

# 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, 2011 to September 30, 2012**

**Sponsored by:**

**Alvin "Chip" Wagner III, SRA, SCRP**

**A. L. Wagner Appraisal Group, Inc.**

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	October 1, 2012 Statistics								October 1, 2011 Statistics				
	MLS	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	
<b>Town</b>	<b>Area</b>												
Addison	101	129	\$ 272,192	64	6	188	\$ 189,026	<b>6.00</b>	<b>8.54</b>	<b>-29.76%</b>	\$ 178,975	5.62%	
Algonquin	102	155	\$ 280,582	68	9	287	\$ 221,877	<b>5.11</b>	<b>10.12</b>	<b>-49.51%</b>	\$ 228,152	<b>-2.75%</b>	
Alsip	658	66	\$ 157,181	25	14	125	\$ 118,122	<b>4.83</b>	<b>10.83</b>	<b>-55.42%</b>	\$ 127,011	<b>-7.00%</b>	
Antioch	2	202	\$ 243,832	46	18	270	\$ 181,847	<b>7.26</b>	<b>13.30</b>	<b>-45.42%</b>	\$ 195,973	<b>-7.21%</b>	
Arlington Heights	5	225	\$ 401,690	106	18	540	\$ 334,155	<b>4.07</b>	<b>9.11</b>	<b>-55.35%</b>	\$ 335,654	<b>-0.45%</b>	
Aurora - DuPage County	507	130	\$ 305,505	52	12	296	\$ 261,195	<b>4.33</b>	<b>6.98</b>	<b>-37.89%</b>	\$ 267,115	<b>-2.22%</b>	
Aurora - Kane County	507	370	\$ 132,526	264	90	1,165	\$ 94,397	<b>2.92</b>	<b>5.23</b>	<b>-44.08%</b>	\$ 96,841	<b>-2.52%</b>	
Aurora - Will, Kendall Cty	507	57	\$ 261,708	34	7	140	\$ 203,930	<b>3.78</b>	<b>7.13</b>	<b>-47.02%</b>	\$ 212,740	<b>-4.14%</b>	
Barrington Area	10	411	\$ 1,098,096	94	13	451	\$ 561,285	<b>8.84</b>	<b>14.20</b>	<b>-37.75%</b>	\$ 559,598	0.30%	
Bartlett	104	168	\$ 293,149	54	18	282	\$ 245,388	<b>5.69</b>	<b>7.00</b>	<b>-18.68%</b>	\$ 255,796	<b>-4.07%</b>	
Batavia	510	146	\$ 359,875	37	4	266	\$ 261,621	<b>5.71</b>	<b>7.88</b>	<b>-27.56%</b>	\$ 276,091	<b>-5.24%</b>	
Beecher	401	55	\$ 212,560	7	4	50	\$ 167,128	<b>10.82</b>	<b>20.62</b>	<b>-47.52%</b>	\$ 181,865	<b>-8.10%</b>	
Bellwood	2104	107	\$ 87,628	45	34	205	\$ 61,250	<b>4.52</b>	<b>7.20</b>	<b>-37.21%</b>	\$ 74,662	<b>-17.96%</b>	
Bensenville	106	83	\$ 213,563	36	9	127	\$ 153,344	<b>5.79</b>	<b>8.94</b>	<b>-35.21%</b>	\$ 144,469	6.14%	
Berwyn	402	252	\$ 145,713	97	57	411	\$ 116,894	<b>5.35</b>	<b>6.56</b>	<b>-18.42%</b>	\$ 128,898	<b>-9.31%</b>	
Bloomingtondale	108	65	\$ 482,821	27	10	129	\$ 302,374	<b>4.70</b>	<b>15.57</b>	<b>-69.83%</b>	\$ 276,823	9.23%	

		October 1, 2012 Statistics							October 1, 2011 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales		MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	93	\$ 89,817	16	15	99	\$ 61,059	8.58	7.53	14.07%	\$ 60,654	0.67%	
Bolingbrook	440	258	\$ 226,181	152	45	648	\$ 176,568	3.66	7.15	-48.72%	\$ 180,359	-2.10%	
Bridgeview	455	46	\$ 188,684	22	7	78	\$ 132,819	5.16	13.29	-61.19%	\$ 145,899	-8.97%	
Broadview	155	50	\$ 113,310	17	9	47	\$ 87,940	8.22	8.49	-3.22%	\$ 89,786	-2.06%	
Brookfield	513	82	\$ 202,343	34	10	174	\$ 173,392	4.51	9.52	-52.59%	\$ 177,888	-2.53%	
Buffalo Grove	89	92	\$ 368,262	57	7	275	\$ 301,437	3.26	6.46	-49.57%	\$ 318,124	-5.25%	
Burbank	454	150	\$ 179,308	58	22	214	\$ 126,926	6.12	7.56	-19.04%	\$ 147,990	-14.23%	
Burnham	633	17	\$ 78,617	5	7	24	\$ 50,087	5.67	7.58	-25.23%	\$ 38,093	31.49%	
Burr Ridge	522	139	\$ 1,199,670	21	8	100	\$ 762,130	12.93	12.83	0.80%	\$ 762,053	0.01%	
Calumet City	409	250	\$ 66,309	32	56	269	\$ 44,370	8.40	10.11	-16.91%	\$ 51,462	-13.78%	
Calumet Park	643	40	\$ 76,277	6	8	49	\$ 52,426	7.62	7.20	5.82%	\$ 44,251	18.47%	
Carol Stream	188	97	\$ 244,020	44	9	215	\$ 201,085	4.34	8.80	-50.62%	\$ 216,958	-7.32%	
Carpentersville	110	189	\$ 150,973	97	23	368	\$ 113,070	4.65	6.36	-26.98%	\$ 108,034	4.66%	
Cary	13	164	\$ 276,912	62	3	238	\$ 193,429	6.50	15.29	-57.52%	\$ 216,598	-10.70%	
Channahon	410	57	\$ 216,049	20	4	112	\$ 186,657	5.03	9.41	-46.57%	\$ 189,455	-1.48%	
Chicago Heights	411	181	\$ 78,607	24	22	199	\$ 53,455	8.87	11.82	-25.00%	\$ 54,089	-1.17%	
Chicago Ridge	415	34	\$ 160,650	9	4	46	\$ 125,640	6.92	11.44	-39.56%	\$ 131,270	-4.29%	
Cicero	650	181	\$ 93,659	76	58	359	\$ 67,407	4.41	6.98	-36.84%	\$ 79,830	-15.56%	
Clarendon Hills	514	53	\$ 730,855	17	2	87	\$ 535,079	6.00	8.20	-26.87%	\$ 622,472	-14.04%	
Country Club Hills	478	117	\$ 116,680	35	32	192	\$ 86,585	5.42	7.80	-30.50%	\$ 90,456	-4.28%	
Countryside	527	28	\$ 279,854	5	1	28	\$ 227,050	9.88	10.62	-6.91%	\$ 251,891	-9.86%	
Crestwood	446	43	\$ 175,851	7	2	38	\$ 147,508	10.98	13.30	-17.44%	\$ 162,900	-9.45%	
Crete	417	149	\$ 234,067	34	8	144	\$ 141,197	9.61	9.96	-3.53%	\$ 144,071	-1.99%	
Crystal Lake (& Lakewood)	14	361	\$ 340,100	130	25	549	\$ 210,890	6.15	9.07	-32.14%	\$ 237,145	-11.07%	
Darien	562	69	\$ 374,533	34	5	129	\$ 301,607	4.93	8.54	-42.32%	\$ 292,286	3.19%	
Deerfield	15	82	\$ 636,421	48	7	185	\$ 484,831	4.10	7.94	-48.36%	\$ 488,504	-0.75%	
Des Plaines	16	222	\$ 316,794	82	21	410	\$ 205,456	5.19	8.53	-39.12%	\$ 222,334	-7.59%	
Dolton	419	187	\$ 63,958	43	34	244	\$ 35,409	6.99	9.68	-27.81%	\$ 45,117	-21.52%	
Downers Grove	515	243	\$ 520,952	82	19	430	\$ 331,719	5.49	8.66	-36.61%	\$ 353,478	-6.16%	
Elgin	123	560	\$ 223,894	275	69	1,020	\$ 142,120	4.93	8.04	-38.69%	\$ 147,862	-3.88%	
Elk Grove Village	7	90	\$ 262,746	40	10	179	\$ 241,165	4.72	10.48	-55.00%	\$ 242,752	-0.65%	
Elmhurst	126	218	\$ 548,690	82	11	429	\$ 396,816	5.01	7.57	-33.83%	\$ 405,932	-2.25%	
Elmwood Park	635	100	\$ 229,261	43	14	159	\$ 173,092	5.56	8.51	-34.68%	\$ 184,184	-6.02%	
Evanston	201	128	\$ 659,279	61	18	415	\$ 495,758	3.11	7.07	-55.99%	\$ 485,185	2.18%	
Evergreen Park	642	164	\$ 155,672	39	9	184	\$ 126,833	8.48	10.42	-18.62%	\$ 126,531	0.24%	
Flossmoor	422	104	\$ 308,446	27	8	120	\$ 193,541	8.05	11.08	-27.35%	\$ 243,390	-20.48%	

	October 1, 2012 Statistics								October 1, 2011 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	56	\$ 218,876	16	4	73	\$ 176,014	7.23	14.49	-50.13%	\$ 205,948	-14.53%
Fox Lake	20	66	\$ 227,877	11	9	61	\$ 133,216	9.78	15.50	-36.92%	\$ 182,217	-26.89%
Fox River Grove	21	41	\$ 238,347	13	2	63	\$ 190,394	6.31	9.82	-35.75%	\$ 205,671	-7.43%
Frankfort	423	219	\$ 405,011	52	9	257	\$ 326,742	8.26	12.53	-34.06%	\$ 328,515	-0.54%
Franklin Park	131	96	\$ 153,180	48	15	193	\$ 113,324	4.50	6.98	-35.50%	\$ 133,568	-15.16%
Geneva	134	182	\$ 409,515	58	7	345	\$ 322,608	5.33	8.47	-37.13%	\$ 325,209	-0.80%
Glen Ellyn	137	182	\$ 539,699	64	4	366	\$ 394,738	5.03	7.45	-32.46%	\$ 413,378	-4.51%
Glencoe	22	75	\$ 1,624,563	17	7	146	\$ 1,102,936	5.29	7.07	-25.09%	\$ 1,046,532	5.39%
Glendale Heights	139	77	\$ 174,273	59	17	195	\$ 134,915	3.41	7.49	-54.45%	\$ 139,312	-3.16%
Glenview	25	214	\$ 715,033	73	28	417	\$ 553,282	4.96	7.90	-37.22%	\$ 559,699	-1.15%
Glenwood	425	59	\$ 109,134	13	13	81	\$ 81,166	6.62	11.64	-43.14%	\$ 95,145	-14.69%
Gurnee	31	160	\$ 294,622	54	9	280	\$ 233,152	5.60	9.74	-42.50%	\$ 242,964	-4.04%
Hanover Park	103	87	\$ 161,799	65	19	216	\$ 130,042	3.48	5.82	-40.19%	\$ 132,263	-1.68%
Harvey	426	121	\$ 43,225	10	25	156	\$ 19,154	7.60	11.20	-32.15%	\$ 21,491	-10.88%
Harwood Heights	656	26	\$ 289,281	12	5	50	\$ 196,088	4.66	6.63	-29.78%	\$ 233,316	-15.96%
Hazel Crest	429	85	\$ 93,968	21	15	137	\$ 61,392	5.90	5.81	1.42%	\$ 64,798	-5.26%
Hickory Hills	457	54	\$ 253,141	28	7	83	\$ 170,294	5.49	12.17	-54.86%	\$ 174,449	-2.38%
Highland Park	35	210	\$ 1,200,006	68	20	324	\$ 584,823	6.12	10.01	-38.87%	\$ 527,285	10.91%
Hillside	162	42	\$ 140,831	21	14	86	\$ 95,176	4.17	6.70	-37.81%	\$ 98,815	-3.68%
Hinkley	520	28	\$ 220,011	3	1	16	\$ 113,781	16.80	15.20	10.53%	\$ 125,593	-9.40%
Hinsdale	521	195	\$ 1,591,988	37	2	243	\$ 887,167	8.30	11.68	-28.93%	\$ 988,302	-10.23%
Hoffman Estates	194	158	\$ 277,804	74	11	295	\$ 242,285	4.99	8.48	-41.18%	\$ 258,839	-6.40%
Homer Glen	500	134	\$ 398,449	40	8	163	\$ 311,202	7.62	16.15	-52.81%	\$ 320,873	-3.01%
Homewood	430	134	\$ 144,310	33	19	201	\$ 120,941	6.36	9.50	-33.12%	\$ 131,738	-8.20%
Indian Head Park	531	11	\$ 508,973	1	0	15	\$ 426,774	8.25	15.43	-46.53%	\$ 462,257	-7.68%
Inverness	7167	84	\$ 871,112	27	3	78	\$ 553,566	9.33	19.00	-50.88%	\$ 633,422	-12.61%
Itasca	143	51	\$ 402,813	16	1	55	\$ 269,274	8.50	16.60	-48.78%	\$ 295,107	-8.75%
Joliet	499	491	\$ 141,845	182	80	973	\$ 103,973	4.77	8.52	-43.97%	\$ 112,516	-7.59%
Justice	458	34	\$ 174,643	4	2	42	\$ 133,202	8.50	10.59	-19.72%	\$ 148,157	-10.09%
Kenilworth	43	46	\$ 2,225,670	2	4	29	\$ 1,363,638	15.77	10.33	52.74%	\$ 1,627,477	-16.21%
LaGrange Park	526	51	\$ 302,694	23	0	111	\$ 289,165	4.57	7.44	-38.65%	\$ 308,767	-6.35%
LaGrange	525	71	\$ 508,804	13	4	161	\$ 431,268	4.79	7.28	-34.25%	\$ 471,983	-8.63%
Lake Bluff	44	78	\$ 1,110,586	21	3	100	\$ 487,327	7.55	12.11	-37.68%	\$ 654,068	-25.49%
Lake Forest	45	236	\$ 1,744,925	31	16	218	\$ 990,778	10.69	14.23	-24.91%	\$ 1,186,518	-16.50%
Lake In The Hills	156	123	\$ 278,814	87	17	264	\$ 183,297	4.01	7.32	-45.20%	\$ 184,925	-0.88%
Lake Villa & Lindenhurst	46	247	\$ 269,475	78	13	325	\$ 190,121	7.13	10.25	-30.52%	\$ 208,947	-9.01%

October 1, 2012 Statistics									October 1, 2011 Statistics			
Town	MLS		Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area	Actives	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Percent
				(Ctg.)	(Pend)	12 mos.						Change
Lansing	438	244	\$ 113,783	51	30	286	\$ 79,896	7.98	12.45	-35.93%	\$ 84,508	-5.46%
Lemont	439	148	\$ 486,553	27	5	140	\$ 318,555	10.33	14.92	-30.79%	\$ 379,562	-16.07%
Libertyville & Green Oaks	48	218	\$ 605,811	55	8	311	\$ 463,131	6.99	12.12	-42.30%	\$ 455,525	1.67%
Lincolnshire	69	53	\$ 607,396	13	2	95	\$ 541,602	5.78	9.71	-40.44%	\$ 525,633	3.04%
Lincolnwood	645	76	\$ 523,215	16	14	101	\$ 357,636	6.96	8.46	-17.71%	\$ 384,910	-7.09%
Lisle	532	91	\$ 415,383	24	1	140	\$ 301,264	6.62	12.29	-46.16%	\$ 315,642	-4.56%
Lockport	495	161	\$ 236,092	64	23	277	\$ 187,655	5.31	9.54	-44.35%	\$ 187,612	0.02%
Lombard	148	175	\$ 264,514	77	9	364	\$ 206,012	4.67	7.72	-39.54%	\$ 229,359	-10.18%
Lynwood	5411	51	\$ 182,799	14	11	77	\$ 125,945	6.00	13.60	-55.88%	\$ 139,235	-9.54%
Lyons	534	48	\$ 133,761	15	9	71	\$ 83,889	6.06	12.21	-50.34%	\$ 109,218	-23.19%
Markham	4426	133	\$ 96,480	23	31	119	\$ 41,327	9.23	8.54	8.09%	\$ 42,457	-2.66%
Matteson	443	119	\$ 158,018	52	38	191	\$ 116,290	5.08	8.24	-38.32%	\$ 138,638	-16.12%
Maywood	153	126	\$ 82,645	41	28	172	\$ 51,459	6.27	7.71	-18.63%	\$ 61,716	-16.62%
Medinah	157	11	\$ 354,336	3	0	30	\$ 265,938	4.00	5.45	-26.67%	\$ 332,409	-20.00%
Melrose Park	160	68	\$ 160,013	20	13	99	\$ 107,992	6.18	8.95	-30.96%	\$ 130,069	-16.97%
McHenry	50	430	\$ 264,572	135	23	568	\$ 145,490	7.11	11.16	-36.29%	\$ 169,822	-14.33%
Minooka	447	65	\$ 363,505	28	5	112	\$ 157,145	5.38	8.83	-39.09%	\$ 172,653	-8.98%
Midlothian	445	114	\$ 139,988	18	17	121	\$ 88,210	8.77	10.67	-17.79%	\$ 101,087	-12.74%
Mokena	448	119	\$ 405,742	30	6	148	\$ 289,508	7.76	10.61	-26.87%	\$ 314,298	-7.89%
Monee	449	78	\$ 335,408	6	11	72	\$ 172,566	10.52	13.23	-20.49%	\$ 193,784	-10.95%
Montgomery	538	122	\$ 178,034	86	34	322	\$ 137,150	3.31	7.14	-53.61%	\$ 145,099	-5.48%
Morton Grove	53	108	\$ 312,986	52	12	217	\$ 254,476	4.61	6.90	-33.20%	\$ 264,239	-3.69%
Mt. Prospect	56	159	\$ 331,154	68	9	355	\$ 275,214	4.42	8.86	-50.13%	\$ 279,941	-1.69%
Mundelein	60	174	\$ 315,485	70	12	341	\$ 200,027	4.94	11.08	-55.46%	\$ 207,265	-3.49%
Naperville	540	572	\$ 600,898	225	30	1,390	\$ 410,120	4.17	7.48	-44.23%	\$ 420,338	-2.43%
New Lenox	451	183	\$ 300,936	49	4	256	\$ 241,223	7.11	13.51	-47.39%	\$ 246,198	-2.02%
Niles	648	88	\$ 323,036	49	10	167	\$ 245,764	4.67	8.72	-46.42%	\$ 247,201	-0.58%
Norridge	634	50	\$ 324,664	22	12	132	\$ 228,564	3.61	7.62	-52.56%	\$ 247,588	-7.68%
North Aurora	542	82	\$ 276,029	38	5	177	\$ 215,440	4.47	8.00	-44.09%	\$ 219,599	-1.89%
North Chicago	64	54	\$ 68,860	16	9	88	\$ 35,843	5.73	9.58	-40.11%	\$ 40,438	-11.36%
North Riverside	547	40	\$ 192,759	9	7	77	\$ 170,620	5.16	9.96	-48.19%	\$ 187,757	-9.13%
Northbrook	62	165	\$ 763,104	61	20	347	\$ 499,966	4.63	7.18	-35.57%	\$ 511,250	-2.21%
Northfield	7193	50	\$ 983,518	7	5	74	\$ 649,058	6.98	14.31	-51.24%	\$ 840,486	-22.78%
Northlake	164	75	\$ 136,677	26	6	92	\$ 98,755	7.26	7.68	-5.55%	\$ 107,751	-8.35%
Oak Brook	523	97	\$ 1,448,462	13	2	86	\$ 979,278	11.52	24.18	-52.34%	\$ 935,494	4.68%
Oak Forest	452	107	\$ 185,682	36	23	214	\$ 151,108	4.70	9.47	-50.34%	\$ 165,561	-8.73%

October 1, 2012 Statistics									October 1, 2011 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	Percent
Oak Lawn	453	233	\$ 202,078	84	33	414	\$ 156,330	5.27	8.54	-38.37%	\$ 173,638	-9.97%	
Oak Park	302	152	\$ 440,449	60	10	352	\$ 402,418	4.32	6.42	-32.71%	\$ 388,819	3.50%	
Olympia Fields	461	67	\$ 242,616	18	9	54	\$ 166,189	9.93	10.06	-1.38%	\$ 195,711	-15.08%	
Orland Park	462	245	\$ 456,324	45	19	303	\$ 296,337	8.01	10.95	-26.87%	\$ 333,736	-11.21%	
Oswego	543	189	\$ 295,692	79	19	374	\$ 222,122	4.81	8.23	-41.64%	\$ 242,933	-8.57%	
Palatine	67	207	\$ 406,963	75	13	381	\$ 304,037	5.30	9.83	-46.13%	\$ 312,201	-2.61%	
Palos Heights	463	59	\$ 356,403	11	5	96	\$ 240,461	6.32	9.03	-29.98%	\$ 291,050	-17.38%	
Palos Hills	465	47	\$ 314,144	11	6	66	\$ 189,912	6.80	10.13	-32.89%	\$ 219,997	-13.68%	
Palos Park	464	76	\$ 903,893	10	1	51	\$ 376,276	14.71	23.70	-37.93%	\$ 398,713	-5.63%	
Park Forest	466	188	\$ 65,089	21	27	239	\$ 41,849	7.86	12.67	-37.96%	\$ 46,233	-9.48%	
Park Ridge	68	192	\$ 589,477	47	18	395	\$ 398,958	5.01	7.91	-36.68%	\$ 422,517	-5.58%	
Peotone	468	26	\$ 279,273	9	3	33	\$ 159,049	6.93	15.53	-55.35%	\$ 192,782	-17.50%	
Plainfield	544	368	\$ 298,350	258	33	1,028	\$ 214,857	3.35	6.89	-51.43%	\$ 224,006	-4.08%	
Posen	469	25	\$ 87,989	12	11	64	\$ 68,238	3.45	6.10	-43.43%	\$ 74,413	-8.30%	
Prospect Heights	70	55	\$ 442,180	15	3	64	\$ 303,074	8.05	12.97	-37.93%	\$ 271,391	11.67%	
Richton Park	471	82	\$ 128,844	25	22	118	\$ 93,077	5.96	7.81	-23.68%	\$ 101,462	-8.26%	
River Forest	305	71	\$ 860,624	6	6	93	\$ 602,056	8.11	10.52	-22.84%	\$ 645,907	-6.79%	
River Grove	171	26	\$ 228,304	25	2	68	\$ 134,781	3.28	8.24	-60.14%	\$ 160,568	-16.06%	
Riverdale	627	86	\$ 45,823	9	23	104	\$ 21,494	7.59	11.74	-35.36%	\$ 23,455	-8.36%	
Riverside	546	78	\$ 449,008	10	2	101	\$ 347,251	8.28	15.35	-46.05%	\$ 359,708	-3.46%	
Rolling Meadows	8	68	\$ 291,918	34	5	138	\$ 209,677	4.61	12.12	-61.97%	\$ 218,633	-4.10%	
Romeoville	494	125	\$ 158,519	85	31	345	\$ 122,414	3.25	7.21	-54.85%	\$ 139,698	-12.37%	
Roselle & Keeneyville	172	87	\$ 355,161	23	7	129	\$ 236,006	6.57	6.98	-5.86%	\$ 243,404	-3.04%	
Round Lake	73	262	\$ 126,167	153	32	521	\$ 98,503	4.45	7.97	-44.15%	\$ 105,086	-6.26%	
Sauk Village	414	73	\$ 47,322	12	15	87	\$ 33,601	7.68	6.04	27.19%	\$ 38,719	-13.22%	
Schaumburg	193	140	\$ 341,139	73	14	342	\$ 255,608	3.92	9.48	-58.69%	\$ 266,135	-3.96%	
Shorewood	496	101	\$ 262,676	25	13	163	\$ 221,916	6.03	10.83	-44.34%	\$ 227,615	-2.50%	
Skokie	76	158	\$ 349,915	93	22	400	\$ 248,138	3.68	6.62	-44.39%	\$ 243,946	1.72%	
South Elgin	177	72	\$ 273,219	42	6	181	\$ 220,830	3.77	7.28	-48.16%	\$ 224,220	-1.51%	
South Holland	473	155	\$ 112,052	47	34	277	\$ 93,848	5.20	7.46	-30.39%	\$ 98,021	-4.26%	
St. Charles	174	444	\$ 566,172	118	20	521	\$ 333,290	8.08	10.65	-24.09%	\$ 377,492	-11.71%	
Steger	475	72	\$ 107,204	7	11	79	\$ 67,640	8.91	12.85	-30.66%	\$ 69,991	-3.36%	
Stickney	404	61	\$ 137,685	18	13	74	\$ 109,614	6.97	10.95	-36.33%	\$ 127,432	-13.98%	
Streamwood	107	147	\$ 199,480	86	25	336	\$ 139,929	3.95	6.56	-39.82%	\$ 154,224	-9.27%	
Sugar Grove	554	63	\$ 329,855	19	2	109	\$ 250,329	5.82	9.58	-39.27%	\$ 252,204	-0.74%	
Summit	501	36	\$ 121,066	15	5	65	\$ 72,781	5.08	11.55	-55.99%	\$ 76,050	-4.30%	

	October 1, 2012 Statistics							October 1, 2011 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	21	\$ 101,700	3	5	12	\$ 67,240	12.60	9.18	37.31%	\$ 61,894	8.64%
Tinley Park	477	178	\$ 271,289	55	12	261	\$ 214,664	6.51	11.05	-41.09%	\$ 228,863	-6.20%
University Park	5466	25	\$ 81,478	12	11	45	\$ 73,376	4.41	12.00	-63.24%	\$ 77,648	-5.50%
Vernon Hills	61	70	\$ 448,163	29	3	162	\$ 405,223	4.33	8.57	-49.48%	\$ 371,005	9.22%
Villa Park	186	89	\$ 199,706	47	8	199	\$ 161,661	4.20	7.42	-43.31%	\$ 177,891	-9.12%
Warrenville	555	57	\$ 319,784	17	5	76	\$ 205,832	6.98	10.83	-35.57%	\$ 230,792	-10.82%
Waukegan & Park City	85	324	\$ 94,027	148	53	583	\$ 62,867	4.96	8.44	-41.26%	\$ 69,326	-9.32%
Wayne	184	40	\$ 847,892	9	1	35	\$ 468,200	10.67	29.40	-63.72%	\$ 649,500	-27.91%
West Chicago	185	184	\$ 281,557	71	22	287	\$ 173,470	5.81	10.10	-42.45%	\$ 176,566	-1.75%
Westchester	154	102	\$ 212,732	53	12	231	\$ 159,582	4.14	9.23	-55.20%	\$ 164,704	-3.11%
Western Springs	558	57	\$ 792,130	24	0	143	\$ 518,635	4.10	10.03	-59.18%	\$ 533,863	-2.85%
Westmont	559	89	\$ 373,646	35	4	117	\$ 257,391	6.85	9.83	-30.39%	\$ 273,288	-5.82%
Wheaton	187	242	\$ 501,441	96	8	457	\$ 342,383	5.18	7.19	-28.01%	\$ 355,333	-3.64%
Wheeling	90	75	\$ 203,914	43	12	159	\$ 160,825	4.21	7.97	-47.26%	\$ 188,807	-14.82%
Willow Springs	480	33	\$ 250,818	7	1	36	\$ 271,417	9.00	16.26	-44.64%	\$ 248,935	9.03%
Willowbrook	516	54	\$ 748,931	4	0	49	\$ 438,298	12.23	17.58	-30.46%	\$ 405,990	7.96%
Wilmette	91	109	\$ 898,920	27	8	327	\$ 701,887	3.61	6.39	-43.42%	\$ 721,317	-2.69%
Winfield	190	79	\$ 384,176	15	0	88	\$ 268,486	9.20	11.74	-21.63%	\$ 295,658	-9.19%
Winnetka	93	128	\$ 2,203,244	17	10	206	\$ 1,246,095	6.59	8.10	-18.64%	\$ 1,335,910	-6.72%
Wood Dale	191	70	\$ 278,125	12	7	108	\$ 217,094	6.61	10.94	-39.55%	\$ 199,111	9.03%
Woodridge	517	97	\$ 327,958	34	10	199	\$ 245,175	4.79	6.65	-27.93%	\$ 259,987	-5.70%
Woodstock & Greenwood	98	214	\$ 329,867	62	16	245	\$ 169,615	7.95	13.59	-41.51%	\$ 188,835	-10.18%
Worth	482	34	\$ 161,000	19	9	75	\$ 128,070	3.96	6.42	-38.29%	\$ 140,575	-8.90%
Yorkville	560	141	\$ 283,033	45	13	211	\$ 208,187	6.29	7.16	-12.14%	\$ 214,284	-2.84%
Zion	99	152	\$ 111,548	64	27	251	\$ 72,593	5.33	7.63	-30.09%	\$ 85,532	-15.13%
City of CHICAGO	8000	4,746	\$ 314,774	1,495	1,016	8,368	\$ 239,995	5.24	7.34	-28.72%	\$ 235,631	1.85%
TOTALS (all areas in report)	8099	28,483	\$ 370,192	9,929	3,625	49,130	\$ 249,504	5.45	8.61	-36.64%	\$ 263,570	-5.34%
ALL AREAS (including areas not listed above)	ALL	32,046	\$ 362,349	10,925	3,892	53,879	\$ 244,203	5.60	8.83	-36.63%	\$ 258,364	-5.48%
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.												