

# 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*

**April 1, 2008 to March 31, 2009**

**Sponsored by:**

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

**A. L. Wagner Appraisal Group, Inc.**

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

Serving the Chicagoland Area since 1970  
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### April 1, 2009 Statistics

### April 1, 2008 Statistics

Town	MLS	Active	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area		List Price	Contract	Contract	Last	Sale Price	SUPPLY			Sale Price	
Addison	101	212	\$ 343,020	20	11	121	\$ 255,056	16.74	14.81	13.01%	\$ 318,079	-19.81%
Algonquin	102	228	\$ 355,925	30	4	198	\$ 284,643	11.79	11.30	4.39%	\$ 319,957	-11.04%
Alsip	658	107	\$ 212,478	8	5	80	\$ 170,979	13.81	13.58	1.70%	\$ 218,299	-21.68%
Antioch	2	295	\$ 321,450	22	10	183	\$ 238,557	16.47	13.73	19.93%	\$ 264,625	-9.85%
Arlington Heights	5	403	\$ 503,968	38	8	382	\$ 417,948	11.30	8.80	28.46%	\$ 462,034	-9.54%
Aurora - DuPage County	507	194	\$ 347,680	35	5	280	\$ 303,740	7.28	6.07	19.83%	\$ 321,635	-5.56%
Aurora - Kane County	507	696	\$ 174,813	72	46	663	\$ 154,936	10.69	9.65	10.77%	\$ 182,951	-15.31%
Aurora - Will, Kendall Cty	507	101	\$ 281,188	18	9	125	\$ 263,325	7.97	7.48	6.54%	\$ 291,803	-9.76%
Barrington Area	10	562	\$ 1,108,551	36	13	299	\$ 724,576	19.38	15.08	28.55%	\$ 754,686	-3.99%
Bartlett	104	222	\$ 369,597	20	6	243	\$ 313,840	9.90	8.67	14.22%	\$ 335,157	-6.36%
Batavia	510	194	\$ 397,646	10	4	171	\$ 330,133	12.58	6.81	84.82%	\$ 360,222	-8.35%
Beecher	401	64	\$ 292,487	3	4	40	\$ 211,644	16.34	20.65	-20.87%	\$ 239,367	-11.58%
Bellwood	2104	148	\$ 139,908	6	22	97	\$ 120,499	14.21	12.95	9.69%	\$ 183,497	-34.33%
Bensenville	106	131	\$ 271,189	16	7	59	\$ 231,795	19.17	19.32	-0.76%	\$ 273,435	-15.23%
Berwyn	402	276	\$ 205,019	39	34	261	\$ 189,235	9.92	12.76	-22.28%	\$ 243,456	-22.27%
Bloomington	108	95	\$ 571,338	12	6	81	\$ 411,658	11.52	11.29	1.96%	\$ 433,313	-5.00%
Blue Island	406	94	\$ 151,271	3	4	74	\$ 110,970	13.93	11.16	24.78%	\$ 158,534	-30.00%
Bolingbrook	440	438	\$ 263,877	69	34	419	\$ 239,375	10.07	10.57	-4.78%	\$ 274,457	-12.78%

		April 1, 2009 Statistics							April 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Bridgeview	455	67	\$ 249,187	7	2	38	\$ 208,803	17.11	14.31	19.56%	\$ 245,789	-15.05%	
Broadview	155	67	\$ 176,015	8	5	51	\$ 145,308	12.56	8.88	41.52%	\$ 199,598	-27.20%	
Brookfield	513	97	\$ 274,203	15	2	110	\$ 249,092	9.17	5.65	62.30%	\$ 278,321	-10.50%	
Buffalo Grove	89	175	\$ 419,520	19	8	196	\$ 391,215	9.42	7.15	31.74%	\$ 421,248	-7.13%	
Burbank	454	200	\$ 265,521	34	9	146	\$ 208,711	12.70	17.16	-26.01%	\$ 268,123	-22.16%	
Burnham	633	19	\$ 73,874	1	3	21	\$ 79,186	9.12	12.89	-29.24%	\$ 105,687	-25.08%	
Burr Ridge	522	180	\$ 1,320,833	7	5	54	\$ 874,944	32.73	25.56	28.05%	\$ 1,082,615	-19.18%	
Calumet City	409	304	\$ 107,468	17	50	307	\$ 77,624	9.75	13.55	-28.00%	\$ 124,074	-37.44%	
Calumet Park	643	43	\$ 94,835	5	11	49	\$ 89,908	7.94	8.53	-6.89%	\$ 129,726	-30.69%	
Carol Stream	188	130	\$ 288,752	17	4	154	\$ 259,831	8.91	7.09	25.67%	\$ 303,874	-14.49%	
Carpentersville	110	288	\$ 194,576	30	18	255	\$ 148,165	11.41	10.50	8.63%	\$ 203,016	-27.02%	
Cary	13	214	\$ 372,168	23	1	188	\$ 274,617	12.11	10.34	17.13%	\$ 318,267	-13.71%	
Channahon	410	107	\$ 278,765	7	7	78	\$ 238,914	13.96	10.45	33.59%	\$ 241,230	-0.96%	
Chicago Heights	411	230	\$ 109,772	18	21	197	\$ 70,058	11.69	12.04	-2.90%	\$ 118,259	-40.76%	
Chicago Ridge	415	32	\$ 239,457	4	5	45	\$ 208,469	7.11	11.43	-37.78%	\$ 221,737	-5.98%	
Cicero	650	268	\$ 145,503	27	39	184	\$ 127,453	12.86	19.48	-33.96%	\$ 201,800	-36.84%	
Clarendon Hills	514	108	\$ 718,891	8	2	73	\$ 683,916	15.61	15.54	0.50%	\$ 816,975	-16.29%	
Country Club Hills	478	162	\$ 170,644	17	33	166	\$ 134,246	9.00	10.42	-13.64%	\$ 156,570	-14.26%	
Countryside	527	27	\$ 468,007	4	0	22	\$ 324,060	12.46	11.23	11.01%	\$ 448,564	-27.76%	
Crestwood	446	28	\$ 231,146	7	1	42	\$ 211,145	6.72	9.31	-27.79%	\$ 228,986	-7.79%	
Crete	417	160	\$ 282,358	17	12	142	\$ 187,282	11.23	14.22	-21.05%	\$ 234,058	-19.98%	
Crystal Lake (& Lakewood)	14	533	\$ 379,499	54	17	350	\$ 288,211	15.19	12.26	23.94%	\$ 328,026	-12.14%	
Darien	562	93	\$ 404,919	10	2	87	\$ 328,012	11.27	10.45	7.86%	\$ 383,846	-14.55%	
Deerfield	15	180	\$ 816,457	14	6	129	\$ 625,591	14.50	11.63	24.62%	\$ 716,147	-12.64%	
Des Plaines	16	331	\$ 360,309	38	17	262	\$ 284,983	12.53	13.38	-6.35%	\$ 341,410	-16.53%	
Dolton	419	247	\$ 98,646	16	24	278	\$ 73,353	9.32	10.94	-14.81%	\$ 119,640	-38.69%	
Downers Grove	515	380	\$ 555,788	41	3	331	\$ 439,865	12.16	12.88	-5.56%	\$ 490,249	-10.28%	
Elgin	123	923	\$ 283,038	91	40	586	\$ 200,634	15.45	13.01	18.76%	\$ 256,475	-21.77%	
Elk Grove Village	7	142	\$ 341,099	15	3	112	\$ 312,633	13.11	8.49	54.40%	\$ 339,027	-7.79%	
Elmhurst	126	328	\$ 613,896	40	9	343	\$ 478,033	10.04	11.29	-11.03%	\$ 545,047	-12.30%	
Elmwood Park	635	172	\$ 303,648	20	9	108	\$ 255,282	15.07	18.29	-17.63%	\$ 327,861	-22.14%	
Evanston	201	278	\$ 625,461	34	22	317	\$ 594,516	8.94	7.67	16.57%	\$ 639,177	-6.99%	
Evergreen Park	642	135	\$ 212,888	15	6	128	\$ 188,591	10.87	9.80	10.93%	\$ 226,187	-16.62%	
Flossmoor	422	139	\$ 369,635	6	13	92	\$ 281,456	15.03	16.84	-10.78%	\$ 345,369	-18.51%	
Forest Park	130	52	\$ 309,830	5	3	49	\$ 303,435	10.95	7.24	51.31%	\$ 323,256	-6.13%	
Fox Lake	20	77	\$ 314,353	3	6	45	\$ 222,965	17.11	10.99	55.73%	\$ 211,999	5.17%	

		April 1, 2009 Statistics							April 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Fox River Grove	21	44	\$ 293,061	6	2	32	\$ 295,592	13.20	9.16	44.05%	\$ 279,457	5.77%	
Frankfort	423	279	\$ 508,950	38	8	220	\$ 363,374	12.59	13.26	-5.09%	\$ 384,637	-5.53%	
Franklin Park	131	155	\$ 232,856	22	7	75	\$ 195,090	17.88	14.34	24.69%	\$ 245,278	-20.46%	
Geneva	134	254	\$ 478,715	16	3	252	\$ 383,590	11.25	8.59	30.99%	\$ 383,133	0.12%	
Glen Ellyn	137	291	\$ 659,854	29	7	248	\$ 460,131	12.30	9.70	26.80%	\$ 534,053	-13.84%	
Glencoe	22	131	\$ 1,792,378	9	6	98	\$ 1,253,493	13.91	14.05	-1.01%	\$ 1,412,449	-11.25%	
Glendale Heights	139	158	\$ 212,346	32	12	119	\$ 197,867	11.63	15.16	-23.29%	\$ 247,200	-19.96%	
Glenview	25	423	\$ 848,335	35	14	290	\$ 684,240	14.97	12.90	16.04%	\$ 782,977	-12.61%	
Glenwood	425	71	\$ 141,166	12	3	78	\$ 117,951	9.16	9.09	0.81%	\$ 160,101	-26.33%	
Gurnee	31	250	\$ 369,083	28	10	258	\$ 318,195	10.14	9.38	8.10%	\$ 357,314	-10.95%	
Hanover Park	103	164	\$ 219,531	39	10	160	\$ 199,788	9.42	10.46	-10.00%	\$ 236,114	-15.39%	
Harvey	426	214	\$ 71,867	11	31	208	\$ 34,626	10.27	15.35	-33.06%	\$ 67,292	-48.54%	
Harwood Heights	656	58	\$ 403,267	5	2	30	\$ 260,083	18.81	21.43	-12.22%	\$ 371,800	-30.05%	
Hazel Crest	429	125	\$ 137,557	10	17	140	\$ 90,633	8.98	10.14	-11.44%	\$ 141,426	-35.91%	
Hickory Hills	457	74	\$ 295,852	3	1	50	\$ 253,920	16.44	17.08	-3.70%	\$ 284,752	-10.83%	
Highland Park	35	346	\$ 1,032,909	21	13	218	\$ 763,702	16.48	12.61	30.61%	\$ 806,289	-5.28%	
Hillside	162	61	\$ 200,472	7	3	36	\$ 174,855	15.91	12.62	26.09%	\$ 228,442	-23.46%	
Hinkley	520	24	\$ 317,329	1	0	19	\$ 223,479	14.40	12.00	20.00%	\$ 258,667	-13.60%	
Hinsdale	521	306	\$ 1,320,664	29	8	181	\$ 1,072,555	16.84	16.27	3.54%	\$ 1,293,078	-17.05%	
Hoffman Estates	194	239	\$ 369,621	19	9	234	\$ 315,961	10.95	7.86	39.23%	\$ 378,112	-16.44%	
Homer Glen	500	226	\$ 590,980	11	4	106	\$ 372,958	22.41	14.49	54.70%	\$ 388,894	-4.10%	
Homewood	430	134	\$ 198,456	19	8	194	\$ 174,269	7.28	7.92	-8.15%	\$ 212,643	-18.05%	
Indian Head Park	531	10	\$ 661,900	0	0	3	\$ 596,167	40.00	12.00	233.33%	\$ 539,117	10.58%	
Inverness	7167	73	\$ 935,702	6	2	40	\$ 691,021	18.25	9.86	85.14%	\$ 731,247	-5.50%	
Itasca	143	76	\$ 568,469	5	1	26	\$ 387,296	28.50	17.14	66.25%	\$ 421,513	-8.12%	
Joliet	499	719	\$ 179,469	80	53	760	\$ 151,274	9.66	9.03	7.00%	\$ 172,626	-12.37%	
Justice	458	56	\$ 249,456	5	1	24	\$ 211,416	22.40	23.52	-4.76%	\$ 263,152	-19.66%	
Kenilworth	43	53	\$ 2,203,789	0	3	17	\$ 1,918,921	31.80	8.45	276.13%	\$ 1,998,385	-3.98%	
LaGrange Park	526	62	\$ 423,829	20	4	84	\$ 365,727	6.89	7.25	-4.96%	\$ 390,839	-6.43%	
LaGrange	525	102	\$ 542,359	16	2	106	\$ 521,652	9.87	9.02	9.45%	\$ 621,595	-16.08%	
Lake Bluff	44	114	\$ 1,232,334	9	4	66	\$ 693,841	17.32	11.44	51.31%	\$ 867,678	-20.03%	
Lake Forest	45	318	\$ 1,972,841	18	8	147	\$ 1,214,552	22.06	14.50	52.14%	\$ 1,525,220	-20.37%	
Lake In The Hills	156	175	\$ 285,839	49	6	226	\$ 219,969	7.47	10.19	-26.68%	\$ 266,872	-17.58%	
Lake Villa & Lindenhurst	46	284	\$ 310,680	32	9	249	\$ 262,206	11.75	7.77	51.19%	\$ 304,350	-13.85%	
Lansing	438	261	\$ 164,089	16	16	196	\$ 127,959	13.74	9.27	48.14%	\$ 164,641	-22.28%	
Lemont	439	175	\$ 556,187	17	4	101	\$ 416,472	17.21	13.06	31.83%	\$ 445,377	-6.49%	

		April 1, 2009 Statistics							April 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Libertyville & Green Oaks	48	270	\$ 709,766	26	3	201	\$ 532,511	14.09	11.31	24.53%	\$ 566,621	-6.02%	
Lincolnshire	69	93	\$ 965,731	3	2	41	\$ 600,921	24.26	12.00	102.17%	\$ 756,622	-20.58%	
Lincolnwood	645	120	\$ 685,159	10	8	65	\$ 528,102	17.35	19.89	-12.79%	\$ 679,660	-22.30%	
Lisle	532	115	\$ 528,016	20	0	111	\$ 371,124	10.53	7.54	39.78%	\$ 385,757	-3.79%	
Lockport	495	237	\$ 294,163	23	11	191	\$ 236,540	12.64	8.97	40.91%	\$ 254,468	-7.05%	
Lombard	148	258	\$ 368,126	35	6	261	\$ 287,197	10.25	8.55	19.85%	\$ 309,696	-7.26%	
Lynwood	5411	85	\$ 301,677	5	11	46	\$ 232,837	16.45	14.49	13.51%	\$ 260,525	-10.63%	
Lyons	534	66	\$ 192,467	5	5	49	\$ 170,801	13.42	13.47	-0.37%	\$ 204,024	-16.28%	
Markham	4426	147	\$ 103,932	12	22	140	\$ 63,462	10.14	12.83	-20.97%	\$ 108,449	-41.48%	
Matteson	443	178	\$ 221,260	27	17	147	\$ 186,592	11.18	11.18	0.01%	\$ 219,912	-15.15%	
Maywood	153	152	\$ 128,302	8	27	114	\$ 96,189	12.24	14.35	-14.71%	\$ 165,787	-41.98%	
Medinah	157	36	\$ 463,300	2	0	13	\$ 355,338	28.80	22.67	27.06%	\$ 434,353	-18.19%	
Melrose Park	160	99	\$ 214,893	5	11	55	\$ 180,009	16.73	23.77	-29.62%	\$ 270,718	-33.51%	
McHenry	50	546	\$ 342,313	52	14	406	\$ 204,910	13.88	10.90	27.34%	\$ 248,379	-17.50%	
Minooka	447	112	\$ 307,059	10	7	80	\$ 219,224	13.86	11.00	25.96%	\$ 279,861	-21.67%	
Midlothian	445	84	\$ 183,760	10	12	95	\$ 151,492	8.62	9.27	-7.09%	\$ 184,020	-17.68%	
Mokena	448	129	\$ 472,351	8	4	123	\$ 374,448	11.47	10.22	12.21%	\$ 371,100	0.90%	
Monee	449	96	\$ 360,567	20	9	88	\$ 247,236	9.85	15.91	-38.11%	\$ 264,450	-6.51%	
Montgomery	538	202	\$ 210,838	32	13	250	\$ 198,014	8.22	8.99	-8.61%	\$ 214,824	-7.83%	
Morton Grove	53	139	\$ 417,849	16	12	116	\$ 351,280	11.58	10.86	6.62%	\$ 424,617	-17.27%	
Mt. Prospect	56	246	\$ 388,690	43	6	219	\$ 341,645	11.01	9.55	15.39%	\$ 390,158	-12.43%	
Mundelein	60	270	\$ 374,157	22	12	212	\$ 274,931	13.17	12.75	3.32%	\$ 325,931	-15.65%	
Naperville	540	1,003	\$ 681,359	119	20	1,106	\$ 473,010	9.67	7.98	21.07%	\$ 517,791	-8.65%	
New Lenox	451	199	\$ 417,562	21	2	191	\$ 310,143	11.16	8.09	37.87%	\$ 310,832	-0.22%	
Niles	648	138	\$ 461,571	18	3	121	\$ 336,033	11.66	16.84	-30.76%	\$ 395,326	-15.00%	
Norridge	634	84	\$ 435,764	13	5	74	\$ 305,167	10.96	15.90	-31.11%	\$ 380,550	-19.81%	
North Aurora	542	129	\$ 310,234	9	2	139	\$ 279,888	10.32	9.48	8.82%	\$ 281,921	-0.72%	
North Chicago	64	81	\$ 125,678	4	8	90	\$ 78,100	9.53	12.35	-22.86%	\$ 113,618	-31.26%	
North Riverside	547	24	\$ 255,238	4	1	49	\$ 242,798	5.33	7.62	-30.00%	\$ 270,969	-10.40%	
Northbrook	62	307	\$ 811,363	45	19	245	\$ 629,918	11.92	11.12	7.19%	\$ 705,486	-10.71%	
Northfield	7193	73	\$ 1,122,476	1	3	38	\$ 950,687	20.86	14.00	48.98%	\$ 1,147,179	-17.13%	
Northlake	164	105	\$ 209,349	7	3	55	\$ 170,453	19.38	14.59	32.82%	\$ 238,684	-28.59%	
Oak Brook	523	112	\$ 1,889,329	3	2	38	\$ 1,146,933	31.26	13.59	130.02%	\$ 1,158,760	-1.02%	
Oak Forest	452	131	\$ 223,127	17	6	140	\$ 199,884	9.64	10.17	-5.19%	\$ 229,657	-12.96%	
Oak Lawn	453	300	\$ 269,064	27	19	249	\$ 230,508	12.20	11.62	4.99%	\$ 260,664	-11.57%	
Oak Park	302	211	\$ 504,617	34	15	316	\$ 475,361	6.94	7.40	-6.26%	\$ 516,299	-7.93%	

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Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Olympia Fields	461	70	\$ 318,684	8	6	49	\$ 207,831	13.33	10.86	22.81%	\$ 257,224	-19.20%	
Orland Park	462	259	\$ 501,649	34	8	283	\$ 382,916	9.56	11.01	-13.14%	\$ 402,815	-4.94%	
Oswego	543	301	\$ 321,354	44	16	298	\$ 280,240	10.09	11.43	-11.72%	\$ 309,212	-9.37%	
Palatine	67	309	\$ 487,644	36	6	253	\$ 409,395	12.57	10.84	15.96%	\$ 450,563	-9.14%	
Palos Heights	463	65	\$ 427,674	7	0	66	\$ 313,467	10.68	12.00	-10.96%	\$ 382,034	-17.95%	
Palos Hills	465	44	\$ 357,009	13	0	57	\$ 257,808	7.54	14.56	-48.19%	\$ 311,293	-17.18%	
Palos Park	464	82	\$ 764,001	4	1	38	\$ 577,066	22.88	16.10	42.16%	\$ 627,186	-7.99%	
Park Forest	466	204	\$ 111,129	12	34	209	\$ 78,568	9.60	10.63	-9.68%	\$ 117,257	-32.99%	
Park Ridge	68	342	\$ 702,230	37	10	205	\$ 502,816	16.29	12.98	25.44%	\$ 592,904	-15.19%	
Peotone	468	53	\$ 361,354	7	1	36	\$ 234,659	14.45	12.26	17.89%	\$ 252,913	-7.22%	
Plainfield	544	818	\$ 329,321	125	44	868	\$ 266,001	9.47	10.27	-7.80%	\$ 297,655	-10.63%	
Posen	469	49	\$ 140,082	6	5	33	\$ 123,136	13.36	13.67	-2.27%	\$ 147,716	-16.64%	
Prospect Heights	70	63	\$ 533,692	8	5	31	\$ 392,194	17.18	22.06	-22.13%	\$ 508,935	-22.94%	
Richton Park	471	104	\$ 187,521	14	11	86	\$ 142,989	11.24	9.69	16.00%	\$ 183,578	-22.11%	
River Forest	305	84	\$ 959,303	4	1	65	\$ 873,291	14.40	9.32	54.52%	\$ 938,122	-6.91%	
River Grove	171	58	\$ 244,557	6	2	43	\$ 219,900	13.65	15.49	-11.90%	\$ 284,538	-22.72%	
Riverdale	627	96	\$ 78,093	4	14	89	\$ 58,629	10.77	11.72	-8.14%	\$ 95,643	-38.70%	
Riverside	546	88	\$ 591,686	7	0	53	\$ 421,359	17.60	13.25	32.86%	\$ 554,804	-24.05%	
Rolling Meadows	8	75	\$ 302,616	10	1	89	\$ 276,304	9.00	9.08	-0.86%	\$ 313,162	-11.77%	
Romeoville	494	269	\$ 202,377	36	24	274	\$ 181,173	9.66	10.16	-4.91%	\$ 211,660	-14.40%	
Roselle & Keeneyville	172	101	\$ 404,592	15	4	116	\$ 324,253	8.98	9.35	-3.98%	\$ 343,611	-5.63%	
Round Lake	73	440	\$ 187,236	74	25	422	\$ 162,574	10.13	12.34	-17.89%	\$ 191,059	-14.91%	
Sauk Village	414	118	\$ 96,086	7	17	113	\$ 69,887	10.34	11.54	-10.45%	\$ 111,749	-37.46%	
Schaumburg	193	187	\$ 447,977	31	6	231	\$ 324,574	8.37	8.17	2.47%	\$ 359,221	-9.64%	
Shorewood	496	141	\$ 338,626	12	8	143	\$ 272,403	10.38	10.18	1.97%	\$ 289,661	-5.96%	
Skokie	76	298	\$ 448,226	41	17	236	\$ 332,938	12.16	10.12	20.17%	\$ 397,928	-16.33%	
South Elgin	177	139	\$ 346,920	20	3	142	\$ 282,467	10.11	8.46	19.53%	\$ 315,517	-10.48%	
South Holland	473	213	\$ 163,807	23	33	208	\$ 136,360	9.68	10.39	-6.86%	\$ 169,680	-19.64%	
St. Charles	174	532	\$ 632,752	46	9	401	\$ 459,562	14.00	11.47	22.02%	\$ 471,533	-2.54%	
Steger	475	69	\$ 181,323	14	3	63	\$ 122,573	10.35	6.83	51.55%	\$ 152,002	-19.36%	
Stickney	404	81	\$ 215,809	5	7	57	\$ 191,626	14.09	17.25	-18.34%	\$ 248,170	-22.78%	
Streamwood	107	255	\$ 249,939	31	16	226	\$ 218,646	11.21	8.71	28.76%	\$ 257,483	-15.08%	
Sugar Grove	554	108	\$ 407,486	10	1	70	\$ 357,533	16.00	11.90	34.43%	\$ 371,522	-3.77%	
Summit	501	42	\$ 192,137	3	1	16	\$ 136,544	25.20	30.00	-16.00%	\$ 200,750	-31.98%	
Thornton	476	22	\$ 140,641	3	1	20	\$ 124,350	11.00	10.45	5.25%	\$ 145,114	-14.31%	
Tinley Park	477	182	\$ 318,632	36	9	212	\$ 263,805	8.50	8.44	0.67%	\$ 302,924	-12.91%	

	April 1, 2009 Statistics							April 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		Percent	Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
University Park	5466	78	\$ 136,415	3	6	54	\$ 102,696	14.86	15.14	-1.86%	\$ 160,715	-36.10%
Vernon Hills	61	117	\$ 529,009	12	3	122	\$ 459,546	10.25	5.94	72.58%	\$ 531,698	-13.57%
Villa Park	186	134	\$ 279,496	22	3	131	\$ 230,144	10.31	7.11	45.04%	\$ 281,254	-18.17%
Warrenville	555	83	\$ 357,328	6	3	63	\$ 264,513	13.83	12.00	15.28%	\$ 307,916	-14.10%
Waukegan & Park City	85	421	\$ 141,647	54	24	430	\$ 112,331	9.94	11.18	-11.04%	\$ 153,481	-26.81%
Wayne	184	57	\$ 950,595	1	0	11	\$ 558,273	57.00	27.00	111.11%	\$ 645,000	-13.45%
West Chicago	185	259	\$ 304,508	24	4	173	\$ 250,505	15.46	13.08	18.25%	\$ 317,116	-21.01%
Westchester	154	166	\$ 284,827	17	6	102	\$ 246,859	15.94	9.65	65.13%	\$ 289,721	-14.79%
Western Springs	558	106	\$ 752,009	19	3	103	\$ 651,884	10.18	10.96	-7.15%	\$ 670,867	-2.83%
Westmont	559	120	\$ 393,575	10	3	102	\$ 352,756	12.52	10.70	17.07%	\$ 393,602	-10.38%
Wheaton	187	368	\$ 557,680	42	7	383	\$ 413,738	10.22	8.63	18.50%	\$ 435,798	-5.06%
Wheeling	90	113	\$ 281,281	18	5	92	\$ 248,546	11.79	12.60	-6.42%	\$ 294,873	-15.71%
Willow Springs	480	37	\$ 540,032	3	1	33	\$ 338,242	12.00	18.72	-35.90%	\$ 401,964	-15.85%
Willowbrook	516	57	\$ 842,125	1	2	24	\$ 517,079	25.33	10.25	147.15%	\$ 511,076	1.17%
Wilmette	91	211	\$ 997,633	18	10	241	\$ 894,967	9.41	7.68	22.63%	\$ 942,373	-5.03%
Winfield	190	78	\$ 428,169	7	0	60	\$ 356,660	13.97	7.28	91.84%	\$ 400,792	-11.01%
Winnetka	93	207	\$ 1,917,577	9	6	138	\$ 1,582,060	16.24	9.88	64.29%	\$ 1,600,508	-1.15%
Wood Dale	191	106	\$ 375,362	9	3	60	\$ 305,499	17.67	20.96	-15.69%	\$ 341,231	-10.47%
Woodridge	517	118	\$ 386,523	26	8	148	\$ 310,765	7.78	8.25	-5.74%	\$ 324,924	-4.36%
Woodstock & Greenwood	98	282	\$ 381,985	14	9	173	\$ 273,203	17.27	13.42	28.69%	\$ 280,618	-2.64%
Worth	482	64	\$ 241,846	0	5	35	\$ 217,887	19.20	17.07	12.50%	\$ 247,249	-11.88%
Yorkville	560	286	\$ 375,542	28	10	198	\$ 282,612	14.54	15.43	-5.78%	\$ 303,954	-7.02%
Zion	99	248	\$ 158,170	29	20	214	\$ 112,446	11.32	11.29	0.26%	\$ 142,300	-20.98%
City of CHICAGO	8000	7,434	\$ 387,436	628	802	6,595	\$ 275,823	11.12	12.06	-7.79%	\$ 372,772	-26.01%
TOTALS (all areas in report)	8099	41,969	\$ 436,294	4,335	2,553	36,162	\$ 314,197	11.70	11.04	5.95%	\$ 371,188	-15.35%
ALL AREAS (including areas not listed above)	ALL	46,685	\$ 429,286	4,760	2,736	39,635	\$ 308,681	11.89	11.10	7.09%	\$ 364,416	-15.29%
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.												