

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, 2012 to March 31, 2013

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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April 1, 2013 Statistics

April 1, 2012 Statistics

Town	MLS Area	Actives	Under Contract			# of Sales Last 12 mos.	April 1, 2013		April 1, 2012			
			Average List Price	(Cntg.)	(Pend)		Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
Addison	101	94	\$ 255,925	59	12	212	\$ 200,577	3.99	6.92	-42.38%	\$ 175,473	14.31%
Algonquin	102	109	\$ 266,516	74	12	319	\$ 213,514	3.23	6.26	-48.42%	\$ 221,637	-3.67%
Alsip	658	55	\$ 162,932	22	17	136	\$ 122,501	3.77	7.02	-46.24%	\$ 117,235	4.49%
Antioch	2	162	\$ 239,191	58	16	289	\$ 170,872	5.36	8.65	-38.08%	\$ 191,315	-10.69%
Arlington Heights	5	168	\$ 446,567	138	20	583	\$ 327,932	2.72	5.77	-52.85%	\$ 329,914	-0.60%
Aurora - DuPage County	507	101	\$ 362,613	77	8	319	\$ 262,944	3.00	4.62	-35.00%	\$ 263,940	-0.38%
Aurora - Kane County	507	281	\$ 139,659	276	116	1,246	\$ 98,075	2.06	3.65	-43.66%	\$ 91,415	7.29%
Aurora - Will, Kendall Cty	507	40	\$ 300,817	56	4	150	\$ 202,890	2.29	4.55	-49.75%	\$ 209,681	-3.24%
Barrington Area	10	364	\$ 1,110,101	75	20	496	\$ 544,313	7.39	10.25	-27.90%	\$ 582,326	-6.53%
Bartlett	104	113	\$ 303,808	90	16	324	\$ 243,642	3.15	5.17	-39.03%	\$ 247,176	-1.43%
Batavia	510	129	\$ 337,362	66	4	260	\$ 267,899	4.69	5.80	-19.10%	\$ 271,177	-1.21%
Beecher	401	49	\$ 235,535	8	4	52	\$ 164,007	9.19	13.85	-33.65%	\$ 171,418	-4.32%
Bellwood	2104	87	\$ 97,372	52	40	225	\$ 61,947	3.29	5.98	-44.88%	\$ 69,450	-10.80%
Bensenville	106	54	\$ 218,194	41	9	148	\$ 151,542	3.27	6.65	-50.78%	\$ 147,019	3.08%
Berwyn	402	130	\$ 156,762	101	63	485	\$ 116,138	2.40	5.58	-56.92%	\$ 120,021	-3.24%

		April 1, 2013 Statistics							April 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Bloomingtondale	108	53	\$ 396,929	23	4	134	\$ 315,676	3.95	7.60	-48.04%	\$ 276,925	13.99%	
Blue Island	406	73	\$ 90,708	11	21	116	\$ 62,593	5.92	7.16	-17.37%	\$ 62,043	0.89%	
Bolingbrook	440	193	\$ 220,573	193	41	675	\$ 182,294	2.55	4.04	-36.87%	\$ 170,854	6.70%	
Bridgeview	455	40	\$ 196,104	20	8	88	\$ 131,639	4.14	6.95	-40.44%	\$ 135,374	-2.76%	
Broadview	155	36	\$ 104,844	22	18	62	\$ 76,487	4.24	7.94	-46.63%	\$ 100,186	-23.65%	
Brookfield	513	58	\$ 218,676	35	14	192	\$ 169,466	2.89	4.50	-35.82%	\$ 171,931	-1.43%	
Buffalo Grove	89	61	\$ 385,927	76	7	319	\$ 309,635	1.82	4.07	-55.22%	\$ 306,067	1.17%	
Burbank	454	106	\$ 191,889	52	24	244	\$ 134,421	3.98	6.32	-37.13%	\$ 133,807	0.46%	
Burnham	633	12	\$ 66,558	6	7	25	\$ 55,200	3.79	7.46	-49.20%	\$ 34,097	61.89%	
Burr Ridge	522	118	\$ 1,238,777	24	5	121	\$ 718,546	9.44	11.91	-20.71%	\$ 756,702	-5.04%	
Calumet City	409	182	\$ 68,619	50	58	323	\$ 43,664	5.07	8.95	-43.36%	\$ 47,080	-7.25%	
Calumet Park	643	50	\$ 65,938	3	11	55	\$ 50,555	8.70	7.31	18.91%	\$ 43,739	15.58%	
Carol Stream	188	55	\$ 237,894	57	6	239	\$ 206,024	2.19	5.67	-61.45%	\$ 205,003	0.50%	
Carpentersville	110	118	\$ 155,223	110	25	407	\$ 116,268	2.61	5.34	-51.10%	\$ 102,975	12.91%	
Cary	13	144	\$ 282,970	73	10	274	\$ 194,905	4.84	8.09	-40.16%	\$ 194,339	0.29%	
Channahon	410	47	\$ 211,422	35	4	104	\$ 189,125	3.94	5.11	-22.76%	\$ 183,161	3.26%	
Chicago Heights	411	160	\$ 79,161	33	23	232	\$ 57,096	6.67	10.09	-33.95%	\$ 51,226	11.46%	
Chicago Ridge	415	17	\$ 183,855	15	5	54	\$ 122,460	2.76	7.50	-63.24%	\$ 129,118	-5.16%	
Cicero	650	146	\$ 92,602	81	69	414	\$ 69,735	3.11	5.95	-47.76%	\$ 73,698	-5.38%	
Clarendon Hills	514	43	\$ 784,295	29	4	102	\$ 560,164	3.82	6.58	-41.92%	\$ 616,494	-9.14%	
Country Club Hills	478	108	\$ 124,014	52	44	229	\$ 92,023	3.99	5.63	-29.15%	\$ 82,268	11.86%	
Countryside	527	13	\$ 248,854	6	0	35	\$ 213,281	3.80	13.09	-70.93%	\$ 274,588	-22.33%	
Crestwood	446	40	\$ 194,018	6	10	50	\$ 131,880	7.27	15.00	-51.52%	\$ 162,818	-19.00%	
Crete	417	148	\$ 231,227	34	9	133	\$ 130,064	10.09	8.66	16.58%	\$ 144,881	-10.23%	
Crystal Lake (& Lakewood)	14	259	\$ 342,322	152	30	601	\$ 207,214	3.97	6.40	-37.94%	\$ 227,384	-8.87%	
Darien	562	49	\$ 421,265	35	5	144	\$ 294,997	3.20	6.97	-54.16%	\$ 299,299	-1.44%	
Deerfield	15	70	\$ 728,890	48	18	209	\$ 482,687	3.05	5.63	-45.79%	\$ 488,453	-1.18%	
Des Plaines	16	155	\$ 290,102	104	28	469	\$ 209,447	3.09	5.43	-42.99%	\$ 207,246	1.06%	
Dolton	419	142	\$ 65,158	45	38	313	\$ 44,723	4.30	7.17	-39.96%	\$ 41,935	6.65%	
Downers Grove	515	195	\$ 542,405	103	28	485	\$ 343,968	3.80	7.04	-46.07%	\$ 331,398	3.79%	
Elgin	123	421	\$ 225,238	274	83	1,151	\$ 139,406	3.35	5.79	-42.14%	\$ 143,823	-3.07%	
Elk Grove Village	7	53	\$ 288,345	49	9	203	\$ 236,793	2.44	6.46	-62.29%	\$ 235,222	0.67%	
Elmhurst	126	162	\$ 567,656	113	7	480	\$ 417,268	3.24	5.80	-44.10%	\$ 392,939	6.19%	
Elmwood Park	635	73	\$ 240,503	31	11	205	\$ 175,943	3.55	6.48	-45.26%	\$ 178,980	-1.70%	
Evanston	201	94	\$ 664,716	92	40	423	\$ 492,695	2.03	4.43	-54.13%	\$ 501,918	-1.84%	
Evergreen Park	642	89	\$ 159,687	53	23	225	\$ 128,586	3.55	8.06	-55.95%	\$ 125,675	2.32%	

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Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Flossmoor	422	89	\$ 283,729	34	10	129	\$ 198,735	6.17	8.28	-25.43%	\$ 218,782	-9.16%	
Forest Park	130	28	\$ 230,927	17	7	92	\$ 193,512	2.90	8.87	-67.34%	\$ 190,386	1.64%	
Fox Lake	20	60	\$ 218,285	22	3	80	\$ 144,475	6.86	13.74	-50.09%	\$ 146,061	-1.09%	
Fox River Grove	21	29	\$ 259,855	19	2	71	\$ 187,769	3.78	5.61	-32.58%	\$ 196,536	-4.46%	
Frankfort	423	171	\$ 396,459	65	14	281	\$ 311,442	5.70	9.55	-40.29%	\$ 329,803	-5.57%	
Franklin Park	131	54	\$ 148,306	51	18	217	\$ 120,826	2.27	6.47	-65.00%	\$ 121,447	-0.51%	
Geneva	134	137	\$ 415,699	91	9	367	\$ 318,526	3.52	5.94	-40.69%	\$ 311,942	2.11%	
Glen Ellyn	137	135	\$ 578,810	91	15	409	\$ 415,785	3.15	6.14	-48.78%	\$ 406,473	2.29%	
Glencoe	22	59	\$ 1,918,490	26	16	143	\$ 1,011,491	3.83	7.35	-47.97%	\$ 1,127,520	-10.29%	
Glendale Heights	139	48	\$ 176,399	56	18	238	\$ 139,001	1.85	3.56	-48.10%	\$ 131,967	5.33%	
Glenview	25	150	\$ 724,364	89	30	469	\$ 544,261	3.06	5.66	-45.96%	\$ 526,983	3.28%	
Glenwood	425	37	\$ 115,481	25	12	105	\$ 85,821	3.13	8.00	-60.92%	\$ 81,425	5.40%	
Gurnee	31	104	\$ 280,426	71	10	303	\$ 226,178	3.25	7.11	-54.30%	\$ 237,254	-4.67%	
Hanover Park	103	54	\$ 187,639	69	20	259	\$ 131,995	1.86	4.68	-60.21%	\$ 129,926	1.59%	
Harvey	426	113	\$ 37,956	8	23	157	\$ 19,721	7.21	8.61	-16.22%	\$ 19,050	3.52%	
Harwood Heights	656	15	\$ 295,667	12	4	67	\$ 205,904	2.17	5.91	-63.32%	\$ 196,054	5.02%	
Hazel Crest	429	64	\$ 85,449	28	28	159	\$ 62,423	3.57	5.49	-34.94%	\$ 61,811	0.99%	
Hickory Hills	457	42	\$ 238,309	22	7	104	\$ 179,964	3.79	8.14	-53.43%	\$ 165,824	8.53%	
Highland Park	35	180	\$ 1,315,247	82	24	358	\$ 572,764	4.66	7.42	-37.23%	\$ 565,080	1.36%	
Hillside	162	24	\$ 129,424	24	15	105	\$ 97,864	2.00	5.52	-63.77%	\$ 95,404	2.58%	
Hinkley	520	19	\$ 222,537	5	3	19	\$ 134,989	8.44	17.54	-51.85%	\$ 88,758	52.09%	
Hinsdale	521	168	\$ 1,734,570	57	5	266	\$ 952,812	6.15	8.35	-26.40%	\$ 901,631	5.68%	
Hoffman Estates	194	110	\$ 324,261	86	12	343	\$ 233,230	2.99	5.44	-44.93%	\$ 251,129	-7.13%	
Homer Glen	500	117	\$ 427,543	38	9	181	\$ 306,303	6.16	11.10	-44.51%	\$ 306,957	-0.21%	
Homewood	430	83	\$ 160,848	54	22	227	\$ 113,429	3.29	7.04	-53.31%	\$ 121,873	-6.93%	
Indian Head Park	531	15	\$ 623,233	5	0	19	\$ 408,240	7.50	12.92	-41.96%	\$ 447,370	-8.75%	
Inverness	7167	47	\$ 1,037,243	29	0	98	\$ 556,638	4.44	10.92	-59.34%	\$ 563,802	-1.27%	
Itasca	143	45	\$ 362,921	14	1	58	\$ 289,128	7.40	10.20	-27.48%	\$ 272,253	6.20%	
Joliet	499	375	\$ 147,431	188	72	1,012	\$ 109,091	3.54	5.77	-38.72%	\$ 104,745	4.15%	
Justice	458	27	\$ 208,047	9	4	42	\$ 130,571	5.89	5.89	0.00%	\$ 135,644	-3.74%	
Kenilworth	43	36	\$ 2,418,750	8	9	39	\$ 1,140,346	7.71	11.41	-32.42%	\$ 1,707,053	-33.20%	
LaGrange Park	526	31	\$ 330,631	30	1	146	\$ 309,691	2.10	5.73	-63.35%	\$ 288,857	7.21%	
LaGrange	525	48	\$ 534,265	40	1	176	\$ 437,086	2.65	7.22	-63.21%	\$ 453,607	-3.64%	
Lake Bluff	44	41	\$ 1,402,168	22	6	125	\$ 513,967	3.22	9.76	-67.06%	\$ 596,415	-13.82%	
Lake Forest	45	176	\$ 1,955,661	42	17	252	\$ 922,494	6.79	10.02	-32.24%	\$ 1,163,418	-20.71%	
Lake In The Hills	156	96	\$ 270,309	86	20	302	\$ 175,210	2.82	6.16	-54.19%	\$ 190,485	-8.02%	

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Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Lake Villa & Lindenhurst	46	162	\$ 280,664	85	19	380	\$ 192,533	4.02	8.67	-53.68%	\$ 194,050	-0.78%	
Lansing	438	197	\$ 117,478	68	42	332	\$ 79,712	5.35	9.36	-42.88%	\$ 79,398	0.40%	
Lemont	439	110	\$ 556,945	48	6	158	\$ 332,008	6.23	10.25	-39.28%	\$ 335,935	-1.17%	
Libertyville & Green Oaks	48	154	\$ 666,391	74	15	356	\$ 464,390	4.15	8.39	-50.52%	\$ 454,413	2.20%	
Lincolnshire	69	35	\$ 689,380	19	2	101	\$ 566,802	3.44	6.94	-50.40%	\$ 517,927	9.44%	
Lincolnwood	645	50	\$ 524,732	28	11	107	\$ 335,254	4.11	6.50	-36.74%	\$ 366,228	-8.46%	
Lisle	532	86	\$ 439,809	37	3	135	\$ 309,186	5.90	7.57	-22.14%	\$ 311,592	-0.77%	
Lockport	495	117	\$ 253,275	52	19	301	\$ 177,604	3.77	7.22	-47.75%	\$ 194,166	-8.53%	
Lombard	148	123	\$ 284,860	86	14	409	\$ 207,973	2.90	5.01	-42.14%	\$ 213,304	-2.50%	
Lynwood	5411	41	\$ 201,544	14	12	85	\$ 116,069	4.43	8.45	-47.57%	\$ 127,445	-8.93%	
Lyons	534	36	\$ 132,915	13	9	69	\$ 91,313	4.75	8.88	-46.52%	\$ 88,317	3.39%	
Markham	4426	79	\$ 72,625	20	28	138	\$ 40,745	5.10	8.00	-36.29%	\$ 41,497	-1.81%	
Matteson	443	65	\$ 158,054	49	30	251	\$ 123,824	2.36	7.20	-67.17%	\$ 122,428	1.14%	
Maywood	153	90	\$ 83,158	41	32	203	\$ 51,168	3.91	7.13	-45.13%	\$ 56,363	-9.22%	
Medinah	157	7	\$ 344,586	4	0	25	\$ 285,130	2.90	5.38	-46.15%	\$ 290,125	-1.72%	
Melrose Park	160	48	\$ 156,416	24	13	107	\$ 107,465	4.00	7.24	-44.75%	\$ 118,757	-9.51%	
McHenry	50	333	\$ 262,957	156	33	636	\$ 145,938	4.84	8.46	-42.73%	\$ 152,704	-4.43%	
Minooka	447	50	\$ 375,493	30	8	147	\$ 168,467	3.24	5.06	-35.94%	\$ 165,057	2.07%	
Midlothian	445	86	\$ 124,157	25	17	158	\$ 89,844	5.16	10.98	-53.02%	\$ 99,501	-9.71%	
Mokena	448	108	\$ 458,201	28	5	189	\$ 280,936	5.84	7.54	-22.54%	\$ 308,081	-8.81%	
Monee	449	65	\$ 353,821	15	4	79	\$ 188,575	7.96	11.19	-28.88%	\$ 179,544	5.03%	
Montgomery	538	60	\$ 165,611	100	25	362	\$ 138,201	1.48	4.20	-64.80%	\$ 138,776	-0.41%	
Morton Grove	53	59	\$ 340,302	59	15	250	\$ 251,444	2.19	4.31	-49.29%	\$ 255,678	-1.66%	
Mt. Prospect	56	101	\$ 343,867	72	19	412	\$ 269,639	2.41	6.09	-60.41%	\$ 273,661	-1.47%	
Mundelein	60	127	\$ 376,413	78	13	378	\$ 198,622	3.25	7.07	-54.05%	\$ 207,416	-4.24%	
Naperville	540	499	\$ 651,526	303	34	1,516	\$ 417,272	3.23	5.40	-40.18%	\$ 410,446	1.66%	
New Lenox	451	163	\$ 341,218	55	20	277	\$ 238,197	5.56	9.66	-42.45%	\$ 244,711	-2.66%	
Niles	648	53	\$ 335,606	34	9	210	\$ 242,066	2.51	7.36	-65.86%	\$ 240,554	0.63%	
Norridge	634	43	\$ 411,970	24	13	145	\$ 229,664	2.84	5.95	-52.38%	\$ 236,603	-2.93%	
North Aurora	542	78	\$ 300,119	26	5	191	\$ 216,417	4.22	6.22	-32.19%	\$ 211,635	2.26%	
North Chicago	64	46	\$ 61,795	26	11	90	\$ 36,985	4.35	10.57	-58.86%	\$ 35,624	3.82%	
North Riverside	547	19	\$ 202,100	14	6	74	\$ 174,287	2.43	6.83	-64.50%	\$ 166,398	4.74%	
Northbrook	62	104	\$ 915,761	86	24	391	\$ 522,616	2.49	5.92	-57.93%	\$ 486,319	7.46%	
Northfield	7193	36	\$ 1,063,408	10	6	76	\$ 747,609	4.70	9.71	-51.62%	\$ 763,519	-2.08%	
Northlake	164	51	\$ 144,071	34	14	106	\$ 97,751	3.97	7.38	-46.12%	\$ 105,010	-6.91%	
Oak Brook	523	72	\$ 1,692,005	16	4	85	\$ 971,556	8.23	13.13	-37.33%	\$ 1,042,199	-6.78%	

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Oak Forest	452	75	\$ 188,535	41	18	246	\$ 147,608	2.95	7.45	-60.41%	\$ 154,830	-4.66%	
Oak Lawn	453	181	\$ 218,054	81	29	468	\$ 157,349	3.76	5.69	-33.92%	\$ 159,366	-1.27%	
Oak Park	302	109	\$ 499,344	103	13	405	\$ 403,178	2.51	4.55	-44.82%	\$ 374,392	7.69%	
Olympia Fields	461	52	\$ 214,894	16	9	71	\$ 158,165	6.50	12.20	-46.72%	\$ 191,530	-17.42%	
Orland Park	462	177	\$ 437,264	66	18	345	\$ 288,026	4.95	8.75	-43.40%	\$ 313,266	-8.06%	
Oswego	543	158	\$ 292,732	108	28	422	\$ 218,240	3.40	6.14	-44.64%	\$ 225,073	-3.04%	
Palatine	67	165	\$ 438,382	107	24	419	\$ 300,116	3.60	7.24	-50.26%	\$ 305,681	-1.82%	
Palos Heights	463	47	\$ 388,066	11	4	106	\$ 253,387	4.66	8.44	-44.74%	\$ 266,763	-5.01%	
Palos Hills	465	34	\$ 324,341	12	3	67	\$ 195,490	4.98	7.04	-29.32%	\$ 210,360	-7.07%	
Palos Park	464	55	\$ 901,844	18	4	59	\$ 380,951	8.15	18.40	-55.72%	\$ 444,719	-14.34%	
Park Forest	466	157	\$ 63,557	34	39	258	\$ 40,034	5.69	9.08	-37.29%	\$ 42,100	-4.91%	
Park Ridge	68	136	\$ 624,077	81	19	398	\$ 386,293	3.28	5.45	-39.86%	\$ 417,906	-7.56%	
Peotone	468	25	\$ 278,795	6	4	34	\$ 162,251	6.82	8.00	-14.77%	\$ 191,126	-15.11%	
Plainfield	544	316	\$ 323,159	251	54	1,120	\$ 219,319	2.66	4.59	-42.08%	\$ 216,175	1.45%	
Posen	469	17	\$ 91,885	5	10	68	\$ 64,426	2.46	5.19	-52.64%	\$ 74,448	-13.46%	
Prospect Heights	70	35	\$ 403,397	25	6	83	\$ 296,443	3.68	11.43	-67.76%	\$ 277,914	6.67%	
Richton Park	471	58	\$ 132,735	36	24	149	\$ 94,926	3.33	6.53	-49.00%	\$ 93,577	1.44%	
River Forest	305	50	\$ 904,684	24	5	117	\$ 631,416	4.11	9.45	-56.50%	\$ 629,489	0.31%	
River Grove	171	17	\$ 190,565	25	4	71	\$ 139,927	2.04	5.40	-62.22%	\$ 148,402	-5.71%	
Riverdale	627	55	\$ 49,114	15	29	130	\$ 31,687	3.79	8.07	-52.98%	\$ 20,782	52.47%	
Riverside	546	64	\$ 489,189	12	6	110	\$ 328,761	6.00	9.03	-33.55%	\$ 355,333	-7.48%	
Rolling Meadows	8	42	\$ 308,432	33	4	170	\$ 209,250	2.43	8.22	-70.36%	\$ 204,051	2.55%	
Romeoville	494	72	\$ 165,741	87	28	355	\$ 129,779	1.84	4.13	-55.46%	\$ 129,492	0.22%	
Roselle & Keeneyville	172	53	\$ 363,126	39	13	147	\$ 228,990	3.20	6.04	-47.05%	\$ 237,027	-3.39%	
Round Lake	73	202	\$ 119,522	153	38	618	\$ 101,230	3.00	5.67	-47.17%	\$ 101,117	0.11%	
Sauk Village	414	33	\$ 42,819	16	21	126	\$ 30,669	2.43	10.42	-76.69%	\$ 38,701	-20.76%	
Schaumburg	193	94	\$ 367,655	78	21	389	\$ 264,063	2.31	5.17	-55.25%	\$ 251,133	5.15%	
Shorewood	496	80	\$ 246,109	37	13	170	\$ 213,800	4.36	7.38	-40.87%	\$ 228,117	-6.28%	
Skokie	76	97	\$ 356,560	99	37	434	\$ 253,381	2.04	4.49	-54.49%	\$ 240,134	5.52%	
South Elgin	177	62	\$ 279,155	42	6	218	\$ 232,435	2.80	5.03	-44.38%	\$ 213,609	8.81%	
South Holland	473	123	\$ 120,954	65	49	321	\$ 92,983	3.39	6.78	-49.95%	\$ 95,724	-2.86%	
St. Charles	174	370	\$ 553,775	140	21	629	\$ 334,578	5.62	9.00	-37.52%	\$ 369,010	-9.33%	
Steger	475	40	\$ 113,025	16	8	84	\$ 62,795	4.44	10.19	-56.37%	\$ 65,690	-4.41%	
Stickney	404	30	\$ 164,992	21	18	92	\$ 116,069	2.75	6.19	-55.60%	\$ 119,211	-2.64%	
Streamwood	107	100	\$ 188,449	106	34	355	\$ 141,971	2.42	4.40	-44.96%	\$ 144,670	-1.87%	
Sugar Grove	554	59	\$ 352,456	23	3	113	\$ 247,617	5.09	5.61	-9.15%	\$ 248,612	-0.40%	

	April 1, 2013 Statistics								April 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Summit	501	27	\$ 105,486	12	4	74	\$ 75,956	3.60	9.00	-60.00%	\$ 69,510	9.27%	
Thornton	476	17	\$ 100,188	8	2	23	\$ 52,707	6.18	10.74	-42.42%	\$ 66,642	-20.91%	
Tinley Park	477	149	\$ 271,499	65	13	310	\$ 218,441	4.61	8.21	-43.86%	\$ 217,467	0.45%	
University Park	5466	21	\$ 101,262	13	7	51	\$ 79,780	3.55	9.75	-63.60%	\$ 76,430	4.38%	
Vernon Hills	61	47	\$ 507,219	47	2	178	\$ 382,406	2.48	6.49	-61.71%	\$ 378,293	1.09%	
Villa Park	186	45	\$ 233,397	57	6	224	\$ 166,620	1.88	5.50	-65.76%	\$ 161,150	3.39%	
Warrenville	555	26	\$ 418,612	26	2	92	\$ 217,319	2.60	7.31	-64.43%	\$ 242,118	-10.24%	
Waukegan & Park City	85	228	\$ 90,462	135	42	640	\$ 65,636	3.35	5.55	-39.67%	\$ 62,780	4.55%	
Wayne	184	39	\$ 824,714	6	3	25	\$ 413,340	13.76	10.05	36.91%	\$ 552,419	-25.18%	
West Chicago	185	137	\$ 292,189	60	28	316	\$ 185,704	4.07	6.37	-36.07%	\$ 177,893	4.39%	
Westchester	154	75	\$ 225,986	60	13	265	\$ 160,952	2.66	7.15	-62.75%	\$ 162,913	-1.20%	
Western Springs	558	54	\$ 805,265	35	2	165	\$ 533,457	3.21	6.17	-48.00%	\$ 490,415	8.78%	
Westmont	559	60	\$ 361,306	37	5	151	\$ 273,011	3.73	9.37	-60.20%	\$ 248,125	10.03%	
Wheaton	187	217	\$ 496,395	111	11	524	\$ 342,700	4.03	6.54	-38.34%	\$ 347,531	-1.39%	
Wheeling	90	47	\$ 236,530	42	11	180	\$ 169,293	2.42	6.84	-64.60%	\$ 162,042	4.47%	
Willow Springs	480	20	\$ 336,442	6	2	43	\$ 226,735	4.71	8.78	-46.41%	\$ 267,874	-15.36%	
Willowbrook	516	45	\$ 747,629	14	2	46	\$ 469,925	8.71	10.89	-20.01%	\$ 374,473	25.49%	
Wilmette	91	76	\$ 949,400	65	31	329	\$ 710,807	2.15	4.27	-49.72%	\$ 702,781	1.14%	
Winfield	190	52	\$ 442,505	29	3	92	\$ 298,504	5.03	8.94	-43.70%	\$ 250,002	19.40%	
Winnetka	93	110	\$ 2,478,546	47	27	203	\$ 1,236,210	4.77	6.99	-31.85%	\$ 1,316,757	-6.12%	
Wood Dale	191	41	\$ 294,732	20	9	105	\$ 217,406	3.67	7.26	-49.45%	\$ 199,047	9.22%	
Woodridge	517	47	\$ 348,572	63	6	221	\$ 238,226	1.94	6.66	-70.80%	\$ 248,575	-4.16%	
Woodstock & Greenwood	98	150	\$ 356,709	59	14	304	\$ 166,382	4.77	9.68	-50.70%	\$ 177,405	-6.21%	
Worth	482	41	\$ 169,807	11	3	81	\$ 126,167	5.18	6.15	-15.79%	\$ 129,458	-2.54%	
Yorkville	560	104	\$ 301,386	58	15	255	\$ 223,273	3.80	6.26	-39.24%	\$ 209,535	6.56%	
Zion	99	138	\$ 117,843	66	21	270	\$ 71,842	4.64	7.43	-37.57%	\$ 79,893	-10.08%	
City of CHICAGO	8000	3,533	\$ 309,013	1,740	1,086	9,170	\$ 244,399	3.53	5.89	-40.03%	\$ 231,371	5.63%	
TOTALS (all areas in report):	8099	21,285	\$ 395,360	11,730	4,149	54,830	\$ 249,232	3.61	6.42	-43.76%	\$ 251,448	-0.88%	
ALL AREAS (including areas not listed above)	ALL	24,119	\$ 385,493	12,903	4,482	60,148	\$ 244,051	3.73	6.58	-43.26%	\$ 246,082	-0.83%	
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.													