

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, 2009 to December 31, 2009

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, 2010 Statistics

January 1, 2009 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP
				(Ctg.)	(Pend)	Last 12 mos.		Change	Percent Change			
Addison	101	175	\$ 320,555	37	13	196	\$ 219,885	8.54	15.81	-45.99%	\$ 264,959	-17.01%
Algonquin	102	203	\$ 334,952	31	5	208	\$ 242,903	9.98	12.48	-20.00%	\$ 292,663	-17.00%
Alsip	658	76	\$ 191,378	9	3	98	\$ 149,713	8.29	13.46	-38.42%	\$ 181,471	-17.50%
Antioch	2	192	\$ 321,286	29	9	221	\$ 198,245	8.90	14.72	-39.58%	\$ 242,030	-18.09%
Arlington Heights	5	293	\$ 518,189	44	5	405	\$ 368,389	7.74	9.78	-20.79%	\$ 426,620	-13.65%
Aurora - DuPage County	507	124	\$ 322,511	30	8	278	\$ 270,093	4.71	6.05	-22.23%	\$ 306,270	-11.81%
Aurora - Kane County	507	631	\$ 156,245	122	60	737	\$ 125,448	8.24	10.82	-23.83%	\$ 162,669	-22.88%
Aurora - Will, Kendall Cty	507	72	\$ 257,989	19	6	145	\$ 242,231	5.08	9.22	-44.86%	\$ 266,772	-9.20%
Barrington Area	10	537	\$ 1,146,622	42	6	331	\$ 570,340	17.00	19.41	-12.40%	\$ 756,742	-24.63%
Bartlett	104	189	\$ 361,802	20	5	234	\$ 285,387	8.76	9.44	-7.25%	\$ 313,221	-8.89%
Batavia	510	166	\$ 417,215	24	3	181	\$ 313,481	9.58	10.05	-4.71%	\$ 329,854	-4.96%
Beecher	401	57	\$ 259,264	2	3	34	\$ 181,108	17.54	14.61	20.05%	\$ 219,854	-17.62%
Bellwood	2104	78	\$ 135,934	19	31	175	\$ 82,798	4.16	15.64	-73.41%	\$ 139,259	-40.54%
Bensenville	106	119	\$ 261,116	24	11	112	\$ 181,930	9.71	22.75	-57.29%	\$ 236,204	-22.98%
Berwyn	402	179	\$ 191,224	43	44	344	\$ 145,801	4.98	11.72	-57.47%	\$ 199,493	-26.91%
Bloomington	108	90	\$ 510,146	8	5	98	\$ 320,339	9.73	12.27	-20.72%	\$ 441,770	-27.49%
Blue Island	406	77	\$ 143,632	14	8	63	\$ 84,563	10.87	11.86	-8.35%	\$ 122,288	-30.85%
Bolingbrook	440	338	\$ 257,754	56	36	531	\$ 191,404	6.51	11.27	-42.25%	\$ 249,153	-23.18%
Bridgeview	455	36	\$ 218,758	12	4	55	\$ 188,602	6.08	16.09	-62.17%	\$ 223,419	-15.58%

		January 1, 2010 Statistics							January 1, 2009 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	
Broadview	155	57	\$ 168,911	4	9	64	\$ 112,197	8.88	13.86	-35.92%	\$ 160,486	-30.09%	
Brookfield	513	84	\$ 248,990	7	2	135	\$ 222,116	7.00	7.97	-12.14%	\$ 258,932	-14.22%	
Buffalo Grove	89	124	\$ 417,943	29	14	207	\$ 360,952	5.95	8.36	-28.82%	\$ 399,722	-9.70%	
Burbank	454	172	\$ 225,181	22	10	193	\$ 182,342	9.17	15.95	-42.48%	\$ 218,667	-16.61%	
Burnham	633	21	\$ 90,738	1	4	23	\$ 43,691	9.00	14.18	-36.54%	\$ 89,775	-51.33%	
Burr Ridge	522	146	\$ 1,250,949	15	2	79	\$ 785,987	18.25	29.11	-37.32%	\$ 895,470	-12.23%	
Calumet City	409	229	\$ 98,822	18	50	313	\$ 61,098	7.21	11.65	-38.07%	\$ 86,776	-29.59%	
Calumet Park	643	24	\$ 87,977	3	11	79	\$ 47,693	3.10	9.85	-68.56%	\$ 113,356	-57.93%	
Carol Stream	188	116	\$ 281,275	14	1	137	\$ 238,653	9.16	8.07	13.51%	\$ 269,948	-11.59%	
Carpentersville	110	250	\$ 171,887	50	12	257	\$ 125,202	9.40	10.75	-12.48%	\$ 159,364	-21.44%	
Cary	13	159	\$ 334,435	19	7	166	\$ 240,278	9.94	10.32	-3.68%	\$ 278,677	-13.78%	
Channahon	410	95	\$ 281,652	9	3	91	\$ 215,357	11.07	16.05	-31.03%	\$ 240,271	-10.37%	
Chicago Heights	411	184	\$ 110,399	15	34	246	\$ 57,691	7.48	15.21	-50.78%	\$ 84,573	-31.79%	
Chicago Ridge	415	36	\$ 245,258	1	1	38	\$ 171,108	10.80	6.86	57.50%	\$ 209,569	-18.35%	
Cicero	650	167	\$ 134,776	57	69	287	\$ 90,574	4.85	17.53	-72.33%	\$ 142,268	-36.34%	
Clarendon Hills	514	65	\$ 725,325	8	2	83	\$ 536,866	8.39	13.04	-35.67%	\$ 697,692	-23.05%	
Country Club Hills	478	137	\$ 152,354	28	21	221	\$ 104,219	6.09	11.80	-48.42%	\$ 145,863	-28.55%	
Countryside	527	23	\$ 375,083	2	2	15	\$ 345,353	14.53	15.00	-3.16%	\$ 350,971	-1.60%	
Crestwood	446	31	\$ 216,910	0	1	32	\$ 182,979	11.27	6.78	66.20%	\$ 214,736	-14.79%	
Crete	417	139	\$ 255,493	15	16	145	\$ 161,108	9.48	12.79	-25.88%	\$ 195,830	-17.73%	
Crystal Lake (& Lakewood)	14	425	\$ 374,697	72	24	466	\$ 248,490	9.07	14.41	-37.01%	\$ 302,078	-17.74%	
Darien	562	68	\$ 425,234	5	2	101	\$ 324,775	7.56	12.28	-38.45%	\$ 340,741	-4.69%	
Deerfield	15	119	\$ 728,885	15	6	133	\$ 521,976	9.27	15.56	-40.39%	\$ 652,800	-20.04%	
Des Plaines	16	278	\$ 358,386	34	20	342	\$ 238,916	8.42	13.96	-39.65%	\$ 295,005	-19.01%	
Dolton	419	171	\$ 91,932	23	42	263	\$ 49,184	6.26	10.14	-38.31%	\$ 80,872	-39.18%	
Downers Grove	515	287	\$ 513,914	27	8	346	\$ 377,877	9.04	10.90	-17.05%	\$ 451,796	-16.36%	
Elgin	123	756	\$ 269,758	116	54	738	\$ 172,394	9.99	15.42	-35.22%	\$ 210,725	-18.19%	
Elk Grove Village	7	121	\$ 310,706	17	3	131	\$ 275,797	9.62	11.63	-17.30%	\$ 319,226	-13.60%	
Elmhurst	126	243	\$ 591,371	34	5	355	\$ 418,235	7.40	8.66	-14.49%	\$ 501,653	-16.63%	
Elmwood Park	635	113	\$ 277,982	25	9	141	\$ 216,644	7.75	14.38	-46.12%	\$ 265,243	-18.32%	
Evanston	201	198	\$ 716,787	38	15	310	\$ 460,543	6.55	7.41	-11.70%	\$ 617,230	-25.39%	
Evergreen Park	642	101	\$ 206,505	12	6	171	\$ 171,805	6.41	12.53	-48.83%	\$ 195,608	-12.17%	
Flossmoor	422	112	\$ 365,967	14	7	109	\$ 226,814	10.34	14.23	-27.35%	\$ 295,073	-23.13%	
Forest Park	130	43	\$ 252,923	4	0	50	\$ 241,820	9.56	11.76	-18.71%	\$ 318,493	-24.07%	
Fox Lake	20	81	\$ 279,405	6	3	51	\$ 158,609	16.20	14.90	8.75%	\$ 222,536	-28.73%	
Fox River Grove	21	40	\$ 282,236	4	3	29	\$ 261,428	13.33	11.72	13.76%	\$ 289,273	-9.63%	

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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	
Frankfort	423	231	\$ 469,817	23	7	225	\$ 350,474	10.87	12.85	-15.43%	\$ 361,692	-3.10%	
Franklin Park	131	119	\$ 205,606	27	16	136	\$ 152,510	7.98	24.41	-67.32%	\$ 204,394	-25.38%	
Geneva	134	179	\$ 459,664	28	0	259	\$ 353,591	7.48	9.44	-20.75%	\$ 383,339	-7.76%	
Glen Ellyn	137	225	\$ 635,077	32	4	263	\$ 403,515	9.03	10.15	-11.01%	\$ 488,001	-17.31%	
Glencoe	22	96	\$ 1,834,225	17	5	99	\$ 1,138,068	9.52	13.04	-26.98%	\$ 1,307,631	-12.97%	
Glendale Heights	139	114	\$ 209,738	24	8	200	\$ 166,657	5.90	16.15	-63.49%	\$ 206,678	-19.36%	
Glenview	25	329	\$ 759,877	41	16	314	\$ 561,551	10.64	13.78	-22.76%	\$ 729,856	-23.06%	
Glenwood	425	46	\$ 140,060	7	11	80	\$ 99,565	5.63	9.41	-40.14%	\$ 124,119	-19.78%	
Gurnee	31	218	\$ 367,336	32	3	242	\$ 271,834	9.44	10.00	-5.56%	\$ 324,779	-16.30%	
Hanover Park	103	118	\$ 199,124	25	6	182	\$ 167,238	6.65	10.65	-37.59%	\$ 209,440	-20.15%	
Harvey	426	159	\$ 61,084	5	44	249	\$ 19,740	6.40	11.54	-44.51%	\$ 43,981	-55.12%	
Harwood Heights	656	37	\$ 329,141	7	4	38	\$ 269,329	9.06	16.59	-45.38%	\$ 266,679	0.99%	
Hazel Crest	429	99	\$ 129,153	6	16	153	\$ 66,655	6.79	11.34	-40.13%	\$ 103,965	-35.89%	
Hickory Hills	457	52	\$ 271,938	10	2	54	\$ 209,965	9.45	16.94	-44.19%	\$ 269,587	-22.12%	
Highland Park	35	300	\$ 1,035,107	18	21	210	\$ 603,272	14.46	13.27	8.97%	\$ 777,000	-22.36%	
Hillside	162	39	\$ 179,813	12	5	46	\$ 140,534	7.43	15.57	-52.30%	\$ 188,382	-25.40%	
Hinkley	520	25	\$ 254,936	0	0	9	\$ 164,611	33.33	13.14	153.62%	\$ 246,111	-33.11%	
Hinsdale	521	221	\$ 1,323,103	20	4	231	\$ 937,326	10.40	15.83	-34.29%	\$ 1,169,627	-19.86%	
Hoffman Estates	194	165	\$ 338,010	25	12	230	\$ 282,791	7.42	9.98	-25.68%	\$ 328,610	-13.94%	
Homer Glen	500	172	\$ 488,976	20	7	118	\$ 346,207	14.23	22.70	-37.29%	\$ 386,686	-10.47%	
Homewood	430	99	\$ 173,454	19	9	180	\$ 152,443	5.71	6.86	-16.71%	\$ 182,785	-16.60%	
Indian Head Park	531	12	\$ 540,658	1	0	4	\$ 547,825	28.80	16.00	80.00%	\$ 515,700	6.23%	
Inverness	7167	90	\$ 1,008,327	6	4	39	\$ 692,216	22.04	19.04	15.74%	\$ 688,520	0.54%	
Itasca	143	50	\$ 490,694	9	2	44	\$ 335,734	10.91	29.20	-62.64%	\$ 416,430	-19.38%	
Joliet	499	630	\$ 167,343	70	54	794	\$ 131,144	8.24	9.72	-15.30%	\$ 160,892	-18.49%	
Justice	458	44	\$ 237,775	3	3	33	\$ 167,221	13.54	24.46	-44.65%	\$ 235,104	-28.87%	
Kenilworth	43	31	\$ 2,333,484	6	3	21	\$ 1,369,879	12.40	20.00	-38.00%	\$ 2,065,370	-33.67%	
LaGrange Park	526	47	\$ 375,368	4	0	92	\$ 342,791	5.88	7.81	-24.74%	\$ 363,562	-5.71%	
LaGrange	525	82	\$ 558,936	19	3	136	\$ 438,010	6.23	9.15	-31.92%	\$ 547,660	-20.02%	
Lake Bluff	44	96	\$ 1,017,777	11	0	64	\$ 643,938	15.36	15.70	-2.19%	\$ 642,709	0.19%	
Lake Forest	45	286	\$ 1,901,460	20	4	157	\$ 1,091,167	18.96	21.16	-10.39%	\$ 1,268,667	-13.99%	
Lake In The Hills	156	140	\$ 284,269	30	8	238	\$ 217,105	6.09	9.40	-35.26%	\$ 228,022	-4.79%	
Lake Villa & Lindenhurst	46	210	\$ 288,487	29	9	253	\$ 236,868	8.66	10.67	-18.85%	\$ 274,524	-13.72%	
Lansing	438	218	\$ 152,295	19	18	223	\$ 106,870	10.06	12.68	-20.68%	\$ 134,333	-20.44%	
Lemont	439	168	\$ 524,799	10	4	119	\$ 379,868	15.16	16.36	-7.37%	\$ 423,124	-10.22%	
Libertyville & Green Oaks	48	214	\$ 679,181	27	7	198	\$ 463,594	11.07	14.38	-23.02%	\$ 535,359	-13.41%	

		January 1, 2010 Statistics							January 1, 2009 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	
Lincolnshire	69	78	\$ 816,492	10	2	57	\$ 559,465	13.57	21.13	-35.80%	\$ 618,180	-9.50%	
Lincolnwood	645	99	\$ 666,194	15	11	93	\$ 399,135	9.98	16.05	-37.80%	\$ 541,822	-26.33%	
Lisle	532	87	\$ 487,799	7	0	114	\$ 340,671	8.63	8.19	5.34%	\$ 375,510	-9.28%	
Lockport	495	230	\$ 288,178	26	13	185	\$ 202,005	12.32	11.29	9.15%	\$ 236,302	-14.51%	
Lombard	148	187	\$ 340,751	29	8	269	\$ 248,538	7.33	9.65	-24.04%	\$ 303,710	-18.17%	
Lynwood	5411	63	\$ 234,472	12	8	50	\$ 159,420	10.80	20.28	-46.73%	\$ 235,314	-32.25%	
Lyons	534	50	\$ 177,306	11	8	57	\$ 128,630	7.89	11.16	-29.25%	\$ 176,603	-27.16%	
Markham	4426	108	\$ 90,576	11	17	182	\$ 41,983	6.17	13.05	-52.71%	\$ 70,124	-40.13%	
Matteson	443	132	\$ 215,183	30	23	186	\$ 162,544	6.63	11.25	-41.07%	\$ 194,683	-16.51%	
Maywood	153	134	\$ 121,825	19	27	163	\$ 62,958	7.69	15.42	-50.09%	\$ 112,702	-44.14%	
Medinah	157	31	\$ 452,471	1	3	19	\$ 336,077	16.17	24.92	-35.10%	\$ 380,300	-11.63%	
Melrose Park	160	69	\$ 216,518	15	17	95	\$ 131,361	6.52	24.00	-72.83%	\$ 196,884	-33.28%	
McHenry	50	479	\$ 291,151	56	17	375	\$ 190,649	12.83	13.72	-6.49%	\$ 209,168	-8.85%	
Minooka	447	89	\$ 278,666	9	9	83	\$ 196,470	10.57	17.51	-39.60%	\$ 226,035	-13.08%	
Midlothian	445	78	\$ 184,914	8	7	98	\$ 129,786	8.28	10.80	-23.30%	\$ 158,385	-18.06%	
Mokena	448	124	\$ 467,041	7	2	115	\$ 320,781	12.00	10.84	10.74%	\$ 386,777	-17.06%	
Monee	449	62	\$ 432,952	5	6	94	\$ 204,554	7.09	12.00	-40.95%	\$ 258,761	-20.95%	
Montgomery	538	149	\$ 194,876	27	12	277	\$ 171,513	5.66	8.11	-30.24%	\$ 199,927	-14.21%	
Morton Grove	53	112	\$ 390,966	21	16	150	\$ 289,779	7.19	11.57	-37.86%	\$ 372,967	-22.30%	
Mt. Prospect	56	191	\$ 373,953	20	8	282	\$ 305,981	7.39	11.06	-33.16%	\$ 347,179	-11.87%	
Mundelein	60	216	\$ 370,320	38	17	228	\$ 249,483	9.16	12.35	-25.83%	\$ 287,552	-13.24%	
Naperville	540	673	\$ 678,791	96	14	1,104	\$ 438,523	6.65	8.09	-17.78%	\$ 485,033	-9.59%	
New Lenox	451	162	\$ 391,063	11	7	182	\$ 281,022	9.72	9.08	7.08%	\$ 301,245	-6.71%	
Niles	648	101	\$ 393,260	28	8	139	\$ 292,034	6.93	14.05	-50.69%	\$ 340,719	-14.29%	
Norridge	634	77	\$ 393,264	13	1	114	\$ 274,205	7.22	12.00	-39.84%	\$ 323,579	-15.26%	
North Aurora	542	98	\$ 284,488	18	4	102	\$ 248,150	9.48	10.10	-6.07%	\$ 279,979	-11.37%	
North Chicago	64	70	\$ 105,400	5	10	77	\$ 51,344	9.13	11.87	-23.09%	\$ 80,647	-36.33%	
North Riverside	547	30	\$ 246,325	1	1	36	\$ 219,577	9.47	5.18	83.01%	\$ 246,492	-10.92%	
Northbrook	62	235	\$ 766,192	44	11	251	\$ 570,727	9.22	12.30	-25.10%	\$ 664,940	-14.17%	
Northfield	7193	57	\$ 954,905	3	2	40	\$ 806,016	15.20	16.00	-5.00%	\$ 950,374	-15.19%	
Northlake	164	63	\$ 181,873	18	9	83	\$ 133,187	6.87	14.54	-52.72%	\$ 178,274	-25.29%	
Oak Brook	523	96	\$ 1,747,041	8	4	42	\$ 1,270,665	21.33	22.88	-6.78%	\$ 1,060,000	19.87%	
Oak Forest	452	114	\$ 223,598	17	9	171	\$ 179,604	6.94	10.26	-32.34%	\$ 203,458	-11.72%	
Oak Lawn	453	184	\$ 255,540	33	13	313	\$ 196,518	6.15	12.00	-48.75%	\$ 237,064	-17.10%	
Oak Park	302	139	\$ 479,810	18	13	335	\$ 400,699	4.56	6.20	-26.53%	\$ 484,749	-17.34%	
Olympia Fields	461	60	\$ 295,113	4	3	57	\$ 188,833	11.25	13.97	-19.45%	\$ 215,533	-12.39%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Orland Park	462	195	\$ 529,208	26	10	284	\$ 345,465	7.31	9.12	-19.79%	\$ 380,829	-9.29%	
Oswego	543	191	\$ 348,904	39	12	312	\$ 248,094	6.31	11.21	-43.67%	\$ 283,438	-12.47%	
Palatine	67	246	\$ 476,874	33	5	303	\$ 363,772	8.66	12.46	-30.54%	\$ 433,909	-16.16%	
Palos Heights	463	57	\$ 404,566	3	1	66	\$ 307,048	9.77	11.15	-12.40%	\$ 335,768	-8.55%	
Palos Hills	465	33	\$ 267,624	5	3	55	\$ 235,733	6.29	8.66	-27.38%	\$ 263,187	-10.43%	
Palos Park	464	58	\$ 806,612	4	3	42	\$ 481,283	14.20	23.05	-38.38%	\$ 543,485	-11.45%	
Park Forest	466	173	\$ 95,390	11	39	232	\$ 60,952	7.36	11.00	-33.10%	\$ 88,156	-30.86%	
Park Ridge	68	240	\$ 618,470	48	12	263	\$ 432,782	8.92	14.85	-39.97%	\$ 511,769	-15.43%	
Peotone	468	52	\$ 328,956	5	2	34	\$ 205,262	15.22	13.87	9.76%	\$ 234,884	-12.61%	
Plainfield	544	614	\$ 304,453	98	37	903	\$ 235,883	7.10	10.29	-30.99%	\$ 273,163	-13.65%	
Posen	469	32	\$ 132,075	4	6	47	\$ 93,929	6.74	14.10	-52.22%	\$ 128,759	-27.05%	
Prospect Heights	70	43	\$ 517,163	6	2	42	\$ 371,117	10.32	18.15	-43.13%	\$ 421,335	-11.92%	
Richton Park	471	84	\$ 160,852	16	15	108	\$ 112,867	7.25	12.11	-40.12%	\$ 156,373	-27.82%	
River Forest	305	47	\$ 867,840	9	2	68	\$ 717,581	7.14	9.21	-22.45%	\$ 901,275	-20.38%	
River Grove	171	48	\$ 217,610	8	3	55	\$ 188,301	8.73	14.94	-41.58%	\$ 234,164	-19.59%	
Riverdale	627	75	\$ 75,372	2	20	108	\$ 35,329	6.92	11.00	-37.06%	\$ 68,102	-48.12%	
Riverside	546	80	\$ 527,135	6	1	57	\$ 406,506	15.00	14.00	7.14%	\$ 450,036	-9.67%	
Rolling Meadows	8	64	\$ 285,420	14	1	108	\$ 248,159	6.24	10.06	-37.94%	\$ 282,995	-12.31%	
Romeoville	494	209	\$ 187,411	49	24	329	\$ 152,989	6.24	10.31	-39.50%	\$ 187,533	-18.42%	
Roselle & Keeneyville	172	110	\$ 389,522	18	9	98	\$ 292,979	10.56	8.15	29.53%	\$ 319,341	-8.26%	
Round Lake	73	360	\$ 166,405	80	27	478	\$ 130,065	7.38	11.87	-37.80%	\$ 165,681	-21.50%	
Sauk Village	414	86	\$ 81,600	6	17	140	\$ 47,126	6.33	12.49	-49.32%	\$ 80,950	-41.78%	
Schaumburg	193	126	\$ 424,595	25	10	249	\$ 303,636	5.32	7.92	-32.80%	\$ 337,458	-10.02%	
Shorewood	496	109	\$ 308,920	15	3	143	\$ 249,857	8.12	10.92	-25.62%	\$ 281,032	-11.09%	
Skokie	76	208	\$ 400,423	46	18	333	\$ 304,017	6.29	11.91	-47.22%	\$ 344,767	-11.82%	
South Elgin	177	101	\$ 321,064	14	4	119	\$ 250,786	8.85	9.37	-5.61%	\$ 287,022	-12.62%	
South Holland	473	180	\$ 159,632	19	27	249	\$ 99,530	7.32	11.90	-38.48%	\$ 151,366	-34.25%	
St. Charles	174	406	\$ 646,922	47	3	395	\$ 384,238	10.95	13.18	-16.93%	\$ 467,076	-17.74%	
Steger	475	61	\$ 149,890	5	6	67	\$ 94,159	9.38	8.71	7.69%	\$ 128,090	-26.49%	
Stickney	404	49	\$ 197,904	6	8	74	\$ 152,398	6.68	13.20	-49.38%	\$ 197,630	-22.89%	
Streamwood	107	178	\$ 235,931	42	14	260	\$ 178,387	6.76	11.57	-41.57%	\$ 230,894	-22.74%	
Sugar Grove	554	65	\$ 371,338	14	1	83	\$ 305,289	7.96	14.21	-43.98%	\$ 354,902	-13.98%	
Summit	501	46	\$ 160,550	1	6	36	\$ 102,650	12.84	24.57	-47.76%	\$ 140,383	-26.88%	
Thornton	476	27	\$ 125,801	1	2	17	\$ 93,624	16.20	13.64	18.80%	\$ 143,100	-34.57%	
Tinley Park	477	173	\$ 314,166	25	3	222	\$ 251,423	8.30	7.89	5.29%	\$ 271,028	-7.23%	
University Park	5466	43	\$ 141,463	7	8	74	\$ 73,842	5.80	15.58	-62.78%	\$ 116,107	-36.40%	

		January 1, 2010 Statistics							January 1, 2009 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	
Vernon Hills	61	84	\$ 512,088	10	0	112	\$ 433,432	8.26	8.70	-5.08%	\$ 490,906	-11.71%	
Villa Park	186	117	\$ 257,985	17	4	175	\$ 209,206	7.16	10.57	-32.23%	\$ 239,819	-12.77%	
Warrenville	555	59	\$ 402,671	4	1	73	\$ 218,515	9.08	11.05	-17.88%	\$ 281,385	-22.34%	
Waukegan & Park City	85	396	\$ 124,863	35	37	512	\$ 85,614	8.14	11.17	-27.13%	\$ 123,969	-30.94%	
Wayne	184	35	\$ 1,052,177	2	0	23	\$ 540,772	16.80	41.54	-59.56%	\$ 573,750	-5.75%	
West Chicago	185	212	\$ 301,985	26	12	203	\$ 205,521	10.56	15.17	-30.44%	\$ 266,885	-22.99%	
Westchester	154	112	\$ 270,041	16	3	152	\$ 216,252	7.86	12.00	-34.50%	\$ 255,342	-15.31%	
Western Springs	558	64	\$ 764,257	13	1	101	\$ 557,465	6.68	9.58	-30.29%	\$ 657,004	-15.15%	
Westmont	559	92	\$ 357,062	8	3	119	\$ 322,140	8.49	10.03	-15.35%	\$ 356,875	-9.73%	
Wheaton	187	283	\$ 494,673	35	8	347	\$ 386,207	8.71	8.62	1.07%	\$ 418,806	-7.78%	
Wheeling	90	100	\$ 255,918	18	3	109	\$ 218,206	9.23	13.75	-32.86%	\$ 252,790	-13.68%	
Willow Springs	480	31	\$ 463,449	1	1	21	\$ 420,238	16.17	12.71	27.29%	\$ 355,548	18.19%	
Willowbrook	516	38	\$ 792,413	3	1	41	\$ 429,449	10.13	23.59	-57.04%	\$ 499,461	-14.02%	
Wilmette	91	126	\$ 866,032	26	7	214	\$ 770,371	6.12	8.83	-30.68%	\$ 912,425	-15.57%	
Winfield	190	59	\$ 457,211	2	0	61	\$ 362,439	11.24	7.95	41.33%	\$ 362,539	-0.03%	
Winnetka	93	156	\$ 2,029,729	7	21	143	\$ 1,402,879	10.95	12.52	-12.53%	\$ 1,498,457	-6.38%	
Wood Dale	191	74	\$ 334,268	12	2	76	\$ 241,561	9.87	15.47	-36.24%	\$ 328,854	-26.54%	
Woodridge	517	99	\$ 349,491	20	5	163	\$ 267,704	6.32	8.91	-29.08%	\$ 304,366	-12.05%	
Woodstock & Greenwood	98	260	\$ 372,865	20	8	184	\$ 210,972	14.72	15.64	-5.91%	\$ 272,125	-22.47%	
Worth	482	42	\$ 223,649	5	2	50	\$ 165,706	8.84	13.71	-35.53%	\$ 222,364	-25.48%	
Yorkville	560	211	\$ 368,348	27	7	205	\$ 240,441	10.59	15.41	-31.27%	\$ 294,109	-18.25%	
Zion	99	207	\$ 152,319	27	16	243	\$ 98,814	8.69	10.91	-20.41%	\$ 117,098	-15.61%	
City of CHICAGO	8000	5,495	\$ 353,331	839	816	8,228	\$ 219,599	6.67	11.79	-43.40%	\$ 310,299	-29.23%	
TOTALS (all areas in report)	8099	32,556	\$ 415,208	4,634	2,724	41,152	\$ 263,057	8.05	11.74	-31.38%	\$ 331,451	-20.63%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	36,546	\$ 407,199	5,091	2,883	44,893	\$ 259,403	8.30	11.90	-30.31%	\$ 325,497	-20.31%	
<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>													