

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
October 1, 2012 to September 30, 2013*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

A. L. Wagner Appraisal Group, Inc.

Specializing in Relocation, Litigation & Lending Appraisals

1807 Washington Street, Suite 110, Naperville, IL 60565
(630) 416-6556 ~ www.wagnerappraisal.com ~ chip@rac.net

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

October 1, 2013 Statistics

October 1, 2012 Statistics

Town	MLS Area	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP
				Contract (Ctg.)	Contract (Pend)							Percent Change
Addison	101	123	\$ 286,263	35	12	252	\$ 211,710	4.94	6.00	-17.73%	\$ 189,026	12.00%
Algonquin	102	134	\$ 280,216	51	13	352	\$ 226,884	3.87	5.11	-24.35%	\$ 221,877	2.26%
Alsip	658	55	\$ 163,193	17	12	161	\$ 130,226	3.47	4.83	-28.07%	\$ 118,122	10.25%
Antioch	2	233	\$ 236,759	60	11	309	\$ 175,456	7.36	7.26	1.38%	\$ 181,847	-3.51%
Arlington Heights	5	195	\$ 451,569	96	21	735	\$ 342,532	2.75	4.07	-32.46%	\$ 334,155	2.51%
Aurora - DuPage County	507	91	\$ 366,560	47	9	395	\$ 282,062	2.42	4.33	-44.12%	\$ 261,195	7.99%
Aurora - Kane County	507	341	\$ 149,875	217	89	1,329	\$ 107,243	2.50	2.92	-14.38%	\$ 94,397	13.61%
Aurora - Will, Kendall Cty	507	51	\$ 257,000	26	3	179	\$ 222,428	2.94	3.78	-22.14%	\$ 203,930	9.07%
Barrington Area	10	425	\$ 1,098,938	84	7	573	\$ 539,704	7.68	8.84	-13.10%	\$ 561,285	-3.84%
Bartlett	104	111	\$ 319,058	77	21	407	\$ 252,350	2.64	5.69	-53.68%	\$ 245,388	2.84%
Batavia	510	120	\$ 394,774	44	7	318	\$ 282,191	3.90	5.71	-31.62%	\$ 261,621	7.86%
Beecher	401	52	\$ 228,355	11	4	52	\$ 161,137	9.31	10.82	-13.92%	\$ 167,128	-3.58%
Bellwood	2104	69	\$ 102,282	50	26	267	\$ 69,707	2.41	4.52	-46.61%	\$ 61,250	13.81%
Bensenville	106	66	\$ 236,836	31	12	196	\$ 162,918	3.31	5.79	-42.77%	\$ 153,344	6.24%
Berwyn	402	107	\$ 169,534	98	46	543	\$ 125,069	1.87	5.35	-65.08%	\$ 116,894	6.99%

		October 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS			Average	12 mo SP	
Town	Area	Actives	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Percent	Sale Price	Percent	
				(Ctg.)	(Pend)	12 mos.				Change		Change	
Bloomington	108	61	\$ 448,959	21	2	139	\$ 339,303	4.52	4.70	-3.84%	\$ 302,374	12.21%	
Blue Island	406	62	\$ 95,308	29	14	136	\$ 64,396	4.16	8.58	-51.58%	\$ 61,059	5.46%	
Bolingbrook	440	219	\$ 232,139	162	40	731	\$ 190,298	2.82	3.66	-23.12%	\$ 176,568	7.78%	
Bridgeview	455	43	\$ 178,105	17	4	90	\$ 139,548	4.65	5.16	-9.89%	\$ 132,819	5.07%	
Broadview	155	23	\$ 128,339	24	8	107	\$ 84,544	1.99	8.22	-75.84%	\$ 87,940	-3.86%	
Brookfield	513	62	\$ 248,323	35	9	251	\$ 189,101	2.52	4.51	-44.13%	\$ 173,392	9.06%	
Buffalo Grove	89	70	\$ 402,511	50	7	361	\$ 338,000	2.01	3.26	-38.29%	\$ 301,437	12.13%	
Burbank	454	107	\$ 214,539	45	18	303	\$ 140,867	3.51	6.12	-42.70%	\$ 126,926	10.98%	
Burnham	633	18	\$ 72,117	5	4	34	\$ 51,186	5.02	5.67	-11.35%	\$ 50,087	2.19%	
Burr Ridge	522	134	\$ 1,390,416	16	7	148	\$ 757,134	9.40	12.93	-27.28%	\$ 762,130	-0.66%	
Calumet City	409	200	\$ 73,685	38	46	416	\$ 49,871	4.80	8.40	-42.88%	\$ 44,370	12.40%	
Calumet Park	643	55	\$ 61,159	9	7	56	\$ 45,407	9.17	7.62	20.31%	\$ 52,426	-13.39%	
Carol Stream	188	55	\$ 244,177	51	9	252	\$ 214,832	2.12	4.34	-51.30%	\$ 201,085	6.84%	
Carpentersville	110	126	\$ 185,930	62	31	459	\$ 118,752	2.74	4.65	-41.06%	\$ 113,070	5.03%	
Cary	13	126	\$ 273,104	54	13	389	\$ 217,171	3.32	6.50	-48.95%	\$ 193,429	12.27%	
Channahon	410	38	\$ 249,366	16	8	129	\$ 201,043	2.98	5.03	-40.74%	\$ 186,657	7.71%	
Chicago Heights	411	142	\$ 85,747	38	35	238	\$ 56,050	5.48	8.87	-38.20%	\$ 53,455	4.86%	
Chicago Ridge	415	19	\$ 173,500	11	9	59	\$ 130,638	2.89	6.92	-58.27%	\$ 125,640	3.98%	
Cicero	650	99	\$ 99,049	93	72	444	\$ 76,547	1.95	4.41	-55.72%	\$ 67,407	13.56%	
Clarendon Hills	514	39	\$ 807,299	19	4	140	\$ 650,775	2.87	6.00	-52.15%	\$ 535,079	21.62%	
Country Club Hills	478	108	\$ 124,781	50	30	273	\$ 93,687	3.67	5.42	-32.27%	\$ 86,585	8.20%	
Countryside	527	17	\$ 299,362	9	2	35	\$ 286,654	4.43	9.88	-55.12%	\$ 227,050	26.25%	
Crestwood	446	30	\$ 181,023	10	4	69	\$ 134,801	4.34	10.98	-60.49%	\$ 147,508	-8.61%	
Crete	417	187	\$ 212,559	35	18	157	\$ 134,009	10.69	9.61	11.16%	\$ 141,197	-5.09%	
Crystal Lake (& Lakewood)	14	328	\$ 376,184	134	29	723	\$ 217,036	4.44	6.15	-27.81%	\$ 210,890	2.91%	
Darien	562	71	\$ 442,318	26	4	175	\$ 292,050	4.16	4.93	-15.67%	\$ 301,607	-3.17%	
Deerfield	15	78	\$ 705,491	37	6	273	\$ 500,659	2.96	4.10	-27.76%	\$ 484,831	3.26%	
Des Plaines	16	160	\$ 318,781	97	14	544	\$ 221,516	2.93	5.19	-43.55%	\$ 205,456	7.82%	
Dolton	419	150	\$ 68,299	37	37	330	\$ 48,422	4.46	6.99	-36.27%	\$ 35,409	36.75%	
Downers Grove	515	233	\$ 498,658	92	13	576	\$ 370,600	4.11	5.49	-25.24%	\$ 331,719	11.72%	
Elgin	123	419	\$ 242,358	241	92	1,285	\$ 151,910	3.11	4.93	-36.92%	\$ 142,120	6.89%	
Elk Grove Village	7	82	\$ 297,819	43	10	238	\$ 242,686	3.38	4.72	-28.30%	\$ 241,165	0.63%	
Elmhurst	126	212	\$ 585,808	88	14	550	\$ 446,114	3.90	5.01	-22.14%	\$ 396,816	12.42%	
Elmwood Park	635	73	\$ 271,695	36	8	233	\$ 189,107	3.16	5.56	-43.08%	\$ 173,092	9.25%	
Evanston	201	117	\$ 727,130	61	18	476	\$ 516,921	2.53	3.11	-18.64%	\$ 495,758	4.27%	
Evergreen Park	642	104	\$ 168,237	33	19	275	\$ 129,448	3.82	8.48	-55.01%	\$ 126,833	2.06%	

		October 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS			Average	12 mo SP	
Town	Area	Actives	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Percent	Sale Price	Percent	
				(Ctg.)	(Pend)	12 mos.				Change		Change	
Flossmoor	422	102	\$ 275,294	22	9	163	\$ 208,596	6.31	8.05	-21.64%	\$ 193,541	7.78%	
Forest Park	130	33	\$ 294,628	8	6	107	\$ 207,655	3.27	7.23	-54.71%	\$ 176,014	17.98%	
Fox Lake	20	66	\$ 248,824	24	5	90	\$ 152,577	6.66	9.78	-31.93%	\$ 133,216	14.53%	
Fox River Grove	21	36	\$ 294,014	13	2	87	\$ 212,076	4.24	6.31	-32.86%	\$ 190,394	11.39%	
Frankfort	423	155	\$ 429,934	47	11	357	\$ 322,358	4.48	8.26	-45.77%	\$ 326,742	-1.34%	
Franklin Park	131	50	\$ 181,198	39	19	230	\$ 130,034	2.08	4.50	-53.70%	\$ 113,324	14.75%	
Geneva	134	154	\$ 445,496	54	8	442	\$ 325,317	3.67	5.33	-31.17%	\$ 322,608	0.84%	
Glen Ellyn	137	165	\$ 635,414	55	11	504	\$ 445,128	3.47	5.03	-30.97%	\$ 394,738	12.77%	
Glencoe	22	68	\$ 1,972,302	25	3	152	\$ 1,111,575	4.53	5.29	-14.37%	\$ 1,102,936	0.78%	
Glendale Heights	139	48	\$ 200,858	38	19	238	\$ 146,808	1.95	3.41	-42.73%	\$ 134,915	8.81%	
Glenview	25	165	\$ 794,660	66	33	554	\$ 558,465	3.03	4.96	-38.84%	\$ 553,282	0.94%	
Glenwood	425	42	\$ 116,633	14	16	120	\$ 87,802	3.36	6.62	-49.22%	\$ 81,166	8.18%	
Gurnee	31	110	\$ 312,726	64	5	393	\$ 241,247	2.86	5.60	-48.96%	\$ 233,152	3.47%	
Hanover Park	103	58	\$ 182,073	52	24	301	\$ 144,892	1.85	3.48	-46.95%	\$ 130,042	11.42%	
Harvey	426	129	\$ 34,809	20	32	155	\$ 19,611	7.48	7.60	-1.63%	\$ 19,154	2.39%	
Harwood Heights	656	30	\$ 344,590	8	5	71	\$ 212,677	4.29	4.66	-7.97%	\$ 196,088	8.46%	
Hazel Crest	429	65	\$ 92,792	27	33	184	\$ 68,267	3.20	5.90	-45.78%	\$ 61,392	11.20%	
Hickory Hills	457	39	\$ 287,940	13	9	124	\$ 193,872	3.21	5.49	-41.63%	\$ 170,294	13.85%	
Highland Park	35	183	\$ 1,369,691	58	22	428	\$ 585,321	4.32	6.12	-29.33%	\$ 584,823	0.09%	
Hillside	162	25	\$ 146,003	25	5	117	\$ 104,082	2.04	4.17	-51.00%	\$ 95,176	9.36%	
Hinkley	520	15	\$ 245,447	5	3	33	\$ 152,615	4.39	16.80	-73.87%	\$ 113,781	34.13%	
Hinsdale	521	192	\$ 1,546,705	38	3	326	\$ 1,051,159	6.28	8.30	-24.34%	\$ 887,167	18.48%	
Hoffman Estates	194	109	\$ 329,138	64	14	463	\$ 256,582	2.42	4.99	-51.54%	\$ 242,285	5.90%	
Homer Glen	500	123	\$ 431,935	38	8	212	\$ 303,054	5.72	7.62	-24.93%	\$ 311,202	-2.62%	
Homewood	430	111	\$ 159,127	53	15	282	\$ 119,719	3.81	6.36	-40.12%	\$ 120,941	-1.01%	
Indian Head Park	531	14	\$ 541,925	2	0	22	\$ 445,750	7.00	8.25	-15.15%	\$ 426,774	4.45%	
Inverness	7167	70	\$ 973,486	17	4	100	\$ 534,385	6.94	9.33	-25.62%	\$ 553,566	-3.46%	
Itasca	143	37	\$ 453,264	13	0	83	\$ 306,375	4.63	8.50	-45.59%	\$ 269,274	13.78%	
Joliet	499	385	\$ 137,256	164	68	1,100	\$ 115,055	3.47	4.77	-27.30%	\$ 103,973	10.66%	
Justice	458	23	\$ 210,687	11	3	45	\$ 146,542	4.68	8.50	-44.97%	\$ 133,202	10.02%	
Kenilworth	43	35	\$ 2,480,571	4	2	48	\$ 1,269,876	7.78	15.77	-50.68%	\$ 1,363,638	-6.88%	
LaGrange Park	526	33	\$ 407,775	12	2	162	\$ 319,417	2.25	4.57	-50.74%	\$ 289,165	10.46%	
LaGrange	525	58	\$ 576,750	29	1	176	\$ 464,467	3.38	4.79	-29.41%	\$ 431,268	7.70%	
Lake Bluff	44	67	\$ 1,464,091	11	3	142	\$ 585,221	5.15	7.55	-31.72%	\$ 487,327	20.09%	
Lake Forest	45	201	\$ 2,132,643	37	24	315	\$ 931,654	6.41	10.69	-39.97%	\$ 990,778	-5.97%	
Lake In The Hills	156	125	\$ 263,691	60	21	364	\$ 196,671	3.37	4.01	-15.96%	\$ 183,297	7.30%	

		October 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS			Average	12 mo SP	
Town	Area	Actives	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Percent	Sale Price	Percent	
				(Ctg.)	(Pend)	12 mos.				Change		Change	
Lake Villa & Lindenhurst	46	204	\$ 288,215	63	22	479	\$ 199,057	4.34	7.13	-39.08%	\$ 190,121	4.70%	
Lansing	438	195	\$ 117,763	54	39	406	\$ 85,874	4.69	7.98	-41.22%	\$ 79,896	7.48%	
Lemont	439	127	\$ 551,433	26	6	201	\$ 346,374	6.54	10.33	-36.65%	\$ 318,555	8.73%	
Libertyville & Green Oaks	48	185	\$ 645,057	53	3	421	\$ 477,146	4.65	6.99	-33.46%	\$ 463,131	3.03%	
Lincolnshire	69	45	\$ 713,398	14	5	106	\$ 552,020	4.32	5.78	-25.28%	\$ 541,602	1.92%	
Lincolnwood	645	53	\$ 569,705	30	14	130	\$ 340,077	3.66	6.96	-47.50%	\$ 357,636	-4.91%	
Lisle	532	100	\$ 441,462	54	1	177	\$ 336,695	5.17	6.62	-21.85%	\$ 301,264	11.76%	
Lockport	495	129	\$ 239,594	47	10	349	\$ 191,360	3.81	5.31	-28.16%	\$ 187,655	1.97%	
Lombard	148	197	\$ 314,008	67	14	488	\$ 224,480	4.15	4.67	-10.97%	\$ 206,012	8.96%	
Lynwood	5411	51	\$ 201,214	17	11	88	\$ 126,328	5.28	6.00	-12.07%	\$ 125,945	0.30%	
Lyons	534	28	\$ 142,398	18	9	86	\$ 100,511	2.97	6.06	-50.96%	\$ 83,889	19.81%	
Markham	4426	79	\$ 65,691	24	27	164	\$ 44,378	4.41	9.23	-52.20%	\$ 41,327	7.38%	
Matteson	443	104	\$ 171,519	42	33	270	\$ 124,049	3.62	5.08	-28.82%	\$ 116,290	6.67%	
Maywood	153	92	\$ 88,448	40	31	189	\$ 52,646	4.25	6.27	-32.32%	\$ 51,459	2.31%	
Medinah	157	10	\$ 394,820	3	1	21	\$ 315,724	4.80	4.00	20.00%	\$ 265,938	18.72%	
Melrose Park	160	45	\$ 180,888	26	9	117	\$ 123,752	3.55	6.18	-42.53%	\$ 107,992	14.59%	
McHenry	50	383	\$ 259,546	105	18	738	\$ 157,476	5.34	7.11	-24.90%	\$ 145,490	8.24%	
Minooka	447	53	\$ 358,478	25	5	171	\$ 189,000	3.16	5.38	-41.18%	\$ 157,145	20.27%	
Midlothian	445	84	\$ 126,384	22	17	195	\$ 97,021	4.31	8.77	-50.88%	\$ 88,210	9.99%	
Mokena	448	90	\$ 516,137	33	9	230	\$ 282,242	3.97	7.76	-48.84%	\$ 289,508	-2.51%	
Monee	449	78	\$ 297,060	16	5	69	\$ 209,279	10.40	10.52	-1.11%	\$ 172,566	21.27%	
Montgomery	538	124	\$ 187,273	70	26	390	\$ 148,899	3.06	3.31	-7.56%	\$ 137,150	8.57%	
Morton Grove	53	80	\$ 349,801	42	12	287	\$ 279,737	2.82	4.61	-38.96%	\$ 254,476	9.93%	
Mt. Prospect	56	126	\$ 358,099	65	12	475	\$ 280,594	2.74	4.42	-37.98%	\$ 275,214	1.95%	
Mundelein	60	150	\$ 347,157	51	21	443	\$ 218,109	3.50	4.94	-29.19%	\$ 200,027	9.04%	
Naperville	540	578	\$ 629,278	206	25	1,699	\$ 433,971	3.59	4.17	-13.87%	\$ 410,120	5.82%	
New Lenox	451	169	\$ 351,528	45	20	340	\$ 244,740	5.01	7.11	-29.54%	\$ 241,223	1.46%	
Niles	648	56	\$ 337,037	37	7	243	\$ 263,399	2.34	4.67	-49.89%	\$ 245,764	7.18%	
Norridge	634	40	\$ 400,116	32	10	168	\$ 238,232	2.29	3.61	-36.76%	\$ 228,564	4.23%	
North Aurora	542	88	\$ 282,201	43	11	187	\$ 230,919	4.38	4.47	-2.03%	\$ 215,440	7.18%	
North Chicago	64	37	\$ 71,254	15	17	93	\$ 39,206	3.55	5.73	-38.06%	\$ 35,843	9.38%	
North Riverside	547	26	\$ 224,569	14	8	86	\$ 170,950	2.89	5.16	-44.03%	\$ 170,620	0.19%	
Northbrook	62	160	\$ 781,905	57	22	418	\$ 548,005	3.86	4.63	-16.49%	\$ 499,966	9.61%	
Northfield	7193	42	\$ 1,065,521	6	4	74	\$ 734,160	6.00	6.98	-14.00%	\$ 649,058	13.11%	
Northlake	164	35	\$ 142,554	30	9	128	\$ 109,748	2.51	7.26	-65.35%	\$ 98,755	11.13%	
Oak Brook	523	95	\$ 1,569,796	17	2	87	\$ 942,180	10.75	11.52	-6.68%	\$ 979,278	-3.79%	

		October 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS			Average	12 mo SP	
Town	Area	Actives	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Percent	Sale Price	Percent	
				(Ctg.)	(Pend)	12 mos.				Change		Change	
Oak Forest	452	100	\$ 189,730	45	19	256	\$ 148,535	3.75	4.70	-20.27%	\$ 151,108	-1.70%	
Oak Lawn	453	188	\$ 220,951	65	27	558	\$ 164,535	3.47	5.27	-34.09%	\$ 156,330	5.25%	
Oak Park	302	117	\$ 474,041	67	16	487	\$ 404,901	2.46	4.32	-43.01%	\$ 402,418	0.62%	
Olympia Fields	461	44	\$ 211,874	13	13	76	\$ 176,410	5.18	9.93	-47.85%	\$ 166,189	6.15%	
Orland Park	462	195	\$ 474,059	52	10	436	\$ 301,813	4.70	8.01	-41.34%	\$ 296,337	1.85%	
Oswego	543	181	\$ 299,576	82	12	489	\$ 222,273	3.73	4.81	-22.47%	\$ 222,122	0.07%	
Palatine	67	190	\$ 450,730	77	27	523	\$ 328,075	3.64	5.30	-31.34%	\$ 304,037	7.91%	
Palos Heights	463	52	\$ 344,835	17	14	129	\$ 268,720	3.90	6.32	-38.31%	\$ 240,461	11.75%	
Palos Hills	465	45	\$ 312,891	13	3	62	\$ 213,757	6.92	6.80	1.88%	\$ 189,912	12.56%	
Palos Park	464	71	\$ 847,221	10	3	77	\$ 434,521	9.47	14.71	-35.64%	\$ 376,276	15.48%	
Park Forest	466	165	\$ 67,610	22	37	294	\$ 37,224	5.61	7.86	-28.64%	\$ 41,849	-11.05%	
Park Ridge	68	138	\$ 617,838	70	13	417	\$ 429,192	3.31	5.01	-33.88%	\$ 398,958	7.58%	
Peotone	468	37	\$ 258,027	1	4	41	\$ 178,345	9.65	6.93	39.21%	\$ 159,049	12.13%	
Plainfield	544	351	\$ 329,084	224	55	1,182	\$ 231,933	2.88	3.35	-13.89%	\$ 214,857	7.95%	
Posen	469	14	\$ 80,907	12	3	70	\$ 71,267	1.98	3.45	-42.68%	\$ 68,238	4.44%	
Prospect Heights	70	29	\$ 534,300	14	6	98	\$ 319,691	2.95	8.05	-63.36%	\$ 303,074	5.48%	
Richton Park	471	57	\$ 128,623	42	21	177	\$ 97,273	2.85	5.96	-52.21%	\$ 93,077	4.51%	
River Forest	305	45	\$ 1,044,649	16	0	147	\$ 654,989	3.31	8.11	-59.17%	\$ 602,056	8.79%	
River Grove	171	20	\$ 226,315	11	5	79	\$ 148,094	2.53	3.28	-23.08%	\$ 134,781	9.88%	
Riverdale	627	79	\$ 48,130	7	18	124	\$ 34,486	6.36	7.59	-16.15%	\$ 21,494	60.45%	
Riverside	546	56	\$ 521,940	12	4	119	\$ 346,705	4.98	8.28	-39.91%	\$ 347,251	-0.16%	
Rolling Meadows	8	45	\$ 323,735	32	1	204	\$ 220,382	2.28	4.61	-50.58%	\$ 209,677	5.11%	
Romeoville	494	102	\$ 175,802	91	32	374	\$ 143,062	2.46	3.25	-24.31%	\$ 122,414	16.87%	
Roselle & Keeneyville	172	43	\$ 394,579	30	7	185	\$ 248,864	2.32	6.57	-64.60%	\$ 236,006	5.45%	
Round Lake	73	211	\$ 128,328	133	26	721	\$ 102,629	2.88	4.45	-35.39%	\$ 98,503	4.19%	
Sauk Village	414	50	\$ 36,386	15	28	139	\$ 29,777	3.30	7.68	-57.10%	\$ 33,601	-11.38%	
Schaumburg	193	127	\$ 407,508	51	19	420	\$ 279,216	3.11	3.92	-20.58%	\$ 255,608	9.24%	
Shorewood	496	95	\$ 309,719	31	17	211	\$ 228,589	4.40	6.03	-27.00%	\$ 221,916	3.01%	
Skokie	76	123	\$ 370,729	78	28	471	\$ 265,659	2.56	3.68	-30.52%	\$ 248,138	7.06%	
South Elgin	177	75	\$ 323,439	35	5	248	\$ 234,021	3.13	3.77	-17.17%	\$ 220,830	5.97%	
South Holland	473	104	\$ 135,479	54	40	362	\$ 96,659	2.74	5.20	-47.32%	\$ 93,848	2.99%	
St. Charles	174	365	\$ 582,039	125	16	773	\$ 353,034	4.79	8.08	-40.73%	\$ 333,290	5.92%	
Steger	475	58	\$ 131,264	13	12	97	\$ 67,793	5.70	8.91	-35.95%	\$ 67,640	0.23%	
Stickney	404	50	\$ 156,469	19	12	105	\$ 122,497	4.41	6.97	-36.72%	\$ 109,614	11.75%	
Streamwood	107	92	\$ 202,617	90	23	427	\$ 157,966	2.04	3.95	-48.19%	\$ 139,929	12.89%	
Sugar Grove	554	66	\$ 373,545	25	3	124	\$ 257,757	5.21	5.82	-10.40%	\$ 250,329	2.97%	

October 1, 2013 Statistics									October 1, 2012 Statistics			
	MLS		Average	Under	Under	# of Sales	Average	MONTHS			Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Percent Change	Sale Price	Percent Change
Summit	501	29	\$ 127,524	12	6	70	\$ 75,655	3.95	5.08	-22.19%	\$ 72,781	3.95%
Thornton	476	15	\$ 95,710	1	4	36	\$ 55,491	4.39	12.60	-65.16%	\$ 67,240	-17.47%
Tinley Park	477	144	\$ 285,484	58	11	402	\$ 220,359	3.67	6.51	-43.66%	\$ 214,664	2.65%
University Park	5466	27	\$ 111,269	16	6	56	\$ 79,261	4.15	4.41	-5.85%	\$ 73,376	8.02%
Vernon Hills	61	55	\$ 507,360	23	3	232	\$ 399,043	2.56	4.33	-40.92%	\$ 405,223	-1.52%
Villa Park	186	59	\$ 256,531	33	8	262	\$ 180,034	2.34	4.20	-44.43%	\$ 161,661	11.37%
Warrenville	555	39	\$ 387,158	18	4	104	\$ 221,152	3.71	6.98	-46.78%	\$ 205,832	7.44%
Waukegan & Park City	85	252	\$ 97,273	104	45	736	\$ 67,845	3.42	4.96	-31.10%	\$ 62,867	7.92%
Wayne	184	44	\$ 841,503	4	2	38	\$ 441,446	12.00	10.67	12.50%	\$ 468,200	-5.71%
West Chicago	185	149	\$ 331,217	58	16	359	\$ 205,889	4.13	5.81	-28.93%	\$ 173,470	18.69%
Westchester	154	77	\$ 220,402	36	9	297	\$ 175,124	2.70	4.14	-34.66%	\$ 159,582	9.74%
Western Springs	558	61	\$ 777,840	24	4	198	\$ 553,087	3.24	4.10	-20.92%	\$ 518,635	6.64%
Westmont	559	67	\$ 346,073	35	2	182	\$ 310,451	3.67	6.85	-46.38%	\$ 257,391	20.61%
Wheaton	187	263	\$ 483,077	62	6	687	\$ 368,992	4.18	5.18	-19.25%	\$ 342,383	7.77%
Wheeling	90	40	\$ 260,070	34	8	186	\$ 181,805	2.11	4.21	-49.94%	\$ 160,825	13.05%
Willow Springs	480	21	\$ 429,980	8	4	51	\$ 202,766	4.00	9.00	-55.56%	\$ 271,417	-25.29%
Willowbrook	516	44	\$ 712,536	14	1	66	\$ 448,103	6.52	12.23	-46.68%	\$ 438,298	2.24%
Wilmette	91	103	\$ 1,036,966	32	20	346	\$ 718,025	3.11	3.61	-14.05%	\$ 701,887	2.30%
Winfield	190	69	\$ 420,823	12	2	119	\$ 301,113	6.23	9.20	-32.36%	\$ 268,486	12.15%
Winnetka	93	110	\$ 2,475,143	25	15	244	\$ 1,306,019	4.65	6.59	-29.49%	\$ 1,246,095	4.81%
Wood Dale	191	54	\$ 345,544	25	7	104	\$ 212,526	4.76	6.61	-27.96%	\$ 217,094	-2.10%
Woodridge	517	66	\$ 340,533	39	6	265	\$ 248,408	2.55	4.79	-46.66%	\$ 245,175	1.32%
Woodstock & Greenwood	98	193	\$ 359,471	58	8	348	\$ 164,037	5.59	7.95	-29.64%	\$ 169,615	-3.29%
Worth	482	34	\$ 198,421	22	4	83	\$ 130,027	3.74	3.96	-5.50%	\$ 128,070	1.53%
Yorkville	560	134	\$ 336,192	40	10	314	\$ 231,266	4.42	6.29	-29.77%	\$ 208,187	11.09%
Zion	99	129	\$ 123,437	43	25	326	\$ 74,893	3.93	5.33	-26.33%	\$ 72,593	3.17%
City of CHICAGO	8000	4,017	\$ 324,257	1,412	929	10,277	\$ 265,160	3.82	5.24	-27.03%	\$ 239,995	10.49%
TOTALS (all areas in report)	8099	23,774	\$ 411,642	9,449	3,645	63,155	\$ 265,375	3.74	5.45	-31.38%	\$ 249,504	6.36%
ALL AREAS (including areas not listed above)	ALL	26,848	\$ 533,610	10,453	3,932	69,497	\$ 259,450	3.84	5.60	-31.39%	\$ 244,203	6.24%
A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.												
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.												