

A.L. WAGNER APPRAISAL GROUP

THE WAGNER REPORT CHICAGOLAND QUARTERLY HOUSING REPORT

*The Analysis of Inventory Supply and Percentage of Change in Mean Sales Prices
Single Family Detached Residences
October 1, 2013 to September 30, 2014*

Alvin "Chip" Wagner III, SRA, SCR, CDEI

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565
(630) 416-6556 ~ Chip@WagnerAppraisal.com

Specializing in Relocation, Litigation & Lending Appraisals

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

Town	October 1, 2014 Statistics								October 1, 2013 Statistics			
	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	12 mo SP Percent Change
Addison	101	97	\$ 319,100	59	16	257	\$ 220,210	3.51	4.94	-28.90%	\$ 211,710	4.01%
Algonquin	102	136	\$ 284,949	52	8	335	\$ 243,441	4.13	3.87	6.85%	\$ 226,884	7.30%
Alsip	658	69	\$ 172,822	19	13	151	\$ 140,948	4.52	3.47	30.12%	\$ 130,226	8.23%
Antioch	2	194	\$ 279,234	50	11	367	\$ 180,804	5.44	7.36	-26.07%	\$ 175,456	3.05%
Arlington Heights	5	257	\$ 472,308	71	9	685	\$ 374,591	4.03	2.75	46.73%	\$ 342,532	9.36%
Aurora - DuPage County	507	128	\$ 347,636	34	8	322	\$ 285,057	4.22	2.42	74.29%	\$ 282,062	1.06%
Aurora - Kane County	507	273	\$ 186,636	156	55	1,175	\$ 124,856	2.36	2.50	-5.70%	\$ 107,243	16.42%
Aurora - Will, Kendall Cty	507	69	\$ 255,753	24	5	152	\$ 233,399	4.57	2.94	55.32%	\$ 222,428	4.93%
Barrington Area	10	483	\$ 1,038,544	87	10	549	\$ 575,591	8.97	7.68	16.79%	\$ 539,704	6.65%
Bartlett	104	173	\$ 332,261	51	17	404	\$ 270,540	4.40	2.64	66.82%	\$ 252,350	7.21%
Batavia	510	125	\$ 430,764	36	5	311	\$ 288,676	4.26	3.90	9.16%	\$ 282,191	2.30%
Beecher	401	61	\$ 244,617	12	4	60	\$ 171,150	9.63	9.31	3.40%	\$ 161,137	6.21%
Bellwood	2104	56	\$ 126,769	40	17	239	\$ 90,765	2.27	2.41	-5.96%	\$ 69,707	30.21%
Bensenville	106	46	\$ 284,081	31	8	162	\$ 191,553	2.75	3.31	-17.01%	\$ 162,918	17.58%
Berwyn	402	122	\$ 206,244	68	46	486	\$ 157,933	2.44	1.87	30.55%	\$ 125,069	26.28%
Bloomington	108	59	\$ 457,778	28	2	146	\$ 346,093	4.02	4.52	-11.03%	\$ 339,303	2.00%
Blue Island	406	47	\$ 96,357	18	12	140	\$ 76,320	3.32	4.16	-20.12%	\$ 64,396	18.52%
Bolingbrook	440	271	\$ 263,049	127	35	752	\$ 200,072	3.56	2.82	26.39%	\$ 190,298	5.14%
Bridgeview	455	41	\$ 205,852	17	5	106	\$ 147,487	3.84	4.65	-17.40%	\$ 139,548	5.69%
Broadview	155	16	\$ 118,049	17	5	90	\$ 103,312	1.71	1.99	-13.88%	\$ 84,544	22.20%
Brookfield	513	56	\$ 252,039	25	5	226	\$ 210,711	2.63	2.52	4.28%	\$ 189,101	11.43%
Buffalo Grove	89	95	\$ 434,224	52	10	326	\$ 365,394	2.94	2.01	46.30%	\$ 338,000	8.10%
Burbank	454	94	\$ 229,218	44	19	278	\$ 156,222	3.31	3.51	-5.65%	\$ 140,867	10.90%
Burnham	633	26	\$ 81,485	4	4	32	\$ 46,462	7.80	5.02	55.28%	\$ 51,186	-9.23%

October 1, 2014 Statistics									October 1, 2013 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	12 mo SP Percent Change
Burr Ridge	522	147	\$ 1,284,721	21	5	129	\$ 815,378	11.38	9.40	21.02%	\$ 757,134	7.69%
Calumet City	409	161	\$ 71,514	25	26	381	\$ 58,075	4.47	4.80	-6.88%	\$ 49,871	16.45%
Calumet Park	643	34	\$ 74,241	4	13	78	\$ 49,020	4.29	9.17	-53.20%	\$ 45,407	7.96%
Carol Stream	188	64	\$ 279,689	38	9	274	\$ 229,761	2.39	2.12	12.98%	\$ 214,832	6.95%
Carpentersville	110	110	\$ 202,732	55	25	414	\$ 144,922	2.67	2.74	-2.52%	\$ 118,752	22.04%
Cary	13	156	\$ 293,676	46	6	336	\$ 221,514	4.82	3.32	45.37%	\$ 217,171	2.00%
Channahon	410	46	\$ 221,625	18	5	134	\$ 203,098	3.52	2.98	18.11%	\$ 201,043	1.02%
Chicago Heights	411	134	\$ 82,964	29	28	269	\$ 60,863	4.93	5.48	-10.02%	\$ 56,050	8.59%
Chicago Ridge	415	18	\$ 174,539	10	6	62	\$ 147,428	2.77	2.89	-4.02%	\$ 130,638	12.85%
Cicero	650	47	\$ 130,405	56	46	447	\$ 95,257	1.03	1.95	-47.20%	\$ 76,547	24.44%
Clarendon Hills	514	51	\$ 706,190	11	2	121	\$ 752,498	4.57	2.87	59.17%	\$ 650,775	15.63%
Country Club Hills	478	119	\$ 117,783	29	35	222	\$ 96,277	4.99	3.67	35.92%	\$ 93,687	2.77%
Countryside	527	19	\$ 331,153	6	2	37	\$ 282,627	5.07	4.43	14.32%	\$ 286,654	-1.40%
Crest Hill	498	49	\$ 154,176	18	2	139	\$ 135,289	3.70	n/a	0.00%	\$ 125,397	7.89%
Crestwood	446	22	\$ 163,017	16	2	74	\$ 143,689	2.87	4.34	-33.83%	\$ 134,801	6.59%
Crete	417	156	\$ 197,514	38	17	209	\$ 139,752	7.09	10.69	-33.65%	\$ 134,009	4.29%
Crystal Lake (& Lakewood)	14	337	\$ 371,577	82	12	703	\$ 232,252	5.07	4.44	14.13%	\$ 217,036	7.01%
Darien	562	78	\$ 440,773	21	2	189	\$ 337,735	4.42	4.16	6.35%	\$ 292,050	15.64%
Deerfield	15	100	\$ 715,770	19	6	245	\$ 557,728	4.44	2.96	49.90%	\$ 500,659	11.40%
DeKalb	115	125	\$ 169,872	38	9	252	\$ 134,006	5.02	n/a	0.00%	\$ 120,880	10.86%
Des Plaines	16	178	\$ 339,791	73	18	496	\$ 237,367	3.64	2.93	24.18%	\$ 221,516	7.16%
Dolton	419	136	\$ 65,613	20	33	309	\$ 45,835	4.51	4.46	1.22%	\$ 48,422	-5.34%
Downers Grove	515	240	\$ 531,141	65	12	577	\$ 395,938	4.40	4.11	7.17%	\$ 370,600	6.84%
East Dundee	118	10	\$ 237,290	5	1	25	\$ 155,218	3.87	n/a	0.00%	\$ 140,010	10.86%
Elburn	119	93	\$ 400,152	23	4	133	\$ 254,009	6.98	n/a	0.00%	\$ 250,948	1.22%
Elgin	123	437	\$ 260,007	190	66	1,217	\$ 178,439	3.56	3.11	14.56%	\$ 151,910	17.46%
Elk Grove Village	7	82	\$ 292,400	33	4	263	\$ 265,347	3.28	3.38	-3.00%	\$ 242,686	9.34%
Elmhurst	126	238	\$ 592,334	71	20	570	\$ 473,792	4.32	3.90	10.72%	\$ 446,114	6.20%
Elmwood Park	635	80	\$ 275,204	25	8	178	\$ 212,179	4.55	3.16	43.88%	\$ 189,107	12.20%
Evanston	201	131	\$ 789,216	60	15	438	\$ 544,563	3.06	2.53	20.96%	\$ 516,921	5.35%
Evergreen Park	642	108	\$ 183,856	33	15	269	\$ 140,814	4.09	3.82	7.17%	\$ 129,448	8.78%
Flossmoor	422	99	\$ 282,108	25	7	130	\$ 215,811	7.33	6.31	16.18%	\$ 208,596	3.46%
Forest Park	130	26	\$ 246,400	18	3	92	\$ 243,366	2.76	3.27	-15.67%	\$ 207,655	17.20%
Fox Lake	20	56	\$ 257,335	15	4	102	\$ 151,841	5.55	6.66	-16.61%	\$ 152,577	-0.48%
Fox River Grove	21	44	\$ 305,329	8	4	74	\$ 227,387	6.14	4.24	44.97%	\$ 212,076	7.22%
Frankfort	423	168	\$ 449,112	51	10	325	\$ 320,628	5.22	4.48	16.47%	\$ 322,358	-0.54%
Franklin Park	131	44	\$ 177,008	43	15	202	\$ 140,312	2.03	2.08	-2.56%	\$ 130,034	7.90%

October 1, 2014 Statistics									October 1, 2013 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	12 mo SP Percent Change
Geneva	134	146	\$ 463,419	44	4	409	\$ 335,159	3.83	3.67	4.45%	\$ 325,317	3.03%
Glen Ellyn	137	209	\$ 627,281	58	12	448	\$ 456,936	4.84	3.47	39.33%	\$ 445,128	2.65%
Glencoe	22	70	\$ 1,835,698	11	7	131	\$ 1,224,600	5.64	4.53	24.41%	\$ 1,111,575	10.17%
Glendale Heights	139	57	\$ 222,969	28	7	235	\$ 172,769	2.53	1.95	29.57%	\$ 146,808	17.68%
Glenview	25	185	\$ 822,331	57	23	509	\$ 591,359	3.77	3.03	24.33%	\$ 558,465	5.89%
Glenwood	425	41	\$ 101,580	12	9	114	\$ 94,172	3.64	3.36	8.33%	\$ 87,802	7.25%
Grayslake	30	185	\$ 230,142	46	4	440	\$ 207,806	4.53	n/a	0.00%	\$ 178,047	16.71%
Gurnee	31	128	\$ 296,960	52	6	375	\$ 259,106	3.55	2.86	24.25%	\$ 241,247	7.40%
Hanover Park	103	49	\$ 185,365	43	12	292	\$ 161,663	1.69	1.85	-8.46%	\$ 144,892	11.57%
Harvard	33	76	\$ 372,770	16	9	139	\$ 115,309	5.56	n/a	0.00%	\$ 118,759	-2.91%
Harvey	426	86	\$ 36,145	12	12	157	\$ 20,415	5.70	7.48	-23.78%	\$ 19,611	4.10%
Harwood Heights	656	25	\$ 378,596	8	2	59	\$ 242,674	4.35	4.29	1.50%	\$ 212,677	14.10%
Hawthorne Woods	47	78	\$ 577,100	8	10	108	\$ 508,376	7.43	n/a	0.00%	\$ 485,533	4.70%
Hazel Crest	429	81	\$ 100,226	17	18	164	\$ 81,081	4.88	3.20	52.66%	\$ 68,267	18.77%
Hickory Hills	457	35	\$ 251,626	11	3	80	\$ 206,267	4.47	3.21	39.45%	\$ 193,872	6.39%
Highland Park	35	193	\$ 1,145,641	56	25	401	\$ 620,219	4.80	4.32	11.04%	\$ 585,321	5.96%
Hillside	162	19	\$ 183,021	17	7	92	\$ 127,253	1.97	2.04	-3.47%	\$ 104,082	22.26%
Hinkley	520	23	\$ 238,846	3	1	23	\$ 156,605	10.22	4.39	132.79%	\$ 152,615	2.61%
Hinsdale	521	190	\$ 1,454,215	32	5	300	\$ 1,018,216	6.77	6.28	7.84%	\$ 1,051,159	-3.13%
Hoffman Estates	194	157	\$ 325,101	56	12	400	\$ 272,526	4.03	2.42	66.68%	\$ 256,582	6.21%
Homer Glen	500	126	\$ 480,932	30	7	216	\$ 297,143	5.98	5.72	4.53%	\$ 303,054	-1.95%
Homewood	430	104	\$ 155,937	24	18	271	\$ 136,215	3.99	3.81	4.84%	\$ 119,719	13.78%
Huntley	142	184	\$ 277,284	4	8	487	\$ 240,461	4.42	n/a	0.00%	\$ 219,887	9.36%
Indian Head Park	531	14	\$ 546,493	1	1	22	\$ 495,934	7.00	7.00	0.00%	\$ 445,750	11.26%
Inverness	7167	69	\$ 914,490	17	1	95	\$ 646,803	7.33	6.94	5.59%	\$ 534,385	21.04%
Itasca	143	32	\$ 466,458	12	2	79	\$ 338,438	4.13	4.63	-10.70%	\$ 306,375	10.47%
Joliet	499	429	\$ 153,051	173	68	1,180	\$ 115,115	3.62	3.47	4.37%	\$ 115,055	0.05%
Justice	458	16	\$ 245,995	6	2	52	\$ 157,262	3.20	4.68	-31.59%	\$ 146,542	7.32%
Kildeer	47	54	\$ 773,324	11	0	48	\$ 685,878	10.98	n/a	0.00%	\$ 606,381	13.11%
Kenilworth	43	32	\$ 2,408,088	5	1	44	\$ 1,480,460	7.68	7.78	-1.26%	\$ 1,269,876	16.58%
LaGrange Park	526	28	\$ 414,171	20	1	147	\$ 358,817	2.00	2.25	-11.11%	\$ 319,417	12.33%
LaGrange	525	59	\$ 679,817	16	6	172	\$ 504,173	3.65	3.38	8.03%	\$ 464,467	8.55%
Lake Bluff	44	74	\$ 1,103,436	10	3	130	\$ 666,836	6.21	5.15	20.49%	\$ 585,221	13.95%
Lake Forest	45	212	\$ 2,040,304	45	6	281	\$ 1,004,892	7.66	6.41	19.41%	\$ 931,654	7.86%
Lake In The Hills	156	88	\$ 298,167	53	4	346	\$ 196,671	2.62	3.37	-22.27%	\$ 196,671	0.00%
Lake Villa & Lindenhurst	46	200	\$ 290,195	58	13	453	\$ 208,962	4.58	4.34	5.52%	\$ 199,057	4.98%
Lake Zurich	47	78	\$ 380,920	23	2	263	\$ 316,283	3.25	n/a	0.00%	\$ 285,635	10.73%

October 1, 2014 Statistics									October 1, 2013 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	12 mo SP Percent Change
Lansing	438	186	\$ 120,382	42	32	389	\$ 93,622	4.82	4.69	2.79%	\$ 85,874	9.02%
Lemont	439	127	\$ 476,771	41	10	174	\$ 381,722	6.77	6.54	3.50%	\$ 346,374	10.21%
Libertyville & Green Oaks	48	190	\$ 620,229	45	8	381	\$ 501,806	5.25	4.65	12.80%	\$ 477,146	5.17%
Lincolnshire	69	46	\$ 746,072	12	6	89	\$ 570,236	5.16	4.32	19.44%	\$ 552,020	3.30%
Lincolnwood	645	62	\$ 639,703	25	9	119	\$ 394,073	4.86	3.66	32.96%	\$ 340,077	15.88%
Lisle	532	91	\$ 452,504	60	3	245	\$ 353,262	3.55	5.17	-31.37%	\$ 336,695	4.92%
Lockport	495	112	\$ 275,994	51	16	351	\$ 186,281	3.22	3.81	-15.55%	\$ 191,360	-2.65%
Lombard	148	187	\$ 308,027	69	12	456	\$ 244,212	4.18	4.15	0.61%	\$ 224,480	8.79%
Long Grove	47	109	\$ 785,643	14	1	120	\$ 675,996	9.69	n/a	0.00%	\$ 601,201	12.44%
Lynwood	5411	33	\$ 187,520	11	12	86	\$ 140,007	3.63	5.28	-31.20%	\$ 126,328	10.83%
Lyons	534	24	\$ 153,221	15	8	88	\$ 118,430	2.59	2.97	-12.90%	\$ 100,511	17.83%
Markham	4426	74	\$ 63,152	14	24	163	\$ 44,296	4.42	4.41	0.24%	\$ 44,378	-0.19%
Matteson	443	114	\$ 153,840	28	21	225	\$ 127,812	4.99	3.62	37.94%	\$ 124,049	3.03%
Maywood	153	73	\$ 95,658	35	28	212	\$ 72,508	3.19	4.25	-24.87%	\$ 52,646	37.73%
Medinah	157	10	\$ 548,780	5	2	25	\$ 292,792	3.75	4.80	-21.88%	\$ 315,724	-7.26%
Melrose Park	160	23	\$ 216,713	20	4	108	\$ 124,755	2.09	3.55	-41.17%	\$ 123,752	0.81%
McHenry	50	376	\$ 271,648	120	15	683	\$ 167,547	5.52	5.34	3.41%	\$ 157,476	6.40%
Minooka	447	39	\$ 293,590	15	5	137	\$ 206,249	2.98	3.16	-5.82%	\$ 189,000	9.13%
Midlothian	445	80	\$ 146,181	16	17	191	\$ 100,090	4.29	4.31	-0.41%	\$ 97,021	3.16%
Mokena	448	121	\$ 448,194	24	5	245	\$ 308,034	5.30	3.97	33.48%	\$ 282,242	9.14%
Monee	449	74	\$ 294,174	18	11	86	\$ 192,149	7.72	10.40	-25.77%	\$ 209,279	-8.19%
Montgomery	538	115	\$ 203,437	51	11	368	\$ 162,223	3.21	3.06	4.84%	\$ 148,899	8.95%
Morris	450	94	\$ 268,538	27	3	202	\$ 190,419	4.86	n/a	0.00%	\$ 191,678	-0.66%
Morton Grove	53	95	\$ 356,754	3	9	257	\$ 278,601	4.24	2.82	50.61%	\$ 279,737	-0.41%
Mt. Prospect	56	140	\$ 387,006	66	6	445	\$ 297,404	3.25	2.74	18.65%	\$ 280,594	5.99%
Mundelein	60	172	\$ 394,190	67	9	393	\$ 225,375	4.40	3.50	25.89%	\$ 218,109	3.33%
Naperville	540	661	\$ 643,564	187	23	1,586	\$ 450,413	4.42	3.59	22.99%	\$ 433,971	3.79%
New Lenox	451	177	\$ 348,833	58	15	384	\$ 257,002	4.65	5.01	-7.14%	\$ 244,740	5.01%
Niles	648	73	\$ 362,160	31	4	222	\$ 279,617	3.41	2.34	45.64%	\$ 263,399	6.16%
Norridge	634	30	\$ 403,820	16	9	145	\$ 263,112	2.12	2.29	-7.25%	\$ 238,232	10.44%
North Aurora	542	110	\$ 288,590	32	4	203	\$ 228,738	5.52	4.38	25.98%	\$ 230,919	-0.94%
North Chicago	64	30	\$ 59,128	12	8	90	\$ 43,093	3.27	3.55	-7.94%	\$ 39,206	9.91%
North Riverside	547	18	\$ 237,866	12	3	85	\$ 184,099	2.16	2.89	-25.23%	\$ 170,950	7.69%
Northbrook	62	191	\$ 875,089	73	16	386	\$ 587,250	4.83	3.86	25.03%	\$ 548,005	7.16%
Northfield	7193	37	\$ 1,107,315	16	5	70	\$ 776,254	4.88	6.00	-18.67%	\$ 734,160	5.73%
Northlake	164	17	\$ 160,359	10	6	135	\$ 123,415	1.35	2.51	-46.32%	\$ 109,748	12.45%
Oak Brook	523	101	\$ 1,629,257	11	1	83	\$ 936,957	12.76	10.75	18.65%	\$ 942,180	-0.55%

October 1, 2014 Statistics									October 1, 2013 Statistics			
Town	MLS Area	Active	Average List Price	Under	Under	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP
				Contract (Ctg.)	Contract (Pend)	Last 12 mos.						Percent Change
Oak Forest	452	84	\$ 199,992	30	15	280	\$ 164,361	3.10	3.75	-17.33%	\$ 148,535	10.65%
Oak Lawn	453	176	\$ 214,449	72	23	473	\$ 176,828	3.72	3.47	7.18%	\$ 164,535	7.47%
Oak Park	302	132	\$ 505,406	51	10	473	\$ 440,833	2.97	2.46	20.58%	\$ 404,901	8.87%
Oakbrook Terrace	181	4	\$ 376,700	3	0	13	\$ 235,031	3.00	n/a	0.00%	\$ 179,742	30.76%
Olympia Fields	461	39	\$ 218,711	10	7	70	\$ 170,350	5.38	5.18	3.93%	\$ 176,410	-3.44%
Orland Park	462	218	\$ 462,040	50	11	409	\$ 311,905	5.57	4.70	18.54%	\$ 301,813	3.34%
Oswego	543	192	\$ 328,858	89	11	464	\$ 243,396	4.09	3.73	9.78%	\$ 222,273	9.50%
Palatine	67	218	\$ 433,615	66	16	497	\$ 357,190	4.52	3.64	24.30%	\$ 328,075	8.87%
Palos Heights	463	60	\$ 376,337	17	3	112	\$ 267,227	5.45	3.90	39.74%	\$ 268,720	-0.56%
Palos Hills	465	37	\$ 324,132	12	6	98	\$ 228,001	3.83	6.92	-44.68%	\$ 213,757	6.66%
Palos Park	464	63	\$ 842,731	8	4	71	\$ 388,724	9.11	9.47	-3.77%	\$ 434,521	-10.54%
Park Forest	466	140	\$ 62,771	34	15	286	\$ 43,984	5.01	5.61	-10.68%	\$ 37,224	18.16%
Park Ridge	68	161	\$ 658,547	55	13	422	\$ 458,715	3.94	3.31	18.96%	\$ 429,192	6.88%
Peotone	468	44	\$ 251,446	10	2	51	\$ 168,431	8.38	9.65	-13.18%	\$ 178,345	-5.56%
Plainfield	544	452	\$ 315,361	144	53	1,170	\$ 241,798	3.97	2.88	37.71%	\$ 231,933	4.25%
Plano	545	49	\$ 218,805	23	9	162	\$ 134,182	3.03	n/a	0.00%	\$ 113,235	18.50%
Posen	469	16	\$ 81,597	8	8	55	\$ 78,152	2.70	1.98	36.61%	\$ 71,267	9.66%
Prospect Heights	70	44	\$ 447,918	14	1	81	\$ 357,390	5.50	2.95	86.49%	\$ 319,691	11.79%
Richton Park	471	57	\$ 119,495	19	17	161	\$ 95,397	3.47	2.85	21.75%	\$ 97,273	-1.93%
River Forest	305	53	\$ 1,201,481	10	5	106	\$ 708,688	5.26	3.31	58.77%	\$ 654,989	8.20%
River Grove	171	33	\$ 235,225	14	4	75	\$ 169,604	4.26	2.53	68.63%	\$ 148,094	14.52%
Riverdale	627	61	\$ 49,379	8	16	89	\$ 22,877	6.48	6.36	1.85%	\$ 34,486	-33.66%
Riverside	546	57	\$ 522,702	9	1	109	\$ 383,878	5.75	4.98	15.51%	\$ 346,705	10.72%
Rolling Meadows	8	60	\$ 315,539	27	3	172	\$ 245,430	3.56	2.28	56.24%	\$ 220,382	11.37%
Romeoville	494	105	\$ 182,562	72	45	469	\$ 155,611	2.15	2.46	-12.70%	\$ 143,062	8.77%
Roselle & Keeneyville	172	66	\$ 394,319	28	4	168	\$ 273,535	3.96	2.32	70.37%	\$ 248,864	9.91%
Round Lake	73	177	\$ 163,979	114	31	596	\$ 121,325	2.87	2.88	-0.25%	\$ 102,629	18.22%
Sandwich	491	41	\$ 210,492	14	4	94	\$ 146,600	4.39	n/a	0.00%	\$ 132,200	10.89%
Sauk Village	414	67	\$ 53,224	13	16	134	\$ 27,519	4.93	3.30	49.54%	\$ 29,777	-7.58%
Schaumburg	193	158	\$ 366,895	55	19	388	\$ 297,121	4.10	3.11	31.82%	\$ 279,216	6.41%
Shorewood	496	102	\$ 284,479	19	11	242	\$ 241,127	4.50	4.40	2.24%	\$ 228,589	5.48%
Skokie	76	156	\$ 409,754	68	32	504	\$ 288,190	3.10	2.56	21.19%	\$ 265,659	8.48%
South Elgin	177	74	\$ 297,284	45	5	224	\$ 254,238	3.24	3.13	3.68%	\$ 234,021	8.64%
South Holland	473	136	\$ 139,187	35	38	275	\$ 103,625	4.69	2.74	71.37%	\$ 96,659	7.21%
St. Charles	174	419	\$ 627,214	98	12	734	\$ 374,714	5.96	4.79	24.37%	\$ 353,034	6.14%
Steger	475	83	\$ 109,184	7	9	104	\$ 76,926	8.30	5.70	45.49%	\$ 67,793	13.47%
Stickney	404	18	\$ 178,100	19	5	119	\$ 131,113	1.51	4.41	-65.77%	\$ 122,497	7.03%

October 1, 2014 Statistics									October 1, 2013 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	12 mo SP Percent Change
Streamwood	107	111	\$ 215,221	70	18	394	\$ 171,394	2.76	2.04	35.00%	\$ 157,966	8.50%
Sugar Grove	554	84	\$ 352,183	13	2	142	\$ 285,539	6.42	5.21	23.21%	\$ 257,757	10.78%
Summit	501	21	\$ 153,114	12	7	63	\$ 88,782	3.07	3.95	-22.37%	\$ 75,655	17.35%
Sycamore	178	87	\$ 263,465	35	3	202	\$ 193,737	4.35	n/a	0.00%	\$ 173,820	11.46%
Thornton	476	13	\$ 98,392	1	3	33	\$ 57,914	4.22	4.39	-3.88%	\$ 55,491	4.37%
Tinley Park	477	143	\$ 272,886	49	13	351	\$ 233,790	4.15	3.67	13.12%	\$ 220,359	6.09%
University Park	5466	26	\$ 105,811	8	15	77	\$ 74,523	3.12	4.15	-24.89%	\$ 79,261	-5.98%
Vernon Hills	61	71	\$ 469,874	13	2	177	\$ 411,630	4.44	2.56	73.56%	\$ 399,043	3.15%
Villa Park	186	75	\$ 249,332	33	2	257	\$ 203,784	3.08	2.34	31.81%	\$ 180,034	13.19%
Warrenville	555	40	\$ 450,792	13	3	91	\$ 221,013	4.49	3.71	20.88%	\$ 221,152	-0.06%
Waukegan & Park City	85	141	\$ 100,093	87	28	667	\$ 75,568	2.16	3.42	-36.79%	\$ 67,845	11.38%
Wayne	184	51	\$ 818,332	4	1	29	\$ 502,022	18.00	12.00	50.00%	\$ 441,446	13.72%
West Chicago	185	135	\$ 332,869	51	13	307	\$ 228,075	4.37	4.13	5.83%	\$ 205,889	10.78%
West Dundee	118	49	\$ 294,908	9	2	60	\$ 243,585	8.28	n/a	0.00%	\$ 245,736	-0.88%
Westchester	154	90	\$ 229,441	42	12	241	\$ 193,232	3.66	2.70	35.47%	\$ 175,124	10.34%
Western Springs	558	70	\$ 996,341	18	1	161	\$ 639,366	4.67	3.24	44.18%	\$ 553,087	15.60%
Westmont	559	57	\$ 414,605	24	4	188	\$ 282,461	3.17	3.67	-13.65%	\$ 310,451	-9.02%
Wheaton	187	214	\$ 533,947	68	9	645	\$ 363,498	3.56	4.18	-14.84%	\$ 368,992	-1.49%
Wheeling	90	39	\$ 260,502	29	6	137	\$ 208,263	2.72	2.11	29.20%	\$ 181,805	14.55%
Willow Springs	480	26	\$ 379,250	6	2	46	\$ 344,213	5.78	4.00	44.50%	\$ 202,766	69.76%
Willowbrook	516	59	\$ 668,094	10	3	79	\$ 458,062	7.70	6.52	18.13%	\$ 448,103	2.22%
Wilmette	91	104	\$ 1,095,152	31	14	372	\$ 821,337	2.99	3.11	-3.72%	\$ 718,025	14.39%
Winfield	190	62	\$ 430,437	34	8	130	\$ 354,235	4.33	6.23	-30.45%	\$ 301,113	17.64%
Winnetka	93	136	\$ 2,413,380	13	8	223	\$ 1,481,377	6.69	4.65	43.94%	\$ 1,306,019	13.43%
Wood Dale	191	43	\$ 305,892	13	2	120	\$ 252,812	3.82	4.76	-19.83%	\$ 212,526	18.96%
Woodridge	517	85	\$ 356,098	34	3	223	\$ 280,632	3.92	2.55	53.43%	\$ 248,408	12.97%
Woodstock & Greenwood	98	218	\$ 388,619	43	9	299	\$ 195,336	7.45	5.59	33.17%	\$ 164,037	19.08%
Worth	482	35	\$ 188,737	13	12	87	\$ 139,920	3.75	3.74	0.18%	\$ 130,027	7.61%
Yorkville	560	147	\$ 318,091	39	6	288	\$ 241,650	5.30	4.42	19.98%	\$ 231,266	4.49%
Zion	99	99	\$ 120,428	49	9	289	\$ 84,310	3.42	3.93	-12.95%	\$ 74,893	12.57%
City of CHICAGO	8000	3,430	\$ 397,275	1,327	721	9,926	\$ 291,925	3.44	3.82	-9.95%	\$ 265,160	10.09%
TOTALS (all areas above):	8099	24,937	\$ 438,514	8,529	2,955	61,906	\$ 281,725	4.08	3.74	9.05%	\$ 265,375	6.16%
ALL AREAS (+ not above)	ALL	34,564	\$ 386,831	9,503	3,534	71,994	\$ 263,842	4.88	3.84	27.06%	\$ 259,450	1.69%

A balanced market typically has a 4.00 to 6.00 months supply. Less than that is undersupplied, more is oversupplied. Average Sales Price noted from previous year to current year should not be assumed to be Appreciation/Depreciation. It is percent of change of average sales price & could be exaggerated with low volume/new construction.