

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, 2011 to March 31, 2012*

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, 2012 Statistics

April 1, 2011 Statistics

Town	MLS Area	Actives	April 1, 2012 Statistics			April 1, 2011 Statistics			12 mo SP Percent Change			
			Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY		MONTHS SUPPLY		
Addison	101	132	\$ 285,684	47	10	172	\$ 175,473	6.92	9.71	-28.74%	\$ 192,795	-8.98%
Algonquin	102	168	\$ 276,246	69	7	246	\$ 221,637	6.26	9.63	-34.96%	\$ 248,007	-10.63%
Alsip	658	76	\$ 157,981	23	13	94	\$ 117,235	7.02	8.95	-21.59%	\$ 135,714	-13.62%
Antioch	2	209	\$ 254,127	49	8	233	\$ 191,315	8.65	11.47	-24.59%	\$ 188,118	1.70%
Arlington Heights	5	264	\$ 377,156	95	10	444	\$ 329,914	5.77	7.77	-25.70%	\$ 351,283	-6.08%
Aurora - DuPage County	507	130	\$ 304,548	53	9	276	\$ 263,940	4.62	5.93	-22.16%	\$ 278,060	-5.08%
Aurora - Kane County	507	436	\$ 145,928	264	89	1,079	\$ 91,415	3.65	6.85	-46.69%	\$ 109,001	-16.13%
Aurora - Will, Kendall Cty	507	58	\$ 250,577	31	6	116	\$ 209,681	4.55	6.16	-26.18%	\$ 226,201	-7.30%
Barrington Area	10	428	\$ 1,085,067	100	9	392	\$ 582,326	10.25	14.82	-30.82%	\$ 555,389	4.85%
Bartlett	104	153	\$ 298,874	62	12	281	\$ 247,176	5.17	9.79	-47.19%	\$ 267,816	-7.71%
Batavia	510	144	\$ 350,542	41	7	250	\$ 271,177	5.80	9.31	-37.68%	\$ 283,312	-4.28%
Beecher	401	60	\$ 220,405	13	3	36	\$ 171,418	13.85	25.13	-44.89%	\$ 181,041	-5.32%
Bellwood	2104	120	\$ 88,894	36	32	173	\$ 69,450	5.98	7.71	-22.54%	\$ 82,465	-15.78%
Bensenville	106	87	\$ 223,146	23	4	130	\$ 147,019	6.65	11.21	-40.69%	\$ 170,112	-13.58%
Berwyn	402	226	\$ 146,966	85	49	352	\$ 120,021	5.58	7.27	-23.26%	\$ 134,268	-10.61%
Bloomingtondale	108	83	\$ 424,599	29	9	93	\$ 276,925	7.60	14.25	-46.65%	\$ 327,017	-15.32%

		April 1, 2012 Statistics							April 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	
Blue Island	406	77	\$ 98,928	13	9	107	\$ 62,043	7.16	10.39	-31.08%	\$ 74,888	-17.15%	
Bolingbrook	440	263	\$ 220,523	181	28	573	\$ 170,854	4.04	7.48	-46.05%	\$ 188,950	-9.58%	
Bridgeview	455	55	\$ 184,192	17	9	69	\$ 135,374	6.95	10.57	-34.26%	\$ 168,345	-19.59%	
Broadview	155	41	\$ 119,256	7	5	50	\$ 100,186	7.94	7.78	1.95%	\$ 101,241	-1.04%	
Brookfield	513	75	\$ 232,789	35	8	157	\$ 171,931	4.50	8.35	-46.12%	\$ 202,690	-15.18%	
Buffalo Grove	89	102	\$ 367,041	58	7	236	\$ 306,067	4.07	6.91	-41.13%	\$ 350,517	-12.68%	
Burbank	454	147	\$ 177,457	58	18	203	\$ 133,807	6.32	7.78	-18.77%	\$ 169,729	-21.16%	
Burnham	633	23	\$ 101,343	4	5	28	\$ 34,097	7.46	9.52	-21.62%	\$ 49,405	-30.98%	
Burr Ridge	522	126	\$ 1,259,501	17	3	107	\$ 756,702	11.91	15.77	-24.53%	\$ 740,198	2.23%	
Calumet City	409	249	\$ 74,269	38	38	258	\$ 47,080	8.95	9.94	-9.99%	\$ 61,149	-23.01%	
Calumet Park	643	39	\$ 84,436	6	7	51	\$ 43,739	7.31	9.25	-20.91%	\$ 50,543	-13.46%	
Carol Stream	188	103	\$ 240,440	41	6	171	\$ 205,003	5.67	8.61	-34.15%	\$ 216,441	-5.28%	
Carpentersville	110	203	\$ 156,618	94	22	340	\$ 102,975	5.34	6.05	-11.77%	\$ 114,227	-9.85%	
Cary	13	182	\$ 270,862	64	9	197	\$ 194,339	8.09	13.96	-42.04%	\$ 237,845	-18.29%	
Channahon	410	60	\$ 224,740	17	6	118	\$ 183,161	5.11	9.31	-45.16%	\$ 199,788	-8.32%	
Chicago Heights	411	180	\$ 86,905	23	24	167	\$ 51,226	10.09	8.65	16.74%	\$ 66,409	-22.86%	
Chicago Ridge	415	35	\$ 163,136	10	5	41	\$ 129,118	7.50	10.67	-29.69%	\$ 159,417	-19.01%	
Cicero	650	220	\$ 98,131	58	60	326	\$ 73,698	5.95	6.25	-4.84%	\$ 88,692	-16.90%	
Clarendon Hills	514	51	\$ 681,907	12	3	78	\$ 616,494	6.58	9.25	-28.86%	\$ 617,486	-0.16%	
Country Club Hills	478	106	\$ 120,405	30	20	176	\$ 82,268	5.63	6.98	-19.34%	\$ 99,975	-17.71%	
Countryside	527	24	\$ 307,125	2	3	17	\$ 274,588	13.09	9.75	34.27%	\$ 264,919	3.65%	
Crestwood	446	45	\$ 195,713	8	0	28	\$ 162,818	15.00	14.82	1.19%	\$ 186,772	-12.83%	
Crete	417	132	\$ 250,887	22	19	142	\$ 144,881	8.66	13.66	-36.61%	\$ 153,648	-5.71%	
Crystal Lake (& Lakewood)	14	355	\$ 351,688	131	21	514	\$ 227,384	6.40	10.18	-37.17%	\$ 246,557	-7.78%	
Darien	562	79	\$ 385,817	18	1	117	\$ 299,299	6.97	8.10	-13.94%	\$ 301,697	-0.79%	
Deerfield	15	108	\$ 658,644	38	10	182	\$ 488,453	5.63	7.46	-24.48%	\$ 485,350	0.64%	
Des Plaines	16	209	\$ 316,591	94	20	348	\$ 207,246	5.43	7.35	-26.16%	\$ 231,720	-10.56%	
Dolton	419	172	\$ 68,798	23	46	219	\$ 41,935	7.17	8.88	-19.30%	\$ 47,969	-12.58%	
Downers Grove	515	270	\$ 487,638	80	12	368	\$ 331,398	7.04	9.90	-28.86%	\$ 369,894	-10.41%	
Elgin	123	608	\$ 224,582	240	63	957	\$ 143,823	5.79	9.44	-38.67%	\$ 166,238	-13.48%	
Elk Grove Village	7	98	\$ 275,085	28	11	143	\$ 235,222	6.46	8.98	-28.06%	\$ 237,484	-0.95%	
Elmhurst	126	241	\$ 517,234	96	9	394	\$ 392,939	5.80	9.22	-37.14%	\$ 400,089	-1.79%	
Elmwood Park	635	115	\$ 249,213	40	20	153	\$ 178,980	6.48	7.87	-17.69%	\$ 182,457	-1.91%	
Evanston	201	175	\$ 657,789	67	28	379	\$ 501,918	4.43	6.06	-26.83%	\$ 469,843	6.83%	
Evergreen Park	642	145	\$ 165,443	26	15	175	\$ 125,675	8.06	10.64	-24.26%	\$ 144,002	-12.73%	
Flossmoor	422	109	\$ 297,745	26	10	122	\$ 218,782	8.28	11.82	-29.96%	\$ 229,109	-4.51%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	51	\$ 226,295	11	4	54	\$ 190,386	8.87	15.75	-43.69%	\$ 210,401	-9.51%	
Fox Lake	20	79	\$ 247,591	5	7	57	\$ 146,061	13.74	12.34	11.36%	\$ 171,477	-14.82%	
Fox River Grove	21	36	\$ 214,750	13	3	61	\$ 196,536	5.61	12.46	-54.98%	\$ 216,889	-9.38%	
Frankfort	423	214	\$ 418,379	48	8	213	\$ 329,803	9.55	12.26	-22.12%	\$ 336,519	-2.00%	
Franklin Park	131	123	\$ 156,299	30	18	180	\$ 121,447	6.47	6.72	-3.59%	\$ 143,242	-15.22%	
Geneva	134	184	\$ 419,062	68	8	296	\$ 311,942	5.94	8.62	-31.11%	\$ 340,123	-8.29%	
Glen Ellyn	137	218	\$ 551,402	73	7	346	\$ 406,473	6.14	7.77	-20.95%	\$ 425,193	-4.40%	
Glencoe	22	95	\$ 1,483,749	21	10	124	\$ 1,127,520	7.35	8.29	-11.26%	\$ 1,023,742	10.14%	
Glendale Heights	139	75	\$ 169,798	72	15	166	\$ 131,967	3.56	7.58	-53.08%	\$ 147,789	-10.71%	
Glenview	25	245	\$ 705,540	83	27	409	\$ 526,983	5.66	8.91	-36.40%	\$ 615,275	-14.35%	
Glenwood	425	48	\$ 108,707	12	6	54	\$ 81,425	8.00	8.77	-8.77%	\$ 102,797	-20.79%	
Gurnee	31	176	\$ 285,614	50	8	239	\$ 237,254	7.11	9.85	-27.81%	\$ 266,959	-11.13%	
Hanover Park	103	101	\$ 162,520	53	18	188	\$ 129,926	4.68	8.06	-41.92%	\$ 141,717	-8.32%	
Harvey	426	132	\$ 42,407	13	32	139	\$ 19,050	8.61	9.54	-9.78%	\$ 22,500	-15.33%	
Harwood Heights	656	34	\$ 310,065	6	7	56	\$ 196,054	5.91	9.05	-34.68%	\$ 261,764	-25.10%	
Hazel Crest	429	70	\$ 82,607	16	18	119	\$ 61,811	5.49	7.85	-30.05%	\$ 66,730	-7.37%	
Hickory Hills	457	59	\$ 225,349	16	4	67	\$ 165,824	8.14	12.18	-33.18%	\$ 196,926	-15.79%	
Highland Park	35	233	\$ 1,116,408	60	26	291	\$ 565,080	7.42	10.39	-28.59%	\$ 583,677	-3.19%	
Hillside	162	46	\$ 133,728	12	8	80	\$ 95,404	5.52	10.09	-45.28%	\$ 127,946	-25.43%	
Hinkley	520	19	\$ 215,489	1	0	12	\$ 88,758	17.54	14.82	18.32%	\$ 161,521	-45.05%	
Hinsdale	521	206	\$ 1,449,144	55	8	233	\$ 901,631	8.35	10.40	-19.72%	\$ 1,005,681	-10.35%	
Hoffman Estates	194	154	\$ 290,165	64	11	265	\$ 251,129	5.44	6.42	-15.38%	\$ 273,294	-8.11%	
Homer Glen	500	172	\$ 404,627	36	5	145	\$ 306,957	11.10	17.34	-36.01%	\$ 331,253	-7.33%	
Homewood	430	132	\$ 164,415	41	16	168	\$ 121,873	7.04	7.66	-8.07%	\$ 140,352	-13.17%	
Indian Head Park	531	14	\$ 496,571	2	0	11	\$ 447,370	12.92	10.15	27.27%	\$ 501,736	-10.84%	
Inverness	7167	81	\$ 761,325	18	6	65	\$ 563,802	10.92	16.93	-35.50%	\$ 651,343	-13.44%	
Itasca	143	51	\$ 387,914	10	0	50	\$ 272,253	10.20	11.08	-7.92%	\$ 316,571	-14.00%	
Joliet	499	535	\$ 132,229	189	73	850	\$ 104,745	5.77	9.06	-36.29%	\$ 118,670	-11.73%	
Justice	458	27	\$ 211,380	6	4	45	\$ 135,644	5.89	10.40	-43.36%	\$ 147,547	-8.07%	
Kenilworth	43	39	\$ 1,881,944	6	5	30	\$ 1,707,053	11.41	16.86	-32.32%	\$ 1,642,355	3.94%	
LaGrange Park	526	54	\$ 327,648	21	4	88	\$ 288,857	5.73	7.38	-22.35%	\$ 339,593	-14.94%	
LaGrange	525	95	\$ 567,041	23	3	132	\$ 453,607	7.22	7.55	-4.40%	\$ 481,910	-5.87%	
Lake Bluff	44	96	\$ 995,260	13	5	100	\$ 596,415	9.76	11.75	-16.93%	\$ 584,856	1.98%	
Lake Forest	45	228	\$ 1,821,965	44	14	215	\$ 1,163,418	10.02	13.64	-26.53%	\$ 1,057,401	10.03%	
Lake In The Hills	156	170	\$ 259,120	69	21	241	\$ 190,485	6.16	7.20	-14.40%	\$ 188,994	0.79%	
Lake Villa & Lindenhurst	46	263	\$ 269,105	57	13	294	\$ 194,050	8.67	9.13	-5.06%	\$ 225,842	-14.08%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	245	\$ 113,138	33	25	256	\$ 79,398	9.36	13.19	-28.99%	\$ 93,932	-15.47%	
Lemont	439	141	\$ 438,536	33	4	128	\$ 335,935	10.25	16.85	-39.15%	\$ 413,048	-18.67%	
Libertyville & Green Oaks	48	235	\$ 627,977	65	8	263	\$ 454,413	8.39	11.82	-29.01%	\$ 472,997	-3.93%	
Lincolnshire	69	59	\$ 659,402	19	3	80	\$ 517,927	6.94	10.36	-32.99%	\$ 517,790	0.03%	
Lincolnwood	645	72	\$ 492,433	26	8	99	\$ 366,228	6.50	8.41	-22.74%	\$ 378,136	-3.15%	
Lisle	532	89	\$ 366,921	22	2	117	\$ 311,592	7.57	10.03	-24.49%	\$ 333,763	-6.64%	
Lockport	495	189	\$ 228,827	48	21	245	\$ 194,166	7.22	10.93	-33.94%	\$ 206,869	-6.14%	
Lombard	148	175	\$ 259,223	74	9	336	\$ 213,304	5.01	8.27	-39.40%	\$ 241,318	-11.61%	
Lynwood	5411	62	\$ 179,824	8	18	62	\$ 127,445	8.45	9.22	-8.28%	\$ 153,959	-17.22%	
Lyons	534	54	\$ 141,898	14	8	51	\$ 88,317	8.88	6.15	44.25%	\$ 122,506	-27.91%	
Markham	4426	96	\$ 67,031	16	19	109	\$ 41,497	8.00	7.52	6.41%	\$ 51,736	-19.79%	
Matteson	443	141	\$ 176,070	40	24	171	\$ 122,428	7.20	8.11	-11.20%	\$ 156,723	-21.88%	
Maywood	153	126	\$ 82,167	38	27	147	\$ 56,363	7.13	8.07	-11.62%	\$ 66,527	-15.28%	
Medinah	157	13	\$ 338,238	5	0	24	\$ 290,125	5.38	8.90	-39.58%	\$ 317,241	-8.55%	
Melrose Park	160	73	\$ 145,731	17	12	92	\$ 118,757	7.24	8.75	-17.30%	\$ 134,799	-11.90%	
McHenry	50	437	\$ 244,499	118	30	472	\$ 152,704	8.46	12.39	-31.72%	\$ 185,479	-17.67%	
Minooka	447	54	\$ 347,925	23	4	101	\$ 165,057	5.06	9.82	-48.44%	\$ 168,900	-2.28%	
Midlothian	445	108	\$ 133,049	7	17	94	\$ 99,501	10.98	9.22	19.09%	\$ 113,848	-12.60%	
Mokena	448	103	\$ 440,318	24	8	132	\$ 308,081	7.54	13.32	-43.43%	\$ 315,860	-2.46%	
Monee	449	83	\$ 312,513	12	9	68	\$ 179,544	11.19	13.63	-17.89%	\$ 213,530	-15.92%	
Montgomery	538	133	\$ 172,354	79	20	281	\$ 138,776	4.20	8.35	-49.70%	\$ 158,718	-12.56%	
Morton Grove	53	93	\$ 326,253	48	19	192	\$ 255,678	4.31	6.28	-31.36%	\$ 278,255	-8.11%	
Mt. Prospect	56	177	\$ 314,240	64	12	273	\$ 273,661	6.09	7.09	-14.21%	\$ 281,483	-2.78%	
Mundelein	60	221	\$ 285,731	54	21	300	\$ 207,416	7.07	11.28	-37.32%	\$ 225,743	-8.12%	
Naperville	540	660	\$ 584,688	285	24	1,157	\$ 410,446	5.40	7.22	-25.15%	\$ 433,791	-5.38%	
New Lenox	451	206	\$ 304,329	42	14	200	\$ 244,711	9.66	11.82	-18.31%	\$ 250,681	-2.38%	
Niles	648	108	\$ 322,526	33	9	134	\$ 240,554	7.36	8.11	-9.24%	\$ 272,641	-11.77%	
Norridge	634	65	\$ 316,600	28	2	101	\$ 236,603	5.95	9.50	-37.30%	\$ 262,237	-9.77%	
North Aurora	542	100	\$ 260,566	33	11	149	\$ 211,635	6.22	9.42	-34.02%	\$ 238,884	-11.41%	
North Chicago	64	81	\$ 75,467	5	6	81	\$ 35,624	10.57	11.00	-3.95%	\$ 48,727	-26.89%	
North Riverside	547	41	\$ 202,909	7	2	63	\$ 166,398	6.83	11.43	-40.21%	\$ 204,570	-18.66%	
Northbrook	62	189	\$ 730,139	53	21	309	\$ 486,319	5.92	7.13	-16.96%	\$ 507,116	-4.10%	
Northfield	7193	55	\$ 915,233	14	7	47	\$ 763,519	9.71	11.59	-16.28%	\$ 678,877	12.47%	
Northlake	164	67	\$ 137,117	18	2	89	\$ 105,010	7.38	6.46	14.15%	\$ 121,099	-13.29%	
Oak Brook	523	93	\$ 1,406,234	22	2	61	\$ 1,042,199	13.13	20.67	-36.47%	\$ 921,122	13.14%	
Oak Forest	452	141	\$ 173,466	42	12	173	\$ 154,830	7.45	9.44	-21.03%	\$ 173,651	-10.84%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	218	\$ 200,992	71	24	365	\$ 159,366	5.69	9.40	-39.47%	\$ 193,752	-17.75%	
Oak Park	302	149	\$ 462,923	67	12	314	\$ 374,392	4.55	5.27	-13.64%	\$ 412,173	-9.17%	
Olympia Fields	461	61	\$ 219,563	11	3	46	\$ 191,530	12.20	6.67	83.00%	\$ 206,077	-7.06%	
Orland Park	462	242	\$ 451,642	46	15	271	\$ 313,266	8.75	9.19	-4.79%	\$ 353,585	-11.40%	
Oswego	543	223	\$ 297,298	93	11	332	\$ 225,073	6.14	8.99	-31.74%	\$ 250,609	-10.19%	
Palatine	67	231	\$ 401,593	68	20	295	\$ 305,681	7.24	9.52	-23.99%	\$ 341,638	-10.52%	
Palos Heights	463	71	\$ 403,170	13	2	86	\$ 266,763	8.44	9.73	-13.27%	\$ 275,964	-3.33%	
Palos Hills	465	44	\$ 289,434	14	4	57	\$ 210,360	7.04	7.73	-8.88%	\$ 212,414	-0.97%	
Palos Park	464	69	\$ 783,204	7	3	35	\$ 444,719	18.40	13.50	36.30%	\$ 381,321	16.63%	
Park Forest	466	208	\$ 65,380	33	20	222	\$ 42,100	9.08	11.31	-19.75%	\$ 56,509	-25.50%	
Park Ridge	68	193	\$ 551,747	86	20	319	\$ 417,906	5.45	7.46	-26.93%	\$ 429,375	-2.67%	
Peotone	468	28	\$ 264,341	7	4	31	\$ 191,126	8.00	12.35	-35.24%	\$ 167,359	14.20%	
Plainfield	544	482	\$ 287,870	265	50	944	\$ 216,175	4.59	7.15	-35.72%	\$ 233,109	-7.26%	
Posen	469	32	\$ 103,980	6	7	61	\$ 74,448	5.19	10.93	-52.54%	\$ 77,485	-3.92%	
Prospect Heights	70	60	\$ 452,788	15	4	44	\$ 277,914	11.43	11.80	-3.17%	\$ 320,850	-13.38%	
Richton Park	471	74	\$ 141,842	15	21	100	\$ 93,577	6.53	5.45	19.71%	\$ 106,317	-11.98%	
River Forest	305	74	\$ 834,496	19	4	71	\$ 629,489	9.45	10.52	-10.19%	\$ 609,209	3.33%	
River Grove	171	36	\$ 203,065	10	8	62	\$ 148,402	5.40	7.17	-24.67%	\$ 161,808	-8.29%	
Riverdale	627	80	\$ 52,260	13	25	81	\$ 20,782	8.07	10.05	-19.76%	\$ 32,099	-35.25%	
Riverside	546	76	\$ 472,941	28	2	71	\$ 355,333	9.03	13.89	-35.01%	\$ 413,289	-14.02%	
Rolling Meadows	8	89	\$ 252,060	27	5	98	\$ 204,051	8.22	9.38	-12.43%	\$ 247,450	-17.54%	
Romeoville	494	151	\$ 162,224	85	32	322	\$ 129,492	4.13	8.12	-49.17%	\$ 147,278	-12.08%	
Roselle & Keeneyville	172	83	\$ 309,459	24	5	136	\$ 237,027	6.04	9.70	-37.76%	\$ 267,232	-11.30%	
Round Lake	73	319	\$ 136,085	142	36	497	\$ 101,117	5.67	6.91	-17.93%	\$ 113,389	-10.82%	
Sauk Village	414	99	\$ 64,042	9	10	95	\$ 38,701	10.42	5.55	87.77%	\$ 37,344	3.64%	
Schaumburg	193	161	\$ 337,866	80	13	281	\$ 251,133	5.17	8.55	-39.55%	\$ 296,772	-15.38%	
Shorewood	496	107	\$ 285,519	28	19	127	\$ 228,117	7.38	7.69	-4.02%	\$ 237,762	-4.06%	
Skokie	76	172	\$ 344,242	86	28	346	\$ 240,134	4.49	6.84	-34.40%	\$ 274,546	-12.53%	
South Elgin	177	88	\$ 258,817	48	7	155	\$ 213,609	5.03	8.88	-43.36%	\$ 235,601	-9.33%	
South Holland	473	174	\$ 118,356	38	33	237	\$ 95,724	6.78	6.93	-2.16%	\$ 103,424	-7.45%	
St. Charles	174	464	\$ 537,207	97	15	507	\$ 369,010	9.00	10.46	-13.98%	\$ 371,951	-0.79%	
Steger	475	73	\$ 124,390	12	4	70	\$ 65,690	10.19	10.18	0.09%	\$ 75,289	-12.75%	
Stickney	404	49	\$ 159,678	15	10	70	\$ 119,211	6.19	9.57	-35.34%	\$ 138,786	-14.10%	
Streamwood	107	156	\$ 185,103	84	23	318	\$ 144,670	4.40	7.79	-43.43%	\$ 166,546	-13.14%	
Sugar Grove	554	57	\$ 324,080	28	1	93	\$ 248,612	5.61	11.11	-49.52%	\$ 266,195	-6.61%	
Summit	501	51	\$ 132,527	11	9	48	\$ 69,510	9.00	10.82	-16.85%	\$ 98,724	-29.59%	

		April 1, 2012 Statistics							April 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	17	\$ 91,612	2	0	17	\$ 66,642	10.74	12.75	-15.79%	\$ 77,931	-14.49%	
Tinley Park	477	184	\$ 270,133	45	12	212	\$ 217,467	8.21	8.56	-4.10%	\$ 248,918	-12.64%	
University Park	5466	39	\$ 82,469	1	9	38	\$ 76,430	9.75	8.75	11.48%	\$ 83,156	-8.09%	
Vernon Hills	61	93	\$ 447,090	36	0	136	\$ 378,293	6.49	10.48	-38.07%	\$ 410,294	-7.80%	
Villa Park	186	98	\$ 208,669	35	9	170	\$ 161,150	5.50	8.10	-32.20%	\$ 197,702	-18.49%	
Warrenville	555	53	\$ 282,621	24	2	61	\$ 242,118	7.31	10.05	-27.26%	\$ 204,908	18.16%	
Waukegan & Park City	85	315	\$ 104,845	116	46	519	\$ 62,780	5.55	8.63	-35.67%	\$ 82,983	-24.35%	
Wayne	184	31	\$ 866,394	6	0	31	\$ 552,419	10.05	25.14	-60.01%	\$ 474,542	16.41%	
West Chicago	185	183	\$ 272,790	78	14	253	\$ 177,893	6.37	8.80	-27.64%	\$ 185,801	-4.26%	
Westchester	154	137	\$ 210,919	52	7	171	\$ 162,913	7.15	9.73	-26.56%	\$ 190,606	-14.53%	
Western Springs	558	73	\$ 711,767	29	2	111	\$ 490,415	6.17	10.49	-41.18%	\$ 577,821	-15.13%	
Westmont	559	107	\$ 348,460	19	2	116	\$ 248,125	9.37	12.63	-25.80%	\$ 300,569	-17.45%	
Wheaton	187	292	\$ 493,705	87	13	436	\$ 347,531	6.54	9.12	-28.31%	\$ 367,102	-5.33%	
Wheeling	90	98	\$ 199,676	38	8	126	\$ 162,042	6.84	10.51	-34.94%	\$ 196,069	-17.35%	
Willow Springs	480	30	\$ 321,522	9	0	32	\$ 267,874	8.78	18.86	-53.44%	\$ 250,337	7.01%	
Willowbrook	516	49	\$ 831,669	12	1	41	\$ 374,473	10.89	17.43	-37.52%	\$ 451,586	-17.08%	
Wilmette	91	122	\$ 952,489	48	29	266	\$ 702,781	4.27	6.16	-30.69%	\$ 788,195	-10.84%	
Winfield	190	73	\$ 407,109	16	0	82	\$ 250,002	8.94	15.38	-41.88%	\$ 340,555	-26.59%	
Winnetka	93	148	\$ 2,027,003	30	19	205	\$ 1,316,757	6.99	8.32	-15.91%	\$ 1,296,692	1.55%	
Wood Dale	191	69	\$ 277,062	13	2	99	\$ 199,047	7.26	12.00	-39.47%	\$ 218,565	-8.93%	
Woodridge	517	116	\$ 323,857	40	2	167	\$ 248,575	6.66	7.82	-14.80%	\$ 283,596	-12.35%	
Woodstock & Greenwood	98	230	\$ 306,305	39	15	231	\$ 177,405	9.68	14.35	-32.51%	\$ 189,954	-6.61%	
Worth	482	41	\$ 169,107	13	5	62	\$ 129,458	6.15	6.07	1.28%	\$ 158,705	-18.43%	
Yorkville	560	155	\$ 294,413	33	10	254	\$ 209,535	6.26	9.23	-32.15%	\$ 226,611	-7.54%	
Zion	99	187	\$ 117,099	49	24	229	\$ 79,893	7.43	9.11	-18.46%	\$ 85,471	-6.53%	
City of CHICAGO	8000	5,002	\$ 326,167	1,467	927	7,791	\$ 231,371	5.89	7.18	-17.91%	\$ 226,498	2.15%	
TOTALS (all areas in report):	8099	30,422	\$ 366,968	9,566	3,386	43,881	\$ 251,448	6.42	8.65	-25.74%	\$ 267,195	-5.89%	
ALL AREAS (including areas not listed above)	ALL	34,152	\$ 359,410	10,520	3,626	48,150	\$ 246,082	6.58	8.86	-25.76%	\$ 262,439	-6.23%	
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.													