

# 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, 2013 to December 31, 2013**

**Sponsored by:**

**Alvin "Chip" Wagner III, SRA, SCRIP**

**A. L. Wagner Appraisal Group, Inc.**

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**Specializing in Relocation, Litigation & Lending Appraisals**

Serving the Chicagoland Area since 1970  
Offices in Naperville, Plainfield, Chicago, Flossmoor

January 1, 2014 Statistics									October 1, 2013 Statistics			
MLS	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	3 mo SP		
Area	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Percent		
Town	Actives	(Ctg.)	(Pend)	12 mos.						Change		
Addison	101	92	\$ 273,685	32	11	265	\$ 210,179	<b>3.58</b>	<b>4.94</b>	<b>-27.39%</b>	\$ 211,710	<b>-0.72%</b>
Algonquin	102	99	\$ 268,547	31	4	343	\$ 234,611	<b>3.14</b>	<b>3.87</b>	<b>-18.69%</b>	\$ 226,884	3.41%
Alsip	658	61	\$ 158,031	14	10	153	\$ 133,412	<b>4.14</b>	<b>3.47</b>	19.05%	\$ 130,226	2.45%
Antioch	2	174	\$ 233,943	37	11	323	\$ 176,190	<b>5.63</b>	<b>7.36</b>	<b>-23.51%</b>	\$ 175,456	0.42%
Arlington Heights	5	133	\$ 435,330	45	11	784	\$ 351,541	<b>1.90</b>	<b>2.75</b>	<b>-30.82%</b>	\$ 342,532	2.63%
Aurora - DuPage County	507	79	\$ 340,274	24	5	391	\$ 282,666	<b>2.26</b>	<b>2.42</b>	<b>-6.78%</b>	\$ 282,062	0.21%
Aurora - Kane County	507	289	\$ 154,696	171	73	1,319	\$ 111,718	<b>2.22</b>	<b>2.50</b>	<b>-11.35%</b>	\$ 107,243	4.17%
Aurora - Will, Kendall Cty	507	36	\$ 256,689	19	3	185	\$ 226,943	<b>2.09</b>	<b>2.94</b>	<b>-29.07%</b>	\$ 222,428	2.03%
Barrington Area	10	337	\$ 1,151,739	69	9	577	\$ 550,864	<b>6.17</b>	<b>7.68</b>	<b>-19.62%</b>	\$ 539,704	2.07%
Bartlett	104	101	\$ 297,241	31	8	417	\$ 259,164	<b>2.66</b>	<b>2.64</b>	0.77%	\$ 252,350	2.70%
Batavia	510	99	\$ 374,869	33	2	339	\$ 283,119	<b>3.18</b>	<b>3.90</b>	<b>-18.60%</b>	\$ 282,191	0.33%
Beecher	401	55	\$ 235,448	5	1	58	\$ 160,249	<b>10.31</b>	<b>9.31</b>	10.73%	\$ 161,137	<b>-0.55%</b>
Bellwood	2104	62	\$ 116,207	48	28	272	\$ 75,347	<b>2.14</b>	<b>2.41</b>	<b>-11.44%</b>	\$ 69,707	8.09%
Bensenville	106	69	\$ 217,164	21	4	201	\$ 167,168	<b>3.66</b>	<b>3.31</b>	10.56%	\$ 162,918	2.61%
Berwyn	402	91	\$ 175,249	73	35	552	\$ 133,025	<b>1.65</b>	<b>1.87</b>	<b>-11.47%</b>	\$ 125,069	6.36%

		January 1, 2014 Statistics							October 1, 2013 Statistics				
	MLS		Average	Under	Under	# of Sales						3 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	44	\$ 420,292	21	1	145	\$ 337,513	3.16	4.52	-30.03%	\$ 339,303	-0.53%	
Blue Island	406	52	\$ 95,700	17	17	131	\$ 67,201	3.78	4.16	-9.01%	\$ 64,396	4.36%	
Bolingbrook	440	180	\$ 227,524	132	35	719	\$ 194,886	2.44	2.82	-13.45%	\$ 190,298	2.41%	
Bridgeview	455	40	\$ 197,326	16	4	81	\$ 141,734	4.75	4.65	2.23%	\$ 139,548	1.57%	
Broadview	155	27	\$ 132,315	14	5	108	\$ 88,215	2.55	1.99	28.48%	\$ 84,544	4.34%	
Brookfield	513	58	\$ 251,222	12	11	256	\$ 197,073	2.49	2.52	-1.09%	\$ 189,101	4.22%	
Buffalo Grove	89	45	\$ 388,637	31	7	359	\$ 343,987	1.36	2.01	-32.31%	\$ 338,000	1.77%	
Burbank	454	95	\$ 207,936	36	20	304	\$ 144,325	3.17	3.51	-9.74%	\$ 140,867	2.46%	
Burnham	633	25	\$ 69,124	7	3	34	\$ 53,988	6.82	5.02	35.73%	\$ 51,186	5.48%	
Burr Ridge	522	118	\$ 1,286,253	14	4	142	\$ 800,582	8.85	9.40	-5.89%	\$ 757,134	5.74%	
Calumet City	409	208	\$ 75,035	34	47	421	\$ 53,768	4.97	4.80	3.59%	\$ 49,871	7.81%	
Calumet Park	643	54	\$ 62,900	10	11	62	\$ 47,430	7.81	9.17	-14.83%	\$ 45,407	4.45%	
Carol Stream	188	53	\$ 213,250	46	9	244	\$ 214,439	2.13	2.12	0.55%	\$ 214,832	-0.18%	
Carpentersville	110	134	\$ 166,245	52	13	465	\$ 126,511	3.03	2.74	10.76%	\$ 118,752	6.53%	
Cary	13	112	\$ 250,872	46	7	386	\$ 222,063	3.06	3.32	-7.67%	\$ 217,171	2.25%	
Channahon	410	35	\$ 249,585	4	3	136	\$ 202,033	2.94	2.98	-1.45%	\$ 201,043	0.49%	
Chicago Heights	411	139	\$ 81,634	30	23	263	\$ 56,673	5.28	5.48	-3.66%	\$ 56,050	1.11%	
Chicago Ridge	415	14	\$ 167,543	10	5	63	\$ 133,015	2.15	2.89	-25.37%	\$ 130,638	1.82%	
Cicero	650	80	\$ 106,409	65	61	481	\$ 81,934	1.58	1.95	-18.93%	\$ 76,547	7.04%	
Clarendon Hills	514	30	\$ 761,550	10	4	144	\$ 678,006	2.28	2.87	-20.64%	\$ 650,775	4.18%	
Country Club Hills	478	100	\$ 117,976	49	35	271	\$ 94,636	3.38	3.67	-7.93%	\$ 93,687	1.01%	
Countryside	527	14	\$ 297,089	3	1	36	\$ 281,274	4.20	4.43	-5.29%	\$ 286,654	-1.88%	
Crestwood	446	31	\$ 180,600	5	3	76	\$ 140,784	4.43	4.34	2.10%	\$ 134,801	4.44%	
Crete	417	160	\$ 198,226	28	11	170	\$ 135,887	9.19	10.69	-14.03%	\$ 134,009	1.40%	
Crystal Lake (& Lakewood)	14	251	\$ 365,568	96	14	752	\$ 219,018	3.49	4.44	-21.35%	\$ 217,036	0.91%	
Darien	562	41	\$ 424,310	20	4	174	\$ 303,369	2.48	4.16	-40.21%	\$ 292,050	3.88%	
Deerfield	15	58	\$ 770,406	20	4	284	\$ 508,912	2.26	2.96	-23.71%	\$ 500,659	1.65%	
Des Plaines	16	137	\$ 306,615	58	11	553	\$ 226,400	2.64	2.93	-9.83%	\$ 221,516	2.20%	
Dolton	419	169	\$ 62,135	23	50	323	\$ 52,169	5.12	4.46	14.94%	\$ 48,422	7.74%	
Downers Grove	515	176	\$ 447,746	52	8	606	\$ 385,370	3.17	4.11	-22.76%	\$ 370,600	3.99%	
Elgin	123	349	\$ 232,584	184	86	1,298	\$ 162,760	2.67	3.11	-14.05%	\$ 151,910	7.14%	
Elk Grove Village	7	63	\$ 296,824	24	6	260	\$ 253,699	2.61	3.38	-22.91%	\$ 242,686	4.54%	
Elmhurst	126	171	\$ 581,143	63	7	571	\$ 454,518	3.20	3.90	-17.96%	\$ 446,114	1.88%	
Elmwood Park	635	55	\$ 257,409	19	9	230	\$ 196,562	2.56	3.16	-19.11%	\$ 189,107	3.94%	
Evanston	201	76	\$ 650,690	37	17	489	\$ 527,286	1.68	2.53	-33.61%	\$ 516,921	2.01%	
Evergreen Park	642	107	\$ 168,760	34	16	282	\$ 130,510	3.87	3.82	1.34%	\$ 129,448	0.82%	

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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	79	\$ 275,631	20	6	171	\$ 212,710	4.81	6.31	-23.73%	\$ 208,596	1.97%	
Forest Park	130	19	\$ 263,705	8	5	106	\$ 214,240	1.92	3.27	-41.46%	\$ 207,655	3.17%	
Fox Lake	20	46	\$ 217,423	15	4	87	\$ 135,461	5.21	6.66	-21.76%	\$ 152,577	-11.22%	
Fox River Grove	21	34	\$ 283,671	6	3	94	\$ 214,201	3.96	4.24	-6.47%	\$ 212,076	1.00%	
Frankfort	423	125	\$ 428,729	28	8	371	\$ 327,039	3.69	4.48	-17.77%	\$ 322,358	1.45%	
Franklin Park	131	51	\$ 171,843	23	12	229	\$ 131,559	2.32	2.08	11.27%	\$ 130,034	1.17%	
Geneva	134	126	\$ 430,864	30	3	444	\$ 332,468	3.17	3.67	-13.55%	\$ 325,317	2.20%	
Glen Ellyn	137	130	\$ 633,287	45	7	508	\$ 445,352	2.79	3.47	-19.81%	\$ 445,128	0.05%	
Glencoe	22	51	\$ 1,793,233	13	8	157	\$ 1,156,877	3.44	4.53	-24.16%	\$ 1,111,575	4.08%	
Glendale Heights	139	44	\$ 206,990	42	11	223	\$ 153,564	1.91	1.95	-2.02%	\$ 146,808	4.60%	
Glenview	25	115	\$ 746,775	53	27	540	\$ 565,239	2.23	3.03	-26.59%	\$ 558,465	1.21%	
Glenwood	425	38	\$ 120,318	11	6	125	\$ 87,641	3.21	3.36	-4.43%	\$ 87,802	-0.18%	
Gurnee	31	92	\$ 292,546	40	5	399	\$ 251,450	2.49	2.86	-12.97%	\$ 241,247	4.23%	
Hanover Park	103	65	\$ 170,872	49	14	309	\$ 149,809	2.10	1.85	13.58%	\$ 144,892	3.39%	
Harvey	426	115	\$ 34,596	14	22	170	\$ 19,811	6.70	7.48	-10.42%	\$ 19,611	1.02%	
Harwood Heights	656	25	\$ 321,052	9	4	67	\$ 223,804	3.75	4.29	-12.50%	\$ 212,677	5.23%	
Hazel Crest	429	63	\$ 90,333	21	20	196	\$ 70,838	3.19	3.20	-0.21%	\$ 68,267	3.77%	
Hickory Hills	457	28	\$ 253,578	10	4	127	\$ 199,350	2.38	3.21	-25.66%	\$ 193,872	2.83%	
Highland Park	35	117	\$ 1,587,596	39	16	446	\$ 584,795	2.80	4.32	-35.17%	\$ 585,321	-0.09%	
Hillside	162	27	\$ 150,370	16	7	115	\$ 107,617	2.35	2.04	15.04%	\$ 104,082	3.40%	
Hinkley	520	14	\$ 253,964	3	0	37	\$ 140,441	4.20	4.39	-4.33%	\$ 152,615	-7.98%	
Hinsdale	521	137	\$ 1,505,482	26	5	331	\$ 1,076,154	4.54	6.28	-27.66%	\$ 1,051,159	2.38%	
Hoffman Estates	194	83	\$ 327,623	41	17	468	\$ 263,669	1.89	2.42	-21.68%	\$ 256,582	2.76%	
Homer Glen	500	94	\$ 455,728	26	4	216	\$ 301,537	4.59	5.72	-19.85%	\$ 303,054	-0.50%	
Homewood	430	85	\$ 156,049	27	12	304	\$ 124,845	2.97	3.81	-21.86%	\$ 119,719	4.28%	
Indian Head Park	531	8	\$ 548,488	2	1	26	\$ 468,022	3.31	7.00	-52.71%	\$ 445,750	5.00%	
Inverness	7167	47	\$ 905,790	10	1	98	\$ 568,713	5.17	6.94	-25.47%	\$ 534,385	6.42%	
Itasca	143	30	\$ 461,625	12	2	84	\$ 300,580	3.67	4.63	-20.57%	\$ 306,375	-1.89%	
Joliet	499	352	\$ 136,703	126	63	1,082	\$ 114,876	3.32	3.47	-4.18%	\$ 115,055	-0.16%	
Justice	458	21	\$ 181,376	5	6	44	\$ 153,349	4.58	4.68	-2.06%	\$ 146,542	4.64%	
Kenilworth	43	26	\$ 2,459,154	0	4	53	\$ 1,300,360	5.47	7.78	-29.62%	\$ 1,269,876	2.40%	
LaGrange Park	526	24	\$ 447,274	11	1	155	\$ 331,252	1.72	2.25	-23.35%	\$ 319,417	3.70%	
LaGrange	525	35	\$ 597,856	19	3	180	\$ 474,246	2.08	3.38	-38.46%	\$ 464,467	2.11%	
Lake Bluff	44	53	\$ 1,510,475	12	2	136	\$ 629,717	4.24	5.15	-17.73%	\$ 585,221	7.60%	
Lake Forest	45	139	\$ 2,144,265	35	16	313	\$ 966,291	4.58	6.41	-28.57%	\$ 931,654	3.72%	
Lake In The Hills	156	104	\$ 268,216	53	13	373	\$ 197,646	2.84	3.37	-15.66%	\$ 196,671	0.50%	

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Lake Villa & Lindenhurst	46	170	\$ 300,996	42	13	486	\$ 201,254	3.77	4.34	-13.12%	\$ 199,057	1.10%
Lansing	438	183	\$ 112,033	28	29	437	\$ 87,051	4.45	4.69	-5.20%	\$ 85,874	1.37%
Lemont	439	91	\$ 597,606	24	5	200	\$ 353,296	4.77	6.54	-27.09%	\$ 346,374	2.00%
Libertyville & Green Oaks	48	147	\$ 646,969	26	7	418	\$ 483,366	3.91	4.65	-15.96%	\$ 477,146	1.30%
Lincolnshire	69	33	\$ 699,606	10	4	104	\$ 544,020	3.36	4.32	-22.32%	\$ 552,020	-1.45%
Lincolnwood	645	48	\$ 539,633	17	9	131	\$ 358,252	3.67	3.66	0.37%	\$ 340,077	5.34%
Lisle	532	85	\$ 436,443	55	3	184	\$ 325,906	4.21	5.17	-18.51%	\$ 336,695	-3.20%
Lockport	495	119	\$ 218,593	31	11	341	\$ 195,494	3.73	3.81	-2.21%	\$ 191,360	2.16%
Lombard	148	134	\$ 300,418	48	12	489	\$ 234,417	2.93	4.15	-29.50%	\$ 224,480	4.43%
Lynwood	5411	43	\$ 203,265	8	14	102	\$ 133,093	4.16	5.28	-21.13%	\$ 126,328	5.35%
Lyons	534	31	\$ 138,245	16	7	89	\$ 104,599	3.32	2.97	11.70%	\$ 100,511	4.07%
Markham	4426	81	\$ 61,312	14	22	171	\$ 46,101	4.70	4.41	6.49%	\$ 44,378	3.88%
Matteson	443	108	\$ 166,674	34	22	262	\$ 123,304	4.08	3.62	12.66%	\$ 124,049	-0.60%
Maywood	153	88	\$ 103,393	42	20	213	\$ 56,894	3.84	4.25	-9.57%	\$ 52,646	8.07%
Medinah	157	8	\$ 337,088	7	0	19	\$ 307,037	3.69	4.80	-23.08%	\$ 315,724	-2.75%
Melrose Park	160	28	\$ 174,696	16	10	144	\$ 120,152	1.98	3.55	-44.37%	\$ 123,752	-2.91%
McHenry	50	294	\$ 247,831	86	20	746	\$ 160,615	4.14	5.34	-22.43%	\$ 157,476	1.99%
Minooka	447	51	\$ 316,028	10	3	170	\$ 191,850	3.34	3.16	5.69%	\$ 189,000	1.51%
Midlothian	445	73	\$ 118,675	21	11	208	\$ 95,177	3.65	4.31	-15.27%	\$ 97,021	-1.90%
Mokena	448	63	\$ 486,880	20	5	234	\$ 287,801	2.92	3.97	-26.49%	\$ 282,242	1.97%
Monee	449	69	\$ 282,340	16	4	70	\$ 209,291	9.20	10.40	-11.54%	\$ 209,279	0.01%
Montgomery	538	112	\$ 198,863	45	17	384	\$ 153,240	3.01	3.06	-1.58%	\$ 148,899	2.92%
Morton Grove	53	50	\$ 367,244	30	11	271	\$ 287,930	1.92	2.82	-31.69%	\$ 279,737	2.93%
Mt. Prospect	56	88	\$ 337,163	37	9	478	\$ 283,333	2.02	2.74	-26.43%	\$ 280,594	0.98%
Mundelein	60	109	\$ 336,984	44	10	440	\$ 219,297	2.65	3.50	-24.24%	\$ 218,109	0.54%
Naperville	540	420	\$ 630,120	151	14	1,686	\$ 438,861	2.72	3.59	-24.23%	\$ 433,971	1.13%
New Lenox	451	142	\$ 334,853	33	13	349	\$ 247,819	4.31	5.01	-13.85%	\$ 244,740	1.26%
Niles	648	56	\$ 330,460	26	4	238	\$ 271,051	2.51	2.34	7.09%	\$ 263,399	2.91%
Norridge	634	36	\$ 344,579	17	5	176	\$ 244,509	2.18	2.29	-4.55%	\$ 238,232	2.63%
North Aurora	542	78	\$ 278,669	15	2	196	\$ 235,089	4.39	4.38	0.29%	\$ 230,919	1.81%
North Chicago	64	37	\$ 61,938	11	6	100	\$ 39,838	3.79	3.55	6.84%	\$ 39,206	1.61%
North Riverside	547	21	\$ 210,864	9	0	97	\$ 173,363	2.38	2.89	-17.71%	\$ 170,950	1.41%
Northbrook	62	118	\$ 809,254	52	11	424	\$ 558,782	2.91	3.86	-24.74%	\$ 548,005	1.97%
Northfield	7193	28	\$ 1,127,959	7	1	76	\$ 776,574	4.00	6.00	-33.33%	\$ 734,160	5.78%
Northlake	164	29	\$ 139,675	20	7	139	\$ 118,357	2.10	2.51	-16.64%	\$ 109,748	7.84%
Oak Brook	523	70	\$ 1,730,038	12	0	96	\$ 918,477	7.78	10.75	-27.68%	\$ 942,180	-2.52%

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Oak Forest	452	81	\$ 184,825	32	14	270	\$ 151,334	3.08	3.75	-17.97%	\$ 148,535	1.88%	
Oak Lawn	453	151	\$ 204,662	48	29	547	\$ 166,379	2.90	3.47	-16.33%	\$ 164,535	1.12%	
Oak Park	302	83	\$ 477,840	41	16	496	\$ 407,063	1.80	2.46	-26.88%	\$ 404,901	0.53%	
Olympia Fields	461	37	\$ 206,126	11	8	78	\$ 176,121	4.58	5.18	-11.57%	\$ 176,410	-0.16%	
Orland Park	462	159	\$ 449,248	38	7	441	\$ 302,827	3.93	4.70	-16.45%	\$ 301,813	0.34%	
Oswego	543	165	\$ 283,355	58	9	491	\$ 228,509	3.55	3.73	-4.76%	\$ 222,273	2.81%	
Palatine	67	147	\$ 409,512	46	11	562	\$ 336,155	2.85	3.64	-21.63%	\$ 328,075	2.46%	
Palos Heights	463	33	\$ 354,634	11	1	144	\$ 268,576	2.54	3.90	-34.91%	\$ 268,720	-0.05%	
Palos Hills	465	40	\$ 306,549	6	2	61	\$ 240,822	6.96	6.92	0.48%	\$ 213,757	12.66%	
Palos Park	464	46	\$ 765,093	8	1	73	\$ 455,434	6.73	9.47	-28.89%	\$ 434,521	4.81%	
Park Forest	466	164	\$ 63,318	28	27	292	\$ 38,489	5.67	5.61	1.11%	\$ 37,224	3.40%	
Park Ridge	68	119	\$ 621,741	35	8	444	\$ 433,136	2.93	3.31	-11.47%	\$ 429,192	0.92%	
Peotone	468	31	\$ 227,568	4	2	41	\$ 166,151	7.91	9.65	-18.00%	\$ 178,345	-6.84%	
Plainfield	544	329	\$ 316,797	142	37	1,172	\$ 235,092	2.92	2.88	1.36%	\$ 231,933	1.36%	
Posen	469	17	\$ 95,404	6	8	58	\$ 72,550	2.83	1.98	43.35%	\$ 71,267	1.80%	
Prospect Heights	70	27	\$ 498,530	12	1	97	\$ 329,632	2.95	2.95	-0.13%	\$ 319,691	3.11%	
Richton Park	471	52	\$ 114,120	36	17	172	\$ 100,611	2.77	2.85	-2.69%	\$ 97,273	3.43%	
River Forest	305	31	\$ 1,078,461	11	2	153	\$ 670,919	2.24	3.31	-32.36%	\$ 654,989	2.43%	
River Grove	171	18	\$ 219,744	10	1	80	\$ 150,907	2.37	2.53	-6.04%	\$ 148,094	1.90%	
Riverdale	627	80	\$ 44,256	6	14	113	\$ 36,162	7.22	6.36	13.45%	\$ 34,486	4.86%	
Riverside	546	41	\$ 524,752	11	3	127	\$ 356,594	3.49	4.98	-29.90%	\$ 346,705	2.85%	
Rolling Meadows	8	33	\$ 298,615	24	3	196	\$ 225,981	1.78	2.28	-22.06%	\$ 220,382	2.54%	
Romeoville	494	95	\$ 174,027	71	35	395	\$ 147,334	2.28	2.46	-7.61%	\$ 143,062	2.99%	
Roselle & Keeneyville	172	42	\$ 359,786	15	8	195	\$ 266,119	2.31	2.32	-0.53%	\$ 248,864	6.93%	
Round Lake	73	167	\$ 128,921	116	27	692	\$ 103,216	2.40	2.88	-16.59%	\$ 102,629	0.57%	
Sauk Village	414	57	\$ 54,775	12	16	143	\$ 29,436	4.00	3.30	21.33%	\$ 29,777	-1.15%	
Schaumburg	193	95	\$ 413,576	41	5	420	\$ 287,609	2.45	3.11	-21.34%	\$ 279,216	3.01%	
Shorewood	496	77	\$ 291,105	23	9	224	\$ 240,065	3.61	4.40	-18.00%	\$ 228,589	5.02%	
Skokie	76	93	\$ 352,665	57	22	499	\$ 270,919	1.93	2.56	-24.52%	\$ 265,659	1.98%	
South Elgin	177	71	\$ 281,692	21	6	253	\$ 239,016	3.04	3.13	-2.63%	\$ 234,021	2.13%	
South Holland	473	117	\$ 126,807	31	25	354	\$ 97,770	3.42	2.74	25.12%	\$ 96,659	1.15%	
St. Charles	174	293	\$ 633,321	69	18	803	\$ 354,835	3.95	4.79	-17.56%	\$ 353,034	0.51%	
Steger	475	67	\$ 130,157	8	13	104	\$ 71,547	6.43	5.70	12.74%	\$ 67,793	5.54%	
Stickney	404	42	\$ 169,605	22	13	104	\$ 123,673	3.63	4.41	-17.81%	\$ 122,497	0.96%	
Streamwood	107	79	\$ 191,942	55	15	457	\$ 161,232	1.80	2.04	-12.01%	\$ 157,966	2.07%	
Sugar Grove	554	62	\$ 338,822	16	0	136	\$ 268,512	4.89	5.21	-6.06%	\$ 257,757	4.17%	

January 1, 2014 Statistics									October 1, 2013 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Change	Sale Price	Percent Change
Summit	501	18	\$ 119,294	13	3	75	\$ 75,881	2.37	3.95	-39.98%	\$ 75,655	0.30%	
Thornton	476	10	\$ 75,595	1	3	39	\$ 56,861	2.79	4.39	-36.43%	\$ 55,491	2.47%	
Tinley Park	477	127	\$ 284,239	33	11	405	\$ 221,548	3.39	3.67	-7.48%	\$ 220,359	0.54%	
University Park	5466	23	\$ 90,850	13	6	57	\$ 73,396	3.63	4.15	-12.57%	\$ 79,261	-7.40%	
Vernon Hills	61	40	\$ 438,717	17	1	230	\$ 405,236	1.94	2.56	-24.34%	\$ 399,043	1.55%	
Villa Park	186	48	\$ 243,079	23	4	258	\$ 188,340	2.02	2.34	-13.51%	\$ 180,034	4.61%	
Warrenville	555	41	\$ 363,941	7	2	106	\$ 203,529	4.28	3.71	15.18%	\$ 221,152	-7.97%	
Waukegan & Park City	85	222	\$ 94,423	88	27	743	\$ 68,120	3.10	3.42	-9.13%	\$ 67,845	0.40%	
Wayne	184	40	\$ 807,798	3	0	36	\$ 526,148	12.31	12.00	2.56%	\$ 441,446	19.19%	
West Chicago	185	112	\$ 310,736	35	7	353	\$ 208,244	3.40	4.13	-17.60%	\$ 205,889	1.14%	
Westchester	154	64	\$ 217,085	32	12	285	\$ 179,372	2.33	2.70	-13.60%	\$ 175,124	2.43%	
Western Springs	558	47	\$ 801,053	20	1	192	\$ 578,595	2.65	3.24	-18.25%	\$ 553,087	4.61%	
Westmont	559	54	\$ 358,064	22	5	195	\$ 308,209	2.92	3.67	-20.49%	\$ 310,451	-0.72%	
Wheaton	187	177	\$ 490,423	62	3	680	\$ 371,629	2.85	4.18	-31.80%	\$ 368,992	0.71%	
Wheeling	90	30	\$ 226,920	25	8	180	\$ 187,131	1.69	2.11	-19.72%	\$ 181,805	2.93%	
Willow Springs	480	24	\$ 355,866	2	1	58	\$ 243,401	4.72	4.00	18.03%	\$ 202,766	20.04%	
Willowbrook	516	47	\$ 745,964	6	2	74	\$ 406,254	6.88	6.52	5.52%	\$ 448,103	-9.34%	
Wilmette	91	66	\$ 1,030,452	23	10	364	\$ 727,498	1.99	3.11	-35.76%	\$ 718,025	1.32%	
Winfield	190	62	\$ 429,379	19	0	134	\$ 294,329	4.86	6.23	-21.89%	\$ 301,113	-2.25%	
Winnetka	93	84	\$ 2,392,332	15	13	249	\$ 1,344,499	3.64	4.65	-21.71%	\$ 1,306,019	2.95%	
Wood Dale	191	40	\$ 322,126	20	4	110	\$ 222,540	3.58	4.76	-24.82%	\$ 212,526	4.71%	
Woodridge	517	57	\$ 358,748	19	3	262	\$ 253,885	2.41	2.55	-5.73%	\$ 248,408	2.20%	
Woodstock & Greenwood	98	164	\$ 344,717	49	4	331	\$ 170,466	5.13	5.59	-8.39%	\$ 164,037	3.92%	
Worth	482	30	\$ 188,763	13	4	86	\$ 133,653	3.50	3.74	-6.62%	\$ 130,027	2.79%	
Yorkville	560	125	\$ 291,480	35	9	308	\$ 237,119	4.26	4.42	-3.54%	\$ 231,266	2.53%	
Zion	99	116	\$ 124,056	52	10	337	\$ 76,778	3.49	3.93	-11.20%	\$ 74,893	2.52%	
City of CHICAGO	8000	3,349	\$ 289,786	1,107	729	10,598	\$ 270,215	3.23	3.82	-15.40%	\$ 265,160	1.91%	
TOTALS (all areas in report):	8099	19,719	\$ 381,370	6,890	2,785	64,282	\$ 270,986	3.20	3.74	-14.49%	\$ 265,375	2.11%	
ALL AREAS (including areas not listed above)	ALL	22,304	\$ 488,140	7,605	2,991	70,690	\$ 265,046	3.29	3.84	-14.27%	\$ 259,450	2.16%	
<i>When contract pendings are included, a balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</i>													
<i>Average Sales Price changes may be exaggerated if significant amount of New Construction and/or distressed sales are reported in the MLS.</i>													
<i>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.</i>													

# Months Supply of Inventory - What it means?



• **Less than 2 Months of Supply** will place strong pressure on prices upward, that could result in as high as double digit annual appreciation.

• **3 to 4 Months of Supply** will place pressure on prices upward, resulting in appreciating values.

• **5 to 6 Months of Supply** is generally considered a balanced market with little to no fluctuation in value.

• **7 to 8 Months Supply** is going to result in downward pressure on prices, leading to declining values.

• **Over a 9 Month Supply** is an extreme oversupply, placing strong downward pressure on prices, potentially at a double digit annual rate.



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