

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
 July 1, 2013 to June 30, 2014*

Sponsored by:

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Specializing in Relocation, Litigation & Lending App

*Serving the Chicagoland Area since 1970
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JULY 1, 2014 STATISTICS

Town	MLS Area	Actives	Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY
Addison	101	83	\$ 312,613	60	9	254	\$ 213,695	3.08
Algonquin	102	135	\$ 304,174	65	6	331	\$ 241,295	4.03
Alsip	658	52	\$ 180,656	29	16	147	\$ 138,436	3.25
Antioch	2	189	\$ 266,354	65	10	351	\$ 176,733	5.32
Arlington Heights	5	213	\$ 472,961	104	25	739	\$ 368,578	2.94
Aurora - DuPage County	507	109	\$ 354,966	78	9	339	\$ 283,206	3.07
Aurora - Kane County	507	227	\$ 203,070	187	63	1,237	\$ 120,673	1.83
Aurora - Will, Kendall Ct	507	59	\$ 261,332	30	3	169	\$ 232,265	3.50
Barrington Area	10	441	\$ 1,081,328	111	21	556	\$ 585,040	7.69
Bartlett	104	151	\$ 344,993	97	14	392	\$ 266,300	3.60
Batavia	510	131	\$ 400,820	40	8	319	\$ 289,785	4.28
Beecher	401	65	\$ 241,873	19	0	59	\$ 165,523	10.00
Bellwood	2104	43	\$ 125,874	42	17	269	\$ 81,801	1.57
Bensenville	106	37	\$ 285,315	29	7	187	\$ 182,786	1.99
Berwyn	402	77	\$ 198,011	100	44	498	\$ 148,770	1.44

Bloomington	108	56	\$ 426,260	30	4	150	\$ 352,175	3.65
Blue Island	406	37	\$ 94,933	22	15	132	\$ 74,335	2.63
Bolingbrook	440	226	\$ 266,902	169	31	733	\$ 197,728	2.91
Bridgeview	455	30	\$ 191,936	21	10	91	\$ 142,682	2.95
Broadview	155	15	\$ 131,593	14	6	99	\$ 98,182	1.51
Brookfield	513	54	\$ 278,087	34	13	242	\$ 210,762	2.24
Buffalo Grove	89	90	\$ 451,304	71	7	329	\$ 359,034	2.65
Burbank	454	74	\$ 226,442	61	29	276	\$ 149,715	2.43
Burnham	633	25	\$ 71,752	0	2	35	\$ 48,185	8.11
Burr Ridge	522	136	\$ 1,236,781	36	8	113	\$ 865,785	10.39
Calumet City	409	136	\$ 70,737	43	63	394	\$ 56,791	3.26
Calumet Park	643	36	\$ 75,576	9	13	72	\$ 48,941	4.60
Carol Stream	188	57	\$ 277,462	46	12	258	\$ 223,541	2.16
Carpentersville	110	105	\$ 218,367	73	20	443	\$ 138,000	2.35
Cary	13	112	\$ 309,291	80	12	345	\$ 219,292	3.08
Channahon	410	56	\$ 225,957	28	3	124	\$ 200,366	4.34
Chicago Heights	411	125	\$ 89,996	39	27	274	\$ 57,746	4.41
Chicago Ridge	415	17	\$ 188,659	15	5	59	\$ 141,763	2.58
Cicero	650	43	\$ 119,247	56	52	461	\$ 89,110	0.91
Clarendon Hills	514	56	\$ 871,989	20	0	128	\$ 697,774	4.54
Country Club Hills	478	98	\$ 131,147	44	39	238	\$ 97,053	3.66
Countryside	527	17	\$ 399,847	6	1	32	\$ 290,738	5.23
Crest Hill	498	38	\$ 154,340	22	6	139	\$ 133,163	2.73
Crestwood	446	32	\$ 187,990	6	5	78	\$ 143,099	4.31
Crete	417	139	\$ 210,526	47	22	199	\$ 136,552	6.22
Crystal Lake (& Lakewood)	14	292	\$ 394,227	125	33	727	\$ 226,816	3.96
Darien	562	63	\$ 481,560	32	3	195	\$ 334,338	3.29
Deerfield	15	72	\$ 771,704	49	12	263	\$ 520,642	2.67
DeKalb	115	116	\$ 176,134	40	11	260	\$ 134,835	4.48
Des Plaines	16	166	\$ 339,718	91	18	513	\$ 233,803	3.20
Dolton	419	114	\$ 68,799	33	33	318	\$ 43,804	3.56
Downers Grove	515	208	\$ 530,788	105	17	592	\$ 399,100	3.50
East Dundee (CRP=Eas)	118	10	\$ 227,220	4	2	20	\$ 169,987	4.62
Elburn	119	91	\$ 394,441	22	2	126	\$ 251,228	7.28
Elgin	123	421	\$ 275,421	232	54	1,235	\$ 171,312	3.32
Elk Grove Village	7	73	\$ 311,976	37	8	269	\$ 268,101	2.79
Elmhurst	126	225	\$ 606,059	105	23	563	\$ 449,649	3.91
Elmwood Park	635	62	\$ 279,436	44	11	183	\$ 209,256	3.13
Evanston	201	130	\$ 780,204	70	25	443	\$ 517,385	2.90
Evergreen Park	642	94	\$ 186,738	43	22	258	\$ 136,848	3.49

Flossmoor	422	99	\$ 283,283	22	9	150	\$ 211,112	6.56
Forest Park	130	37	\$ 287,357	14	3	97	\$ 233,790	3.89
Fox Lake	20	64	\$ 232,644	11	3	103	\$ 152,272	6.56
Fox River Grove	21	46	\$ 312,346	19	2	76	\$ 226,013	5.69
Frankfort	423	148	\$ 475,766	61	10	339	\$ 327,130	4.33
Franklin Park	131	42	\$ 161,958	39	17	200	\$ 137,479	1.97
Geneva	134	148	\$ 493,529	77	9	418	\$ 334,560	3.52
Glen Ellyn	137	181	\$ 659,691	88	9	468	\$ 439,892	3.84
Glencoe	22	68	\$ 1,853,350	19	22	149	\$ 1,192,343	4.29
Glendale Heights	139	54	\$ 213,912	45	15	216	\$ 165,633	2.35
Glenview	25	170	\$ 851,509	88	31	528	\$ 594,053	3.15
Glenwood	425	31	\$ 108,772	19	13	105	\$ 89,770	2.72
Grayslake	30	152	\$ 258,228	79	6	447	\$ 203,789	3.43
Gurnee	31	119	\$ 288,438	76	7	410	\$ 258,409	2.90
Hanover Park	103	49	\$ 184,865	52	12	318	\$ 160,067	1.54
Harvard	33	65	\$ 355,263	19	9	133	\$ 120,005	4.84
Harvey	426	85	\$ 39,021	14	21	168	\$ 18,383	5.02
Harwood Heights	656	17	\$ 397,624	11	3	69	\$ 232,339	2.46
Hawthorne Woods (CRF)	47	67	\$ 601,165	25	8	126	\$ 486,295	5.06
Hazel Crest	429	59	\$ 84,222	27	24	163	\$ 75,842	3.31
Hickory Hills	457	30	\$ 277,462	14	4	104	\$ 201,194	2.95
Highland Park	35	171	\$ 1,294,225	71	30	416	\$ 632,158	3.97
Hillside	162	19	\$ 161,446	18	12	86	\$ 122,770	1.97
Hinkley	520	20	\$ 207,582	2	0	30	\$ 167,843	7.50
Hinsdale	521	193	\$ 1,516,326	63	8	318	\$ 1,062,992	5.95
Hoffman Estates	194	135	\$ 334,657	80	15	429	\$ 272,811	3.09
Homer Glen	500	124	\$ 452,213	44	5	218	\$ 302,131	5.57
Homewood	430	98	\$ 174,515	41	16	279	\$ 129,907	3.50
Huntley	142	188	\$ 285,369	107	10	495	\$ 235,447	3.69
Indian Head Park	531	8	\$ 559,613	2	2	25	\$ 499,543	3.31
Inverness	7167	68	\$ 977,755	21	0	83	\$ 583,688	7.85
Itasca	143	30	\$ 438,751	21	1	74	\$ 298,348	3.75
Joliet	499	386	\$ 153,651	209	57	1,168	\$ 114,078	3.23
Justice	458	22	\$ 237,122	10	4	45	\$ 155,712	4.47
Kenilworth	43	40	\$ 2,402,823	6	2	44	\$ 1,345,182	9.23
Kildeer (CRP=Kil)	47	44	\$ 903,936	11	2	45	\$ 675,356	9.10
LaGrange Park	526	32	\$ 441,709	24	4	148	\$ 350,260	2.18
LaGrange	525	60	\$ 700,349	33	2	173	\$ 484,809	3.46
Lake Bluff	44	59	\$ 1,544,135	27	6	121	\$ 670,542	4.60
Lake Forest	45	208	\$ 2,087,344	43	13	305	\$ 1,015,486	6.91

Lake In The Hills	156	90	\$ 297,250	67	13	350	\$ 199,012	2.51
Lake Villa & Lindenhurst	46	169	\$ 299,960	81	13	478	\$ 207,899	3.55
Lake Zurich (CRP=Lake	47	69	\$ 391,968	55	5	258	\$ 311,029	2.60
Lansing	438	193	\$ 119,640	56	32	371	\$ 93,095	5.05
Lemont	439	127	\$ 551,500	19	16	184	\$ 360,546	6.96
Libertyville & Green Oak	48	178	\$ 658,782	71	10	380	\$ 497,551	4.63
Lincolnshire	69	44	\$ 780,252	18	9	93	\$ 567,705	4.40
Lincolnwood	645	67	\$ 621,389	22	12	128	\$ 378,438	4.96
Lisle	532	87	\$ 503,492	75	4	225	\$ 342,342	3.43
Lockport	495	120	\$ 254,080	56	14	357	\$ 182,948	3.37
Lombard	148	146	\$ 310,263	73	12	466	\$ 248,724	3.18
Long Grove (CRP=Long	47	80	\$ 819,092	20	6	136	\$ 679,978	5.93
Lynwood	5411	38	\$ 218,692	14	8	88	\$ 141,370	4.15
Lyons	534	24	\$ 144,438	20	15	83	\$ 118,269	2.44
Markham	4426	63	\$ 67,116	14	24	175	\$ 44,618	3.55
Matteson	443	101	\$ 181,107	33	28	249	\$ 125,672	3.91
Maywood	153	45	\$ 134,240	43	25	219	\$ 69,989	1.88
Medinah	157	8	\$ 405,312	5	1	24	\$ 283,879	3.20
Melrose Park	160	21	\$ 228,710	22	8	139	\$ 117,655	1.49
McHenry	50	338	\$ 265,223	143	22	714	\$ 165,076	4.61
Minooka	447	42	\$ 303,871	25	6	143	\$ 198,973	2.90
Midlothian	445	66	\$ 154,214	35	15	196	\$ 96,661	3.22
Mokena	448	117	\$ 464,469	45	6	230	\$ 298,860	5.00
Monee	449	69	\$ 300,740	17	10	72	\$ 189,470	8.36
Montgomery	538	101	\$ 212,380	74	21	367	\$ 162,480	2.62
Morris	450	86	\$ 264,649	34	9	206	\$ 187,389	4.14
Morton Grove	53	75	\$ 408,140	52	13	255	\$ 292,674	2.81
Mt. Prospect	56	105	\$ 394,363	89	9	468	\$ 297,241	2.23
Mundelein	60	165	\$ 412,051	63	14	441	\$ 227,214	3.82
Naperville	540	578	\$ 667,031	325	16	1,660	\$ 440,172	3.47
New Lenox	451	176	\$ 360,372	66	26	368	\$ 253,334	4.59
Niles	648	70	\$ 372,995	34	9	224	\$ 279,040	3.15
Norridge	634	30	\$ 461,286	15	8	177	\$ 253,709	1.80
North Aurora	542	94	\$ 186,738	39	9	196	\$ 231,052	4.62
North Chicago	64	31	\$ 51,603	8	3	91	\$ 42,021	3.65
North Riverside	547	22	\$ 244,641	14	7	96	\$ 177,336	2.26
Northbrook	62	153	\$ 948,921	80	19	401	\$ 562,840	3.67
Northfield	7193	36	\$ 985,461	10	5	81	\$ 737,652	4.50
Northlake	164	15	\$ 179,327	21	7	143	\$ 120,290	1.05
Oak Brook	523	82	\$ 1,652,818	18	0	92	\$ 898,582	8.95

Oak Forest	452	93	\$ 201,845	44	15	270	\$ 162,520	3.39
Oak Lawn	453	186	\$ 223,292	94	23	495	\$ 173,736	3.65
Oak Park	302	109	\$ 579,818	88	16	484	\$ 435,653	2.22
Oakbrook Terrace	181	3	\$ 371,600	2	0	14	\$ 244,162	2.25
Olympia Fields	461	34	\$ 202,731	18	4	66	\$ 169,953	4.64
Orland Park	462	182	\$ 469,515	64	11	426	\$ 315,941	4.36
Oswego	543	186	\$ 320,317	99	10	481	\$ 237,902	3.78
Palatine	67	189	\$ 466,045	104	12	515	\$ 349,946	3.59
Palos Heights	463	56	\$ 365,670	12	7	130	\$ 270,647	4.51
Palos Hills	465	30	\$ 312,193	18	9	76	\$ 231,443	3.50
Palos Park	464	61	\$ 892,589	21	3	70	\$ 446,165	7.79
Park Forest	466	110	\$ 66,401	51	20	277	\$ 42,417	3.79
Park Ridge	68	145	\$ 687,559	77	19	423	\$ 444,706	3.35
Peotone	468	46	\$ 262,996	10	3	46	\$ 172,165	9.36
Plainfield	544	359	\$ 338,989	216	42	1,169	\$ 238,105	3.02
Plano	545	47	\$ 236,361	29	10	180	\$ 128,984	2.58
Posen	469	13	\$ 89,546	10	10	53	\$ 76,656	2.14
Prospect Heights	70	35	\$ 487,815	13	4	89	\$ 341,696	3.96
Richton Park	471	50	\$ 125,180	29	11	172	\$ 99,099	2.83
River Forest	305	46	\$ 1,148,935	20	3	132	\$ 662,167	3.56
River Grove	171	29	\$ 242,245	12	1	78	\$ 159,296	3.82
Riverdale	627	59	\$ 46,578	9	16	91	\$ 23,964	6.10
Riverside	546	57	\$ 567,573	17	4	126	\$ 392,828	4.65
Rolling Meadows	8	52	\$ 348,250	30	3	196	\$ 239,309	2.72
Romeoville	494	84	\$ 189,270	101	37	449	\$ 153,406	1.72
Roselle & Keeneyville	172	53	\$ 422,270	33	8	173	\$ 264,661	2.97
Round Lake	73	159	\$ 170,768	137	24	639	\$ 112,410	2.39
Sandwich	491	44	\$ 213,144	17	3	104	\$ 142,399	4.26
Sauk Village	414	52	\$ 65,029	12	16	150	\$ 28,363	3.51
Schaumburg	193	130	\$ 421,443	81	11	403	\$ 295,577	3.15
Shorewood	496	91	\$ 323,875	42	10	236	\$ 247,252	3.79
Skokie	76	116	\$ 429,043	91	28	498	\$ 280,631	2.26
South Elgin	177	93	\$ 312,994	38	7	222	\$ 240,435	4.18
South Holland	473	102	\$ 145,872	39	35	301	\$ 100,112	3.26
St. Charles	174	403	\$ 608,027	144	14	757	\$ 357,338	5.29
Steger	475	60	\$ 119,117	14	4	112	\$ 69,462	5.54
Stickney	404	25	\$ 186,293	16	12	111	\$ 124,527	2.16
Streamwood	107	84	\$ 228,032	83	30	412	\$ 168,471	1.92
Sugar Grove	554	74	\$ 355,679	26	2	145	\$ 282,644	5.13
Summit	501	24	\$ 135,303	12	5	61	\$ 88,219	3.69

Sycamore	178	66	\$ 284,968	33	8	221	\$ 190,855	3.02
Thornton	476	11	\$ 91,919	4	1	33	\$ 55,247	3.47
Tinley Park	477	145	\$ 284,461	69	11	383	\$ 227,858	3.76
University Park	5466	21	\$ 90,537	8	15	66	\$ 70,111	2.83
Vernon Hills	61	49	\$ 504,418	31	1	210	\$ 407,930	2.43
Villa Park	186	66	\$ 272,488	52	4	253	\$ 204,105	2.56
Warrenville	555	34	\$ 443,367	15	2	105	\$ 215,420	3.34
Waukegan & Park City	85	151	\$ 102,125	107	26	696	\$ 72,123	2.19
Wayne	184	45	\$ 794,570	6	1	39	\$ 525,374	11.74
West Chicago	185	131	\$ 344,702	79	10	301	\$ 220,547	4.03
West Dundee (CRP=We	118	39	\$ 296,914	8	3	62	\$ 246,234	6.41
Westchester	154	69	\$ 235,652	47	16	252	\$ 188,879	2.63
Western Springs	558	64	\$ 868,564	20	1	180	\$ 608,943	3.82
Westmont	559	46	\$ 406,015	36	7	182	\$ 292,826	2.45
Wheaton	187	233	\$ 526,481	125	6	659	\$ 366,686	3.54
Wheeling	90	30	\$ 270,512	34	5	160	\$ 204,222	1.81
Willow Springs	480	24	\$ 393,291	9	5	49	\$ 304,875	4.57
Willowbrook	516	57	\$ 714,462	21	3	82	\$ 427,722	6.45
Wilmette	91	82	\$ 1,149,355	63	29	372	\$ 763,731	2.12
Winfield	190	75	\$ 418,432	47	8	117	\$ 337,570	5.23
Winnetka	93	144	\$ 2,398,219	33	19	223	\$ 1,442,387	6.28
Wood Dale	191	38	\$ 328,763	20	4	114	\$ 243,454	3.30
Woodridge	517	78	\$ 373,041	39	5	233	\$ 266,966	3.38
Woodstock & Greenwo	98	180	\$ 408,011	54	7	313	\$ 186,980	5.78
Worth	482	28	\$ 199,802	18	6	92	\$ 137,980	2.90
Yorkville	560	134	\$ 307,663	43	4	305	\$ 237,384	4.57
Zion	99	96	\$ 134,411	61	16	313	\$ 79,921	2.95
City of CHICAGO	8000	3,050	\$ 391,666	1,495	878	10,179	\$ 280,586	2.92
TOTALS (all areas in re	8099	22,673	\$ 453,134	11,253	3,449	63,536	\$ 276,305	3.48
ALL AREAS	ALL	34,195	\$ 396,021	12,149	4,181	74,528	\$ 258,677	4.52

(including areas not listed above)

Under Contract/Pending sales included in Sales Calculation. A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, 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.

raisals



more is oversupplied.