

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, 2012 to December 31, 2012*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

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Specializing in Relocation, Litigation & Lending Appraisals

Serving the Chicagoland Area since 1970
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January 1, 2013 Statistics								October 1, 2012 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	3 mo SP Percent Change
Addison	101	102	\$ 263,963	51	8	198	\$ 200,756	4.76	6.00	-20.62%	\$ 189,026	6.21%
Algonquin	102	115	\$ 272,232	61	6	313	\$ 216,449	3.63	5.11	-28.93%	\$ 221,877	-2.45%
Alsip	658	50	\$ 162,285	18	10	135	\$ 117,824	3.68	4.83	-23.78%	\$ 118,122	-0.25%
Antioch	2	147	\$ 228,056	41	14	291	\$ 173,602	5.10	7.26	-29.75%	\$ 181,847	-4.53%
Arlington Heights	5	154	\$ 411,334	74	18	571	\$ 331,772	2.79	4.07	-31.45%	\$ 334,155	-0.71%
Aurora - DuPage County	507	81	\$ 303,888	48	8	309	\$ 266,754	2.66	4.33	-38.55%	\$ 261,195	2.13%
Aurora - Kane County	507	305	\$ 134,672	218	102	1,214	\$ 97,032	2.39	2.92	-18.37%	\$ 94,397	2.79%
Aurora - Will, Kendall Cty	507	40	\$ 293,401	35	3	142	\$ 204,139	2.67	3.78	-29.43%	\$ 203,930	0.10%
Barrington Area	10	322	\$ 1,255,255	72	10	483	\$ 546,868	6.84	8.84	-22.63%	\$ 561,285	-2.57%
Bartlett	104	122	\$ 290,034	56	16	306	\$ 244,656	3.87	5.69	-31.99%	\$ 245,388	-0.30%
Batavia	510	125	\$ 340,816	28	4	251	\$ 267,587	5.30	5.71	-7.12%	\$ 261,621	2.28%
Beecher	401	50	\$ 225,512	6	3	54	\$ 163,803	9.52	10.82	-11.98%	\$ 167,128	-1.99%
Bellwood	2104	91	\$ 95,553	46	26	213	\$ 59,111	3.83	4.52	-15.25%	\$ 61,250	-3.49%
Bensenville	106	56	\$ 215,866	44	10	126	\$ 152,964	3.73	5.79	-35.53%	\$ 153,344	-0.25%
Berwyn	402	174	\$ 148,469	92	60	439	\$ 114,918	3.53	5.35	-33.99%	\$ 116,894	-1.69%
Bloomingtondale	108	54	\$ 449,030	19	4	129	\$ 317,903	4.26	4.70	-9.27%	\$ 302,374	5.14%

		January 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	74	\$ 93,958	12	16	111	\$ 62,739	6.39	8.58	-25.58%	\$ 61,059	2.75%	
Bolingbrook	440	187	\$ 222,406	162	43	675	\$ 176,006	2.55	3.66	-30.40%	\$ 176,568	-0.32%	
Bridgeview	455	44	\$ 179,366	13	4	90	\$ 133,874	4.93	5.16	-4.35%	\$ 132,819	0.79%	
Broadview	155	41	\$ 110,610	18	13	53	\$ 80,849	5.86	8.22	-28.74%	\$ 87,940	-8.06%	
Brookfield	513	67	\$ 199,054	29	11	188	\$ 169,810	3.53	4.51	-21.88%	\$ 173,392	-2.07%	
Buffalo Grove	89	65	\$ 343,028	46	5	304	\$ 304,514	2.20	3.26	-32.53%	\$ 301,437	1.02%	
Burbank	454	132	\$ 183,005	41	18	228	\$ 129,493	5.52	6.12	-9.85%	\$ 126,926	2.02%	
Burnham	633	13	\$ 85,298	5	7	23	\$ 49,626	4.46	5.67	-21.34%	\$ 50,087	-0.92%	
Burr Ridge	522	117	\$ 1,242,434	19	9	114	\$ 752,211	9.89	12.93	-23.53%	\$ 762,130	-1.30%	
Calumet City	409	202	\$ 66,128	41	48	289	\$ 41,675	6.41	8.40	-23.69%	\$ 44,370	-6.07%	
Calumet Park	643	43	\$ 61,049	4	12	49	\$ 50,619	7.94	7.62	4.19%	\$ 52,426	-3.45%	
Carol Stream	188	58	\$ 250,782	51	10	231	\$ 204,426	2.38	4.34	-45.12%	\$ 201,085	1.66%	
Carpentersville	110	127	\$ 155,700	94	22	400	\$ 112,004	2.95	4.65	-36.45%	\$ 113,070	-0.94%	
Cary	13	137	\$ 262,894	42	9	259	\$ 194,574	5.30	6.50	-18.35%	\$ 193,429	0.59%	
Channahon	410	58	\$ 222,243	15	2	107	\$ 192,652	5.61	5.03	11.60%	\$ 186,657	3.21%	
Chicago Heights	411	171	\$ 72,107	29	18	218	\$ 53,873	7.74	8.87	-12.66%	\$ 53,455	0.78%	
Chicago Ridge	415	26	\$ 169,078	8	1	53	\$ 127,078	5.03	6.92	-27.23%	\$ 125,640	1.14%	
Cicero	650	143	\$ 98,098	74	77	376	\$ 66,774	3.26	4.41	-26.09%	\$ 67,407	-0.94%	
Clarendon Hills	514	42	\$ 744,058	13	2	91	\$ 539,676	4.75	6.00	-20.75%	\$ 535,079	0.86%	
Country Club Hills	478	121	\$ 122,089	22	31	204	\$ 88,951	5.65	5.42	4.22%	\$ 86,585	2.73%	
Countryside	527	19	\$ 309,258	3	2	33	\$ 226,923	6.00	9.88	-39.29%	\$ 227,050	-0.06%	
Crestwood	446	39	\$ 169,649	7	4	40	\$ 139,363	9.18	10.98	-16.42%	\$ 147,508	-5.52%	
Crete	417	136	\$ 227,099	24	11	136	\$ 130,808	9.54	9.61	-0.72%	\$ 141,197	-7.36%	
Crystal Lake (& Lakewood)	14	289	\$ 342,341	104	20	581	\$ 202,808	4.92	6.15	-20.06%	\$ 210,890	-3.83%	
Darien	562	50	\$ 369,700	18	3	142	\$ 293,589	3.68	4.93	-25.31%	\$ 301,607	-2.66%	
Deerfield	15	64	\$ 646,380	31	10	193	\$ 479,709	3.28	4.10	-19.95%	\$ 484,831	-1.06%	
Des Plaines	16	168	\$ 277,230	93	21	438	\$ 208,145	3.65	5.19	-29.67%	\$ 205,456	1.31%	
Dolton	419	151	\$ 69,524	38	39	266	\$ 34,882	5.28	6.99	-24.43%	\$ 35,409	-1.49%	
Downers Grove	515	197	\$ 495,541	52	18	461	\$ 339,534	4.45	5.49	-18.93%	\$ 331,719	2.36%	
Elgin	123	446	\$ 219,499	225	61	1,077	\$ 140,130	3.93	4.93	-20.30%	\$ 142,120	-1.40%	
Elk Grove Village	7	75	\$ 273,587	27	7	194	\$ 234,827	3.95	4.72	-16.30%	\$ 241,165	-2.63%	
Elmhurst	126	170	\$ 575,986	70	12	448	\$ 402,826	3.85	5.01	-23.20%	\$ 396,816	1.51%	
Elmwood Park	635	77	\$ 229,209	36	18	176	\$ 173,780	4.02	5.56	-27.69%	\$ 173,092	0.40%	
Evanston	201	101	\$ 589,853	39	15	430	\$ 510,667	2.50	3.11	-19.46%	\$ 495,758	3.01%	
Evergreen Park	642	119	\$ 160,427	45	17	187	\$ 130,921	5.73	8.48	-32.39%	\$ 126,833	3.22%	
Flossmoor	422	98	\$ 273,737	22	7	118	\$ 195,924	8.00	8.05	-0.64%	\$ 193,541	1.23%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	30	\$ 232,592	9	6	84	\$ 181,936	3.64	7.23	-49.68%	\$ 176,014	3.36%	
Fox Lake	20	54	\$ 192,351	16	2	75	\$ 152,126	6.97	9.78	-28.74%	\$ 133,216	14.19%	
Fox River Grove	21	27	\$ 254,018	11	3	65	\$ 191,325	4.10	6.31	-34.98%	\$ 190,394	0.49%	
Frankfort	423	169	\$ 407,446	35	12	275	\$ 319,676	6.30	8.26	-23.79%	\$ 326,742	-2.16%	
Franklin Park	131	67	\$ 149,445	49	15	201	\$ 116,466	3.03	4.50	-32.58%	\$ 113,324	2.77%	
Geneva	134	127	\$ 399,238	44	6	354	\$ 318,185	3.77	5.33	-29.18%	\$ 322,608	-1.37%	
Glen Ellyn	137	113	\$ 569,038	60	10	385	\$ 410,382	2.98	5.03	-40.78%	\$ 394,738	3.96%	
Glencoe	22	57	\$ 1,739,800	19	7	143	\$ 1,079,113	4.05	5.29	-23.55%	\$ 1,102,936	-2.16%	
Glendale Heights	139	63	\$ 174,278	46	12	227	\$ 136,592	2.65	3.41	-22.20%	\$ 134,915	1.24%	
Glenview	25	141	\$ 706,276	46	14	456	\$ 538,965	3.28	4.96	-33.86%	\$ 553,282	-2.59%	
Glenwood	425	49	\$ 105,487	19	6	92	\$ 88,200	5.03	6.62	-24.05%	\$ 81,166	8.67%	
Gurnee	31	117	\$ 272,481	41	8	296	\$ 227,967	4.07	5.60	-27.30%	\$ 233,152	-2.22%	
Hanover Park	103	77	\$ 168,484	52	20	243	\$ 131,358	2.93	3.48	-15.71%	\$ 130,042	1.01%	
Harvey	426	106	\$ 43,590	13	26	163	\$ 18,756	6.30	7.60	-17.17%	\$ 19,154	-2.08%	
Harwood Heights	656	20	\$ 304,170	13	1	64	\$ 198,347	3.08	4.66	-33.93%	\$ 196,088	1.15%	
Hazel Crest	429	83	\$ 79,206	21	23	140	\$ 60,914	5.41	5.90	-8.19%	\$ 61,392	-0.78%	
Hickory Hills	457	46	\$ 241,674	16	7	95	\$ 174,568	4.68	5.49	-14.81%	\$ 170,294	2.51%	
Highland Park	35	169	\$ 1,331,701	60	13	339	\$ 578,048	4.92	6.12	-19.52%	\$ 584,823	-1.16%	
Hillside	162	37	\$ 119,740	21	10	86	\$ 101,134	3.79	4.17	-8.89%	\$ 95,176	6.26%	
Hinkley	520	21	\$ 184,576	3	0	20	\$ 132,933	10.96	16.80	-34.78%	\$ 113,781	16.83%	
Hinsdale	521	132	\$ 1,603,748	35	2	276	\$ 912,601	5.06	8.30	-39.01%	\$ 887,167	2.87%	
Hoffman Estates	194	112	\$ 294,907	55	22	325	\$ 235,375	3.34	4.99	-32.99%	\$ 242,285	-2.85%	
Homer Glen	500	111	\$ 373,963	22	8	181	\$ 299,477	6.31	7.62	-17.16%	\$ 311,202	-3.77%	
Homewood	430	109	\$ 148,558	42	18	212	\$ 115,114	4.81	6.36	-24.34%	\$ 120,941	-4.82%	
Indian Head Park	531	11	\$ 467,273	1	0	17	\$ 419,532	7.33	8.25	-11.11%	\$ 426,774	-1.70%	
Inverness	7167	65	\$ 954,098	14	1	100	\$ 546,436	6.78	9.33	-27.33%	\$ 553,566	-1.29%	
Itasca	143	35	\$ 457,061	12	3	59	\$ 295,142	5.68	8.50	-33.23%	\$ 269,274	9.61%	
Joliet	499	382	\$ 142,127	158	67	1,012	\$ 107,784	3.71	4.77	-22.33%	\$ 103,973	3.67%	
Justice	458	19	\$ 189,681	5	3	44	\$ 130,743	4.38	8.50	-48.42%	\$ 133,202	-1.85%	
Kenilworth	43	31	\$ 2,259,129	5	3	31	\$ 1,244,952	9.54	15.77	-39.52%	\$ 1,363,638	-8.70%	
LaGrange Park	526	24	\$ 309,775	19	2	133	\$ 299,385	1.87	4.57	-59.05%	\$ 289,165	3.53%	
LaGrange	525	39	\$ 522,351	21	2	176	\$ 429,542	2.35	4.79	-50.87%	\$ 431,268	-0.40%	
Lake Bluff	44	53	\$ 1,384,121	14	4	112	\$ 501,111	4.89	7.55	-35.19%	\$ 487,327	2.83%	
Lake Forest	45	170	\$ 1,728,205	24	12	240	\$ 913,755	7.39	10.69	-30.84%	\$ 990,778	-7.77%	
Lake In The Hills	156	98	\$ 281,602	72	20	286	\$ 177,104	3.11	4.01	-22.43%	\$ 183,297	-3.38%	
Lake Villa & Lindenhurst	46	188	\$ 258,787	58	10	359	\$ 189,921	5.28	7.13	-25.85%	\$ 190,121	-0.11%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	215	\$ 112,560	44	35	310	\$ 82,260	6.63	7.98	-16.87%	\$ 79,896	2.96%	
Lemont	439	112	\$ 589,707	28	4	156	\$ 328,735	7.15	10.33	-30.76%	\$ 318,555	3.20%	
Libertyville & Green Oaks	48	172	\$ 610,662	32	4	348	\$ 459,189	5.38	6.99	-23.16%	\$ 463,131	-0.85%	
Lincolnshire	69	34	\$ 609,126	8	1	101	\$ 568,195	3.71	5.78	-35.85%	\$ 541,602	4.91%	
Lincolnwood	645	49	\$ 562,261	19	9	116	\$ 341,768	4.08	6.96	-41.35%	\$ 357,636	-4.44%	
Lisle	532	71	\$ 429,336	21	0	136	\$ 311,750	5.43	6.62	-18.00%	\$ 301,264	3.48%	
Lockport	495	125	\$ 248,384	46	21	294	\$ 174,413	4.16	5.31	-21.72%	\$ 187,655	-7.06%	
Lombard	148	134	\$ 254,062	60	8	401	\$ 205,200	3.43	4.67	-26.53%	\$ 206,012	-0.39%	
Lynwood	5411	40	\$ 190,196	16	14	77	\$ 120,984	4.49	6.00	-25.23%	\$ 125,945	-3.94%	
Lyons	534	38	\$ 123,587	16	7	72	\$ 85,964	4.80	6.06	-20.83%	\$ 83,889	2.47%	
Markham	4426	86	\$ 62,801	11	23	131	\$ 40,766	6.25	9.23	-32.20%	\$ 41,327	-1.36%	
Matteson	443	89	\$ 156,251	48	27	229	\$ 122,490	3.51	5.08	-30.87%	\$ 116,290	5.33%	
Maywood	153	98	\$ 81,296	42	25	184	\$ 52,072	4.69	6.27	-25.32%	\$ 51,459	1.19%	
Medinah	157	6	\$ 406,200	4	0	29	\$ 268,867	2.18	4.00	-45.45%	\$ 265,938	1.10%	
Melrose Park	160	59	\$ 149,611	20	8	103	\$ 110,335	5.40	6.18	-12.57%	\$ 107,992	2.17%	
McHenry	50	344	\$ 254,621	111	18	593	\$ 143,262	5.72	7.11	-19.56%	\$ 145,490	-1.53%	
Minooka	447	63	\$ 338,138	20	6	124	\$ 162,558	5.04	5.38	-6.31%	\$ 157,145	3.44%	
Midlothian	445	97	\$ 133,114	23	12	129	\$ 88,043	7.10	8.77	-19.06%	\$ 88,210	-0.19%	
Mokena	448	110	\$ 393,023	20	3	164	\$ 282,199	7.06	7.76	-9.05%	\$ 289,508	-2.52%	
Monee	449	67	\$ 356,070	11	6	82	\$ 182,518	8.12	10.52	-22.78%	\$ 172,566	5.77%	
Montgomery	538	81	\$ 170,286	75	18	353	\$ 136,846	2.18	3.31	-34.20%	\$ 137,150	-0.22%	
Morton Grove	53	67	\$ 314,164	36	7	252	\$ 251,195	2.73	4.61	-40.91%	\$ 254,476	-1.29%	
Mt. Prospect	56	119	\$ 331,547	53	9	399	\$ 272,312	3.10	4.42	-29.87%	\$ 275,214	-1.05%	
Mundelein	60	131	\$ 328,275	63	16	355	\$ 198,202	3.62	4.94	-26.62%	\$ 200,027	-0.91%	
Naperville	540	428	\$ 607,781	151	31	1,484	\$ 413,962	3.08	4.17	-26.12%	\$ 410,120	0.94%	
New Lenox	451	156	\$ 321,389	38	8	265	\$ 239,190	6.02	7.11	-15.30%	\$ 241,223	-0.84%	
Niles	648	55	\$ 311,667	28	8	197	\$ 245,076	2.83	4.67	-39.38%	\$ 245,764	-0.28%	
Norridge	634	36	\$ 325,536	25	5	137	\$ 224,530	2.59	3.61	-28.43%	\$ 228,564	-1.76%	
North Aurora	542	57	\$ 298,573	24	3	191	\$ 211,383	3.14	4.47	-29.85%	\$ 215,440	-1.88%	
North Chicago	64	52	\$ 63,709	18	9	92	\$ 37,423	5.24	5.73	-8.56%	\$ 35,843	4.41%	
North Riverside	547	22	\$ 207,777	5	3	76	\$ 171,553	3.14	5.16	-39.11%	\$ 170,620	0.55%	
Northbrook	62	109	\$ 767,011	51	16	372	\$ 527,792	2.98	4.63	-35.59%	\$ 499,966	5.57%	
Northfield	7193	40	\$ 1,194,881	3	5	76	\$ 681,260	5.71	6.98	-18.10%	\$ 649,058	4.96%	
Northlake	164	46	\$ 141,538	31	11	94	\$ 97,743	4.06	7.26	-44.08%	\$ 98,755	-1.02%	
Oak Brook	523	76	\$ 1,511,602	12	1	90	\$ 999,005	8.85	11.52	-23.17%	\$ 979,278	2.01%	
Oak Forest	452	84	\$ 178,823	43	14	232	\$ 151,063	3.49	4.70	-25.84%	\$ 151,108	-0.03%	

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Oak Lawn	453	183	\$ 199,166	75	29	449	\$ 156,305	3.97	5.27	-24.58%	\$ 156,330	-0.02%	
Oak Park	302	111	\$ 434,727	55	11	379	\$ 405,252	2.99	4.32	-30.75%	\$ 402,418	0.70%	
Olympia Fields	461	59	\$ 235,701	9	9	68	\$ 160,325	8.23	9.93	-17.06%	\$ 166,189	-3.53%	
Orland Park	462	184	\$ 444,946	43	16	325	\$ 294,459	5.75	8.01	-28.22%	\$ 296,337	-0.63%	
Oswego	543	158	\$ 301,366	81	13	400	\$ 218,509	3.84	4.81	-20.13%	\$ 222,122	-1.63%	
Palatine	67	173	\$ 382,422	60	13	397	\$ 302,704	4.42	5.30	-16.60%	\$ 304,037	-0.44%	
Palos Heights	463	53	\$ 349,718	14	3	91	\$ 242,965	5.89	6.32	-6.84%	\$ 240,461	1.04%	
Palos Hills	465	30	\$ 350,523	6	5	78	\$ 187,378	4.04	6.80	-40.47%	\$ 189,912	-1.33%	
Palos Park	464	57	\$ 905,885	8	5	59	\$ 363,277	9.50	14.71	-35.42%	\$ 376,276	-3.45%	
Park Forest	466	169	\$ 62,797	14	28	248	\$ 40,025	6.99	7.86	-11.04%	\$ 41,849	-4.36%	
Park Ridge	68	129	\$ 598,860	47	10	409	\$ 387,536	3.32	5.01	-33.68%	\$ 398,958	-2.86%	
Peotone	468	21	\$ 237,138	1	3	36	\$ 175,384	6.30	6.93	-9.13%	\$ 159,049	10.27%	
Plainfield	544	299	\$ 312,561	193	45	1,105	\$ 214,491	2.67	3.35	-20.20%	\$ 214,857	-0.17%	
Posen	469	25	\$ 91,354	2	6	76	\$ 65,491	3.57	3.45	3.57%	\$ 68,238	-4.03%	
Prospect Heights	70	39	\$ 408,365	14	3	73	\$ 299,982	5.20	8.05	-35.39%	\$ 303,074	-1.02%	
Richton Park	471	79	\$ 129,788	21	15	136	\$ 89,714	5.51	5.96	-7.58%	\$ 93,077	-3.61%	
River Forest	305	36	\$ 823,206	13	3	100	\$ 610,897	3.72	8.11	-54.10%	\$ 602,056	1.47%	
River Grove	171	21	\$ 204,766	19	4	70	\$ 136,494	2.71	3.28	-17.49%	\$ 134,781	1.27%	
Riverdale	627	82	\$ 43,778	17	27	117	\$ 21,997	6.11	7.59	-19.46%	\$ 21,494	2.34%	
Riverside	546	53	\$ 393,669	8	5	105	\$ 331,073	5.39	8.28	-34.93%	\$ 347,251	-4.66%	
Rolling Meadows	8	42	\$ 267,237	17	3	172	\$ 210,997	2.63	4.61	-43.06%	\$ 209,677	0.63%	
Romeoville	494	85	\$ 163,043	81	32	356	\$ 126,100	2.17	3.25	-33.16%	\$ 122,414	3.01%	
Roselle & Keeneyville	172	72	\$ 344,062	20	6	136	\$ 225,255	5.33	6.57	-18.77%	\$ 236,006	-4.56%	
Round Lake	73	219	\$ 123,366	127	38	573	\$ 99,827	3.56	4.45	-20.04%	\$ 98,503	1.34%	
Sauk Village	414	67	\$ 47,405	14	11	108	\$ 31,696	6.05	7.68	-21.33%	\$ 33,601	-5.67%	
Schaumburg	193	97	\$ 329,795	58	14	380	\$ 259,168	2.58	3.92	-34.24%	\$ 255,608	1.39%	
Shorewood	496	73	\$ 250,999	30	8	173	\$ 216,889	4.15	6.03	-31.15%	\$ 221,916	-2.26%	
Skokie	76	115	\$ 334,672	90	25	417	\$ 248,030	2.59	3.68	-29.54%	\$ 248,138	-0.04%	
South Elgin	177	63	\$ 259,298	29	8	195	\$ 229,026	3.26	3.77	-13.63%	\$ 220,830	3.71%	
South Holland	473	130	\$ 118,203	48	37	297	\$ 93,697	4.08	5.20	-21.40%	\$ 93,848	-0.16%	
St. Charles	174	343	\$ 593,622	86	11	588	\$ 338,932	6.01	8.08	-25.68%	\$ 333,290	1.69%	
Steger	475	58	\$ 107,802	10	6	80	\$ 63,694	7.25	8.91	-18.61%	\$ 67,640	-5.83%	
Stickney	404	37	\$ 150,889	22	21	81	\$ 112,339	3.58	6.97	-48.64%	\$ 109,614	2.49%	
Streamwood	107	122	\$ 195,487	80	19	342	\$ 140,202	3.32	3.95	-15.88%	\$ 139,929	0.20%	
Sugar Grove	554	41	\$ 351,175	14	5	108	\$ 250,007	3.87	5.82	-33.38%	\$ 250,329	-0.13%	
Summit	501	30	\$ 122,310	13	7	73	\$ 74,709	3.87	5.08	-23.84%	\$ 72,781	2.65%	

		January 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Thornton	476	22	\$ 93,112	4	3	16	\$ 53,147	11.48	12.60	-8.90%	\$ 67,240	-20.96%	
Tinley Park	477	155	\$ 252,837	45	11	280	\$ 219,717	5.54	6.51	-14.99%	\$ 214,664	2.35%	
University Park	5466	28	\$ 87,149	4	9	47	\$ 77,158	5.60	4.41	26.93%	\$ 73,376	5.15%	
Vernon Hills	61	50	\$ 420,798	26	4	166	\$ 391,361	3.06	4.33	-29.30%	\$ 405,223	-3.42%	
Villa Park	186	55	\$ 211,616	33	7	215	\$ 162,139	2.59	4.20	-38.44%	\$ 161,661	0.30%	
Warrenville	555	40	\$ 410,954	15	1	86	\$ 215,127	4.71	6.98	-32.58%	\$ 205,832	4.52%	
Waukegan & Park City	85	252	\$ 90,908	120	49	604	\$ 64,902	3.91	4.96	-21.12%	\$ 62,867	3.24%	
Wayne	184	36	\$ 843,789	2	0	33	\$ 407,538	12.34	10.67	15.71%	\$ 468,200	-12.96%	
West Chicago	185	146	\$ 277,939	65	28	316	\$ 181,987	4.28	5.81	-26.28%	\$ 173,470	4.91%	
Westchester	154	77	\$ 196,230	46	9	257	\$ 158,342	2.96	4.14	-28.38%	\$ 159,582	-0.78%	
Western Springs	558	45	\$ 735,324	10	4	158	\$ 513,281	3.14	4.10	-23.35%	\$ 518,635	-1.03%	
Westmont	559	62	\$ 402,127	28	5	128	\$ 253,680	4.62	6.85	-32.50%	\$ 257,391	-1.44%	
Wheaton	187	170	\$ 505,637	68	7	496	\$ 341,964	3.57	5.18	-30.98%	\$ 342,383	-0.12%	
Wheeling	90	49	\$ 206,760	30	8	174	\$ 167,544	2.77	4.21	-34.05%	\$ 160,825	4.18%	
Willow Springs	480	17	\$ 278,556	7	4	38	\$ 254,268	4.16	9.00	-53.74%	\$ 271,417	-6.32%	
Willowbrook	516	39	\$ 758,169	8	0	46	\$ 470,925	8.67	12.23	-29.12%	\$ 438,298	7.44%	
Wilmette	91	73	\$ 911,740	28	4	335	\$ 713,666	2.39	3.61	-33.94%	\$ 701,887	1.68%	
Winfield	190	57	\$ 382,357	22	0	80	\$ 293,475	6.71	9.20	-27.14%	\$ 268,486	9.31%	
Winnetka	93	86	\$ 2,570,626	10	12	207	\$ 1,234,504	4.51	6.59	-31.64%	\$ 1,246,095	-0.93%	
Wood Dale	191	55	\$ 274,330	15	1	100	\$ 218,433	5.69	6.61	-13.98%	\$ 217,094	0.62%	
Woodridge	517	55	\$ 323,218	27	4	219	\$ 240,586	2.64	4.79	-44.89%	\$ 245,175	-1.87%	
Woodstock & Greenwood	98	152	\$ 359,580	57	17	292	\$ 165,699	4.98	7.95	-37.32%	\$ 169,615	-2.31%	
Worth	482	33	\$ 162,781	15	5	79	\$ 127,775	4.00	3.96	0.98%	\$ 128,070	-0.23%	
Yorkville	560	114	\$ 291,955	44	7	224	\$ 206,408	4.97	6.29	-20.91%	\$ 208,187	-0.85%	
Zion	99	139	\$ 127,510	65	19	257	\$ 69,603	4.89	5.33	-8.28%	\$ 72,593	-4.12%	
City of CHICAGO	8000	3,853	\$ 282,328	1,390	881	8,824	\$ 243,961	4.17	5.24	-20.40%	\$ 239,995	1.65%	
TOTALS (all areas in report):	8099	22,190	\$ 362,063	8,511	3,301	52,444	\$ 249,895	4.14	5.45	-24.00%	\$ 249,504	0.16%	
ALL AREAS (including areas not listed above)	ALL	25,074	\$ 354,193	9,378	3,557	57,543	\$ 244,554	4.27	5.60	-23.73%	\$ 244,203	0.14%	
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.													