

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, 2009 to March 31, 2010*

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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April 1, 2010 Statistics

April 1, 2009 Statistics

Town	MLS Area	Actives	April 1, 2010 Statistics			April 1, 2009 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	196	\$ 332,812	42	10	221	\$ 219,001	8.62	16.74	-48.52%	\$ 255,056	-14.14%
Algonquin	102	246	\$ 328,096	65	8	216	\$ 245,271	10.21	11.79	-13.39%	\$ 284,643	-13.83%
Alsip	658	96	\$ 198,853	17	9	94	\$ 149,730	9.60	13.81	-30.47%	\$ 170,979	-12.43%
Antioch	2	235	\$ 307,683	27	15	239	\$ 196,928	10.04	16.47	-39.05%	\$ 238,557	-17.45%
Arlington Heights	5	391	\$ 473,196	75	15	420	\$ 366,517	9.20	11.30	-18.58%	\$ 417,948	-12.31%
Aurora - DuPage County	507	187	\$ 312,212	58	12	278	\$ 264,570	6.45	7.28	-11.36%	\$ 303,740	-12.90%
Aurora - Kane County	507	647	\$ 158,101	191	98	818	\$ 118,979	7.01	10.69	-34.42%	\$ 154,936	-23.21%
Aurora - Will, Kendall Cty	507	99	\$ 255,498	26	6	145	\$ 236,838	6.71	7.97	-15.82%	\$ 263,325	-10.06%
Barrington Area	10	582	\$ 1,127,507	69	8	361	\$ 578,350	15.95	19.38	-17.72%	\$ 724,576	-20.18%
Bartlett	104	248	\$ 353,390	45	8	242	\$ 279,737	10.09	9.90	1.87%	\$ 313,840	-10.87%
Batavia	510	189	\$ 418,547	39	4	193	\$ 309,252	9.61	12.58	-23.63%	\$ 330,133	-6.32%
Beecher	401	57	\$ 270,299	5	2	35	\$ 193,188	16.29	16.34	-0.33%	\$ 211,644	-8.72%
Bellwood	2104	81	\$ 145,652	20	26	184	\$ 81,379	4.23	14.21	-70.26%	\$ 120,499	-32.47%
Bensenville	106	118	\$ 254,740	43	9	120	\$ 169,882	8.23	19.17	-57.06%	\$ 231,795	-26.71%
Berwyn	402	193	\$ 190,771	47	44	376	\$ 143,355	4.96	9.92	-49.99%	\$ 189,235	-24.25%
Bloomingtondale	108	101	\$ 467,221	9	4	97	\$ 320,990	11.02	11.52	-4.32%	\$ 411,658	-22.03%

		April 1, 2010 Statistics							April 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	
Blue Island	406	95	\$ 131,546	11	9	62	\$ 92,703	13.90	13.93	-0.17%	\$ 110,970	-16.46%	
Bolingbrook	440	346	\$ 250,809	111	50	538	\$ 187,925	5.94	10.07	-41.01%	\$ 239,375	-21.49%	
Bridgeview	455	47	\$ 214,367	11	6	62	\$ 181,671	7.14	17.11	-58.27%	\$ 208,803	-12.99%	
Broadview	155	50	\$ 169,143	6	7	69	\$ 103,513	7.32	12.56	-41.75%	\$ 145,308	-28.76%	
Brookfield	513	97	\$ 246,288	19	5	150	\$ 221,484	6.69	9.17	-27.01%	\$ 249,092	-11.08%	
Buffalo Grove	89	156	\$ 402,808	48	14	223	\$ 352,053	6.57	9.42	-30.25%	\$ 391,215	-10.01%	
Burbank	454	162	\$ 229,711	48	17	191	\$ 179,611	7.59	12.70	-40.20%	\$ 208,711	-13.94%	
Burnham	633	21	\$ 93,224	1	4	30	\$ 40,105	7.20	9.12	-21.05%	\$ 79,186	-49.35%	
Burr Ridge	522	177	\$ 1,256,730	16	2	87	\$ 809,117	20.23	32.73	-38.19%	\$ 874,944	-7.52%	
Calumet City	409	234	\$ 97,544	24	34	320	\$ 60,884	7.43	9.75	-23.84%	\$ 77,624	-21.57%	
Calumet Park	643	33	\$ 82,451	7	8	76	\$ 47,896	4.35	7.94	-45.18%	\$ 89,908	-46.73%	
Carol Stream	188	143	\$ 269,776	23	5	144	\$ 237,992	9.98	8.91	11.92%	\$ 259,831	-8.40%	
Carpentersville	110	269	\$ 175,529	73	19	264	\$ 119,969	9.07	11.41	-20.50%	\$ 148,165	-19.03%	
Cary	13	183	\$ 339,125	29	6	189	\$ 237,105	9.80	12.11	-19.07%	\$ 274,617	-13.66%	
Channahon	410	112	\$ 279,832	19	7	94	\$ 211,355	11.20	13.96	-19.75%	\$ 238,914	-11.54%	
Chicago Heights	411	187	\$ 116,672	21	28	253	\$ 56,993	7.43	11.69	-36.46%	\$ 70,058	-18.65%	
Chicago Ridge	415	35	\$ 231,143	5	2	36	\$ 163,612	9.77	7.11	37.35%	\$ 208,469	-21.52%	
Cicero	650	181	\$ 131,762	52	65	359	\$ 90,290	4.56	12.86	-64.53%	\$ 127,453	-29.16%	
Clarendon Hills	514	74	\$ 689,889	16	2	94	\$ 537,385	7.93	15.61	-49.22%	\$ 683,916	-21.43%	
Country Club Hills	478	129	\$ 151,708	31	30	215	\$ 100,361	5.61	9.00	-37.68%	\$ 134,246	-25.24%	
Countryside	527	28	\$ 387,191	2	2	21	\$ 298,572	13.44	12.46	7.85%	\$ 324,060	-7.87%	
Crestwood	446	31	\$ 219,050	3	1	32	\$ 179,479	10.33	6.72	53.77%	\$ 211,145	-15.00%	
Crete	417	156	\$ 266,323	20	13	140	\$ 154,687	10.82	11.23	-3.63%	\$ 187,282	-17.40%	
Crystal Lake (& Lakewood)	14	479	\$ 378,887	101	20	499	\$ 242,119	9.27	15.19	-38.98%	\$ 288,211	-15.99%	
Darien	562	86	\$ 450,817	15	4	105	\$ 322,757	8.32	11.27	-26.17%	\$ 328,012	-1.60%	
Deerfield	15	144	\$ 646,626	29	4	145	\$ 524,181	9.71	14.50	-33.03%	\$ 625,591	-16.21%	
Des Plaines	16	318	\$ 348,417	65	23	348	\$ 235,366	8.75	12.53	-30.15%	\$ 284,983	-17.41%	
Dolton	419	190	\$ 91,805	15	49	287	\$ 46,865	6.50	9.32	-30.31%	\$ 73,353	-36.11%	
Downers Grove	515	382	\$ 505,614	66	13	366	\$ 373,623	10.30	12.16	-15.29%	\$ 439,865	-15.06%	
Elgin	123	805	\$ 254,028	149	73	798	\$ 169,841	9.47	15.45	-38.69%	\$ 200,634	-15.35%	
Elk Grove Village	7	148	\$ 316,196	19	8	144	\$ 269,288	10.39	13.11	-20.76%	\$ 312,633	-13.86%	
Elmhurst	126	295	\$ 542,842	60	10	374	\$ 429,527	7.97	10.04	-20.59%	\$ 478,033	-10.15%	
Elmwood Park	635	128	\$ 280,289	38	14	149	\$ 208,155	7.64	15.07	-49.28%	\$ 255,282	-18.46%	
Evanston	201	267	\$ 684,012	55	27	322	\$ 466,750	7.93	8.94	-11.33%	\$ 594,516	-21.49%	
Evergreen Park	642	124	\$ 200,781	22	9	173	\$ 169,365	7.29	10.87	-32.91%	\$ 188,591	-10.19%	
Flossmoor	422	111	\$ 397,098	15	11	121	\$ 220,499	9.06	15.03	-39.70%	\$ 281,456	-21.66%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	49	\$ 269,092	7	3	48	\$ 232,748	10.14	10.95	-7.39%	\$ 303,435	-23.30%	
Fox Lake	20	81	\$ 305,426	9	4	51	\$ 160,375	15.19	17.11	-11.24%	\$ 222,965	-28.07%	
Fox River Grove	21	45	\$ 308,300	4	3	36	\$ 256,409	12.56	13.20	-4.86%	\$ 295,592	-13.26%	
Frankfort	423	246	\$ 459,787	35	8	231	\$ 344,924	10.77	12.59	-14.40%	\$ 363,374	-5.08%	
Franklin Park	131	102	\$ 209,327	41	16	151	\$ 147,703	5.88	17.88	-67.10%	\$ 195,090	-24.29%	
Geneva	134	232	\$ 462,169	45	3	272	\$ 352,618	8.70	11.25	-22.65%	\$ 383,590	-8.07%	
Glen Ellyn	137	306	\$ 580,914	54	3	282	\$ 419,058	10.83	12.30	-11.91%	\$ 460,131	-8.93%	
Glencoe	22	115	\$ 1,760,448	15	7	102	\$ 1,125,868	11.13	13.91	-20.00%	\$ 1,253,493	-10.18%	
Glendale Heights	139	131	\$ 219,723	36	14	212	\$ 160,028	6.00	11.63	-48.42%	\$ 197,867	-19.12%	
Glenview	25	366	\$ 742,599	66	16	335	\$ 555,888	10.53	14.97	-29.66%	\$ 684,240	-18.76%	
Glenwood	425	51	\$ 135,241	6	7	88	\$ 100,170	6.06	9.16	-33.86%	\$ 117,951	-15.07%	
Gurnee	31	231	\$ 352,408	50	6	242	\$ 273,370	9.30	10.14	-8.22%	\$ 318,195	-14.09%	
Hanover Park	103	118	\$ 200,757	37	9	196	\$ 164,579	5.85	9.42	-37.86%	\$ 199,788	-17.62%	
Harvey	426	147	\$ 58,658	12	34	249	\$ 22,095	5.98	10.27	-41.79%	\$ 34,626	-36.19%	
Harwood Heights	656	53	\$ 336,069	8	4	38	\$ 253,263	12.72	18.81	-32.38%	\$ 260,083	-2.62%	
Hazel Crest	429	95	\$ 124,466	7	20	150	\$ 67,580	6.44	8.98	-28.29%	\$ 90,633	-25.44%	
Hickory Hills	457	63	\$ 270,687	7	6	56	\$ 212,115	10.96	16.44	-33.37%	\$ 253,920	-16.46%	
Highland Park	35	299	\$ 1,028,916	49	30	243	\$ 599,210	11.14	16.48	-32.37%	\$ 763,702	-21.54%	
Hillside	162	47	\$ 172,307	14	1	50	\$ 140,378	8.68	15.91	-45.47%	\$ 174,855	-19.72%	
Hinkley	520	25	\$ 241,608	3	0	10	\$ 151,125	23.08	14.40	60.26%	\$ 223,479	-32.38%	
Hinsdale	521	240	\$ 1,237,759	38	5	231	\$ 947,588	10.51	16.84	-37.60%	\$ 1,072,555	-11.65%	
Hoffman Estates	194	197	\$ 337,010	47	22	229	\$ 284,928	7.93	10.95	-27.53%	\$ 315,961	-9.82%	
Homer Glen	500	214	\$ 501,382	23	8	134	\$ 347,617	15.56	22.41	-30.56%	\$ 372,958	-6.79%	
Homewood	430	124	\$ 178,134	21	6	187	\$ 151,694	6.95	7.28	-4.44%	\$ 174,269	-12.95%	
Indian Head Park	531	14	\$ 490,364	0	0	6	\$ 491,883	28.00	40.00	-30.00%	\$ 596,167	-17.49%	
Inverness	7167	116	\$ 988,748	10	2	45	\$ 634,971	24.42	18.25	33.81%	\$ 691,021	-8.11%	
Itasca	143	61	\$ 501,824	10	5	49	\$ 334,575	11.44	28.50	-59.87%	\$ 387,296	-13.61%	
Joliet	499	674	\$ 169,961	117	78	836	\$ 128,777	7.84	9.66	-18.81%	\$ 151,274	-14.87%	
Justice	458	43	\$ 223,594	5	3	36	\$ 157,938	11.73	22.40	-47.65%	\$ 211,416	-25.29%	
Kenilworth	43	41	\$ 2,187,524	4	6	30	\$ 1,384,998	12.30	31.80	-61.32%	\$ 1,918,921	-27.82%	
LaGrange Park	526	54	\$ 361,363	21	1	94	\$ 340,141	5.59	6.89	-18.91%	\$ 365,727	-7.00%	
LaGrange	525	103	\$ 588,818	30	4	152	\$ 415,890	6.65	9.87	-32.68%	\$ 521,652	-20.27%	
Lake Bluff	44	96	\$ 1,131,868	17	4	72	\$ 621,670	12.39	17.32	-28.47%	\$ 693,841	-10.40%	
Lake Forest	45	318	\$ 1,846,903	22	10	176	\$ 1,024,413	18.35	22.06	-16.83%	\$ 1,214,552	-15.66%	
Lake In The Hills	156	148	\$ 297,975	50	13	242	\$ 217,572	5.82	7.47	-22.08%	\$ 219,969	-1.09%	
Lake Villa & Lindenhurst	46	252	\$ 277,869	58	11	260	\$ 230,150	9.19	11.75	-21.79%	\$ 262,206	-12.23%	

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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	255	\$ 149,465	32	24	232	\$ 103,886	10.63	13.74	-22.65%	\$ 127,959	-18.81%	
Lemont	439	189	\$ 526,023	22	5	126	\$ 369,470	14.82	17.21	-13.88%	\$ 416,472	-11.29%	
Libertyville & Green Oaks	48	262	\$ 666,617	41	6	225	\$ 456,811	11.56	14.09	-17.95%	\$ 532,511	-14.22%	
Lincolnshire	69	99	\$ 779,956	14	0	58	\$ 570,517	16.50	24.26	-31.99%	\$ 600,921	-5.06%	
Lincolnwood	645	110	\$ 660,229	18	12	96	\$ 390,084	10.48	17.35	-39.62%	\$ 528,102	-26.13%	
Lisle	532	121	\$ 441,618	14	3	113	\$ 336,697	11.17	10.53	6.03%	\$ 371,124	-9.28%	
Lockport	495	234	\$ 287,306	50	20	216	\$ 194,675	9.82	12.64	-22.32%	\$ 236,540	-17.70%	
Lombard	148	237	\$ 316,686	55	7	269	\$ 250,921	8.59	10.25	-16.19%	\$ 287,197	-12.63%	
Lynwood	5411	63	\$ 234,461	8	11	60	\$ 171,070	9.57	16.45	-41.83%	\$ 232,837	-26.53%	
Lyons	534	41	\$ 182,657	12	12	66	\$ 129,251	5.47	13.42	-59.28%	\$ 170,801	-24.33%	
Markham	4426	113	\$ 85,727	13	23	185	\$ 43,030	6.14	10.14	-39.48%	\$ 63,462	-32.20%	
Matteson	443	125	\$ 196,918	22	24	211	\$ 158,695	5.84	11.18	-47.81%	\$ 186,592	-14.95%	
Maywood	153	115	\$ 119,033	31	29	175	\$ 60,771	5.87	12.24	-52.03%	\$ 96,189	-36.82%	
Medinah	157	29	\$ 454,112	4	2	23	\$ 313,417	12.00	28.80	-58.33%	\$ 355,338	-11.80%	
Melrose Park	160	68	\$ 222,749	15	13	100	\$ 128,901	6.38	16.73	-61.90%	\$ 180,009	-28.39%	
McHenry	50	563	\$ 295,160	81	21	404	\$ 186,594	13.35	13.88	-3.82%	\$ 204,910	-8.94%	
Minooka	447	114	\$ 302,622	16	7	82	\$ 193,538	13.03	13.86	-5.97%	\$ 219,224	-11.72%	
Midlothian	445	94	\$ 180,348	11	8	100	\$ 128,742	9.48	8.62	10.02%	\$ 151,492	-15.02%	
Mokena	448	145	\$ 425,722	20	4	108	\$ 326,554	13.18	11.47	14.96%	\$ 374,448	-12.79%	
Monee	449	73	\$ 424,788	11	4	94	\$ 213,406	8.04	9.85	-18.38%	\$ 247,236	-13.68%	
Montgomery	538	178	\$ 198,797	56	16	280	\$ 164,908	6.07	8.22	-26.15%	\$ 198,014	-16.72%	
Morton Grove	53	136	\$ 384,956	28	14	170	\$ 283,348	7.70	11.58	-33.54%	\$ 351,280	-19.34%	
Mt. Prospect	56	214	\$ 380,930	54	15	305	\$ 301,011	6.87	11.01	-37.66%	\$ 341,645	-11.89%	
Mundelein	60	283	\$ 339,051	52	13	238	\$ 248,066	11.21	13.17	-14.90%	\$ 274,931	-9.77%	
Naperville	540	876	\$ 640,517	202	23	1,149	\$ 438,080	7.65	9.67	-20.86%	\$ 473,010	-7.38%	
New Lenox	451	197	\$ 332,685	32	5	185	\$ 270,058	10.65	11.16	-4.57%	\$ 310,143	-12.92%	
Niles	648	107	\$ 377,555	24	12	155	\$ 287,468	6.72	11.66	-42.36%	\$ 336,033	-14.45%	
Norridge	634	70	\$ 363,701	23	4	121	\$ 281,658	5.68	10.96	-48.20%	\$ 305,167	-7.70%	
North Aurora	542	132	\$ 287,110	32	3	114	\$ 245,610	10.63	10.32	3.01%	\$ 279,888	-12.25%	
North Chicago	64	73	\$ 104,273	9	7	67	\$ 46,258	10.55	9.53	10.75%	\$ 78,100	-40.77%	
North Riverside	547	30	\$ 252,860	5	3	43	\$ 215,333	7.06	5.33	32.35%	\$ 242,798	-11.31%	
Northbrook	62	256	\$ 736,065	53	23	284	\$ 556,742	8.53	11.92	-28.43%	\$ 629,918	-11.62%	
Northfield	7193	58	\$ 969,919	3	6	39	\$ 791,285	14.50	20.86	-30.48%	\$ 950,687	-16.77%	
Northlake	164	62	\$ 185,656	17	13	97	\$ 129,008	5.86	19.38	-69.78%	\$ 170,453	-24.31%	
Oak Brook	523	119	\$ 1,664,501	8	2	48	\$ 1,131,458	24.62	31.26	-21.23%	\$ 1,146,933	-1.35%	
Oak Forest	452	121	\$ 223,985	31	11	178	\$ 175,232	6.60	9.64	-31.56%	\$ 199,884	-12.33%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	209	\$ 255,130	45	13	346	\$ 196,839	6.21	12.20	-49.13%	\$ 230,508	-14.61%	
Oak Park	302	213	\$ 488,900	51	17	337	\$ 404,353	6.31	6.94	-9.02%	\$ 475,361	-14.94%	
Olympia Fields	461	66	\$ 289,130	6	5	55	\$ 188,382	12.00	13.33	-10.00%	\$ 207,831	-9.36%	
Orland Park	462	284	\$ 514,750	41	14	293	\$ 342,108	9.79	9.56	2.41%	\$ 382,916	-10.66%	
Oswego	543	260	\$ 331,215	51	15	305	\$ 251,622	8.41	10.09	-16.65%	\$ 280,240	-10.21%	
Palatine	67	306	\$ 465,481	55	13	320	\$ 369,169	9.46	12.57	-24.71%	\$ 409,395	-9.83%	
Palos Heights	463	70	\$ 474,950	6	1	71	\$ 296,953	10.77	10.68	0.79%	\$ 313,467	-5.27%	
Palos Hills	465	39	\$ 287,563	10	4	54	\$ 235,250	6.88	7.54	-8.76%	\$ 257,808	-8.75%	
Palos Park	464	60	\$ 770,133	11	3	45	\$ 403,640	12.20	22.88	-46.67%	\$ 577,066	-30.05%	
Park Forest	466	158	\$ 98,659	28	35	238	\$ 59,666	6.30	9.60	-34.39%	\$ 78,568	-24.06%	
Park Ridge	68	270	\$ 617,015	53	24	304	\$ 434,786	8.50	16.29	-47.78%	\$ 502,816	-13.53%	
Peotone	468	57	\$ 275,822	7	1	38	\$ 189,293	14.87	14.45	2.87%	\$ 234,659	-19.33%	
Plainfield	544	701	\$ 315,075	142	66	904	\$ 233,047	7.56	9.47	-20.08%	\$ 266,001	-12.39%	
Posen	469	44	\$ 141,220	6	0	51	\$ 91,052	9.26	13.36	-30.68%	\$ 123,136	-26.06%	
Prospect Heights	70	58	\$ 482,395	6	1	44	\$ 351,930	13.65	17.18	-20.57%	\$ 392,194	-10.27%	
Richton Park	471	68	\$ 188,123	26	22	123	\$ 111,834	4.77	11.24	-57.56%	\$ 142,989	-21.79%	
River Forest	305	74	\$ 874,882	6	1	74	\$ 677,034	10.96	14.40	-23.87%	\$ 873,291	-22.47%	
River Grove	171	50	\$ 214,457	12	9	57	\$ 180,393	7.69	13.65	-43.63%	\$ 219,900	-17.97%	
Riverdale	627	76	\$ 73,207	5	23	126	\$ 34,255	5.92	10.77	-44.99%	\$ 58,629	-41.57%	
Riverside	546	95	\$ 520,797	13	5	70	\$ 415,671	12.95	17.60	-26.39%	\$ 421,359	-1.35%	
Rolling Meadows	8	87	\$ 304,115	17	2	110	\$ 244,648	8.09	9.00	-10.08%	\$ 276,304	-11.46%	
Romeoville	494	190	\$ 194,140	84	28	357	\$ 149,892	4.86	9.66	-49.70%	\$ 181,173	-17.27%	
Roselle & Keeneyville	172	126	\$ 356,959	24	12	111	\$ 275,873	10.29	8.98	14.57%	\$ 324,253	-14.92%	
Round Lake	73	359	\$ 161,484	119	39	508	\$ 124,705	6.47	10.13	-36.17%	\$ 162,574	-23.29%	
Sauk Village	414	79	\$ 87,951	7	19	137	\$ 45,745	5.82	10.34	-43.73%	\$ 69,887	-34.54%	
Schaumburg	193	203	\$ 396,624	31	9	248	\$ 308,977	8.46	8.37	1.02%	\$ 324,574	-4.81%	
Shorewood	496	127	\$ 332,798	23	8	130	\$ 248,874	9.47	10.38	-8.81%	\$ 272,403	-8.64%	
Skokie	76	224	\$ 376,078	64	35	337	\$ 297,729	6.17	12.16	-49.31%	\$ 332,938	-10.58%	
South Elgin	177	130	\$ 332,196	30	6	123	\$ 244,342	9.81	10.11	-2.95%	\$ 282,467	-13.50%	
South Holland	473	188	\$ 154,287	34	36	265	\$ 97,817	6.73	9.68	-30.44%	\$ 136,360	-28.27%	
St. Charles	174	498	\$ 633,634	92	12	420	\$ 384,989	11.40	14.00	-18.54%	\$ 459,562	-16.23%	
Steger	475	58	\$ 160,428	7	4	74	\$ 98,030	8.19	10.35	-20.89%	\$ 122,573	-20.02%	
Stickney	404	61	\$ 196,102	15	9	75	\$ 148,991	7.39	14.09	-47.51%	\$ 191,626	-22.25%	
Streamwood	107	211	\$ 237,223	51	26	265	\$ 177,576	7.40	11.21	-33.95%	\$ 218,646	-18.78%	
Sugar Grove	554	88	\$ 349,720	13	1	89	\$ 306,748	10.25	16.00	-35.92%	\$ 357,533	-14.20%	
Summit	501	46	\$ 168,902	4	8	41	\$ 95,301	10.42	25.20	-58.67%	\$ 136,544	-30.20%	

April 1, 2010 Statistics									April 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	
Thornton	476	21	\$ 135,005	2	2	15	\$ 93,853	13.26	11.00	20.57%	\$ 124,350	-24.52%	
Tinley Park	477	205	\$ 307,432	45	9	233	\$ 251,641	8.57	8.50	0.86%	\$ 263,805	-4.61%	
University Park	5466	40	\$ 149,734	7	15	66	\$ 73,750	5.45	14.86	-63.29%	\$ 102,696	-28.19%	
Vernon Hills	61	102	\$ 522,509	18	1	117	\$ 440,376	9.00	10.25	-12.18%	\$ 459,546	-4.17%	
Villa Park	186	140	\$ 265,874	33	12	184	\$ 209,027	7.34	10.31	-28.83%	\$ 230,144	-9.18%	
Warrenville	555	56	\$ 405,110	11	5	76	\$ 227,276	7.30	13.83	-47.20%	\$ 264,513	-14.08%	
Waukegan & Park City	85	362	\$ 123,889	88	39	508	\$ 83,060	6.84	9.94	-31.21%	\$ 112,331	-26.06%	
Wayne	184	33	\$ 988,218	3	1	24	\$ 533,240	14.14	57.00	-75.19%	\$ 558,273	-4.48%	
West Chicago	185	231	\$ 308,121	44	8	221	\$ 206,024	10.15	15.46	-34.33%	\$ 250,505	-17.76%	
Westchester	154	147	\$ 270,580	31	10	163	\$ 216,354	8.65	15.94	-45.74%	\$ 246,859	-12.36%	
Western Springs	558	89	\$ 765,163	18	6	106	\$ 551,014	8.22	10.18	-19.27%	\$ 651,884	-15.47%	
Westmont	559	123	\$ 345,823	13	7	134	\$ 318,187	9.58	12.52	-23.46%	\$ 352,756	-9.80%	
Wheaton	187	385	\$ 486,125	75	11	371	\$ 378,624	10.11	10.22	-1.10%	\$ 413,738	-8.49%	
Wheeling	90	109	\$ 262,931	29	7	116	\$ 206,808	8.61	11.79	-27.02%	\$ 248,546	-16.79%	
Willow Springs	480	32	\$ 344,757	6	0	19	\$ 425,421	15.36	12.00	28.00%	\$ 338,242	25.77%	
Willowbrook	516	43	\$ 791,195	6	0	49	\$ 395,052	9.38	25.33	-62.97%	\$ 517,079	-23.60%	
Wilmette	91	185	\$ 882,745	30	21	230	\$ 781,165	7.90	9.41	-16.07%	\$ 894,967	-12.72%	
Winfield	190	82	\$ 462,149	6	0	62	\$ 357,664	14.47	13.97	3.58%	\$ 356,660	0.28%	
Winnetka	93	187	\$ 2,071,758	16	14	155	\$ 1,355,990	12.13	16.24	-25.29%	\$ 1,582,060	-14.29%	
Wood Dale	191	96	\$ 322,904	17	4	75	\$ 241,125	12.00	17.67	-32.08%	\$ 305,499	-21.07%	
Woodridge	517	118	\$ 342,069	27	7	175	\$ 265,097	6.78	7.78	-12.92%	\$ 310,765	-14.70%	
Woodstock & Greenwood	98	286	\$ 361,307	35	8	192	\$ 205,821	14.60	17.27	-15.41%	\$ 273,203	-24.66%	
Worth	482	43	\$ 224,195	10	5	54	\$ 160,770	7.48	19.20	-61.05%	\$ 217,887	-26.21%	
Yorkville	560	221	\$ 370,090	43	15	203	\$ 237,669	10.16	14.54	-30.13%	\$ 282,612	-15.90%	
Zion	99	207	\$ 166,160	28	22	239	\$ 97,790	8.60	11.32	-24.04%	\$ 112,446	-13.03%	
City of CHICAGO	8000	5,690	\$ 379,477	1,196	940	8,766	\$ 217,364	6.26	11.12	-43.66%	\$ 275,823	-21.19%	
TOTALS (all areas in report):	8099	36,614	\$ 421,736	7,152	3,351	43,454	\$ 261,314	8.14	11.70	-30.39%	\$ 314,197	-16.83%	
ALL AREAS (including areas not listed above)	ALL	41,088	\$ 412,907	7,820	3,578	47,400	\$ 257,647	8.39	11.89	-29.45%	\$ 308,681	-16.53%	
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.													