

**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:**

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

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**JULY 1, 2014 STATISTICS**

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

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

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

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

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

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

(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.*