$ 177,843	-4.89%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	262	\$ 221,413	54	26	263	\$ 180,943	9.17	7.32	25.30%	\$ 203,356	-11.02%	
Oak Park	302	170	\$ 493,847	51	19	295	\$ 396,268	5.59	6.14	-8.95%	\$ 409,432	-3.22%	
Olympia Fields	461	53	\$ 223,760	8	5	47	\$ 196,172	10.60	9.71	9.21%	\$ 203,693	-3.69%	
Orland Park	462	308	\$ 498,282	61	14	241	\$ 343,865	11.70	9.91	18.07%	\$ 344,456	-0.17%	
Oswego	543	257	\$ 277,970	95	10	266	\$ 251,679	8.31	7.99	4.04%	\$ 253,608	-0.76%	
Palatine	67	302	\$ 407,282	54	2	257	\$ 331,070	11.58	9.77	18.47%	\$ 364,564	-9.19%	
Palos Heights	463	84	\$ 449,382	9	5	78	\$ 281,470	10.96	11.72	-6.55%	\$ 280,520	0.34%	
Palos Hills	465	61	\$ 312,968	10	4	51	\$ 204,294	11.26	7.52	49.75%	\$ 233,094	-12.36%	
Palos Park	464	75	\$ 849,579	3	1	39	\$ 365,379	20.93	15.87	31.88%	\$ 367,280	-0.52%	
Park Forest	466	209	\$ 74,982	28	26	169	\$ 50,426	11.25	6.63	69.59%	\$ 59,032	-14.58%	
Park Ridge	68	241	\$ 531,079	62	14	256	\$ 420,743	8.71	8.94	-2.55%	\$ 430,452	-2.26%	
Peotone	468	45	\$ 285,625	5	2	25	\$ 187,072	16.88	12.00	40.63%	\$ 172,576	8.40%	
Plainfield	544	662	\$ 292,039	180	46	835	\$ 225,792	7.49	7.62	-1.74%	\$ 231,601	-2.51%	
Posen	469	34	\$ 103,196	4	4	47	\$ 70,917	7.42	6.86	8.18%	\$ 91,665	-22.63%	
Prospect Heights	70	71	\$ 463,644	8	4	46	\$ 284,875	14.69	10.82	35.77%	\$ 352,904	-19.28%	
Richton Park	471	79	\$ 138,697	17	9	100	\$ 103,691	7.52	5.57	35.04%	\$ 110,171	-5.88%	
River Forest	305	82	\$ 838,628	15	1	79	\$ 629,825	10.36	11.76	-11.90%	\$ 675,574	-6.77%	
River Grove	171	52	\$ 192,092	14	3	57	\$ 160,782	8.43	6.45	30.70%	\$ 178,008	-9.68%	
Riverdale	627	87	\$ 66,584	10	17	72	\$ 29,569	10.55	6.79	55.32%	\$ 33,673	-12.19%	
Riverside	546	102	\$ 479,494	10	2	51	\$ 379,532	19.43	11.37	70.90%	\$ 422,029	-10.07%	
Rolling Meadows	8	94	\$ 273,013	16	4	82	\$ 229,651	11.06	6.33	74.61%	\$ 243,675	-5.76%	
Romeoville	494	205	\$ 163,128	83	25	229	\$ 141,563	7.30	4.37	66.93%	\$ 149,790	-5.49%	
Roselle & Keeneyville	172	102	\$ 340,571	30	7	125	\$ 252,682	7.56	10.04	-24.73%	\$ 272,017	-7.11%	
Round Lake	73	403	\$ 139,822	130	33	466	\$ 110,128	7.69	6.09	26.33%	\$ 122,350	-9.99%	
Sauk Village	414	67	\$ 82,078	12	17	120	\$ 39,669	5.40	5.07	6.46%	\$ 40,864	-2.92%	
Schaumburg	193	228	\$ 350,840	52	11	217	\$ 280,480	9.77	9.07	7.73%	\$ 314,248	-10.75%	
Shorewood	496	117	\$ 270,137	21	11	123	\$ 231,730	9.06	9.53	-4.92%	\$ 253,985	-8.76%	
Skokie	76	239	\$ 344,878	69	17	303	\$ 256,114	7.37	6.01	22.60%	\$ 296,616	-13.65%	
South Elgin	177	115	\$ 283,542	33	9	145	\$ 227,700	7.38	8.60	-14.20%	\$ 235,549	-3.33%	
South Holland	473	197	\$ 130,409	31	25	219	\$ 103,077	8.60	6.14	40.11%	\$ 99,831	3.25%	
St. Charles	174	535	\$ 580,122	102	13	469	\$ 370,929	10.99	11.66	-5.70%	\$ 379,439	-2.24%	
Steger	475	78	\$ 144,654	13	6	53	\$ 74,307	13.00	8.63	50.65%	\$ 91,933	-19.17%	
Stickney	404	67	\$ 168,162	10	12	61	\$ 129,146	9.69	5.74	68.78%	\$ 157,452	-17.98%	
Streamwood	107	210	\$ 214,144	73	22	270	\$ 156,152	6.90	7.24	-4.66%	\$ 175,664	-11.11%	
Sugar Grove	554	82	\$ 343,334	17	1	84	\$ 255,742	9.65	11.57	-16.60%	\$ 298,083	-14.20%	
Summit	501	54	\$ 133,813	8	7	31	\$ 86,181	14.09	9.76	44.29%	\$ 107,122	-19.55%	

July 1, 2011 Statistics									July 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	13	\$ 92,537	1	1	14	\$ 70,230	9.75	8.87	9.93%	\$ 85,198	-17.57%	
Tinley Park	477	235	\$ 283,453	30	14	196	\$ 242,358	11.75	8.27	42.03%	\$ 256,238	-5.42%	
University Park	5466	42	\$ 105,236	5	7	39	\$ 83,412	9.88	5.48	80.29%	\$ 75,835	9.99%	
Vernon Hills	61	110	\$ 454,230	26	7	105	\$ 399,696	9.57	10.49	-8.81%	\$ 442,209	-9.61%	
Villa Park	186	138	\$ 206,313	30	6	151	\$ 184,401	8.86	7.30	21.39%	\$ 214,732	-14.13%	
Warrenville	555	67	\$ 348,241	15	4	63	\$ 232,694	9.80	8.70	12.66%	\$ 240,633	-3.30%	
Waukegan & Park City	85	369	\$ 107,047	81	50	379	\$ 75,029	8.68	6.25	39.03%	\$ 84,145	-10.83%	
Wayne	184	50	\$ 852,031	3	1	14	\$ 589,714	33.33	20.44	63.04%	\$ 533,120	10.62%	
West Chicago	185	223	\$ 288,599	55	19	212	\$ 171,921	9.36	10.73	-12.78%	\$ 205,179	-16.21%	
Westchester	154	147	\$ 228,722	29	13	123	\$ 175,319	10.69	8.52	25.41%	\$ 212,287	-17.41%	
Western Springs	558	92	\$ 707,336	18	3	105	\$ 526,629	8.76	9.47	-7.47%	\$ 549,578	-4.18%	
Westmont	559	120	\$ 357,120	21	9	94	\$ 281,542	11.61	8.59	35.15%	\$ 319,767	-11.95%	
Wheaton	187	364	\$ 488,883	83	10	375	\$ 365,043	9.33	9.89	-5.66%	\$ 366,725	-0.46%	
Wheeling	90	123	\$ 220,327	44	4	107	\$ 189,933	9.52	6.94	37.28%	\$ 205,764	-7.69%	
Willow Springs	480	47	\$ 345,745	7	1	21	\$ 247,567	19.45	28.00	-30.54%	\$ 417,417	-40.69%	
Willowbrook	516	67	\$ 629,724	8	1	33	\$ 424,420	19.14	11.38	68.23%	\$ 402,267	5.51%	
Wilmette	91	166	\$ 910,845	34	30	245	\$ 771,101	6.45	6.46	-0.23%	\$ 789,807	-2.37%	
Winfield	190	99	\$ 370,570	16	4	61	\$ 316,669	14.67	15.18	-3.36%	\$ 349,415	-9.37%	
Winnetka	93	182	\$ 1,835,549	27	25	200	\$ 1,362,806	8.67	10.23	-15.26%	\$ 1,309,557	4.07%	
Wood Dale	191	101	\$ 289,620	20	5	77	\$ 208,506	11.88	12.36	-3.89%	\$ 234,142	-10.95%	
Woodridge	517	136	\$ 317,422	18	5	141	\$ 263,601	9.95	8.71	14.25%	\$ 274,357	-3.92%	
Woodstock & Greenwood	98	306	\$ 328,401	37	11	179	\$ 185,236	16.18	13.77	17.44%	\$ 209,786	-11.70%	
Worth	482	59	\$ 184,723	11	4	61	\$ 145,293	9.32	7.38	26.15%	\$ 158,305	-8.22%	
Yorkville	560	182	\$ 310,614	42	10	231	\$ 221,276	7.72	10.17	-24.15%	\$ 231,349	-4.35%	
Zion	99	187	\$ 128,121	44	27	199	\$ 87,191	8.31	8.61	-3.46%	\$ 93,763	-7.01%	
City of CHICAGO	8000	5,782	\$ 342,123	1,278	848	7,382	\$ 223,877	7.30	6.62	10.15%	\$ 225,772	-0.84%	
TOTALS (all areas in report):	8099	37,887	\$ 381,031	8,047	3,139	38,830	\$ 265,192	9.09	8.31	9.34%	\$ 264,705	0.18%	
ALL AREAS (including areas not listed above)	ALL	42,543	\$ 373,757	8,810	3,404	42,385	\$ 260,321	9.35	8.57	9.07%	\$ 260,353	-0.01%	
Under Contract/Pending sales included in Sales Calculation. 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.													