

# 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  
January 1, 2014 to December 31, 2014*

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

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

*Serving the Chicagoland Area since 1970*

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Town	January 1, 2015 Statistics								January 1, 2014 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	91	\$ 303,812	37	16	272	\$ 223,811	3.36	3.58	-6.26%	\$ 210,179	6.49%
Algonquin	102	137	\$ 271,673	35	8	336	\$ 245,744	4.34	3.14	38.02%	\$ 234,611	4.75%
Alsip	658	56	\$ 163,011	18	12	159	\$ 138,645	3.56	4.14	-14.03%	\$ 133,412	3.92%
Antioch	2	137	\$ 262,771	34	9	363	\$ 187,879	4.05	5.63	-28.05%	\$ 176,190	6.63%
Arlington Heights	5	207	\$ 478,289	59	5	642	\$ 376,833	3.52	1.90	85.18%	\$ 351,541	7.19%
Aurora - DuPage County	507	100	\$ 341,061	25	7	322	\$ 283,206	3.39	2.26	50.18%	\$ 282,666	0.19%
Aurora - Kane County	507	265	\$ 187,928	119	51	1,125	\$ 129,117	2.46	2.22	10.67%	\$ 111,718	15.57%
Aurora - Will, Kendall Cty	507	70	\$ 238,580	22	3	157	\$ 230,073	4.62	2.09	121.15%	\$ 226,943	1.38%
Barrington Area	10	423	\$ 1,150,313	55	11	539	\$ 575,177	8.39	6.17	35.89%	\$ 550,864	4.41%
Bartlett	104	135	\$ 315,344	36	7	384	\$ 270,443	3.79	2.66	42.74%	\$ 259,164	4.35%
Batavia	510	95	\$ 409,445	25	2	316	\$ 286,078	3.32	3.18	4.63%	\$ 283,119	1.05%
Beecher	401	49	\$ 234,291	13	2	69	\$ 167,425	7.00	10.31	-32.12%	\$ 160,249	4.48%
Bellwood	2104	63	\$ 123,875	30	17	240	\$ 94,633	2.63	2.14	23.21%	\$ 75,347	25.60%
Bensenville	106	46	\$ 256,942	18	3	163	\$ 191,329	3.00	3.66	-18.12%	\$ 167,168	14.45%
Berwyn	402	130	\$ 197,430	59	28	474	\$ 165,123	2.78	1.65	68.07%	\$ 133,025	24.13%
Bloomington	108	55	\$ 383,788	10	1	150	\$ 342,205	4.10	3.16	29.66%	\$ 337,513	1.39%
Blue Island	406	43	\$ 101,263	13	15	138	\$ 75,299	3.11	3.78	-17.81%	\$ 67,201	12.05%
Bolingbrook	440	242	\$ 235,987	107	36	759	\$ 203,062	3.22	2.44	32.06%	\$ 194,886	4.20%
Bridgeview	455	38	\$ 198,533	14	5	113	\$ 149,716	3.45	4.75	-27.31%	\$ 141,734	5.63%
Broadview	155	17	\$ 128,371	15	10	85	\$ 105,326	1.85	2.55	-27.31%	\$ 88,215	19.40%
Brookfield	513	58	\$ 267,467	21	5	212	\$ 217,760	2.92	2.49	17.23%	\$ 197,073	10.50%
Buffalo Grove	89	61	\$ 427,606	37	11	334	\$ 370,715	1.92	1.36	40.88%	\$ 343,987	7.77%
Burbank	454	100	\$ 204,312	35	8	276	\$ 158,780	3.76	3.17	18.79%	\$ 144,325	10.02%
Burnham	633	20	\$ 70,163	0	5	37	\$ 46,886	5.71	6.82	-16.19%	\$ 53,988	-13.16%

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				Contract (Ctg.)	Contract (Pend)	Last 12 mos.						Percent Change
Burr Ridge	522	104	\$ 1,420,929	27	5	137	\$ 769,805	7.38	8.85	-16.56%	\$ 800,582	-3.84%
Calumet City	409	170	\$ 70,973	31	33	371	\$ 57,536	4.69	4.97	-5.68%	\$ 53,768	7.01%
Calumet Park	643	29	\$ 76,027	5	14	79	\$ 50,299	3.55	7.81	-54.52%	\$ 47,430	6.05%
Carol Stream	188	61	\$ 254,115	31	5	281	\$ 232,918	2.31	2.13	8.56%	\$ 214,439	8.62%
Carpentersville	110	86	\$ 200,844	48	19	397	\$ 150,836	2.22	3.03	-26.69%	\$ 126,511	19.23%
Cary	13	138	\$ 282,903	28	5	342	\$ 220,410	4.42	3.06	44.24%	\$ 222,063	-0.74%
Channahon	410	35	\$ 220,764	11	7	140	\$ 207,851	2.66	2.94	-9.49%	\$ 202,033	2.88%
Chicago Heights	411	126	\$ 79,360	23	26	270	\$ 61,588	4.74	5.28	-10.21%	\$ 56,673	8.67%
Chicago Ridge	415	20	\$ 170,630	8	4	64	\$ 148,146	3.16	2.15	46.62%	\$ 133,015	11.38%
Cicero	650	65	\$ 131,888	53	47	403	\$ 102,867	1.55	1.58	-1.95%	\$ 81,934	25.55%
Clarendon Hills	514	40	\$ 705,352	4	1	119	\$ 735,551	3.87	2.28	69.89%	\$ 678,006	8.49%
Country Club Hills	478	133	\$ 121,685	27	19	225	\$ 93,527	5.89	3.38	74.23%	\$ 94,636	-1.17%
Countryside	527	16	\$ 298,423	0	4	37	\$ 291,438	4.68	4.20	11.50%	\$ 281,274	3.61%
Crest Hill	498	39	\$ 165,332	10	6	141	\$ 135,884	2.98		0.00%	\$ 132,241	2.75%
Crestwood	446	26	\$ 181,614	7	3	76	\$ 145,813	3.63	4.43	-18.08%	\$ 140,784	3.57%
Crete	417	137	\$ 201,597	26	19	226	\$ 139,873	6.07	9.19	-33.96%	\$ 135,887	2.93%
Crystal Lake (& Lakewood)	14	283	\$ 363,809	66	5	681	\$ 231,619	4.52	3.49	29.24%	\$ 219,018	5.75%
Darien	562	46	\$ 391,789	12	1	180	\$ 348,336	2.86	2.48	15.10%	\$ 303,369	14.82%
Deerfield	15	74	\$ 708,016	17	8	222	\$ 561,050	3.60	2.26	59.10%	\$ 508,912	10.24%
DeKalb	115	104	\$ 146,744	18	5	277	\$ 133,344	4.16	n/a	0.00%	\$ 123,740	7.76%
Des Plaines	16	136	\$ 320,419	48	18	492	\$ 240,159	2.92	2.64	10.66%	\$ 226,400	6.08%
Dolton	419	146	\$ 70,582	20	37	299	\$ 43,702	4.92	5.12	-3.90%	\$ 52,169	-16.23%
Downers Grove	515	203	\$ 524,633	40	7	547	\$ 399,737	4.10	3.17	29.32%	\$ 385,370	3.73%
East Dundee	118	10	\$ 236,380	1	2	28	\$ 163,622	3.87		0.00%	\$ 141,640	15.52%
Elburn	119	71	\$ 378,528	16	6	139	\$ 260,856	5.29		0.00%	\$ 268,982	-3.02%
Elgin	123	404	\$ 264,424	140	63	1,222	\$ 177,424	3.40	2.67	27.38%	\$ 162,760	9.01%
Elk Grove Village	7	84	\$ 297,137	23	5	235	\$ 266,100	3.83	2.61	47.02%	\$ 253,699	4.89%
Elmhurst	126	212	\$ 632,666	39	11	580	\$ 477,366	4.04	3.20	26.14%	\$ 454,518	5.03%
Elmwood Park	635	67	\$ 257,011	28	11	175	\$ 211,215	3.76	2.56	46.86%	\$ 196,562	7.45%
Evanston	201	115	\$ 758,546	31	11	425	\$ 527,438	2.96	1.68	75.94%	\$ 527,286	0.03%
Evergreen Park	642	104	\$ 180,558	27	15	269	\$ 145,198	4.01	3.87	3.76%	\$ 130,510	11.25%
Flossmoor	422	95	\$ 281,985	20	5	127	\$ 212,440	7.50	4.81	55.85%	\$ 212,710	-0.13%
Forest Park	130	22	\$ 260,173	7	4	91	\$ 246,048	2.59	1.92	35.09%	\$ 214,240	14.85%
Fox Lake	20	39	\$ 224,636	2	3	105	\$ 152,669	4.25	5.21	-18.30%	\$ 135,461	12.70%
Fox River Grove	21	36	\$ 254,953	11	2	70	\$ 236,392	5.20	3.96	31.40%	\$ 214,201	10.36%
Frankfort	423	129	\$ 460,251	37	7	344	\$ 323,298	3.99	3.69	8.25%	\$ 327,039	-1.14%
Franklin Park	131	41	\$ 170,208	34	10	204	\$ 142,622	1.98	2.32	-14.42%	\$ 131,559	8.41%

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				Contract (Ctg.)	Contract (Pend)	Last 12 mos.						Percent Change
Geneva	134	135	\$ 446,927	28	5	404	\$ 346,098	3.71	3.17	16.95%	\$ 332,468	4.10%
Glen Ellyn	137	180	\$ 610,505	30	8	459	\$ 456,838	4.35	2.79	56.01%	\$ 445,352	2.58%
Glencoe	22	53	\$ 1,758,100	10	7	128	\$ 1,248,265	4.39	3.44	27.57%	\$ 1,156,877	7.90%
Glendale Heights	139	73	\$ 200,290	23	7	212	\$ 178,670	3.62	1.91	89.22%	\$ 153,564	16.35%
Glenview	25	133	\$ 796,114	37	17	484	\$ 606,698	2.97	2.23	33.28%	\$ 565,239	7.33%
Glenwood	425	43	\$ 107,560	8	9	106	\$ 93,551	4.20	3.21	30.64%	\$ 87,641	6.74%
Grayslake	30	140	\$ 229,384	55	6	453	\$ 207,346	3.27		0.00%	\$ 185,170	11.98%
Gurnee	31	114	\$ 307,285	38	4	369	\$ 255,033	3.33	2.49	33.86%	\$ 251,450	1.43%
Hanover Park	103	64	\$ 180,000	37	16	289	\$ 164,794	2.25	2.10	7.10%	\$ 149,809	10.00%
Harvard	33	64	\$ 367,956	13	7	134	\$ 120,846	4.99		0.00%	\$ 125,067	-3.37%
Harvey	426	78	\$ 42,602	8	14	139	\$ 21,135	5.81	6.70	-13.22%	\$ 19,811	6.69%
Harwood Heights	656	24	\$ 320,127	10	2	55	\$ 246,158	4.30	3.75	14.63%	\$ 223,804	9.99%
Hawthorne Woods	47	49	\$ 606,358	8	6	114	\$ 509,224	4.59		0.00%	\$ 471,592	7.98%
Hazel Crest	429	67	\$ 98,362	11	17	167	\$ 80,118	4.12	3.19	29.26%	\$ 70,838	13.10%
Hickory Hills	457	26	\$ 249,481	9	6	64	\$ 210,206	3.95	2.38	65.73%	\$ 199,350	5.45%
Highland Park	35	149	\$ 1,104,827	44	21	393	\$ 632,814	3.90	2.80	39.31%	\$ 584,795	8.21%
Hillside	162	23	\$ 140,464	13	3	89	\$ 128,552	2.63	2.35	11.96%	\$ 107,617	19.45%
Hinkley	520	20	\$ 226,183	3	0	23	\$ 154,721	9.23	4.20	119.78%	\$ 140,441	10.17%
Hinsdale	521	136	\$ 1,556,269	31	6	278	\$ 1,020,976	5.18	4.54	14.08%	\$ 1,076,154	-5.13%
Hoffman Estates	194	143	\$ 324,049	31	11	407	\$ 271,719	3.82	1.89	101.84%	\$ 263,669	3.05%
Homer Glen	500	123	\$ 471,403	24	8	209	\$ 303,312	6.12	4.59	33.57%	\$ 301,537	0.59%
Homewood	430	105	\$ 166,509	32	13	244	\$ 136,760	4.36	2.97	46.61%	\$ 124,845	9.54%
Huntley	142	181	\$ 270,551	60	10	480	\$ 243,445	3.95		0.00%	\$ 223,802	8.78%
Indian Head Park	531	7	\$ 591,986	3	1	17	\$ 590,587	4.00	3.31	20.83%	\$ 468,022	26.19%
Inverness	7167	48	\$ 890,004	15	3	86	\$ 697,101	5.54	5.17	7.04%	\$ 568,713	22.58%
Itasca	143	27	\$ 506,242	4	1	79	\$ 332,112	3.86	3.67	5.00%	\$ 300,580	10.49%
Joliet	499	433	\$ 143,545	113	50	1,307	\$ 116,463	3.53	3.32	6.36%	\$ 114,876	1.38%
Justice	458	13	\$ 261,631	7	4	50	\$ 163,590	2.56	4.58	-44.18%	\$ 153,349	6.68%
Kildeer	47	35	\$ 833,004	6	0	51	\$ 700,983	7.37	5.47	34.62%	\$ 635,222	10.35%
Kenilworth	43	23	\$ 2,671,478	2	0	43	\$ 1,426,651	6.13		0.00%	\$ 1,300,360	9.71%
LaGrange Park	526	35	\$ 408,023	13	0	137	\$ 350,358	2.80	1.72	62.36%	\$ 331,252	5.77%
LaGrange	525	60	\$ 626,270	8	5	163	\$ 523,786	4.09	2.08	96.75%	\$ 474,246	10.45%
Lake Bluff	44	45	\$ 1,554,143	12	2	123	\$ 674,156	3.94	4.24	-7.04%	\$ 629,717	7.06%
Lake Forest	45	169	\$ 1,964,976	26	3	277	\$ 1,021,618	6.63	4.58	44.63%	\$ 966,291	5.73%
Lake In The Hills	156	83	\$ 248,818	49	7	329	\$ 200,507	2.59	2.84	-9.00%	\$ 197,646	1.45%
Lake Villa & Lindenhurst	46	179	\$ 255,975	44	11	437	\$ 210,228	4.37	3.77	15.78%	\$ 201,254	4.46%
Lake Zurich	47	52	\$ 389,802	24	3	254	\$ 313,691	2.22		0.00%	\$ 290,783	7.88%

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Lansing	438	187	\$ 110,795	23	33	377	\$ 95,246	5.18	4.45	16.58%	\$ 87,051	9.41%
Lemont	439	110	\$ 439,622	28	7	188	\$ 394,261	5.92	4.77	24.13%	\$ 353,296	11.60%
Libertyville & Green Oaks	48	153	\$ 680,477	29	6	373	\$ 503,420	4.50	3.91	15.05%	\$ 483,366	4.15%
Lincolnshire	69	36	\$ 725,638	11	3	85	\$ 570,302	4.36	3.36	30.03%	\$ 544,020	4.83%
Lincolnwood	645	44	\$ 638,891	10	8	122	\$ 388,502	3.77	3.67	2.80%	\$ 358,252	8.44%
Lisle	532	76	\$ 428,347	53	2	267	\$ 365,878	2.83	4.21	-32.80%	\$ 325,906	12.26%
Lockport	495	139	\$ 243,253	30	14	369	\$ 189,182	4.04	3.73	8.32%	\$ 195,494	-3.23%
Lombard	148	143	\$ 297,177	42	9	454	\$ 242,961	3.40	2.93	16.01%	\$ 234,417	3.65%
Long Grove	47	74	\$ 764,832	18	3	108	\$ 653,919	6.88		0.00%	\$ 621,453	5.22%
Lynwood	5411	57	\$ 203,686	13	9	77	\$ 144,893	6.91	4.16	66.03%	\$ 133,093	8.87%
Lyons	534	25	\$ 149,088	11	5	93	\$ 125,497	2.75	3.32	-17.14%	\$ 104,599	19.98%
Markham	4426	76	\$ 62,192	13	16	156	\$ 45,204	4.93	4.70	4.98%	\$ 46,101	-1.95%
Matteson	443	94	\$ 161,908	26	19	234	\$ 128,916	4.04	4.08	-0.80%	\$ 123,304	4.55%
Maywood	153	64	\$ 118,615	26	22	203	\$ 76,645	3.06	3.84	-20.32%	\$ 56,894	34.71%
Medinah	157	7	\$ 522,248	5	1	28	\$ 310,547	2.47	3.69	-33.09%	\$ 307,037	1.14%
Melrose Park	160	28	\$ 190,520	15	4	91	\$ 135,732	3.05	1.98	54.55%	\$ 120,152	12.97%
McHenry	50	320	\$ 250,212	81	23	686	\$ 168,012	4.86	4.14	17.39%	\$ 160,615	4.61%
Minooka	447	38	\$ 289,225	13	1	131	\$ 217,234	3.14	3.34	-5.96%	\$ 191,850	13.23%
Midlothian	445	73	\$ 128,353	13	11	200	\$ 105,520	3.91	3.65	7.14%	\$ 95,177	10.87%
Mokena	448	87	\$ 403,247	19	4	247	\$ 309,626	3.87	2.92	32.47%	\$ 287,801	7.58%
Monee	449	75	\$ 309,204	14	4	102	\$ 188,400	7.50	9.20	-18.48%	\$ 209,291	-9.98%
Montgomery	538	107	\$ 197,137	50	6	355	\$ 164,249	3.12	3.01	3.67%	\$ 153,240	7.18%
Morris	450	91	\$ 267,703	12	4	199	\$ 185,698	5.08		0.00%	\$ 186,451	-0.40%
Morton Grove	53	73	\$ 346,450	24	17	261	\$ 282,183	2.90	1.92	50.83%	\$ 287,930	-2.00%
Mt. Prospect	56	101	\$ 368,486	39	2	456	\$ 301,829	2.44	2.02	21.01%	\$ 283,333	6.53%
Mundelein	60	134	\$ 387,425	43	9	397	\$ 234,999	3.58	2.65	35.26%	\$ 219,297	7.16%
Naperville	540	517	\$ 630,491	124	19	1,569	\$ 448,535	3.62	2.72	33.09%	\$ 438,861	2.20%
New Lenox	451	150	\$ 347,429	32	13	397	\$ 258,598	4.07	4.31	-5.60%	\$ 247,819	4.35%
Niles	648	60	\$ 351,413	18	5	222	\$ 283,236	2.94	2.51	17.20%	\$ 271,051	4.50%
Norridge	634	25	\$ 357,704	6	8	143	\$ 268,720	1.91	2.18	-12.42%	\$ 244,509	9.90%
North Aurora	542	97	\$ 283,516	17	4	192	\$ 237,324	5.46	4.39	24.36%	\$ 235,089	0.95%
North Chicago	64	36	\$ 56,149	14	8	85	\$ 42,493	4.04	3.79	6.39%	\$ 39,838	6.67%
North Riverside	547	14	\$ 235,304	6	2	76	\$ 189,967	2.00	2.38	-15.87%	\$ 173,363	9.58%
Northbrook	62	126	\$ 886,540	47	15	413	\$ 583,409	3.18	2.91	9.48%	\$ 558,782	4.41%
Northfield	7193	25	\$ 953,220	5	3	80	\$ 726,002	3.41	4.00	-14.77%	\$ 776,574	-6.51%
Northlake	164	23	\$ 140,492	5	5	119	\$ 125,246	2.14	2.10	2.06%	\$ 118,357	5.82%
Oak Brook	523	78	\$ 1,637,846	15	0	72	\$ 959,725	10.76	7.78	38.33%	\$ 918,477	4.49%

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Oak Forest	452	85	\$ 182,551	20	13	271	\$ 164,933	3.36	3.08	9.08%	\$ 151,334	8.99%
Oak Lawn	453	173	\$ 207,415	44	10	480	\$ 180,189	3.89	2.90	33.88%	\$ 166,379	8.30%
Oak Park	302	93	\$ 474,964	36	7	474	\$ 456,873	2.16	1.80	19.85%	\$ 407,063	12.24%
Oakbrook Terrace	181	0		2	0	11	\$ 237,764	0.00		0.00%	\$ 194,089	22.50%
Olympia Fields	461	48	\$ 207,753	6	3	67	\$ 168,465	7.58	4.58	65.58%	\$ 176,121	-4.35%
Orland Park	462	176	\$ 443,838	31	6	413	\$ 313,082	4.69	3.93	19.55%	\$ 302,827	3.39%
Oswego	543	173	\$ 327,164	48	14	485	\$ 243,673	3.80	3.55	6.96%	\$ 228,509	6.64%
Palatine	67	170	\$ 447,148	41	12	475	\$ 359,141	3.86	2.85	35.58%	\$ 336,155	6.84%
Palos Heights	463	48	\$ 345,820	9	4	106	\$ 281,002	4.84	2.54	90.68%	\$ 268,576	4.63%
Palos Hills	465	37	\$ 311,864	2	6	101	\$ 219,342	4.07	6.96	-41.44%	\$ 240,822	-8.92%
Palos Park	464	46	\$ 709,391	8	1	78	\$ 385,081	6.34	6.73	-5.75%	\$ 455,434	-15.45%
Park Forest	466	119	\$ 61,158	21	26	297	\$ 42,424	4.15	5.67	-26.81%	\$ 38,489	10.22%
Park Ridge	68	112	\$ 644,816	37	10	420	\$ 468,320	2.88	2.93	-1.85%	\$ 433,136	8.12%
Peotone	468	28	\$ 210,861	9	2	56	\$ 163,789	5.01	7.91	-36.64%	\$ 166,151	-1.42%
Plainfield	544	364	\$ 332,809	123	43	1,183	\$ 242,893	3.24	2.92	10.80%	\$ 235,092	3.32%
Plano	545	41	\$ 219,231	10	7	166	\$ 136,607	2.69		0.00%	\$ 114,299	19.52%
Posen	469	19	\$ 93,024	4	6	61	\$ 76,781	3.21	2.83	13.34%	\$ 72,550	5.83%
Prospect Heights	70	27	\$ 420,096	13	1	79	\$ 366,918	3.48	2.95	18.28%	\$ 329,632	11.31%
Richton Park	471	53	\$ 108,697	19	18	147	\$ 91,317	3.46	2.77	24.63%	\$ 100,611	-9.24%
River Forest	305	35	\$ 1,192,528	4	3	104	\$ 718,711	3.78	2.24	68.85%	\$ 670,919	7.12%
River Grove	171	27	\$ 219,081	8	6	71	\$ 169,974	3.81	2.37	60.59%	\$ 150,907	12.64%
Riverdale	627	52	\$ 40,413	6	11	97	\$ 23,315	5.47	7.22	-24.17%	\$ 36,162	-35.53%
Riverside	546	46	\$ 547,878	9	1	102	\$ 388,468	4.93	3.49	41.25%	\$ 356,594	8.94%
Rolling Meadows	8	49	\$ 285,039	14	1	167	\$ 244,158	3.23	1.78	81.93%	\$ 225,981	8.04%
Romeoville	494	125	\$ 167,386	51	36	465	\$ 156,317	2.72	2.28	19.42%	\$ 147,334	6.10%
Roselle & Keeneyville	172	50	\$ 378,060	20	4	168	\$ 265,571	3.13	2.31	35.17%	\$ 266,119	-0.21%
Round Lake	73	157	\$ 149,795	77	19	618	\$ 125,363	2.64	2.40	9.94%	\$ 103,216	21.46%
Sandwich	491	43	\$ 175,142	7	1	100	\$ 142,961	4.78		0.00%	\$ 137,137	4.25%
Sauk Village	414	59	\$ 54,036	12	19	138	\$ 28,848	4.19	4.00	4.73%	\$ 29,436	-2.00%
Schaumburg	193	133	\$ 388,502	46	6	397	\$ 299,127	3.55	2.45	45.30%	\$ 287,609	4.00%
Shorewood	496	104	\$ 283,043	22	11	234	\$ 234,808	4.67	3.61	29.50%	\$ 240,065	-2.19%
Skokie	76	110	\$ 389,902	39	25	498	\$ 298,815	2.35	1.93	21.65%	\$ 270,919	10.30%
South Elgin	177	69	\$ 313,051	32	4	231	\$ 248,847	3.10	3.04	1.91%	\$ 239,016	4.11%
South Holland	473	151	\$ 130,845	26	42	286	\$ 104,199	5.12	3.42	49.48%	\$ 97,770	6.58%
St. Charles	174	353	\$ 604,490	64	12	704	\$ 370,643	5.43	3.95	37.47%	\$ 354,835	4.46%
Steger	475	75	\$ 96,966	6	5	103	\$ 79,456	7.89	6.43	22.74%	\$ 71,547	11.05%
Stickney	404	20	\$ 171,690	9	8	119	\$ 137,538	1.76	3.63	-51.33%	\$ 123,673	11.21%

January 1, 2015 Statistics									January 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	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
Streamwood	107	111	\$ 192,572	49	19	370	\$ 172,624	3.04	1.80	69.06%	\$ 161,232	7.07%
Sugar Grove	554	69	\$ 329,529	9	1	133	\$ 281,881	5.79	4.89	18.29%	\$ 268,512	4.98%
Summit	501	26	\$ 149,488	4	7	68	\$ 101,594	3.95	2.37	66.39%	\$ 75,881	33.89%
Sycamore	178	77	\$ 240,773	24	4	204	\$ 189,692	3.98		0.00%	\$ 177,080	7.12%
Thornton	476	13	\$ 84,146	2	2	27	\$ 58,778	5.03	2.79	80.32%	\$ 56,861	3.37%
Tinley Park	477	150	\$ 268,473	31	11	347	\$ 232,768	4.63	3.39	36.33%	\$ 221,548	5.06%
University Park	5466	24	\$ 97,776	7	11	86	\$ 74,394	2.77	3.63	-23.75%	\$ 73,396	1.36%
Vernon Hills	61	58	\$ 451,950	17	4	169	\$ 414,043	3.66	1.94	89.26%	\$ 405,236	2.17%
Villa Park	186	72	\$ 248,691	18	4	263	\$ 207,909	3.03	2.02	50.00%	\$ 188,340	10.39%
Warrenville	555	34	\$ 395,482	8	0	82	\$ 238,608	4.53	4.28	5.96%	\$ 203,529	17.24%
Waukegan & Park City	85	141	\$ 100,256	55	31	636	\$ 80,441	2.34	3.10	-24.52%	\$ 68,120	18.09%
Wayne	184	46	\$ 815,984	4	0	29	\$ 455,112	16.73	12.31	35.91%	\$ 526,148	-13.50%
West Chicago	185	132	\$ 297,506	41	7	293	\$ 231,408	4.65	3.40	36.52%	\$ 208,244	11.12%
West Dundee	118	34	\$ 301,565	6	2	54	\$ 234,097	6.58		0.00%	\$ 243,040	-3.68%
Westchester	154	81	\$ 209,122	28	5	255	\$ 191,284	3.38	2.33	44.58%	\$ 179,372	6.64%
Western Springs	558	51	\$ 926,641	12	0	160	\$ 648,050	3.56	2.65	34.38%	\$ 578,595	12.00%
Westmont	559	57	\$ 352,358	17	4	177	\$ 298,319	3.45	2.92	18.35%	\$ 308,209	-3.21%
Wheaton	187	167	\$ 490,221	54	8	629	\$ 373,093	2.90	2.85	1.72%	\$ 371,629	0.39%
Wheeling	90	34	\$ 271,470	17	4	135	\$ 213,500	2.62	1.69	54.74%	\$ 187,131	14.09%
Willow Springs	480	28	\$ 295,941	4	0	40	\$ 336,629	7.64	4.72	61.74%	\$ 243,401	38.30%
Willowbrook	516	44	\$ 631,305	12	2	78	\$ 520,443	5.74	6.88	-16.56%	\$ 406,254	28.11%
Wilmette	91	63	\$ 1,130,511	21	8	370	\$ 859,376	1.89	1.99	-5.02%	\$ 727,498	18.13%
Winfield	190	61	\$ 424,926	19	7	139	\$ 364,596	4.44	4.86	-8.77%	\$ 294,329	23.87%
Winnetka	93	97	\$ 2,350,453	10	19	210	\$ 1,459,127	4.87	3.64	33.84%	\$ 1,344,499	8.53%
Wood Dale	191	48	\$ 321,115	12	3	121	\$ 247,753	4.24	3.58	18.24%	\$ 222,540	11.33%
Woodridge	517	72	\$ 323,983	26	10	222	\$ 284,810	3.35	2.41	39.05%	\$ 253,885	12.18%
Woodstock & Greenwood	98	176	\$ 350,657	38	5	300	\$ 199,685	6.16	5.13	20.15%	\$ 170,466	17.14%
Worth	482	31	\$ 188,397	7	6	87	\$ 144,681	3.72	3.50	6.43%	\$ 133,653	8.25%
Yorkville	560	133	\$ 306,210	35	6	294	\$ 239,847	4.76	4.26	11.80%	\$ 237,119	1.15%
Zion	99	116	\$ 106,966	38	11	285	\$ 89,056	4.17	3.49	19.46%	\$ 76,778	15.99%
City of CHICAGO	8000	3,261	\$ 385,005	972	638	9,790	\$ 300,260	3.43	3.23	6.20%	\$ 270,215	11.12%
TOTALS (all areas above):	8099	21,793	\$ 406,920	6,118	2,592	61,408	\$ 284,065	3.73	3.20	16.56%	\$ 270,986	4.83%
ALL AREAS (+ not above)	ALL	not including michigan wisconsin or indiana					\$ 269,291	3.99	3.29	21.28%	\$ 265,046	1.60%

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.