

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, 2010 to September 30, 2011*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

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	October 1, 2011 Statistics							October 1, 2010 Statistics				
Town	MLS Area	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
Addison	101	168	\$ 270,607	46	13	177	\$ 178,975	8.54	9.28	-7.94%	\$ 210,616	-15.02%
Algonquin	102	237	\$ 285,588	53	14	214	\$ 228,152	10.12	12.40	-18.37%	\$ 250,396	-8.88%
Alsip	658	102	\$ 174,955	16	8	89	\$ 127,011	10.83	11.26	-3.77%	\$ 143,403	-11.43%
Antioch	2	277	\$ 284,386	32	13	205	\$ 195,973	13.30	12.09	9.99%	\$ 191,525	2.32%
Arlington Heights	5	359	\$ 411,564	53	11	409	\$ 335,654	9.11	8.84	3.02%	\$ 356,544	-5.86%
Aurora - DuPage County	507	175	\$ 302,746	47	9	245	\$ 267,115	6.98	7.03	-0.80%	\$ 279,408	-4.40%
Aurora - Kane County	507	561	\$ 134,135	205	101	982	\$ 96,841	5.23	7.18	-27.21%	\$ 112,996	-14.30%
Aurora - Will, Kendall Cty	507	85	\$ 250,913	26	3	114	\$ 212,740	7.13	8.49	-15.98%	\$ 230,068	-7.53%
Barrington Area	10	523	\$ 1,039,306	50	12	380	\$ 559,598	14.20	17.57	-19.19%	\$ 570,152	-1.85%
Bartlett	104	192	\$ 305,695	49	15	265	\$ 255,796	7.00	11.82	-40.75%	\$ 274,276	-6.74%
Batavia	510	172	\$ 344,974	38	6	218	\$ 276,091	7.88	10.43	-24.47%	\$ 302,161	-8.63%
Beecher	401	67	\$ 252,771	6	2	31	\$ 181,865	20.62	20.91	-1.43%	\$ 182,607	-0.41%
Bellwood	2104	132	\$ 99,836	36	19	165	\$ 74,662	7.20	6.77	6.30%	\$ 87,381	-14.56%
Bensenville	106	108	\$ 237,863	25	12	108	\$ 144,469	8.94	8.23	8.62%	\$ 174,655	-17.28%
Berwyn	402	234	\$ 158,799	89	54	285	\$ 128,898	6.56	6.22	5.49%	\$ 136,957	-5.88%
Bloomingtondale	108	122	\$ 403,416	11	3	80	\$ 276,823	15.57	10.44	49.12%	\$ 341,527	-18.95%

		October 1, 2011 Statistics							October 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	74	\$ 98,208	13	14	91	\$ 60,654	7.53	11.00	-31.59%	\$ 87,030	-30.31%	
Bolingbrook	440	390	\$ 219,895	132	37	486	\$ 180,359	7.15	7.35	-2.77%	\$ 188,954	-4.55%	
Bridgeview	455	72	\$ 187,809	6	3	56	\$ 145,899	13.29	6.84	94.46%	\$ 172,535	-15.44%	
Broadview	155	46	\$ 123,870	8	8	49	\$ 89,786	8.49	6.90	23.14%	\$ 108,117	-16.95%	
Brookfield	513	119	\$ 225,234	15	9	126	\$ 177,888	9.52	9.24	3.07%	\$ 218,029	-18.41%	
Buffalo Grove	89	141	\$ 365,428	33	4	225	\$ 318,124	6.46	7.45	-13.26%	\$ 363,324	-12.44%	
Burbank	454	167	\$ 191,011	52	23	190	\$ 147,990	7.56	8.28	-8.71%	\$ 179,540	-17.57%	
Burnham	633	24	\$ 97,000	5	7	26	\$ 38,093	7.58	6.75	12.28%	\$ 49,779	-23.48%	
Burr Ridge	522	155	\$ 1,305,576	16	7	122	\$ 762,053	12.83	18.21	-29.55%	\$ 829,143	-8.09%	
Calumet City	409	268	\$ 80,985	35	35	248	\$ 51,462	10.11	7.46	35.61%	\$ 61,056	-15.71%	
Calumet Park	643	36	\$ 78,997	6	9	45	\$ 44,251	7.20	7.83	-8.09%	\$ 47,361	-6.57%	
Carol Stream	188	129	\$ 239,674	28	6	142	\$ 216,958	8.80	8.80	-0.05%	\$ 224,424	-3.33%	
Carpentersville	110	227	\$ 154,122	66	20	342	\$ 108,034	6.36	7.56	-15.79%	\$ 112,463	-3.94%	
Cary	13	237	\$ 261,615	35	8	143	\$ 216,598	15.29	12.41	23.19%	\$ 230,453	-6.01%	
Channahon	410	91	\$ 225,015	17	4	95	\$ 189,455	9.41	10.86	-13.33%	\$ 197,776	-4.21%	
Chicago Heights	411	197	\$ 94,920	22	15	163	\$ 54,089	11.82	8.32	42.00%	\$ 65,492	-17.41%	
Chicago Ridge	415	41	\$ 173,037	5	2	36	\$ 131,270	11.44	9.50	20.44%	\$ 168,365	-22.03%	
Cicero	650	236	\$ 100,580	54	43	309	\$ 79,830	6.98	5.39	29.45%	\$ 93,557	-14.67%	
Clarendon Hills	514	67	\$ 603,621	14	2	82	\$ 622,472	8.20	8.64	-5.00%	\$ 593,649	4.86%	
Country Club Hills	478	143	\$ 124,231	21	25	174	\$ 90,456	7.80	5.67	37.56%	\$ 95,766	-5.54%	
Countryside	527	23	\$ 362,075	3	0	23	\$ 251,891	10.62	8.67	22.49%	\$ 250,840	0.42%	
Crestwood	446	41	\$ 210,440	6	4	27	\$ 162,900	13.30	12.97	2.50%	\$ 192,189	-15.24%	
Crete	417	142	\$ 228,626	29	22	120	\$ 144,071	9.96	12.59	-20.82%	\$ 155,062	-7.09%	
Crystal Lake (& Lakewood)	14	436	\$ 338,372	98	16	463	\$ 237,145	9.07	10.57	-14.19%	\$ 241,088	-1.64%	
Darien	562	89	\$ 380,119	14	1	110	\$ 292,286	8.54	11.03	-22.52%	\$ 320,409	-8.78%	
Deerfield	15	131	\$ 663,832	18	7	173	\$ 488,504	7.94	9.87	-19.60%	\$ 514,784	-5.10%	
Des Plaines	16	295	\$ 320,743	67	13	335	\$ 222,334	8.53	8.60	-0.84%	\$ 233,066	-4.60%	
Dolton	419	209	\$ 73,298	25	30	204	\$ 45,117	9.68	5.36	80.68%	\$ 50,514	-10.68%	
Downers Grove	515	309	\$ 451,621	55	8	365	\$ 353,478	8.66	10.60	-18.28%	\$ 368,952	-4.19%	
Elgin	123	760	\$ 222,794	217	63	855	\$ 147,862	8.04	10.58	-24.08%	\$ 169,694	-12.87%	
Elk Grove Village	7	138	\$ 287,840	22	8	128	\$ 242,752	10.48	10.16	3.11%	\$ 245,459	-1.10%	
Elmhurst	126	284	\$ 530,766	67	6	377	\$ 405,932	7.57	8.20	-7.59%	\$ 421,554	-3.71%	
Elmwood Park	635	129	\$ 242,542	31	11	140	\$ 184,184	8.51	7.76	9.59%	\$ 195,006	-5.55%	
Evanston	201	242	\$ 617,909	44	18	349	\$ 485,185	7.07	6.32	11.85%	\$ 465,715	4.18%	
Evergreen Park	642	172	\$ 173,571	28	15	155	\$ 126,531	10.42	10.28	1.44%	\$ 159,868	-20.85%	
Flossmoor	422	133	\$ 306,387	21	9	114	\$ 243,390	11.08	11.46	-3.31%	\$ 226,072	7.66%	

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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	
Forest Park	130	64	\$ 208,043	9	1	43	\$ 205,948	14.49	14.31	1.28%	\$ 232,102	-11.27%	
Fox Lake	20	93	\$ 279,214	12	2	58	\$ 182,217	15.50	13.25	16.95%	\$ 153,377	18.80%	
Fox River Grove	21	54	\$ 244,716	7	4	55	\$ 205,671	9.82	16.25	-39.58%	\$ 231,829	-11.28%	
Frankfort	423	235	\$ 435,971	37	3	185	\$ 328,515	12.53	12.14	3.22%	\$ 341,499	-3.80%	
Franklin Park	131	125	\$ 160,994	40	15	160	\$ 133,568	6.98	6.38	9.41%	\$ 143,603	-6.99%	
Geneva	134	221	\$ 411,182	53	3	257	\$ 325,209	8.47	8.22	3.12%	\$ 343,232	-5.25%	
Glen Ellyn	137	244	\$ 524,348	39	1	353	\$ 413,378	7.45	10.67	-30.18%	\$ 441,401	-6.35%	
Glencoe	22	96	\$ 1,586,325	27	6	130	\$ 1,046,532	7.07	11.14	-36.57%	\$ 1,094,899	-4.42%	
Glendale Heights	139	131	\$ 169,263	41	7	162	\$ 139,312	7.49	6.88	8.83%	\$ 155,301	-10.30%	
Glenview	25	306	\$ 697,768	47	33	385	\$ 559,699	7.90	9.28	-14.88%	\$ 598,571	-6.49%	
Glenwood	425	64	\$ 119,558	13	8	45	\$ 95,145	11.64	4.80	142.42%	\$ 106,371	-10.55%	
Gurnee	31	215	\$ 282,377	46	8	211	\$ 242,964	9.74	10.40	-6.39%	\$ 276,052	-11.99%	
Hanover Park	103	112	\$ 167,081	39	15	177	\$ 132,263	5.82	7.65	-23.91%	\$ 156,841	-15.67%	
Harvey	426	155	\$ 51,614	14	20	132	\$ 21,491	11.20	6.48	72.94%	\$ 23,467	-8.42%	
Harwood Heights	656	42	\$ 311,186	7	4	65	\$ 233,316	6.63	12.96	-48.83%	\$ 245,836	-5.09%	
Hazel Crest	429	78	\$ 106,438	24	14	123	\$ 64,798	5.81	6.59	-11.78%	\$ 72,621	-10.77%	
Hickory Hills	457	73	\$ 245,591	10	4	58	\$ 174,449	12.17	12.47	-2.46%	\$ 210,423	-17.10%	
Highland Park	35	281	\$ 963,154	43	15	279	\$ 527,285	10.01	10.80	-7.35%	\$ 621,231	-15.12%	
Hillside	162	48	\$ 127,961	12	8	66	\$ 98,815	6.70	10.60	-36.81%	\$ 140,802	-29.82%	
Hinkley	520	19	\$ 210,995	0	1	14	\$ 125,593	15.20	20.31	-25.15%	\$ 165,475	-24.10%	
Hinsdale	521	252	\$ 1,282,398	19	3	237	\$ 988,302	11.68	9.38	24.54%	\$ 962,457	2.69%	
Hoffman Estates	194	205	\$ 298,485	43	10	237	\$ 258,839	8.48	9.29	-8.65%	\$ 280,251	-7.64%	
Homer Glen	500	214	\$ 420,345	22	5	132	\$ 320,873	16.15	17.29	-6.60%	\$ 335,717	-4.42%	
Homewood	430	156	\$ 160,757	29	15	153	\$ 131,738	9.50	6.91	37.43%	\$ 141,781	-7.08%	
Indian Head Park	531	18	\$ 559,711	0	0	14	\$ 462,257	15.43	19.20	-19.64%	\$ 474,280	-2.53%	
Inverness	7167	114	\$ 817,241	12	2	58	\$ 633,422	19.00	16.64	14.18%	\$ 628,233	0.83%	
Itasca	143	65	\$ 441,517	7	2	38	\$ 295,107	16.60	13.88	19.55%	\$ 313,991	-6.01%	
Joliet	499	694	\$ 142,387	157	82	739	\$ 112,516	8.52	8.82	-3.50%	\$ 119,812	-6.09%	
Justice	458	45	\$ 193,164	8	5	38	\$ 148,157	10.59	9.55	10.86%	\$ 148,032	0.08%	
Kenilworth	43	37	\$ 1,798,751	1	2	40	\$ 1,627,477	10.33	17.09	-39.58%	\$ 1,484,125	9.66%	
LaGrange Park	526	67	\$ 348,822	8	1	99	\$ 308,767	7.44	8.41	-11.51%	\$ 364,690	-15.33%	
LaGrange	525	91	\$ 539,049	18	1	131	\$ 471,983	7.28	6.46	12.76%	\$ 451,460	4.55%	
Lake Bluff	44	108	\$ 931,139	13	2	92	\$ 654,068	12.11	13.14	-7.80%	\$ 599,571	9.09%	
Lake Forest	45	287	\$ 1,748,364	29	11	202	\$ 1,186,518	14.23	16.35	-12.96%	\$ 982,547	20.76%	
Lake In The Hills	156	172	\$ 250,494	50	8	224	\$ 184,925	7.32	8.77	-16.54%	\$ 201,328	-8.15%	
Lake Villa & Lindenhurst	46	282	\$ 272,999	47	10	273	\$ 208,947	10.25	11.32	-9.44%	\$ 227,885	-8.31%	

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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	275	\$ 119,090	23	26	216	\$ 84,508	12.45	11.83	5.25%	\$ 97,420	-13.25%	
Lemont	439	184	\$ 427,436	19	3	126	\$ 379,562	14.92	15.66	-4.73%	\$ 370,860	2.35%	
Libertyville & Green Oaks	48	295	\$ 621,224	34	15	243	\$ 455,525	12.12	12.95	-6.39%	\$ 479,647	-5.03%	
Lincolnshire	69	72	\$ 646,498	12	0	77	\$ 525,633	9.71	9.96	-2.51%	\$ 553,345	-5.01%	
Lincolnwood	645	98	\$ 522,534	23	6	110	\$ 384,910	8.46	10.04	-15.77%	\$ 360,425	6.79%	
Lisle	532	126	\$ 371,162	17	2	104	\$ 315,642	12.29	12.50	-1.63%	\$ 353,025	-10.59%	
Lockport	495	213	\$ 252,757	57	14	197	\$ 187,612	9.54	9.46	0.81%	\$ 203,155	-7.65%	
Lombard	148	238	\$ 271,763	46	6	318	\$ 229,359	7.72	10.86	-28.95%	\$ 242,950	-5.59%	
Lynwood	5411	68	\$ 178,050	7	13	40	\$ 139,235	13.60	8.18	66.22%	\$ 165,296	-15.77%	
Lyons	534	58	\$ 139,620	6	5	46	\$ 109,218	12.21	6.20	97.01%	\$ 130,975	-16.61%	
Markham	4426	101	\$ 74,340	15	14	113	\$ 42,457	8.54	6.77	26.06%	\$ 52,568	-19.24%	
Matteson	443	149	\$ 177,534	29	23	165	\$ 138,638	8.24	5.88	40.07%	\$ 156,869	-11.62%	
Maywood	153	142	\$ 97,818	27	30	164	\$ 61,716	7.71	8.54	-9.72%	\$ 67,627	-8.74%	
Medinah	157	15	\$ 338,033	10	1	22	\$ 332,409	5.45	12.73	-57.14%	\$ 282,348	17.73%	
Melrose Park	160	97	\$ 167,610	17	16	97	\$ 130,069	8.95	7.46	19.95%	\$ 132,175	-1.59%	
McHenry	50	515	\$ 249,223	119	20	415	\$ 169,822	11.16	13.14	-15.08%	\$ 179,327	-5.30%	
Minooka	447	92	\$ 298,088	21	5	99	\$ 172,653	8.83	14.51	-39.13%	\$ 176,308	-2.07%	
Midlothian	445	96	\$ 148,029	9	13	86	\$ 101,087	10.67	8.53	25.10%	\$ 135,243	-25.26%	
Mokena	448	130	\$ 431,413	21	7	119	\$ 314,298	10.61	12.99	-18.32%	\$ 327,981	-4.17%	
Monee	449	97	\$ 367,050	10	8	70	\$ 193,784	13.23	12.00	10.23%	\$ 229,208	-15.46%	
Montgomery	538	188	\$ 178,637	66	18	232	\$ 145,099	7.14	6.97	2.49%	\$ 159,820	-9.21%	
Morton Grove	53	126	\$ 331,068	35	8	176	\$ 264,239	6.90	7.65	-9.71%	\$ 275,785	-4.19%	
Mt. Prospect	56	231	\$ 327,977	39	14	260	\$ 279,941	8.86	8.00	10.70%	\$ 284,028	-1.44%	
Mundelein	60	290	\$ 289,976	53	15	246	\$ 207,265	11.08	11.24	-1.40%	\$ 244,906	-15.37%	
Naperville	540	803	\$ 570,041	154	18	1,116	\$ 420,338	7.48	7.88	-5.11%	\$ 436,575	-3.72%	
New Lenox	451	224	\$ 315,685	27	12	160	\$ 246,198	13.51	10.77	25.44%	\$ 259,288	-5.05%	
Niles	648	125	\$ 336,983	13	8	151	\$ 247,201	8.72	9.76	-10.63%	\$ 283,633	-12.84%	
Norridge	634	80	\$ 321,264	26	3	97	\$ 247,588	7.62	8.41	-9.39%	\$ 277,795	-10.87%	
North Aurora	542	106	\$ 264,596	22	6	131	\$ 219,599	8.00	8.48	-5.65%	\$ 245,243	-10.46%	
North Chicago	64	79	\$ 76,951	11	12	76	\$ 40,438	9.58	9.32	2.77%	\$ 50,997	-20.70%	
North Riverside	547	44	\$ 206,314	11	4	38	\$ 187,757	9.96	8.50	17.20%	\$ 209,745	-10.48%	
Northbrook	62	219	\$ 673,284	37	9	320	\$ 511,250	7.18	9.44	-23.94%	\$ 496,707	2.93%	
Northfield	7193	62	\$ 842,477	5	2	45	\$ 840,486	14.31	11.23	27.45%	\$ 699,418	20.17%	
Northlake	164	73	\$ 152,860	18	11	85	\$ 107,751	7.68	5.65	36.07%	\$ 129,890	-17.04%	
Oak Brook	523	133	\$ 1,481,998	6	2	58	\$ 935,494	24.18	24.20	-0.06%	\$ 999,609	-6.41%	
Oak Forest	452	146	\$ 193,671	31	4	150	\$ 165,561	9.47	8.08	17.23%	\$ 172,407	-3.97%	

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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	\$ 211,010	55	20	293	\$ 173,638	8.54	8.29	3.07%	\$ 199,935	-13.15%	
Oak Park	302	182	\$ 463,355	37	7	296	\$ 388,819	6.42	7.46	-13.93%	\$ 410,708	-5.33%	
Olympia Fields	461	52	\$ 221,178	12	7	43	\$ 195,711	10.06	8.96	12.39%	\$ 188,493	3.83%	
Orland Park	462	304	\$ 522,206	51	11	271	\$ 333,736	10.95	10.80	1.47%	\$ 350,102	-4.67%	
Oswego	543	258	\$ 291,991	79	13	284	\$ 242,933	8.23	8.12	1.41%	\$ 247,791	-1.96%	
Palatine	67	281	\$ 404,812	54	8	281	\$ 312,201	9.83	11.63	-15.50%	\$ 362,407	-13.85%	
Palos Heights	463	79	\$ 408,715	15	7	83	\$ 291,050	9.03	13.27	-31.97%	\$ 273,975	6.23%	
Palos Hills	465	54	\$ 297,095	9	3	52	\$ 219,997	10.13	8.11	24.80%	\$ 218,378	0.74%	
Palos Park	464	79	\$ 811,193	3	1	36	\$ 398,713	23.70	15.58	52.13%	\$ 375,601	6.15%	
Park Forest	466	227	\$ 71,910	21	32	162	\$ 46,233	12.67	7.18	76.36%	\$ 57,451	-19.53%	
Park Ridge	68	236	\$ 541,322	60	11	287	\$ 422,517	7.91	8.89	-11.04%	\$ 420,807	0.41%	
Peotone	468	44	\$ 232,436	5	1	28	\$ 192,782	15.53	14.00	10.92%	\$ 172,492	11.76%	
Plainfield	544	637	\$ 280,643	171	44	894	\$ 224,006	6.89	7.75	-11.11%	\$ 231,131	-3.08%	
Posen	469	32	\$ 93,451	6	5	52	\$ 74,413	6.10	7.93	-23.16%	\$ 86,316	-13.79%	
Prospect Heights	70	67	\$ 469,737	12	2	48	\$ 271,391	12.97	13.56	-4.34%	\$ 343,050	-20.89%	
Richton Park	471	84	\$ 129,878	20	13	96	\$ 101,462	7.81	5.71	36.91%	\$ 109,387	-7.25%	
River Forest	305	78	\$ 807,405	6	2	81	\$ 645,907	10.52	11.17	-5.87%	\$ 635,369	1.66%	
River Grove	171	46	\$ 184,646	14	3	50	\$ 160,568	8.24	5.09	61.83%	\$ 166,875	-3.78%	
Riverdale	627	90	\$ 64,709	5	17	70	\$ 23,455	11.74	7.25	61.96%	\$ 33,744	-30.49%	
Riverside	546	87	\$ 469,781	7	2	59	\$ 359,708	15.35	12.14	26.50%	\$ 422,282	-14.82%	
Rolling Meadows	8	98	\$ 262,890	13	2	82	\$ 218,633	12.12	8.00	51.55%	\$ 249,092	-12.23%	
Romeoville	494	221	\$ 158,773	85	24	259	\$ 139,698	7.21	6.61	8.95%	\$ 146,367	-4.56%	
Roselle & Keeneyville	172	93	\$ 332,024	22	7	131	\$ 243,404	6.98	9.04	-22.83%	\$ 278,999	-12.76%	
Round Lake	73	402	\$ 135,297	111	26	468	\$ 105,086	7.97	6.46	23.51%	\$ 121,555	-13.55%	
Sauk Village	414	73	\$ 83,177	13	6	126	\$ 38,719	6.04	6.62	-8.68%	\$ 40,674	-4.81%	
Schaumburg	193	222	\$ 332,779	41	4	236	\$ 266,135	9.48	9.30	1.89%	\$ 308,410	-13.71%	
Shorewood	496	130	\$ 273,938	24	7	113	\$ 227,615	10.83	9.06	19.64%	\$ 244,812	-7.02%	
Skokie	76	224	\$ 340,165	68	24	314	\$ 243,946	6.62	6.81	-2.85%	\$ 295,733	-17.51%	
South Elgin	177	111	\$ 280,627	35	5	143	\$ 224,220	7.28	8.98	-18.97%	\$ 241,333	-7.09%	
South Holland	473	181	\$ 123,778	29	28	234	\$ 98,021	7.46	6.77	10.17%	\$ 99,831	-1.81%	
St. Charles	174	521	\$ 571,980	64	11	512	\$ 377,492	10.65	12.58	-15.34%	\$ 381,265	-0.99%	
Steger	475	76	\$ 139,237	12	5	54	\$ 69,991	12.85	6.82	88.32%	\$ 85,518	-18.16%	
Stickney	404	73	\$ 156,539	12	4	64	\$ 127,432	10.95	7.60	44.00%	\$ 150,044	-15.07%	
Streamwood	107	206	\$ 193,616	66	14	297	\$ 154,224	6.56	8.06	-18.65%	\$ 175,038	-11.89%	
Sugar Grove	554	79	\$ 331,073	13	2	84	\$ 252,204	9.58	12.12	-20.98%	\$ 293,025	-13.93%	
Summit	501	51	\$ 124,743	8	7	38	\$ 76,050	11.55	14.94	-22.70%	\$ 104,367	-27.13%	

October 1, 2011 Statistics									October 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	Percent
Thornton	476	13	\$ 106,631	2	1	14	\$ 61,894	9.18	12.00	-23.53%	\$ 82,267	-24.77%	
Tinley Park	477	222	\$ 276,283	34	7	200	\$ 228,863	11.05	8.07	36.94%	\$ 258,248	-11.38%	
University Park	5466	42	\$ 99,444	6	4	32	\$ 77,648	12.00	7.20	66.67%	\$ 84,995	-8.64%	
Vernon Hills	61	105	\$ 487,310	25	3	119	\$ 371,005	8.57	12.29	-30.27%	\$ 428,962	-13.51%	
Villa Park	186	123	\$ 192,671	34	7	158	\$ 177,891	7.42	8.25	-10.14%	\$ 208,368	-14.63%	
Warrenville	555	65	\$ 320,138	9	1	62	\$ 230,792	10.83	9.71	11.52%	\$ 232,480	-0.73%	
Waukegan & Park City	85	375	\$ 105,294	80	48	405	\$ 69,326	8.44	7.52	12.30%	\$ 83,397	-16.87%	
Wayne	184	49	\$ 815,653	6	1	13	\$ 649,500	29.40	31.43	-6.45%	\$ 536,382	21.09%	
West Chicago	185	244	\$ 270,652	53	15	222	\$ 176,566	10.10	10.92	-7.58%	\$ 208,634	-15.37%	
Westchester	154	140	\$ 225,550	36	8	138	\$ 164,704	9.23	8.77	5.29%	\$ 206,320	-20.17%	
Western Springs	558	97	\$ 647,966	13	2	101	\$ 533,863	10.03	7.55	32.94%	\$ 557,529	-4.24%	
Westmont	559	109	\$ 348,732	13	5	115	\$ 273,288	9.83	10.25	-4.04%	\$ 288,070	-5.13%	
Wheaton	187	305	\$ 483,316	73	7	429	\$ 355,333	7.19	10.83	-33.60%	\$ 372,998	-4.74%	
Wheeling	90	105	\$ 207,460	37	2	119	\$ 188,807	7.97	8.54	-6.62%	\$ 197,775	-4.53%	
Willow Springs	480	42	\$ 320,307	4	2	25	\$ 248,935	16.26	28.00	-41.94%	\$ 292,433	-14.87%	
Willowbrook	516	63	\$ 721,768	7	1	35	\$ 405,990	17.58	13.68	28.52%	\$ 420,571	-3.47%	
Wilmette	91	157	\$ 930,689	22	8	265	\$ 721,317	6.39	6.47	-1.29%	\$ 813,895	-11.37%	
Winfield	190	92	\$ 370,017	15	0	79	\$ 295,658	11.74	16.47	-28.71%	\$ 369,941	-20.08%	
Winnetka	93	158	\$ 2,077,220	16	8	210	\$ 1,335,910	8.10	11.35	-28.58%	\$ 1,324,202	0.88%	
Wood Dale	191	93	\$ 284,253	16	4	82	\$ 199,111	10.94	12.48	-12.33%	\$ 235,499	-15.45%	
Woodridge	517	108	\$ 337,289	34	7	154	\$ 259,987	6.65	8.34	-20.30%	\$ 287,016	-9.42%	
Woodstock & Greenwood	98	273	\$ 332,491	41	10	190	\$ 188,835	13.59	13.48	0.87%	\$ 202,541	-6.77%	
Worth	482	46	\$ 182,200	19	4	63	\$ 140,575	6.42	8.91	-28.00%	\$ 162,243	-13.35%	
Yorkville	560	176	\$ 313,884	38	4	253	\$ 214,284	7.16	9.62	-25.57%	\$ 229,711	-6.72%	
Zion	99	178	\$ 117,688	43	21	216	\$ 85,532	7.63	10.99	-30.57%	\$ 87,710	-2.48%	
City of CHICAGO	8000	5,813	\$ 335,388	1,149	782	7,567	\$ 235,631	7.34	7.22	1.77%	\$ 220,620	6.80%	
TOTALS (all areas in report):	8099	36,493	\$ 369,129	7,252	2,858	40,775	\$ 263,570	8.61	8.84	-2.63%	\$ 264,260	-0.26%	
ALL AREAS (including areas not listed above)	ALL	40,969	\$ 362,954	8,000	3,084	44,574	\$ 258,364	8.83	9.08	-2.71%	\$ 259,822	-0.56%	
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.													