

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, 2011 to June 30, 2012

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRP

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, 2012 Statistics

April 1, 2012 Statistics

Town	MLS Area	Actives	July 1, 2012 Statistics				April 1, 2012 Statistics				3 mo SP Percent Change	
			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
Addison	101	136	\$ 289,967	66	6	177	\$ 180,162	6.55	6.92	-5.25%	\$ 175,473	2.67%
Algonquin	102	177	\$ 272,665	71	14	269	\$ 225,012	6.00	6.26	-4.17%	\$ 221,637	1.52%
Alsip	658	69	\$ 167,908	27	14	110	\$ 116,770	5.48	7.02	-21.84%	\$ 117,235	-0.40%
Antioch	2	198	\$ 259,361	60	15	254	\$ 191,545	7.22	8.65	-16.49%	\$ 191,315	0.12%
Arlington Heights	5	266	\$ 384,158	110	14	499	\$ 328,799	5.12	5.77	-11.21%	\$ 329,914	-0.34%
Aurora - DuPage County	507	151	\$ 309,043	59	9	273	\$ 261,004	5.31	4.62	15.13%	\$ 263,940	-1.11%
Aurora - Kane County	507	399	\$ 139,210	291	109	1,084	\$ 93,088	3.23	3.65	-11.69%	\$ 91,415	1.83%
Aurora - Will, Kendall Cty	507	60	\$ 266,731	46	8	115	\$ 205,223	4.26	4.55	-6.35%	\$ 209,681	-2.13%
Barrington Area	10	457	\$ 1,061,174	103	16	419	\$ 568,377	10.19	10.25	-0.57%	\$ 582,326	-2.40%
Bartlett	104	162	\$ 296,925	59	18	280	\$ 246,228	5.45	5.17	5.29%	\$ 247,176	-0.38%
Batavia	510	149	\$ 358,988	60	4	256	\$ 270,790	5.59	5.80	-3.64%	\$ 271,177	-0.14%
Beecher	401	66	\$ 226,269	9	1	45	\$ 168,913	14.40	13.85	4.00%	\$ 171,418	-1.46%
Bellwood	2104	134	\$ 82,122	45	24	171	\$ 65,656	6.70	5.98	12.13%	\$ 69,450	-5.46%
Bensenville	106	92	\$ 217,791	30	7	128	\$ 146,908	6.69	6.65	0.62%	\$ 147,019	-0.07%
Berwyn	402	242	\$ 146,716	97	54	382	\$ 120,611	5.45	5.58	-2.36%	\$ 120,021	0.49%
Bloomingtondale	108	73	\$ 490,170	27	13	116	\$ 286,791	5.62	7.60	-26.14%	\$ 276,925	3.56%

July 1, 2012 Statistics									April 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	91	\$ 96,729	17	10	103	\$ 61,844	8.40	7.16	17.27%	\$ 62,043	-0.32%	
Bolingbrook	440	257	\$ 221,392	192	44	620	\$ 177,843	3.60	4.04	-10.73%	\$ 170,854	4.09%	
Bridgeview	455	57	\$ 186,101	16	10	78	\$ 134,873	6.58	6.95	-5.33%	\$ 135,374	-0.37%	
Broadview	155	47	\$ 121,886	13	5	45	\$ 95,095	8.95	7.94	12.81%	\$ 100,186	-5.08%	
Brookfield	513	86	\$ 213,960	36	8	158	\$ 174,937	5.11	4.50	13.53%	\$ 171,931	1.75%	
Buffalo Grove	89	106	\$ 363,530	74	3	261	\$ 304,576	3.76	4.07	-7.45%	\$ 306,067	-0.49%	
Burbank	454	147	\$ 180,688	65	18	211	\$ 126,374	6.00	6.32	-5.10%	\$ 133,807	-5.56%	
Burnham	633	19	\$ 85,026	4	5	24	\$ 43,150	6.91	7.46	-7.38%	\$ 34,097	26.55%	
Burr Ridge	522	145	\$ 1,192,784	24	0	104	\$ 745,698	13.59	11.91	14.18%	\$ 756,702	-1.45%	
Calumet City	409	249	\$ 69,325	43	40	263	\$ 47,374	8.64	8.95	-3.47%	\$ 47,080	0.62%	
Calumet Park	643	39	\$ 80,954	8	12	49	\$ 46,071	6.78	7.31	-7.25%	\$ 43,739	5.33%	
Carol Stream	188	111	\$ 244,628	52	11	194	\$ 197,698	5.18	5.67	-8.59%	\$ 205,003	-3.56%	
Carpentersville	110	214	\$ 156,815	101	35	351	\$ 103,795	5.27	5.34	-1.29%	\$ 102,975	0.80%	
Cary	13	167	\$ 279,655	78	7	225	\$ 184,146	6.46	8.09	-20.08%	\$ 194,339	-5.25%	
Channahon	410	58	\$ 221,975	19	4	118	\$ 178,392	4.94	5.11	-3.33%	\$ 183,161	-2.60%	
Chicago Heights	411	173	\$ 88,068	45	25	169	\$ 49,681	8.69	10.09	-13.94%	\$ 51,226	-3.02%	
Chicago Ridge	415	33	\$ 163,009	11	2	42	\$ 125,394	7.20	7.50	-4.00%	\$ 129,118	-2.88%	
Cicero	650	190	\$ 91,760	85	77	337	\$ 68,265	4.57	5.95	-23.16%	\$ 73,698	-7.37%	
Clarendon Hills	514	48	\$ 772,129	17	2	85	\$ 564,157	5.54	6.58	-15.84%	\$ 616,494	-8.49%	
Country Club Hills	478	118	\$ 112,372	33	33	179	\$ 89,024	5.78	5.63	2.69%	\$ 82,268	8.21%	
Countryside	527	29	\$ 349,683	5	3	24	\$ 244,375	10.88	13.09	-16.93%	\$ 274,588	-11.00%	
Crestwood	446	47	\$ 188,745	6	4	32	\$ 161,638	13.43	15.00	-10.48%	\$ 162,818	-0.72%	
Crete	417	140	\$ 220,212	41	10	141	\$ 144,286	8.75	8.66	1.09%	\$ 144,881	-0.41%	
Crystal Lake (& Lakewood)	14	374	\$ 355,623	134	26	523	\$ 221,154	6.57	6.40	2.73%	\$ 227,384	-2.74%	
Darien	562	81	\$ 378,862	27	2	128	\$ 294,502	6.19	6.97	-11.18%	\$ 299,299	-1.60%	
Deerfield	15	100	\$ 635,134	32	16	186	\$ 487,806	5.13	5.63	-8.99%	\$ 488,453	-0.13%	
Des Plaines	16	215	\$ 323,496	108	26	379	\$ 203,607	5.03	5.43	-7.36%	\$ 207,246	-1.76%	
Dolton	419	197	\$ 63,597	25	46	230	\$ 36,533	7.85	7.17	9.59%	\$ 41,935	-12.88%	
Downers Grove	515	271	\$ 526,186	95	21	415	\$ 332,874	6.12	7.04	-13.05%	\$ 331,398	0.45%	
Elgin	123	595	\$ 217,436	267	72	983	\$ 142,514	5.40	5.79	-6.73%	\$ 143,823	-0.91%	
Elk Grove Village	7	105	\$ 269,261	38	6	157	\$ 240,710	6.27	6.46	-2.99%	\$ 235,222	2.33%	
Elmhurst	126	226	\$ 521,923	104	8	428	\$ 401,363	5.02	5.80	-13.34%	\$ 392,939	2.14%	
Elmwood Park	635	106	\$ 232,696	48	19	154	\$ 180,325	5.76	6.48	-11.16%	\$ 178,980	0.75%	
Evanston	201	148	\$ 704,131	91	27	394	\$ 499,325	3.47	4.43	-21.71%	\$ 501,918	-0.52%	
Evergreen Park	642	132	\$ 161,677	34	16	187	\$ 127,666	6.68	8.06	-17.03%	\$ 125,675	1.58%	
Flossmoor	422	117	\$ 304,144	20	8	117	\$ 207,989	9.68	8.28	16.96%	\$ 218,782	-4.93%	

		July 1, 2012 Statistics							April 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	51	\$ 201,782	20	7	58	\$ 178,956	7.20	8.87	-18.82%	\$ 190,386	-6.00%	
Fox Lake	20	88	\$ 222,565	15	5	50	\$ 151,136	15.09	13.74	9.80%	\$ 146,061	3.47%	
Fox River Grove	21	42	\$ 229,930	21	2	52	\$ 197,620	6.72	5.61	19.78%	\$ 196,536	0.55%	
Frankfort	423	232	\$ 407,570	62	7	231	\$ 326,371	9.28	9.55	-2.79%	\$ 329,803	-1.04%	
Franklin Park	131	99	\$ 156,197	51	16	187	\$ 116,807	4.68	6.47	-27.75%	\$ 121,447	-3.82%	
Geneva	134	215	\$ 399,906	64	4	321	\$ 316,879	6.63	5.94	11.74%	\$ 311,942	1.58%	
Glen Ellyn	137	207	\$ 559,411	84	12	355	\$ 403,399	5.51	6.14	-10.31%	\$ 406,473	-0.76%	
Glencoe	22	77	\$ 1,645,010	37	10	125	\$ 1,085,241	5.37	7.35	-26.96%	\$ 1,127,520	-3.75%	
Glendale Heights	139	77	\$ 177,224	63	10	175	\$ 136,566	3.73	3.56	4.74%	\$ 131,967	3.49%	
Glenview	25	237	\$ 717,190	92	25	413	\$ 531,916	5.37	5.66	-5.27%	\$ 526,983	0.94%	
Glenwood	425	55	\$ 100,926	15	7	72	\$ 83,190	7.02	8.00	-12.23%	\$ 81,425	2.17%	
Gurnee	31	184	\$ 289,436	71	10	242	\$ 233,240	6.84	7.11	-3.87%	\$ 237,254	-1.69%	
Hanover Park	103	103	\$ 166,977	67	21	198	\$ 131,870	4.32	4.68	-7.65%	\$ 129,926	1.50%	
Harvey	426	127	\$ 39,719	13	21	149	\$ 20,004	8.33	8.61	-3.26%	\$ 19,050	5.01%	
Harwood Heights	656	30	\$ 305,873	12	4	53	\$ 200,607	5.22	5.91	-11.76%	\$ 196,054	2.32%	
Hazel Crest	429	72	\$ 87,805	28	29	123	\$ 61,907	4.80	5.49	-12.57%	\$ 61,811	0.16%	
Hickory Hills	457	69	\$ 253,393	18	6	74	\$ 171,182	8.45	8.14	3.82%	\$ 165,824	3.23%	
Highland Park	35	232	\$ 1,146,911	67	43	303	\$ 564,068	6.74	7.42	-9.11%	\$ 565,080	-0.18%	
Hillside	162	41	\$ 143,493	23	8	82	\$ 92,459	4.35	5.52	-21.12%	\$ 95,404	-3.09%	
Hinkley	520	24	\$ 215,396	3	1	14	\$ 103,464	16.00	17.54	-8.77%	\$ 88,758	16.57%	
Hinsdale	521	207	\$ 1,578,380	45	4	252	\$ 891,865	8.25	8.35	-1.18%	\$ 901,631	-1.08%	
Hoffman Estates	194	163	\$ 288,151	74	8	284	\$ 245,963	5.34	5.44	-1.67%	\$ 251,129	-2.06%	
Homer Glen	500	157	\$ 390,956	31	9	156	\$ 302,244	9.61	11.10	-13.38%	\$ 306,957	-1.54%	
Homewood	430	145	\$ 147,538	49	16	177	\$ 120,442	7.19	7.04	2.13%	\$ 121,873	-1.17%	
Indian Head Park	531	12	\$ 587,767	4	1	16	\$ 447,132	6.86	12.92	-46.94%	\$ 447,370	-0.05%	
Inverness	7167	88	\$ 873,551	28	3	77	\$ 571,753	9.78	10.92	-10.47%	\$ 563,802	1.41%	
Itasca	143	49	\$ 405,216	8	2	54	\$ 278,315	9.19	10.20	-9.93%	\$ 272,253	2.23%	
Joliet	499	537	\$ 136,834	197	78	907	\$ 104,405	5.45	5.77	-5.57%	\$ 104,745	-0.32%	
Justice	458	32	\$ 219,225	9	2	41	\$ 126,080	7.38	5.89	25.36%	\$ 135,644	-7.05%	
Kenilworth	43	44	\$ 2,304,270	3	4	32	\$ 1,504,213	13.54	11.41	18.61%	\$ 1,707,053	-11.88%	
LaGrange Park	526	52	\$ 324,550	27	5	101	\$ 305,270	4.69	5.73	-18.18%	\$ 288,857	5.68%	
LaGrange	525	76	\$ 532,078	45	6	142	\$ 443,214	4.73	7.22	-34.51%	\$ 453,607	-2.29%	
Lake Bluff	44	90	\$ 1,045,527	20	8	91	\$ 500,094	9.08	9.76	-7.04%	\$ 596,415	-16.15%	
Lake Forest	45	250	\$ 1,837,926	50	22	222	\$ 1,089,213	10.20	10.02	1.82%	\$ 1,163,418	-6.38%	
Lake In The Hills	156	160	\$ 256,635	91	13	248	\$ 181,268	5.45	6.16	-11.50%	\$ 190,485	-4.84%	
Lake Villa & Lindenhurst	46	271	\$ 270,780	80	14	306	\$ 192,586	8.13	8.67	-6.23%	\$ 194,050	-0.75%	

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	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	272	\$ 116,434	61	29	276	\$ 76,546	8.92	9.36	-4.75%	\$ 79,398	-3.59%	
Lemont	439	166	\$ 465,089	26	6	137	\$ 326,567	11.79	10.25	14.94%	\$ 335,935	-2.79%	
Libertyville & Green Oaks	48	239	\$ 605,047	67	14	292	\$ 459,267	7.69	8.39	-8.39%	\$ 454,413	1.07%	
Lincolnshire	69	55	\$ 615,607	20	4	90	\$ 516,796	5.79	6.94	-16.59%	\$ 517,927	-0.22%	
Lincolnwood	645	78	\$ 525,088	21	9	101	\$ 348,821	7.15	6.50	9.99%	\$ 366,228	-4.75%	
Lisle	532	93	\$ 389,318	28	0	134	\$ 310,499	6.89	7.57	-9.05%	\$ 311,592	-0.35%	
Lockport	495	195	\$ 237,253	65	20	256	\$ 190,330	6.86	7.22	-4.99%	\$ 194,166	-1.98%	
Lombard	148	186	\$ 263,170	92	6	368	\$ 212,579	4.79	5.01	-4.43%	\$ 213,304	-0.34%	
Lynwood	5411	55	\$ 186,883	12	13	79	\$ 131,757	6.35	8.45	-24.94%	\$ 127,445	3.38%	
Lyons	534	52	\$ 149,742	19	8	58	\$ 83,254	7.34	8.88	-17.30%	\$ 88,317	-5.73%	
Markham	4426	100	\$ 64,540	18	26	107	\$ 43,563	7.95	8.00	-0.66%	\$ 41,497	4.98%	
Matteson	443	140	\$ 163,135	62	29	178	\$ 121,624	6.25	7.20	-13.26%	\$ 122,428	-0.66%	
Maywood	153	139	\$ 82,684	27	38	159	\$ 54,445	7.45	7.13	4.41%	\$ 56,363	-3.40%	
Medinah	157	14	\$ 323,393	8	1	25	\$ 298,100	4.94	5.38	-8.14%	\$ 290,125	2.75%	
Melrose Park	160	74	\$ 157,736	25	8	89	\$ 113,638	7.28	7.24	0.54%	\$ 118,757	-4.31%	
McHenry	50	443	\$ 263,260	122	31	523	\$ 147,581	7.86	8.46	-7.02%	\$ 152,704	-3.36%	
Minooka	447	65	\$ 344,604	30	6	96	\$ 151,383	5.91	5.06	16.72%	\$ 165,057	-8.28%	
Midlothian	445	110	\$ 136,407	21	19	109	\$ 88,517	8.86	10.98	-19.34%	\$ 99,501	-11.04%	
Mokena	448	123	\$ 423,780	28	4	144	\$ 314,744	8.39	7.54	11.28%	\$ 308,081	2.16%	
Monee	449	81	\$ 342,105	21	5	69	\$ 177,778	10.23	11.19	-8.57%	\$ 179,544	-0.98%	
Montgomery	538	137	\$ 178,133	91	21	303	\$ 141,516	3.96	4.20	-5.68%	\$ 138,776	1.97%	
Morton Grove	53	100	\$ 326,190	56	11	205	\$ 255,084	4.41	4.31	2.39%	\$ 255,678	-0.23%	
Mt. Prospect	56	159	\$ 333,601	96	16	283	\$ 274,676	4.83	6.09	-20.63%	\$ 273,661	0.37%	
Mundelein	60	205	\$ 331,062	78	18	323	\$ 204,178	5.87	7.07	-16.98%	\$ 207,416	-1.56%	
Naperville	540	658	\$ 604,895	326	25	1,283	\$ 404,546	4.83	5.40	-10.55%	\$ 410,446	-1.44%	
New Lenox	451	206	\$ 315,474	58	16	212	\$ 246,795	8.64	9.66	-10.49%	\$ 244,711	0.85%	
Niles	648	107	\$ 320,826	47	12	152	\$ 247,973	6.09	7.36	-17.36%	\$ 240,554	3.08%	
Norridge	634	60	\$ 314,255	33	8	110	\$ 229,785	4.77	5.95	-19.92%	\$ 236,603	-2.88%	
North Aurora	542	95	\$ 267,567	40	8	167	\$ 213,064	5.30	6.22	-14.72%	\$ 211,635	0.68%	
North Chicago	64	72	\$ 71,003	18	12	85	\$ 35,049	7.51	10.57	-28.89%	\$ 35,624	-1.61%	
North Riverside	547	42	\$ 204,909	14	4	68	\$ 174,170	5.86	6.83	-14.24%	\$ 166,398	4.67%	
Northbrook	62	197	\$ 726,113	66	31	326	\$ 509,247	5.59	5.92	-5.62%	\$ 486,319	4.71%	
Northfield	7193	50	\$ 982,542	15	9	59	\$ 617,883	7.23	9.71	-25.52%	\$ 763,519	-19.07%	
Northlake	164	80	\$ 134,344	19	12	87	\$ 103,404	8.14	7.38	10.30%	\$ 105,010	-1.53%	
Oak Brook	523	96	\$ 1,479,155	18	5	68	\$ 1,005,915	12.66	13.13	-3.58%	\$ 1,042,199	-3.48%	
Oak Forest	452	132	\$ 175,053	49	11	196	\$ 153,810	6.19	7.45	-16.99%	\$ 154,830	-0.66%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	225	\$ 208,598	81	38	394	\$ 156,399	5.26	5.69	-7.45%	\$ 159,366	-1.86%	
Oak Park	302	174	\$ 456,961	89	13	320	\$ 396,537	4.95	4.55	8.75%	\$ 374,392	5.91%	
Olympia Fields	461	74	\$ 240,301	14	9	41	\$ 181,629	13.88	12.20	13.73%	\$ 191,530	-5.17%	
Orland Park	462	279	\$ 455,432	64	7	292	\$ 310,000	9.22	8.75	5.44%	\$ 313,266	-1.04%	
Oswego	543	210	\$ 311,103	101	14	346	\$ 218,602	5.47	6.14	-10.94%	\$ 225,073	-2.88%	
Palatine	67	233	\$ 404,990	100	15	324	\$ 301,595	6.37	7.24	-12.00%	\$ 305,681	-1.34%	
Palos Heights	463	67	\$ 373,483	18	5	84	\$ 252,683	7.51	8.44	-10.93%	\$ 266,763	-5.28%	
Palos Hills	465	46	\$ 321,806	10	3	68	\$ 202,940	6.81	7.04	-3.20%	\$ 210,360	-3.53%	
Palos Park	464	76	\$ 850,388	10	2	43	\$ 420,766	16.58	18.40	-9.88%	\$ 444,719	-5.39%	
Park Forest	466	194	\$ 64,783	37	29	241	\$ 43,009	7.58	9.08	-16.45%	\$ 42,100	2.16%	
Park Ridge	68	191	\$ 589,159	89	18	381	\$ 407,467	4.70	5.45	-13.81%	\$ 417,906	-2.50%	
Peotone	468	28	\$ 245,853	10	3	34	\$ 175,686	7.15	8.00	-10.64%	\$ 191,126	-8.08%	
Plainfield	544	463	\$ 289,133	269	54	991	\$ 216,654	4.23	4.59	-7.96%	\$ 216,175	0.22%	
Posen	469	34	\$ 88,094	12	12	55	\$ 71,617	5.16	5.19	-0.47%	\$ 74,448	-3.80%	
Prospect Heights	70	58	\$ 445,867	22	4	49	\$ 297,927	9.28	11.43	-18.80%	\$ 277,914	7.20%	
Richton Park	471	72	\$ 157,401	17	24	106	\$ 91,003	5.88	6.53	-9.98%	\$ 93,577	-2.75%	
River Forest	305	83	\$ 787,564	26	4	80	\$ 606,447	9.05	9.45	-4.15%	\$ 629,489	-3.66%	
River Grove	171	37	\$ 206,943	16	3	67	\$ 138,304	5.16	5.40	-4.39%	\$ 148,402	-6.80%	
Riverdale	627	77	\$ 52,234	13	24	92	\$ 20,762	7.16	8.07	-11.21%	\$ 20,782	-0.10%	
Riverside	546	75	\$ 479,943	22	5	84	\$ 346,441	8.11	9.03	-10.21%	\$ 355,333	-2.50%	
Rolling Meadows	8	71	\$ 266,656	36	1	115	\$ 202,917	5.61	8.22	-31.77%	\$ 204,051	-0.56%	
Romeoville	494	131	\$ 164,485	88	36	340	\$ 128,704	3.39	4.13	-17.92%	\$ 129,492	-0.61%	
Roselle & Keeneyville	172	87	\$ 310,835	19	5	135	\$ 244,547	6.57	6.04	8.77%	\$ 237,027	3.17%	
Round Lake	73	288	\$ 133,670	162	38	516	\$ 101,409	4.83	5.67	-14.89%	\$ 101,117	0.29%	
Sauk Village	414	86	\$ 54,527	11	14	97	\$ 33,657	8.46	10.42	-18.83%	\$ 38,701	-13.03%	
Schaumburg	193	161	\$ 357,188	75	20	319	\$ 250,021	4.67	5.17	-9.66%	\$ 251,133	-0.44%	
Shorewood	496	108	\$ 265,861	34	14	147	\$ 223,715	6.65	7.38	-9.94%	\$ 228,117	-1.93%	
Skokie	76	172	\$ 343,422	94	31	366	\$ 245,805	4.20	4.49	-6.31%	\$ 240,134	2.36%	
South Elgin	177	84	\$ 256,481	40	7	171	\$ 218,072	4.62	5.03	-8.05%	\$ 213,609	2.09%	
South Holland	473	161	\$ 117,473	57	40	253	\$ 91,655	5.52	6.78	-18.57%	\$ 95,724	-4.25%	
St. Charles	174	493	\$ 558,596	118	24	508	\$ 364,422	9.10	9.00	1.18%	\$ 369,010	-1.24%	
Steger	475	74	\$ 112,435	10	7	71	\$ 65,753	10.09	10.19	-0.93%	\$ 65,690	0.10%	
Stickney	404	71	\$ 152,854	16	7	73	\$ 110,978	8.88	6.19	43.39%	\$ 119,211	-6.91%	
Streamwood	107	139	\$ 196,328	107	26	317	\$ 141,585	3.71	4.40	-15.85%	\$ 144,670	-2.13%	
Sugar Grove	554	64	\$ 329,748	26	2	92	\$ 255,490	6.40	5.61	14.15%	\$ 248,612	2.77%	
Summit	501	48	\$ 127,553	13	7	56	\$ 67,389	7.58	9.00	-15.79%	\$ 69,510	-3.05%	

July 1, 2012 Statistics									April 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	Percent
Thornton	476	25	\$ 94,148	4	2	14	\$ 75,514	15.00	10.74	39.71%	\$ 66,642	13.31%	
Tinley Park	477	182	\$ 275,242	60	14	236	\$ 209,052	7.05	8.21	-14.17%	\$ 217,467	-3.87%	
University Park	5466	38	\$ 90,492	6	11	43	\$ 69,618	7.60	9.75	-22.05%	\$ 76,430	-8.91%	
Vernon Hills	61	93	\$ 445,056	41	4	134	\$ 394,225	6.23	6.49	-3.91%	\$ 378,293	4.21%	
Villa Park	186	90	\$ 199,468	51	11	184	\$ 157,727	4.39	5.50	-20.11%	\$ 161,150	-2.12%	
Warrenville	555	57	\$ 334,127	24	7	66	\$ 206,862	7.05	7.31	-3.54%	\$ 242,118	-14.56%	
Waukegan & Park City	85	324	\$ 101,302	150	55	543	\$ 62,764	5.20	5.55	-6.36%	\$ 62,780	-0.03%	
Wayne	184	44	\$ 800,535	5	0	29	\$ 477,379	15.53	10.05	54.46%	\$ 552,419	-13.58%	
West Chicago	185	205	\$ 302,192	81	20	251	\$ 178,076	6.99	6.37	9.79%	\$ 177,893	0.10%	
Westchester	154	131	\$ 212,141	48	17	210	\$ 160,188	5.72	7.15	-20.03%	\$ 162,913	-1.67%	
Western Springs	558	61	\$ 701,643	24	1	136	\$ 514,545	4.55	6.17	-26.30%	\$ 490,415	4.92%	
Westmont	559	105	\$ 360,112	31	5	119	\$ 244,695	8.13	9.37	-13.26%	\$ 248,125	-1.38%	
Wheaton	187	273	\$ 493,304	103	7	471	\$ 347,051	5.64	6.54	-13.75%	\$ 347,531	-0.14%	
Wheeling	90	95	\$ 205,640	55	10	148	\$ 161,937	5.35	6.84	-21.72%	\$ 162,042	-0.07%	
Willow Springs	480	33	\$ 291,261	11	2	34	\$ 290,664	8.43	8.78	-4.04%	\$ 267,874	8.51%	
Willowbrook	516	53	\$ 827,115	7	1	47	\$ 376,370	11.56	10.89	6.20%	\$ 374,473	0.51%	
Wilmette	91	100	\$ 946,839	58	26	307	\$ 681,505	3.07	4.27	-28.10%	\$ 702,781	-3.03%	
Winfield	190	79	\$ 416,926	26	0	84	\$ 254,681	8.62	8.94	-3.59%	\$ 250,002	1.87%	
Winnetka	93	145	\$ 1,990,178	30	29	207	\$ 1,271,735	6.54	6.99	-6.45%	\$ 1,316,757	-3.42%	
Wood Dale	191	71	\$ 274,943	22	9	102	\$ 212,336	6.41	7.26	-11.80%	\$ 199,047	6.68%	
Woodridge	517	92	\$ 335,383	56	6	181	\$ 252,331	4.54	6.66	-31.79%	\$ 248,575	1.51%	
Woodstock & Greenwood	98	234	\$ 310,149	54	10	244	\$ 175,231	9.12	9.68	-5.86%	\$ 177,405	-1.23%	
Worth	482	45	\$ 178,931	8	8	64	\$ 129,809	6.75	6.15	9.76%	\$ 129,458	0.27%	
Yorkville	560	153	\$ 306,956	50	10	218	\$ 206,581	6.60	6.26	5.46%	\$ 209,535	-1.41%	
Zion	99	177	\$ 110,763	69	25	234	\$ 75,641	6.48	7.43	-12.85%	\$ 79,893	-5.32%	
City of CHICAGO	8000	4,889	\$ 326,124	1,649	1,034	8,045	\$ 237,289	5.47	5.89	-7.21%	\$ 231,371	2.56%	
TOTALS (all areas in report)	8099	30,468	\$ 373,700	11,201	3,814	46,291	\$ 251,198	5.96	6.42	-7.16%	\$ 251,448	-0.10%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	34,319	\$ 365,673	12,262	4,109	50,759	\$ 245,845	6.13	6.58	-6.75%	\$ 246,082	-0.10%	
<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>													