

# 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, 2011 to December 31, 2011*

**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  
Offices in Naperville, Plainfield, Chicago, Flossmoor

### January 1, 2012 Statistics

### January 1, 2008 Statistics

Town	MLS Area	Actives	January 1, 2012 Statistics			January 1, 2008 Statistics			48 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	137	\$ 254,374	30	13	174	\$ 173,110	7.58	12.59	-39.82%	\$ 316,868	-45.37%
Algonquin	102	189	\$ 281,397	43	9	225	\$ 218,295	8.19	10.06	-18.59%	\$ 328,306	-33.51%
Alsip	658	91	\$ 163,294	10	7	88	\$ 124,865	10.40	9.47	9.84%	\$ 223,127	-44.04%
Antioch	2	223	\$ 268,167	35	6	206	\$ 191,195	10.83	11.35	-4.57%	\$ 270,335	-29.27%
Arlington Heights	5	255	\$ 404,553	54	10	415	\$ 331,181	6.39	7.15	-10.61%	\$ 463,991	-28.62%
Aurora - DuPage County	507	132	\$ 291,214	31	14	262	\$ 265,780	5.16	5.47	-5.73%	\$ 324,576	-18.11%
Aurora - Kane County	507	506	\$ 135,734	198	63	1,039	\$ 92,603	4.67	7.97	-41.39%	\$ 185,643	-50.12%
Aurora - Will, Kendall Cty	507	67	\$ 247,881	18	4	119	\$ 210,096	5.70	6.98	-18.30%	\$ 295,114	-28.81%
Barrington Area	10	424	\$ 1,110,402	53	7	390	\$ 578,131	11.31	12.67	-10.77%	\$ 726,439	-20.42%
Bartlett	104	144	\$ 285,343	40	12	274	\$ 247,832	5.30	6.47	-18.12%	\$ 343,066	-27.76%
Batavia	510	129	\$ 335,150	27	5	241	\$ 276,261	5.67	7.34	-22.78%	\$ 356,140	-22.43%
Beecher	401	63	\$ 246,198	6	0	28	\$ 169,273	22.24	24.29	-8.44%	\$ 249,354	-32.12%
Bellwood	2104	121	\$ 92,543	28	16	180	\$ 71,329	6.48	10.99	-41.00%	\$ 188,462	-62.15%
Bensenville	106	85	\$ 226,763	26	6	122	\$ 148,579	6.62	14.40	-54.00%	\$ 283,865	-47.66%
Berwyn	402	219	\$ 142,558	65	41	324	\$ 125,801	6.11	10.56	-42.12%	\$ 251,964	-50.07%
Bloomingtondale	108	80	\$ 443,997	15	4	91	\$ 272,064	8.73	7.68	13.57%	\$ 442,560	-38.52%

		January 1, 2012 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	48 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	69	\$ 101,492	15	6	102	\$ 59,899	6.73	8.70	-22.60%	\$ 163,456	-63.35%	
Bolingbrook	440	307	\$ 213,484	128	20	547	\$ 175,380	5.30	9.23	-42.55%	\$ 275,872	-36.43%	
Bridgeview	455	65	\$ 177,468	12	4	57	\$ 136,305	10.68	9.68	10.33%	\$ 246,147	-44.62%	
Broadview	155	43	\$ 118,170	4	7	48	\$ 91,729	8.75	9.49	-7.87%	\$ 201,083	-54.38%	
Brookfield	513	100	\$ 214,067	16	7	136	\$ 176,097	7.55	5.45	38.36%	\$ 278,160	-36.69%	
Buffalo Grove	89	109	\$ 333,877	31	4	222	\$ 305,990	5.09	6.53	-22.01%	\$ 423,488	-27.75%	
Burbank	454	151	\$ 177,681	38	14	201	\$ 139,455	7.16	13.85	-48.29%	\$ 281,621	-50.48%	
Burnham	633	26	\$ 100,511	4	4	28	\$ 39,647	8.67	10.67	-18.75%	\$ 100,672	-60.62%	
Burr Ridge	522	132	\$ 1,245,824	16	4	104	\$ 721,632	12.77	20.86	-38.75%	\$ 1,066,882	-32.36%	
Calumet City	409	254	\$ 74,467	21	31	259	\$ 49,790	9.80	11.34	-13.55%	\$ 129,459	-61.54%	
Calumet Park	643	48	\$ 77,033	5	4	44	\$ 46,454	10.87	7.23	50.34%	\$ 129,877	-64.23%	
Carol Stream	188	94	\$ 216,442	24	5	155	\$ 213,965	6.13	6.33	-3.11%	\$ 298,944	-28.43%	
Carpentersville	110	227	\$ 146,414	70	19	344	\$ 102,653	6.29	9.88	-36.31%	\$ 212,476	-51.69%	
Cary	13	201	\$ 265,115	38	6	170	\$ 206,871	11.27	8.52	32.26%	\$ 328,746	-37.07%	
Channahon	410	64	\$ 216,139	16	6	103	\$ 177,911	6.14	9.40	-34.62%	\$ 245,461	-27.52%	
Chicago Heights	411	195	\$ 86,867	20	17	161	\$ 52,719	11.82	9.82	20.37%	\$ 121,374	-56.56%	
Chicago Ridge	415	39	\$ 167,781	11	1	34	\$ 126,830	10.17	7.90	28.74%	\$ 226,254	-43.94%	
Cicero	650	224	\$ 99,438	44	50	322	\$ 75,608	6.46	15.29	-57.73%	\$ 208,983	-63.82%	
Clarendon Hills	514	48	\$ 626,910	6	0	87	\$ 630,243	6.19	12.00	-48.39%	\$ 810,499	-22.24%	
Country Club Hills	478	113	\$ 119,970	25	29	179	\$ 85,209	5.82	12.25	-52.48%	\$ 165,670	-48.57%	
Countryside	527	20	\$ 294,415	0	0	19	\$ 241,658	12.63	11.20	12.78%	\$ 438,403	-44.88%	
Crestwood	446	38	\$ 203,847	1	1	31	\$ 162,300	13.82	8.65	59.73%	\$ 231,185	-29.80%	
Crete	417	148	\$ 234,083	14	14	134	\$ 145,555	10.96	12.00	-8.64%	\$ 243,515	-40.23%	
Crystal Lake (& Lakewood)	14	349	\$ 321,596	88	21	473	\$ 237,974	7.20	11.44	-37.11%	\$ 330,745	-28.05%	
Darien	562	61	\$ 388,721	9	3	118	\$ 296,981	5.63	8.13	-30.71%	\$ 385,323	-22.93%	
Deerfield	15	114	\$ 565,768	13	4	183	\$ 493,542	6.84	7.66	-10.74%	\$ 717,304	-31.19%	
Des Plaines	16	243	\$ 272,737	60	11	338	\$ 212,124	7.13	10.78	-33.85%	\$ 348,182	-39.08%	
Dolton	419	172	\$ 70,388	21	29	225	\$ 42,424	7.51	11.51	-34.80%	\$ 125,018	-66.07%	
Downers Grove	515	248	\$ 459,518	46	6	358	\$ 348,113	7.26	9.97	-27.18%	\$ 489,146	-28.83%	
Elgin	123	653	\$ 221,432	173	55	920	\$ 144,448	6.83	11.05	-38.25%	\$ 261,668	-44.80%	
Elk Grove Village	7	114	\$ 284,678	17	8	133	\$ 240,715	8.66	7.25	19.40%	\$ 338,212	-28.83%	
Elmhurst	126	225	\$ 517,545	47	7	382	\$ 404,134	6.19	9.82	-36.93%	\$ 544,291	-25.75%	
Elmwood Park	635	120	\$ 242,154	26	10	143	\$ 179,764	8.04	13.16	-38.89%	\$ 340,296	-47.17%	
Evanston	201	156	\$ 638,422	53	20	347	\$ 481,613	4.46	6.65	-32.94%	\$ 655,943	-26.58%	
Evergreen Park	642	149	\$ 166,059	21	10	171	\$ 121,555	8.85	8.14	8.76%	\$ 229,786	-47.10%	
Flossmoor	422	119	\$ 300,473	21	5	117	\$ 233,428	9.99	14.95	-33.18%	\$ 345,994	-32.53%	

		January 1, 2012 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	48 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	62	\$ 195,216	4	2	48	\$ 209,273	13.78	7.69	79.22%	\$ 326,132	-35.83%	
Fox Lake	20	57	\$ 274,482	10	2	52	\$ 153,877	10.69	11.07	-3.43%	\$ 222,723	-30.91%	
Fox River Grove	21	38	\$ 236,196	7	2	57	\$ 195,337	6.91	8.95	-22.76%	\$ 315,977	-38.18%	
Frankfort	423	176	\$ 441,707	26	6	192	\$ 327,993	9.43	12.82	-26.46%	\$ 390,348	-15.97%	
Franklin Park	131	116	\$ 158,216	25	18	170	\$ 126,129	6.54	12.25	-46.67%	\$ 252,206	-49.99%	
Geneva	134	179	\$ 414,496	29	7	274	\$ 307,180	6.93	7.13	-2.75%	\$ 388,786	-20.99%	
Glen Ellyn	137	189	\$ 516,269	31	3	354	\$ 407,543	5.85	7.91	-26.08%	\$ 520,571	-21.71%	
Glencoe	22	83	\$ 1,454,778	11	6	132	\$ 1,058,573	6.68	10.70	-37.53%	\$ 1,457,066	-27.35%	
Glendale Heights	139	96	\$ 169,444	47	5	167	\$ 133,912	5.26	12.69	-58.53%	\$ 257,117	-47.92%	
Glenview	25	256	\$ 700,030	32	16	402	\$ 556,609	6.83	10.98	-37.80%	\$ 788,458	-29.41%	
Glenwood	425	54	\$ 115,993	12	9	49	\$ 84,389	9.26	8.18	13.14%	\$ 165,903	-49.13%	
Gurnee	31	169	\$ 288,189	39	8	235	\$ 239,591	7.19	7.57	-4.96%	\$ 358,053	-33.09%	
Hanover Park	103	111	\$ 166,323	39	10	179	\$ 131,160	5.84	9.45	-38.15%	\$ 239,228	-45.17%	
Harvey	426	161	\$ 45,062	6	31	115	\$ 19,814	12.71	14.80	-14.12%	\$ 76,281	-74.02%	
Harwood Heights	656	30	\$ 292,703	6	5	56	\$ 221,224	5.37	20.28	-73.50%	\$ 375,083	-41.02%	
Hazel Crest	429	86	\$ 85,023	14	9	130	\$ 65,774	6.75	9.65	-30.12%	\$ 143,110	-54.04%	
Hickory Hills	457	60	\$ 221,963	9	4	62	\$ 169,217	9.60	12.21	-21.38%	\$ 279,741	-39.51%	
Highland Park	35	215	\$ 982,958	30	9	285	\$ 566,745	7.96	11.96	-33.43%	\$ 821,897	-31.04%	
Hillside	162	46	\$ 132,009	12	7	80	\$ 92,313	5.58	12.76	-56.31%	\$ 231,731	-60.16%	
Hinkley	520	20	\$ 200,040	0	0	9	\$ 88,194	26.67	8.44	215.79%	\$ 251,076	-64.87%	
Hinsdale	521	181	\$ 1,375,685	26	8	229	\$ 967,280	8.26	14.01	-41.05%	\$ 1,239,789	-21.98%	
Hoffman Estates	194	154	\$ 293,526	56	7	244	\$ 257,044	6.02	6.82	-11.67%	\$ 382,565	-32.81%	
Homer Glen	500	181	\$ 391,105	23	6	139	\$ 317,170	12.93	12.73	1.58%	\$ 400,300	-20.77%	
Homewood	430	142	\$ 165,141	23	13	152	\$ 129,334	9.06	6.94	30.56%	\$ 214,473	-39.70%	
Indian Head Park	531	16	\$ 515,344	0	0	12	\$ 494,164	16.00	12.00	33.33%	\$ 567,940	-12.99%	
Inverness	7167	87	\$ 758,158	12	2	55	\$ 600,936	15.13	6.98	116.87%	\$ 725,146	-17.13%	
Itasca	143	56	\$ 441,922	9	0	42	\$ 271,358	13.18	19.53	-32.55%	\$ 433,638	-37.42%	
Joliet	499	613	\$ 135,859	112	70	804	\$ 106,814	7.46	8.89	-16.04%	\$ 173,885	-38.57%	
Justice	458	31	\$ 200,014	7	4	44	\$ 141,347	6.76	19.20	-64.77%	\$ 267,672	-47.19%	
Kenilworth	43	28	\$ 1,905,889	2	1	35	\$ 1,713,116	8.84	8.09	9.34%	\$ 1,995,891	-14.17%	
LaGrange Park	526	46	\$ 348,192	10	0	94	\$ 292,479	5.31	5.84	-9.08%	\$ 396,308	-26.20%	
LaGrange	525	77	\$ 533,564	14	2	125	\$ 476,560	6.55	8.08	-18.87%	\$ 657,783	-27.55%	
Lake Bluff	44	91	\$ 1,025,641	8	0	99	\$ 628,563	10.21	12.11	-15.75%	\$ 891,571	-29.50%	
Lake Forest	45	225	\$ 1,765,601	19	10	207	\$ 1,202,063	11.44	13.93	-17.89%	\$ 1,533,453	-21.61%	
Lake In The Hills	156	163	\$ 247,896	47	16	244	\$ 189,391	6.37	8.98	-29.05%	\$ 273,113	-30.65%	
Lake Villa & Lindenhurst	46	235	\$ 274,969	38	8	281	\$ 200,012	8.62	7.05	22.37%	\$ 304,632	-34.34%	

January 1, 2012 Statistics									January 1, 2008 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	48 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	247	\$ 115,575	19	27	231	\$ 82,352	10.70	7.81	37.04%	\$ 166,780	-50.62%	
Lemont	439	135	\$ 433,122	21	3	120	\$ 356,829	11.25	10.36	8.62%	\$ 453,909	-21.39%	
Libertyville & Green Oaks	48	223	\$ 630,453	34	15	253	\$ 453,431	8.86	9.76	-9.23%	\$ 574,913	-21.13%	
Lincolnshire	69	55	\$ 677,109	8	1	77	\$ 525,050	7.67	10.68	-28.18%	\$ 756,786	-30.62%	
Lincolnwood	645	87	\$ 496,444	27	9	98	\$ 363,123	7.79	15.89	-50.96%	\$ 717,245	-49.37%	
Lisle	532	89	\$ 367,723	9	1	118	\$ 303,160	8.34	7.07	17.99%	\$ 394,865	-23.22%	
Lockport	495	160	\$ 248,683	47	13	221	\$ 195,910	6.83	7.46	-8.39%	\$ 257,966	-24.06%	
Lombard	148	186	\$ 275,412	44	7	312	\$ 217,859	6.15	9.59	-35.91%	\$ 305,130	-28.60%	
Lynwood	5411	55	\$ 185,368	7	21	46	\$ 134,350	8.92	17.65	-49.46%	\$ 262,007	-48.72%	
Lyons	534	55	\$ 137,893	9	8	46	\$ 99,439	10.48	12.00	-12.70%	\$ 225,394	-55.88%	
Markham	4426	94	\$ 71,040	13	11	115	\$ 43,864	8.12	12.41	-34.60%	\$ 116,441	-62.33%	
Matteson	443	146	\$ 169,160	33	20	167	\$ 130,901	7.96	8.96	-11.14%	\$ 223,192	-41.35%	
Maywood	153	136	\$ 82,926	23	19	165	\$ 58,929	7.88	13.34	-40.91%	\$ 172,998	-65.94%	
Medinah	157	13	\$ 325,138	6	1	20	\$ 317,350	5.78	14.73	-60.77%	\$ 426,129	-25.53%	
Melrose Park	160	74	\$ 158,704	16	7	100	\$ 122,170	7.22	16.63	-56.59%	\$ 279,130	-56.23%	
McHenry	50	451	\$ 238,417	78	24	456	\$ 160,443	9.70	10.28	-5.68%	\$ 253,850	-36.80%	
Minooka	447	58	\$ 348,573	12	3	103	\$ 167,375	5.90	8.33	-29.22%	\$ 279,792	-40.18%	
Midlothian	445	90	\$ 136,472	10	8	96	\$ 99,675	9.47	5.35	77.03%	\$ 183,726	-45.75%	
Mokena	448	106	\$ 422,575	14	5	127	\$ 316,507	8.71	10.04	-13.22%	\$ 360,524	-12.21%	
Monee	449	79	\$ 342,452	12	8	65	\$ 182,470	11.15	13.45	-17.11%	\$ 277,606	-34.27%	
Montgomery	538	154	\$ 172,970	52	21	259	\$ 141,569	5.57	7.74	-28.11%	\$ 215,513	-34.31%	
Morton Grove	53	104	\$ 314,109	35	7	181	\$ 257,183	5.60	9.67	-42.12%	\$ 421,719	-39.02%	
Mt. Prospect	56	176	\$ 328,823	41	10	253	\$ 273,017	6.95	7.59	-8.45%	\$ 390,023	-30.00%	
Mundelein	60	205	\$ 275,083	42	13	283	\$ 212,683	7.28	10.66	-31.71%	\$ 327,027	-34.96%	
Naperville	540	601	\$ 569,113	141	12	1,131	\$ 416,522	5.62	6.11	-8.15%	\$ 512,066	-18.66%	
New Lenox	451	187	\$ 294,538	25	9	189	\$ 246,689	10.06	7.24	39.01%	\$ 311,286	-20.75%	
Niles	648	100	\$ 335,105	16	6	142	\$ 241,332	7.32	13.20	-44.57%	\$ 412,394	-41.48%	
Norridge	634	75	\$ 300,256	7	5	106	\$ 244,290	7.63	14.81	-48.48%	\$ 386,692	-36.83%	
North Aurora	542	90	\$ 265,656	15	4	142	\$ 215,766	6.71	7.13	-5.85%	\$ 278,604	-22.55%	
North Chicago	64	72	\$ 70,523	13	7	77	\$ 37,032	8.91	13.40	-33.52%	\$ 124,506	-70.26%	
North Riverside	547	26	\$ 209,896	8	4	52	\$ 172,359	4.88	6.89	-29.20%	\$ 275,974	-37.55%	
Northbrook	62	183	\$ 687,910	34	4	310	\$ 478,369	6.31	9.29	-32.10%	\$ 691,938	-30.87%	
Northfield	7193	46	\$ 848,280	8	1	42	\$ 799,093	10.82	10.08	7.38%	\$ 1,168,252	-31.60%	
Northlake	164	58	\$ 145,918	12	6	90	\$ 103,145	6.44	12.15	-46.98%	\$ 251,860	-59.05%	
Oak Brook	523	111	\$ 1,463,277	10	4	57	\$ 965,555	18.76	12.00	56.34%	\$ 1,128,584	-14.45%	
Oak Forest	452	135	\$ 173,234	29	8	153	\$ 157,814	8.53	9.08	-6.07%	\$ 234,926	-32.82%	



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Town	Area	Actives	List Price	(Cntg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	213	\$ 198,228	53	18	326	\$ 165,751	6.44	10.11	-36.29%	\$ 268,994	-38.38%	
Oak Park	302	130	\$ 428,350	36	15	298	\$ 381,860	4.47	6.85	-34.77%	\$ 525,871	-27.39%	
Olympia Fields	461	53	\$ 248,041	13	9	45	\$ 201,359	9.49	11.45	-17.07%	\$ 277,786	-27.51%	
Orland Park	462	247	\$ 460,541	24	7	282	\$ 318,089	9.47	9.12	3.87%	\$ 410,033	-22.42%	
Oswego	543	226	\$ 289,344	56	3	317	\$ 239,130	7.21	9.01	-19.92%	\$ 317,557	-24.70%	
Palatine	67	219	\$ 385,222	45	12	306	\$ 310,611	7.24	9.81	-26.19%	\$ 445,763	-30.32%	
Palos Heights	463	57	\$ 420,979	4	5	93	\$ 276,179	6.71	9.90	-32.26%	\$ 376,578	-26.66%	
Palos Hills	465	47	\$ 266,117	10	4	54	\$ 219,294	8.29	9.88	-16.07%	\$ 323,856	-32.29%	
Palos Park	464	57	\$ 837,508	7	0	35	\$ 424,576	16.29	12.00	35.71%	\$ 642,041	-33.87%	
Park Forest	466	188	\$ 64,584	27	26	186	\$ 44,434	9.44	10.13	-6.79%	\$ 117,505	-62.19%	
Park Ridge	68	211	\$ 518,652	41	14	298	\$ 432,097	7.17	11.71	-38.76%	\$ 609,014	-29.05%	
Peotone	468	30	\$ 230,257	4	2	30	\$ 183,743	10.00	12.60	-20.63%	\$ 247,677	-25.81%	
Plainfield	544	540	\$ 278,227	167	40	911	\$ 217,690	5.80	9.40	-38.32%	\$ 302,626	-28.07%	
Posen	469	32	\$ 100,019	7	7	49	\$ 77,334	6.10	12.53	-51.37%	\$ 151,949	-49.11%	
Prospect Heights	70	55	\$ 463,313	7	2	49	\$ 275,485	11.38	19.20	-40.73%	\$ 487,977	-43.55%	
Richton Park	471	79	\$ 134,339	13	15	96	\$ 103,839	7.65	6.94	10.24%	\$ 185,500	-44.02%	
River Forest	305	55	\$ 796,320	3	2	78	\$ 619,891	7.95	6.19	28.39%	\$ 918,405	-32.50%	
River Grove	171	34	\$ 166,459	9	7	57	\$ 155,116	5.59	14.72	-62.02%	\$ 286,621	-45.88%	
Riverdale	627	86	\$ 57,188	6	14	71	\$ 19,854	11.34	11.53	-1.68%	\$ 101,607	-80.46%	
Riverside	546	67	\$ 420,266	9	2	67	\$ 358,546	10.31	12.00	-14.10%	\$ 552,835	-35.14%	
Rolling Meadows	8	87	\$ 254,155	13	1	80	\$ 206,203	11.11	8.54	30.04%	\$ 314,350	-34.40%	
Romeoville	494	196	\$ 152,959	68	33	291	\$ 133,989	6.00	8.90	-32.55%	\$ 215,411	-37.80%	
Roselle & Keeneyville	172	84	\$ 317,308	19	3	135	\$ 238,200	6.42	6.63	-3.13%	\$ 349,098	-31.77%	
Round Lake	73	363	\$ 132,214	108	19	481	\$ 101,231	7.16	9.95	-27.97%	\$ 195,419	-48.20%	
Sauk Village	414	77	\$ 73,741	6	7	110	\$ 38,009	7.51	9.67	-22.32%	\$ 110,320	-65.55%	
Schaumburg	193	178	\$ 332,555	48	11	249	\$ 256,804	6.94	8.18	-15.20%	\$ 365,045	-29.65%	
Shorewood	496	115	\$ 274,975	24	8	119	\$ 235,811	9.14	8.60	6.23%	\$ 291,643	-19.14%	
Skokie	76	202	\$ 329,069	56	21	332	\$ 241,616	5.93	10.23	-42.05%	\$ 404,198	-40.22%	
South Elgin	177	87	\$ 262,972	29	1	147	\$ 218,694	5.90	7.51	-21.51%	\$ 318,989	-31.44%	
South Holland	473	175	\$ 114,064	18	29	233	\$ 95,871	7.50	10.62	-29.37%	\$ 172,805	-44.52%	
St. Charles	174	438	\$ 553,065	55	7	511	\$ 372,904	9.17	10.23	-10.37%	\$ 468,848	-20.46%	
Steger	475	70	\$ 119,066	6	6	65	\$ 64,991	10.91	6.97	56.57%	\$ 152,363	-57.34%	
Stickney	404	58	\$ 163,715	11	3	72	\$ 123,583	8.09	13.12	-38.32%	\$ 263,659	-53.13%	
Streamwood	107	173	\$ 177,043	48	21	312	\$ 146,731	5.45	7.67	-28.99%	\$ 259,703	-43.50%	
Sugar Grove	554	56	\$ 324,155	19	0	92	\$ 249,332	6.05	9.05	-33.10%	\$ 384,402	-35.14%	
Summit	501	46	\$ 125,584	13	5	41	\$ 75,551	9.36	21.60	-56.69%	\$ 215,759	-64.98%	

January 1, 2012 Statistics									January 1, 2008 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	48 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Thornton	476	16	\$ 109,181	2	0	17	\$ 65,054	10.11	7.88	28.32%	\$ 139,678	-53.43%	
Tinley Park	477	166	\$ 277,172	25	6	212	\$ 218,466	8.20	7.01	16.88%	\$ 305,290	-28.44%	
University Park	5466	39	\$ 89,844	4	6	36	\$ 79,410	10.17	14.33	-28.99%	\$ 176,326	-54.96%	
Vernon Hills	61	77	\$ 479,950	21	1	139	\$ 376,714	5.74	4.94	16.07%	\$ 505,958	-25.54%	
Villa Park	186	103	\$ 194,225	25	4	169	\$ 168,735	6.24	5.66	10.35%	\$ 287,051	-41.22%	
Warrenville	555	56	\$ 302,076	13	0	60	\$ 239,986	9.21	8.44	9.08%	\$ 304,948	-21.30%	
Waukegan & Park City	85	343	\$ 104,078	76	43	468	\$ 63,311	7.01	10.91	-35.72%	\$ 157,531	-59.81%	
Wayne	184	35	\$ 823,463	5	1	23	\$ 595,228	14.48	16.67	-13.10%	\$ 657,067	-9.41%	
West Chicago	185	187	\$ 255,279	62	11	236	\$ 173,002	7.26	11.68	-37.80%	\$ 329,349	-47.47%	
Westchester	154	122	\$ 201,996	35	4	150	\$ 161,827	7.75	6.56	18.16%	\$ 288,624	-43.93%	
Western Springs	558	66	\$ 635,098	10	4	105	\$ 541,345	6.66	11.07	-39.88%	\$ 672,941	-19.56%	
Westmont	559	94	\$ 354,398	15	3	115	\$ 257,090	8.48	10.27	-17.44%	\$ 388,118	-33.76%	
Wheaton	187	257	\$ 477,567	36	8	438	\$ 351,141	6.40	6.79	-5.82%	\$ 433,148	-18.93%	
Wheeling	90	96	\$ 206,136	29	5	128	\$ 169,520	7.11	10.68	-33.42%	\$ 299,136	-43.33%	
Willow Springs	480	24	\$ 383,150	4	4	24	\$ 276,311	9.00	10.33	-12.90%	\$ 375,156	-26.35%	
Willowbrook	516	44	\$ 792,845	9	0	37	\$ 426,334	11.48	10.96	4.76%	\$ 525,870	-18.93%	
Wilmette	91	105	\$ 933,095	21	7	262	\$ 710,428	4.34	5.95	-26.94%	\$ 971,125	-26.84%	
Winfield	190	68	\$ 378,304	10	4	83	\$ 265,488	8.41	6.12	37.51%	\$ 405,404	-34.51%	
Winnetka	93	109	\$ 2,015,502	8	7	210	\$ 1,260,453	5.81	6.99	-16.80%	\$ 1,686,643	-25.27%	
Wood Dale	191	70	\$ 301,840	12	1	96	\$ 198,567	7.71	18.86	-59.13%	\$ 343,722	-42.23%	
Woodridge	517	88	\$ 340,746	22	5	166	\$ 250,229	5.47	6.06	-9.74%	\$ 334,818	-25.26%	
Woodstock & Greenwood	98	216	\$ 333,433	37	16	206	\$ 181,436	10.01	12.11	-17.39%	\$ 286,281	-36.62%	
Worth	482	45	\$ 165,845	6	3	68	\$ 133,083	7.01	12.48	-43.81%	\$ 240,896	-44.75%	
Yorkville	560	135	\$ 316,275	32	5	259	\$ 212,109	5.47	13.58	-59.69%	\$ 309,512	-31.47%	
Zion	99	172	\$ 117,048	38	14	227	\$ 80,304	7.40	11.32	-34.64%	\$ 152,238	-47.25%	
City of CHICAGO	8000	5,025	\$ 311,161	1,038	738	7,710	\$ 233,725	6.36	10.92	-41.79%	\$ 369,463	-36.74%	
TOTALS (all areas in report):	8099	30,484	\$ 349,731	6,235	2,576	42,392	\$ 256,420	7.14	9.68	-26.19%	\$ 372,461	-31.16%	
ALL AREAS (including areas not listed above)	ALL	34,265	\$ 343,892	6,857	2,772	46,423	\$ 251,183	7.34	9.73	-24.62%	\$ 365,211	-31.22%	
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.													