



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
April 1, 2014 to March 31, 2015*

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Specializing in Relocation, Litigation & Lending Appraisals

Serving the Chicagoland Area since 1970

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Town	April 1, 2015 Statistics								April 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	87	\$ 317,976	53	15	282	\$ 227,368	2.98	2.73	9.26%	\$ 212,242	7.13%
Algonquin	102	119	\$ 280,964	70	11	357	\$ 246,258	3.26	3.90	-16.40%	\$ 237,213	3.81%
Alsip	658	53	\$ 163,741	18	14	164	\$ 138,179	3.24	2.88	12.67%	\$ 135,426	2.03%
Antioch	2	173	\$ 271,273	45	9	363	\$ 195,670	4.98	5.14	-3.14%	\$ 176,723	10.72%
Arlington Heights	5	184	\$ 501,412	131	21	682	\$ 378,650	2.65	2.45	8.06%	\$ 358,651	5.58%
Aurora - DuPage County	507	104	\$ 355,078	66	14	333	\$ 284,021	3.02	2.54	18.97%	\$ 287,109	-1.08%
Aurora - Kane County	507	199	\$ 208,107	187	63	1,081	\$ 132,843	1.79	1.83	-1.96%	\$ 114,691	15.83%
Aurora - Will, Kendall Cty	507	39	\$ 260,792	52	9	170	\$ 231,621	2.03	2.68	-24.40%	\$ 230,068	0.68%
Barrington Area	10	442	\$ 1,103,750	95	17	534	\$ 576,146	8.21	6.67	23.10%	\$ 548,311	5.08%
Bartlett	104	145	\$ 354,172	78	16	401	\$ 273,241	3.52	3.37	4.31%	\$ 260,433	4.92%
Batavia	510	107	\$ 410,297	71	4	307	\$ 289,566	3.36	3.74	-10.13%	\$ 286,125	1.20%
Beecher	401	39	\$ 253,539	15	6	73	\$ 174,300	4.98	10.78	-53.82%	\$ 156,494	11.38%
Bellwood	2104	47	\$ 120,258	32	17	242	\$ 103,326	1.94	1.90	2.01%	\$ 74,580	38.54%
Bensenville	106	51	\$ 281,165	28	6	162	\$ 190,702	3.12	2.74	13.96%	\$ 177,625	7.36%
Berwyn	402	82	\$ 218,562	75	55	479	\$ 168,838	1.62	1.63	-0.87%	\$ 141,452	19.36%
Bloomington	108	43	\$ 434,251	20	5	154	\$ 336,800	2.88	3.30	-12.65%	\$ 350,447	-3.89%
Blue Island	406	44	\$ 94,485	15	10	146	\$ 73,711	3.09	3.11	-0.72%	\$ 69,925	5.41%
Bolingbrook	440	206	\$ 252,968	164	35	787	\$ 200,577	2.51	2.41	4.03%	\$ 197,155	1.74%
Bridgeview	455	37	\$ 198,810	10	4	111	\$ 153,189	3.55	3.52	0.91%	\$ 138,211	10.84%
Broadview	155	18	\$ 121,939	14	11	82	\$ 109,667	2.02	1.57	28.58%	\$ 91,126	20.35%
Brookfield	513	46	\$ 247,289	40	12	228	\$ 226,250	1.97	2.18	-9.57%	\$ 204,039	10.89%
Buffalo Grove	89	70	\$ 425,721	63	13	359	\$ 372,186	1.93	2.31	-16.41%	\$ 350,479	6.19%
Burbank	454	89	\$ 222,032	50	17	274	\$ 160,138	3.13	2.92	7.26%	\$ 146,149	9.57%
Burnham	633	8	\$ 59,963	3	2	42	\$ 44,998	2.04	7.50	-72.77%	\$ 52,952	-15.02%
Burr Ridge	522	134	\$ 1,391,373	11	5	152	\$ 792,052	9.57	9.71	-1.43%	\$ 825,782	-4.08%

April 1, 2015 Statistics									April 1, 2014 Statistics			
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Calumet City	409	132	\$ 79,739	29	44	382	\$ 58,008	3.48	4.75	-26.71%	\$ 54,751	5.95%
Calumet Park	643	18	\$ 81,247	4	11	93	\$ 50,686	2.00	6.35	-68.50%	\$ 45,787	10.70%
Carol Stream	188	50	\$ 266,060	53	8	262	\$ 238,293	1.86	1.56	19.08%	\$ 219,175	8.72%
Carpentersville	110	77	\$ 228,064	52	23	374	\$ 154,461	2.06	2.34	-12.06%	\$ 129,368	19.40%
Cary	13	108	\$ 342,197	60	11	349	\$ 223,399	3.09	2.95	4.60%	\$ 223,758	-0.16%
Channahon	410	34	\$ 221,713	21	4	146	\$ 207,354	2.39	3.29	-27.48%	\$ 202,279	2.51%
Chicago Heights	411	113	\$ 83,299	31	38	282	\$ 60,768	3.86	5.04	-23.35%	\$ 55,709	9.08%
Chicago Ridge	415	17	\$ 176,457	7	4	67	\$ 145,694	2.62	2.13	22.79%	\$ 138,112	5.49%
Cicero	650	47	\$ 140,523	64	41	401	\$ 106,474	1.11	1.18	-5.54%	\$ 84,509	25.99%
Clarendon Hills	514	52	\$ 781,076	27	0	116	\$ 714,452	4.36	2.94	48.42%	\$ 691,571	3.31%
Country Club Hills	478	89	\$ 131,904	35	31	229	\$ 92,772	3.62	4.22	-14.21%	\$ 91,874	0.98%
Countryside	527	11	\$ 445,334	3	0	41	\$ 306,810	3.00	3.89	-22.88%	\$ 287,610	6.68%
Crest Hill	498	41	\$ 194,470	12	14	141	\$ 134,837	2.95		0.00%	\$ 131,833	2.28%
Crestwood	446	20	\$ 186,560	12	5	75	\$ 145,601	2.61	4.27	-38.91%	\$ 141,981	2.55%
Crete	417	122	\$ 212,556	34	26	254	\$ 140,726	4.66	7.14	-34.70%	\$ 135,590	3.79%
Crystal Lake (& Lakewood)	14	277	\$ 392,886	128	17	661	\$ 228,832	4.12	3.48	18.51%	\$ 222,733	2.74%
Darien	562	69	\$ 441,475	28	3	169	\$ 355,521	4.14	2.73	51.65%	\$ 307,067	15.78%
Deerfield	15	151	\$ 951,407	52	14	289	\$ 605,014	5.10	2.39	113.57%	\$ 526,234	14.97%
DeKalb	115	91	\$ 162,323	46	8	276	\$ 134,791	3.31		0.00%	\$ 123,051	9.54%
Des Plaines	16	124	\$ 344,459	78	23	495	\$ 243,021	2.50	2.77	-9.87%	\$ 231,187	5.12%
Dolton	419	114	\$ 70,165	28	36	280	\$ 43,469	3.98	4.90	-18.84%	\$ 45,382	-4.22%
Downers Grove	515	203	\$ 579,457	91	9	549	\$ 400,963	3.75	2.94	27.67%	\$ 389,995	2.81%
East Dundee	118	5	\$ 286,780	2	2	30	\$ 154,281	1.76		0.00%	\$ 141,097	9.34%
Elburn	119	71	\$ 438,631	31	4	137	\$ 271,046	4.95		0.00%	\$ 269,497	0.57%
Elgin	123	301	\$ 298,111	216	70	1,201	\$ 182,253	2.43	3.21	-24.33%	\$ 167,341	8.91%
Elk Grove Village	7	57	\$ 309,570	51	10	238	\$ 265,190	2.29	2.29	-0.10%	\$ 258,881	2.44%
Elmhurst	126	197	\$ 629,412	111	28	573	\$ 484,144	3.32	3.87	-14.21%	\$ 456,115	6.15%
Elmwood Park	635	38	\$ 260,246	41	15	191	\$ 219,203	1.85	2.75	-32.87%	\$ 204,985	6.94%
Evanston	201	82	\$ 958,863	84	25	447	\$ 525,001	1.77	2.16	-18.07%	\$ 528,176	-0.60%
Evergreen Park	642	95	\$ 193,258	42	17	257	\$ 148,227	3.61	4.50	-19.83%	\$ 132,572	11.81%
Flossmoor	422	85	\$ 293,100	25	4	125	\$ 215,311	6.62	5.40	22.66%	\$ 207,590	3.72%
Forest Park	130	27	\$ 296,592	17	1	92	\$ 256,352	2.95	2.73	7.89%	\$ 201,300	27.35%
Fox Lake	20	35	\$ 281,411	14	7	93	\$ 146,106	3.68	4.86	-24.19%	\$ 142,599	2.46%
Fox River Grove	21	27	\$ 254,722	17	5	78	\$ 237,465	3.24	3.88	-16.49%	\$ 218,304	8.78%
Frankfort	423	125	\$ 460,621	48	10	353	\$ 324,378	3.65	3.41	7.03%	\$ 326,393	-0.62%
Franklin Park	131	20	\$ 210,949	38	18	228	\$ 142,207	0.85	1.71	-50.58%	\$ 133,707	6.36%
Geneva	134	138	\$ 470,626	60	17	423	\$ 347,777	3.31	3.33	-0.54%	\$ 335,372	3.70%

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				Contract (Ctg.)	Contract (Pend)	Last 12 mos.						Percent Change
Glen Ellyn	137	219	\$ 611,105	91	8	460	\$ 458,533	4.70	3.25	44.65%	\$ 454,258	0.94%
Glencoe	22	63	\$ 1,564,629	17	11	132	\$ 1,239,854	4.73	3.85	22.73%	\$ 1,193,280	3.90%
Glendale Heights	139	44	\$ 213,100	50	12	201	\$ 179,208	2.01	1.06	89.40%	\$ 160,401	11.72%
Glenview	25	156	\$ 888,145	81	29	473	\$ 610,794	3.21	2.51	27.93%	\$ 582,818	4.80%
Glenwood	425	36	\$ 107,784	15	17	100	\$ 93,831	3.27	4.06	-19.39%	\$ 88,832	5.63%
Grayslake	30	117	\$ 247,059	89	14	449	\$ 201,379	2.54		0.00%	\$ 195,983	2.75%
Gurnee	31	98	\$ 351,913	66	10	368	\$ 253,831	2.65	2.74	-3.33%	\$ 255,170	-0.52%
Hanover Park	103	40	\$ 193,356	51	21	289	\$ 166,759	1.33	1.52	-12.52%	\$ 153,919	8.34%
Harvard	33	54	\$ 413,207	15	5	139	\$ 117,340	4.08		0.00%	\$ 118,444	-0.93%
Harvey	426	53	\$ 48,582	13	27	128	\$ 20,047	3.79	5.88	-35.62%	\$ 19,724	1.64%
Harwood Heights	656	6	\$ 334,200	11	9	51	\$ 257,974	1.01	3.22	-68.51%	\$ 229,484	12.41%
Hawthorne Woods	47	52	\$ 655,751	31	7	122	\$ 513,548	3.90		0.00%	\$ 466,217	10.15%
Hazel Crest	429	46	\$ 90,155	18	25	167	\$ 83,969	2.63	4.15	-36.66%	\$ 73,342	14.49%
Hickory Hills	457	32	\$ 232,609	15	3	65	\$ 212,883	4.63	3.35	38.10%	\$ 203,433	4.65%
Highland Park	35	170	\$ 1,174,246	65	16	412	\$ 633,388	4.14	2.75	50.47%	\$ 599,954	5.57%
Hillside	162	16	\$ 142,016	16	4	94	\$ 128,137	1.68	2.48	-32.09%	\$ 114,166	12.24%
Hinkley	520	16	\$ 255,925	5	2	32	\$ 154,261	4.92	3.51	40.26%	\$ 146,112	5.58%
Hinsdale	521	196	\$ 1,452,302	40	10	291	\$ 1,048,526	6.90	5.44	26.79%	\$ 1,069,242	-1.94%
Hoffman Estates	194	122	\$ 338,284	62	19	407	\$ 269,922	3.00	2.31	29.87%	\$ 271,281	-0.50%
Homer Glen	500	122	\$ 471,783	32	7	233	\$ 309,145	5.38	4.59	17.26%	\$ 299,425	3.25%
Homewood	430	76	\$ 165,607	32	13	267	\$ 135,452	2.92	3.20	-8.65%	\$ 129,817	4.34%
Huntley	142	160	\$ 284,251	94	10	496	\$ 243,742	3.20		0.00%	\$ 228,680	6.59%
Indian Head Park	531	6	\$ 521,132	2	1	16	\$ 506,312	3.79	2.71	39.83%	\$ 484,217	4.56%
Inverness	7167	67	\$ 949,400	14	4	87	\$ 682,593	7.66	5.43	41.02%	\$ 582,328	17.22%
Itasca	143	23	\$ 505,744	13	5	73	\$ 324,821	3.03	3.39	-10.53%	\$ 310,884	4.48%
Joliet	499	331	\$ 154,197	188	80	1,329	\$ 117,509	2.49	3.07	-18.98%	\$ 114,064	3.02%
Justice	458	22	\$ 246,895	0	5	53	\$ 172,741	4.55	4.93	-7.67%	\$ 157,790	9.48%
Kildeer	47	37	\$ 2,341,676	8	0	43	\$ 1,512,581	8.71	7.42	17.33%	\$ 1,408,331	7.40%
Kenilworth	43	47	\$ 831,649	10	1	57	\$ 694,834	8.29		0.00%	\$ 636,723	9.13%
LaGrange Park	526	70	\$ 664,283	41	3	159	\$ 367,252	4.14	2.22	86.39%	\$ 326,991	12.31%
LaGrange	525	37	\$ 440,728	23	5	138	\$ 530,598	2.67	2.64	1.31%	\$ 482,073	10.07%
Lake Bluff	44	58	\$ 1,575,247	27	7	133	\$ 608,550	4.17	4.15	0.43%	\$ 688,867	-11.66%
Lake Forest	45	219	\$ 1,811,826	34	13	268	\$ 965,880	8.34	4.97	67.86%	\$ 997,667	-3.19%
Lake In The Hills	156	69	\$ 282,376	69	11	319	\$ 201,645	2.08	2.11	-1.65%	\$ 200,944	0.35%
Lake Villa & Lindenhurst	46	149	\$ 275,780	71	19	459	\$ 208,684	3.26	3.53	-7.74%	\$ 200,737	3.96%
Lake Zurich	47	51	\$ 400,963	47	4	248	\$ 319,482	2.05		0.00%	\$ 300,794	6.21%
Lansing	438	158	\$ 118,020	43	39	392	\$ 92,227	4.00	4.57	-12.47%	\$ 91,585	0.70%

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				(Ctg.)	(Pend)	Last 12 mos.		Percent Change				
Lemont	439	104	\$ 490,152	62	5	198	\$ 382,159	4.71	4.94	-4.67%	\$ 361,393	5.75%
Libertyville & Green Oaks	48	164	\$ 706,548	55	7	385	\$ 507,136	4.40	3.55	24.02%	\$ 482,467	5.11%
Lincolnshire	69	39	\$ 718,282	21	5	95	\$ 568,418	3.87	3.47	11.46%	\$ 555,294	2.36%
Lincolnwood	645	40	\$ 548,500	14	7	132	\$ 395,428	3.14	3.09	1.53%	\$ 366,577	7.87%
Lisle	532	63	\$ 482,686	87	8	257	\$ 374,075	2.15	3.15	-31.82%	\$ 340,437	9.88%
Lockport	495	100	\$ 240,019	63	17	366	\$ 198,125	2.69	3.01	-10.61%	\$ 187,216	5.83%
Lombard	148	117	\$ 307,443	77	11	468	\$ 241,492	2.53	2.46	2.65%	\$ 240,954	0.22%
Long Grove	47	92	\$ 790,571	25	5	117	\$ 650,498	7.51		0.00%	\$ 642,854	1.19%
Lynwood	5411	45	\$ 206,191	9	16	81	\$ 145,542	5.09	4.95	2.92%	\$ 143,874	1.16%
Lyons	534	23	\$ 146,060	15	5	91	\$ 127,673	2.49	1.88	32.26%	\$ 108,356	17.83%
Markham	4426	49	\$ 67,058	19	23	157	\$ 46,989	2.95	4.53	-34.77%	\$ 44,726	5.06%
Matteson	443	78	\$ 169,409	35	19	221	\$ 130,387	3.40	3.91	-12.95%	\$ 124,198	4.98%
Maywood	153	57	\$ 120,562	33	22	213	\$ 78,285	2.55	2.35	8.61%	\$ 60,707	28.96%
Medinah	157	9	\$ 754,711	5	0	27	\$ 333,816	3.38	2.57	31.32%	\$ 299,832	11.33%
Melrose Park	160	20	\$ 176,088	29	6	89	\$ 143,373	1.94	2.33	-16.93%	\$ 121,628	17.88%
McHenry	50	301	\$ 283,952	129	24	719	\$ 168,440	4.14	3.84	7.87%	\$ 161,465	4.32%
Minooka	447	43	\$ 287,677	25	3	122	\$ 220,723	3.44	2.87	19.86%	\$ 193,585	14.02%
Midlothian	445	72	\$ 146,683	26	12	203	\$ 107,855	3.59	3.30	8.64%	\$ 95,585	12.84%
Mokena	448	85	\$ 440,237	29	7	265	\$ 308,152	3.39	4.39	-22.81%	\$ 292,242	5.44%
Monee	449	78	\$ 287,150	19	8	113	\$ 191,705	6.69	7.02	-4.76%	\$ 207,765	-7.73%
Montgomery	538	71	\$ 203,126	93	18	359	\$ 167,335	1.81	2.83	-35.94%	\$ 157,244	6.42%
Morris	450	78	\$ 304,752	32	8	196	\$ 181,836	3.97		0.00%	\$ 182,987	-0.63%
Morton Grove	53	48	\$ 400,714	44	14	275	\$ 281,793	1.73	2.38	-27.32%	\$ 289,740	-2.74%
Mt. Prospect	56	94	\$ 379,564	88	8	435	\$ 302,815	2.12	1.84	15.45%	\$ 289,483	4.61%
Mundelein	60	124	\$ 411,652	76	8	406	\$ 235,409	3.04	2.64	15.03%	\$ 225,746	4.28%
Naperville	540	574	\$ 664,111	286	19	1,574	\$ 446,253	3.67	3.01	21.79%	\$ 443,627	0.59%
New Lenox	451	139	\$ 368,604	54	20	419	\$ 258,816	3.38	4.28	-20.95%	\$ 253,548	2.08%
Niles	648	56	\$ 335,735	29	10	210	\$ 283,110	2.70	2.36	14.36%	\$ 275,383	2.81%
Norridge	634	20	\$ 404,555	18	11	140	\$ 273,862	1.42	1.21	17.37%	\$ 243,220	12.60%
North Aurora	542	98	\$ 312,925	36	5	203	\$ 243,593	4.82	5.30	-9.06%	\$ 228,513	6.60%
North Chicago	64	19	\$ 67,209	16	5	95	\$ 41,812	1.97	2.82	-30.30%	\$ 40,372	3.57%
North Riverside	547	14	\$ 254,568	13	2	71	\$ 196,417	1.95	2.20	-11.21%	\$ 173,159	13.43%
Northbrook	62	118	\$ 871,017	78	7	424	\$ 596,928	2.78	2.85	-2.39%	\$ 563,088	6.01%
Northfield	7193	37	\$ 1,092,792	13	6	78	\$ 687,623	4.58	3.38	35.42%	\$ 763,673	-9.96%
Northlake	164	20	\$ 169,415	9	8	112	\$ 127,471	1.86	1.41	31.95%	\$ 119,358	6.80%
Oak Brook	523	72	\$ 1,477,224	17	3	69	\$ 950,235	9.71	6.80	42.76%	\$ 942,034	0.87%
Oak Forest	452	69	\$ 192,838	44	20	270	\$ 164,684	2.48	3.30	-24.88%	\$ 155,535	5.88%

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Oak Lawn	453	176	\$ 213,148	72	22	490	\$ 180,017	3.62	3.48	3.92%	\$ 170,497	5.58%
Oak Park	302	108	\$ 580,923	103	12	461	\$ 462,048	2.25	2.10	7.14%	\$ 417,722	10.61%
Oakbrook Terrace	181	2	\$ 239,450	0	0	10	\$ 233,640	2.40		0.00%	\$ 227,201	2.83%
Olympia Fields	461	28	\$ 209,974	11	11	73	\$ 171,409	3.54	3.25	8.83%	\$ 176,382	-2.82%
Orland Park	462	170	\$ 486,322	80	15	412	\$ 312,224	4.02	4.29	-6.21%	\$ 307,944	1.39%
Oswego	543	142	\$ 337,542	113	15	500	\$ 243,535	2.71	3.44	-21.12%	\$ 232,850	4.59%
Palatine	67	158	\$ 477,746	81	10	474	\$ 362,961	3.36	2.75	22.03%	\$ 344,400	5.39%
Palos Heights	463	35	\$ 370,342	15	6	117	\$ 271,912	3.04	3.02	0.78%	\$ 270,944	0.36%
Palos Hills	465	30	\$ 275,105	19	3	107	\$ 223,324	2.79	4.55	-38.67%	\$ 234,172	-4.63%
Palos Park	464	53	\$ 769,588	11	3	81	\$ 408,025	6.69	6.80	-1.55%	\$ 433,809	-5.94%
Park Forest	466	111	\$ 57,940	29	31	289	\$ 39,631	3.82	6.71	-43.12%	\$ 40,793	-2.85%
Park Ridge	68	149	\$ 697,596	62	16	417	\$ 473,012	3.61	2.89	24.99%	\$ 443,610	6.63%
Peotone	468	27	\$ 225,089	6	1	67	\$ 162,496	4.38	7.02	-37.63%	\$ 171,866	-5.45%
Plainfield	544	349	\$ 332,757	231	40	1,219	\$ 245,989	2.81	2.82	-0.33%	\$ 234,903	4.72%
Plano	545	28	\$ 198,991	33	7	151	\$ 142,292	1.76		0.00%	\$ 116,951	21.67%
Posen	469	12	\$ 102,492	10	6	57	\$ 76,715	1.97	3.34	-40.94%	\$ 74,559	2.89%
Prospect Heights	70	23	\$ 443,444	17	4	86	\$ 377,450	2.58	2.92	-11.66%	\$ 336,732	12.09%
Richton Park	471	39	\$ 112,338	24	21	151	\$ 92,228	2.39	2.38	0.33%	\$ 99,906	-7.69%
River Forest	305	58	\$ 1,112,026	16	4	97	\$ 721,791	5.95	1.93	208.22%	\$ 667,662	8.11%
River Grove	171	13	\$ 200,684	14	3	79	\$ 171,035	1.63	2.43	-33.13%	\$ 155,222	10.19%
Riverdale	627	33	\$ 45,887	5	17	93	\$ 22,936	3.44	5.03	-31.54%	\$ 25,100	-8.62%
Riverside	546	50	\$ 549,835	24	7	91	\$ 373,899	4.92	3.61	36.23%	\$ 373,287	0.16%
Rolling Meadows	8	40	\$ 315,466	36	9	157	\$ 247,161	2.38	1.47	61.65%	\$ 229,634	7.63%
Romeoville	494	85	\$ 174,546	80	54	476	\$ 156,256	1.67	2.19	-23.65%	\$ 148,462	5.25%
Roselle & Keeneyville	172	47	\$ 401,902	30	1	177	\$ 269,046	2.71	2.27	19.45%	\$ 268,626	0.16%
Round Lake	73	128	\$ 177,444	110	25	621	\$ 127,356	2.03	2.29	-11.28%	\$ 105,082	21.20%
Sandwich	491	29	\$ 221,038	8	4	106	\$ 141,206	2.95		0.00%	\$ 139,961	0.89%
Sauk Village	414	40	\$ 57,978	15	19	152	\$ 31,979	2.58	4.02	-35.80%	\$ 27,844	14.85%
Schaumburg	193	102	\$ 431,675	86	22	424	\$ 301,924	2.30	2.49	-7.60%	\$ 289,600	4.26%
Shorewood	496	86	\$ 319,478	43	17	246	\$ 236,898	3.37	4.34	-22.29%	\$ 243,807	-2.83%
Skokie	76	105	\$ 435,353	74	27	497	\$ 304,340	2.11	2.36	-10.72%	\$ 273,427	11.31%
South Elgin	177	66	\$ 342,431	55	10	236	\$ 254,115	2.63	2.93	-10.20%	\$ 239,391	6.15%
South Holland	473	109	\$ 135,105	44	40	321	\$ 103,892	3.23	3.26	-0.93%	\$ 101,018	2.85%
St. Charles	174	336	\$ 652,720	127	14	714	\$ 376,170	4.72	4.27	10.44%	\$ 357,361	5.26%
Steger	475	62	\$ 109,376	10	10	94	\$ 78,183	6.53	4.69	39.15%	\$ 71,825	8.85%
Stickney	404	22	\$ 167,812	9	6	113	\$ 140,563	2.06	2.33	-11.48%	\$ 126,960	10.71%
Streamwood	107	95	\$ 223,369	72	16	395	\$ 172,020	2.36	2.01	17.43%	\$ 162,196	6.06%

April 1, 2015 Statistics									April 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
Sugar Grove	554	70	\$ 332,298	26	3	134	\$ 282,720	5.15	5.33	-3.31%	\$ 269,882	4.76%
Summit	501	21	\$ 150,105	9	6	66	\$ 100,053	3.11	3.15	-1.23%	\$ 81,940	22.11%
Sycamore	178	77	\$ 248,488	28	11	211	\$ 191,803	3.70		0.00%	\$ 182,313	5.21%
Thornton	476	8	\$ 101,512	1	1	29	\$ 62,399	3.10	3.90	-20.60%	\$ 55,546	12.34%
Tinley Park	477	130	\$ 276,714	56	21	356	\$ 238,434	3.60	3.60	0.08%	\$ 220,203	8.28%
University Park	5466	21	\$ 110,192	8	11	89	\$ 73,733	2.33	3.68	-36.59%	\$ 75,938	-2.90%
Vernon Hills	61	48	\$ 568,072	44	5	179	\$ 413,375	2.53	1.78	41.93%	\$ 412,584	0.19%
Villa Park	186	62	\$ 261,856	40	3	274	\$ 212,258	2.35	2.35	-0.13%	\$ 189,586	11.96%
Warrenville	555	33	\$ 433,703	21	2	76	\$ 238,272	4.00	3.00	33.33%	\$ 205,925	15.71%
Waukegan & Park City	85	109	\$ 118,463	89	20	622	\$ 81,523	1.79	2.09	-14.39%	\$ 69,079	18.01%
Wayne	184	36	\$ 816,832	7	1	30	\$ 466,350	11.37	11.47	-0.89%	\$ 498,502	-6.45%
West Chicago	185	106	\$ 323,452	76	8	317	\$ 233,194	3.17	3.67	-13.57%	\$ 213,652	9.15%
West Dundee	118	29	\$ 304,091	18	2	63	\$ 239,154	4.19		0.00%	\$ 250,374	-4.48%
Westchester	154	67	\$ 230,129	49	8	260	\$ 191,583	2.54	2.82	-10.06%	\$ 181,021	5.83%
Western Springs	558	65	\$ 953,282	34	7	157	\$ 669,210	3.94	2.38	65.52%	\$ 585,597	14.28%
Westmont	559	52	\$ 416,257	29	5	179	\$ 305,324	2.93	2.26	29.63%	\$ 301,998	1.10%
Wheaton	187	190	\$ 532,375	107	7	633	\$ 375,901	3.05	3.11	-1.86%	\$ 374,851	0.28%
Wheeling	90	31	\$ 307,914	20	8	140	\$ 213,413	2.21	1.11	99.49%	\$ 195,888	8.95%
Willow Springs	480	23	\$ 393,710	6	3	45	\$ 351,048	5.11	5.02	1.81%	\$ 267,433	31.27%
Willowbrook	516	46	\$ 625,960	18	3	83	\$ 504,845	5.31	6.58	-19.34%	\$ 416,249	21.28%
Wilmette	91	111	\$ 1,248,042	64	17	362	\$ 891,973	3.01	1.46	105.94%	\$ 727,319	22.64%
Winfield	190	62	\$ 447,752	22	6	159	\$ 367,802	3.98	4.97	-19.95%	\$ 307,139	19.75%
Winnetka	93	154	\$ 1,992,073	33	15	221	\$ 1,465,989	6.87	4.31	59.39%	\$ 1,361,194	7.70%
Wood Dale	191	32	\$ 314,945	22	5	121	\$ 241,674	2.59	3.82	-32.08%	\$ 228,925	5.57%
Woodridge	517	71	\$ 386,803	41	13	249	\$ 278,621	2.81	2.86	-1.68%	\$ 258,310	7.86%
Woodstock & Greenwood	98	139	\$ 415,964	83	10	306	\$ 198,675	4.18	4.89	-14.51%	\$ 178,085	11.56%
Worth	482	27	\$ 197,970	10	6	82	\$ 150,805	3.31	2.14	54.49%	\$ 135,814	11.04%
Yorkville	560	137	\$ 318,009	52	8	293	\$ 239,042	4.66	3.82	21.92%	\$ 228,934	4.42%
Zion	99	72	\$ 119,940	39	12	296	\$ 86,711	2.49	2.73	-8.79%	\$ 79,482	9.10%
City of CHICAGO	8000	2,695	\$ 449,327	1,434	824	9,875	\$ 307,280	2.67	2.82	-5.32%	\$ 278,351	10.39%
TOTALS (all areas above):	8099	19,765	\$ 474,367	10,598	3,428	62,314	\$ 287,130	3.11	3.16	-1.58%	\$ 279,976	2.56%
ALL AREAS (+ not above)	ALL	not including Michigan Wisconsin or Indiana					\$ 267,002	3.33	3.60	-7.50%	\$ 257,208	3.81%

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.

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