

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, 2009 to June 30, 2010*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRP

A. L. Wagner Appraisal Group, Inc.

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Serving the Chicagoland Area since 1970
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July 1, 2010 Statistics

July 1, 2009 Statistics

Town	MLS Area	Actives	July 1, 2010 Statistics			July 1, 2009 Statistics			12 mo SP			
			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	Percent Change
Addison	101	195	\$ 324,075	36	7	229	\$ 208,814	8.60	15.93	-46.01%	\$ 242,991	-14.07%
Algonquin	102	288	\$ 316,783	37	4	240	\$ 254,512	12.30	14.54	-15.40%	\$ 263,091	-3.26%
Alsip	658	103	\$ 192,234	14	8	97	\$ 150,869	10.39	11.65	-10.87%	\$ 158,043	-4.54%
Antioch	2	284	\$ 300,187	26	9	253	\$ 196,398	11.83	15.77	-24.98%	\$ 220,243	-10.83%
Arlington Heights	5	434	\$ 453,746	50	10	481	\$ 359,249	9.63	11.36	-15.23%	\$ 406,708	-11.67%
Aurora - DuPage County	507	194	\$ 327,643	37	10	320	\$ 270,958	6.34	7.43	-14.61%	\$ 295,181	-8.21%
Aurora - Kane County	507	708	\$ 153,773	136	89	966	\$ 117,699	7.13	9.73	-26.66%	\$ 145,947	-19.35%
Aurora - Will, Kendall Cty	507	103	\$ 272,797	24	5	142	\$ 232,996	7.23	9.29	-22.18%	\$ 252,792	-7.83%
Barrington Area	10	639	\$ 1,094,090	72	10	376	\$ 567,486	16.74	20.59	-18.67%	\$ 694,313	-18.27%
Bartlett	104	282	\$ 341,572	26	9	249	\$ 275,851	11.92	10.77	10.61%	\$ 300,572	-8.22%
Batavia	510	203	\$ 393,023	31	5	216	\$ 298,312	9.67	15.20	-36.39%	\$ 324,648	-8.11%
Beecher	401	73	\$ 269,759	2	1	32	\$ 187,381	25.03	21.66	15.56%	\$ 197,166	-4.96%
Bellwood	2104	99	\$ 130,172	24	27	196	\$ 86,642	4.81	9.49	-49.29%	\$ 102,967	-15.85%
Bensenville	106	116	\$ 260,684	26	10	141	\$ 166,504	7.86	15.96	-50.73%	\$ 204,536	-18.59%
Berwyn	402	207	\$ 196,596	57	51	397	\$ 140,308	4.92	9.32	-47.20%	\$ 171,918	-18.39%
Bloomingtondale	108	104	\$ 474,697	11	1	94	\$ 330,652	11.77	11.25	4.65%	\$ 369,609	-10.54%

		July 1, 2010 Statistics							July 1, 2009 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	99	\$ 126,927	17	16	80	\$ 90,532	10.51	11.59	-9.30%	\$ 103,174	-12.25%	
Bolingbrook	440	415	\$ 236,635	87	31	574	\$ 191,757	7.20	9.26	-22.32%	\$ 215,345	-10.95%	
Bridgeview	455	47	\$ 210,321	12	8	59	\$ 177,632	7.14	10.95	-34.79%	\$ 200,133	-11.24%	
Broadview	155	52	\$ 173,498	10	6	73	\$ 105,949	7.01	11.13	-37.01%	\$ 129,710	-18.32%	
Brookfield	513	97	\$ 242,612	18	6	164	\$ 216,367	6.19	10.76	-42.43%	\$ 243,520	-11.15%	
Buffalo Grove	89	172	\$ 419,879	43	12	255	\$ 365,115	6.66	9.43	-29.38%	\$ 379,478	-3.78%	
Burbank	454	173	\$ 216,537	45	16	212	\$ 185,362	7.60	13.92	-45.36%	\$ 200,189	-7.41%	
Burnham	633	14	\$ 81,079	2	4	31	\$ 47,089	4.54	10.62	-57.23%	\$ 60,068	-21.61%	
Burr Ridge	522	193	\$ 1,339,566	18	0	92	\$ 795,101	21.05	29.49	-28.61%	\$ 794,093	0.13%	
Calumet City	409	239	\$ 96,873	34	46	329	\$ 63,121	7.01	10.04	-30.14%	\$ 67,095	-5.92%	
Calumet Park	643	39	\$ 84,526	2	12	67	\$ 51,901	5.78	5.85	-1.17%	\$ 65,506	-20.77%	
Carol Stream	188	159	\$ 268,684	22	5	159	\$ 230,630	10.26	8.49	20.88%	\$ 251,266	-8.21%	
Carpentersville	110	279	\$ 170,964	65	24	315	\$ 118,628	8.29	10.63	-22.05%	\$ 143,212	-17.17%	
Cary	13	225	\$ 355,278	19	2	209	\$ 232,460	11.74	14.38	-18.34%	\$ 272,381	-14.66%	
Channahon	410	110	\$ 273,167	12	3	103	\$ 203,293	11.19	14.72	-24.01%	\$ 223,081	-8.87%	
Chicago Heights	411	184	\$ 111,493	27	28	249	\$ 61,488	7.26	10.20	-28.81%	\$ 60,690	1.31%	
Chicago Ridge	415	42	\$ 225,952	3	3	36	\$ 174,288	12.00	5.76	108.33%	\$ 187,331	-6.96%	
Cicero	650	189	\$ 123,196	57	70	364	\$ 93,474	4.62	9.62	-52.00%	\$ 108,458	-13.81%	
Clarendon Hills	514	77	\$ 631,844	13	1	108	\$ 538,421	7.57	12.99	-41.69%	\$ 614,482	-12.38%	
Country Club Hills	478	125	\$ 144,023	29	34	214	\$ 94,870	5.42	9.41	-42.45%	\$ 124,478	-23.79%	
Countryside	527	27	\$ 407,057	5	3	24	\$ 255,397	10.13	22.11	-54.20%	\$ 351,878	-27.42%	
Crestwood	446	43	\$ 218,635	4	2	30	\$ 186,256	14.33	9.27	54.58%	\$ 203,676	-8.55%	
Crete	417	150	\$ 254,339	16	15	137	\$ 156,048	10.71	12.35	-13.25%	\$ 175,513	-11.09%	
Crystal Lake (& Lakewood)	14	537	\$ 367,922	91	18	505	\$ 242,266	10.50	13.75	-23.68%	\$ 271,919	-10.91%	
Darien	562	101	\$ 426,036	9	1	110	\$ 314,150	10.10	9.76	3.52%	\$ 337,551	-6.93%	
Deerfield	15	169	\$ 661,059	21	11	163	\$ 515,252	10.40	13.94	-25.38%	\$ 580,771	-11.28%	
Des Plaines	16	353	\$ 354,227	63	14	371	\$ 235,470	9.46	11.67	-18.97%	\$ 264,593	-11.01%	
Dolton	419	164	\$ 86,533	27	52	300	\$ 49,447	5.19	7.99	-34.99%	\$ 62,264	-20.58%	
Downers Grove	515	419	\$ 491,087	47	8	407	\$ 361,729	10.88	12.94	-15.86%	\$ 429,133	-15.71%	
Elgin	123	829	\$ 248,596	168	67	879	\$ 169,705	8.93	14.31	-37.60%	\$ 191,523	-11.39%	
Elk Grove Village	7	156	\$ 307,701	20	4	161	\$ 258,006	10.12	12.25	-17.42%	\$ 298,582	-13.59%	
Elmhurst	126	326	\$ 541,915	52	5	393	\$ 423,983	8.69	10.04	-13.41%	\$ 457,224	-7.27%	
Elmwood Park	635	144	\$ 274,505	22	18	172	\$ 201,455	8.15	10.79	-24.48%	\$ 239,647	-15.94%	
Evanston	201	255	\$ 695,166	62	23	376	\$ 466,302	6.64	8.65	-23.24%	\$ 544,205	-14.32%	
Evergreen Park	642	144	\$ 199,973	13	12	176	\$ 165,581	8.60	9.67	-11.08%	\$ 180,155	-8.09%	
Flossmoor	422	125	\$ 378,289	7	6	126	\$ 221,654	10.79	14.22	-24.09%	\$ 264,383	-16.16%	

		July 1, 2010 Statistics							July 1, 2009 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	50	\$ 272,622	6	1	53	\$ 234,577	10.00	12.00	-16.67%	\$ 262,739	-10.72%	
Fox Lake	20	90	\$ 295,637	6	4	57	\$ 153,802	16.12	22.08	-27.00%	\$ 201,683	-23.74%	
Fox River Grove	21	59	\$ 303,953	4	1	35	\$ 228,144	17.70	13.89	27.39%	\$ 302,187	-24.50%	
Frankfort	423	269	\$ 478,459	22	5	249	\$ 336,407	11.70	14.83	-21.13%	\$ 351,942	-4.41%	
Franklin Park	131	106	\$ 208,220	26	14	172	\$ 144,873	6.00	17.11	-64.94%	\$ 176,161	-17.76%	
Geneva	134	229	\$ 468,486	45	1	308	\$ 344,307	7.76	10.44	-25.63%	\$ 368,749	-6.63%	
Glen Ellyn	137	311	\$ 565,931	49	5	334	\$ 425,122	9.62	14.02	-31.40%	\$ 447,388	-4.98%	
Glencoe	22	132	\$ 1,749,959	12	10	106	\$ 1,058,964	12.38	15.89	-22.12%	\$ 1,178,364	-10.13%	
Glendale Heights	139	125	\$ 216,860	43	9	225	\$ 157,658	5.42	9.45	-42.71%	\$ 177,350	-11.10%	
Glenview	25	393	\$ 750,008	58	30	396	\$ 593,103	9.74	14.86	-34.44%	\$ 637,718	-7.00%	
Glenwood	425	39	\$ 146,818	5	14	95	\$ 106,005	4.11	8.65	-52.51%	\$ 107,941	-1.79%	
Gurnee	31	265	\$ 339,251	35	6	266	\$ 274,292	10.36	11.43	-9.40%	\$ 305,489	-10.21%	
Hanover Park	103	135	\$ 199,428	35	11	190	\$ 161,990	6.86	7.96	-13.81%	\$ 183,336	-11.64%	
Harvey	426	157	\$ 57,510	8	28	244	\$ 22,648	6.73	8.00	-15.89%	\$ 24,476	-7.47%	
Harwood Heights	656	57	\$ 303,028	12	2	38	\$ 259,632	13.15	14.61	-9.96%	\$ 241,611	7.46%	
Hazel Crest	429	98	\$ 116,258	9	22	146	\$ 74,712	6.64	8.74	-23.99%	\$ 77,470	-3.56%	
Hickory Hills	457	65	\$ 254,611	8	2	68	\$ 216,061	10.00	12.79	-21.79%	\$ 242,783	-11.01%	
Highland Park	35	312	\$ 977,704	45	10	297	\$ 612,314	10.64	18.43	-42.29%	\$ 704,442	-13.08%	
Hillside	162	48	\$ 168,142	18	3	52	\$ 135,448	7.89	10.89	-27.54%	\$ 172,428	-21.45%	
Hinkley	520	23	\$ 237,204	3	0	12	\$ 158,979	18.40	21.18	-13.11%	\$ 233,192	-31.82%	
Hinsdale	521	236	\$ 1,277,187	34	6	261	\$ 936,239	9.41	16.37	-42.52%	\$ 1,059,768	-11.66%	
Hoffman Estates	194	207	\$ 331,446	40	15	272	\$ 285,557	7.60	9.15	-16.95%	\$ 306,555	-6.85%	
Homer Glen	500	232	\$ 495,279	19	6	154	\$ 346,979	15.55	22.84	-31.89%	\$ 351,347	-1.24%	
Homewood	430	121	\$ 179,750	23	11	204	\$ 148,224	6.10	7.58	-19.47%	\$ 164,212	-9.74%	
Indian Head Park	531	14	\$ 486,071	2	0	9	\$ 503,367	15.27	36.00	-57.58%	\$ 614,750	-18.12%	
Inverness	7167	110	\$ 991,911	16	2	56	\$ 630,566	17.84	20.82	-14.31%	\$ 659,113	-4.33%	
Itasca	143	56	\$ 524,612	4	1	57	\$ 328,875	10.84	32.13	-66.27%	\$ 325,717	0.97%	
Joliet	499	707	\$ 165,724	114	72	902	\$ 125,619	7.80	10.58	-26.30%	\$ 142,558	-11.88%	
Justice	458	39	\$ 220,232	4	2	43	\$ 148,876	9.55	13.85	-31.02%	\$ 197,172	-24.49%	
Kenilworth	43	47	\$ 2,076,794	2	3	35	\$ 1,380,334	14.10	39.79	-64.56%	\$ 2,173,038	-36.48%	
LaGrange Park	526	64	\$ 374,519	13	2	91	\$ 346,835	7.25	5.54	30.82%	\$ 344,341	0.72%	
LaGrange	525	111	\$ 618,088	10	6	161	\$ 428,933	7.53	8.33	-9.69%	\$ 501,872	-14.53%	
Lake Bluff	44	108	\$ 1,285,643	17	5	81	\$ 606,256	12.58	22.63	-44.40%	\$ 638,971	-5.12%	
Lake Forest	45	352	\$ 1,847,948	36	13	201	\$ 1,014,022	16.90	25.37	-33.41%	\$ 1,174,352	-13.65%	
Lake In The Hills	156	173	\$ 299,234	40	10	239	\$ 215,671	7.18	7.35	-2.33%	\$ 208,749	3.32%	
Lake Villa & Lindenhurst	46	289	\$ 298,507	50	10	292	\$ 229,577	9.85	12.48	-21.06%	\$ 253,358	-9.39%	

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	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Lansing	438	281	\$ 143,339	22	25	244	\$ 102,731	11.59	12.98	-10.72%	\$ 116,736	-12.00%	
Lemont	439	186	\$ 518,213	19	7	131	\$ 358,506	14.22	19.87	-28.45%	\$ 412,937	-13.18%	
Libertyville & Green Oaks	48	285	\$ 655,389	32	3	248	\$ 461,860	12.08	14.94	-19.10%	\$ 503,222	-8.22%	
Lincolnshire	69	92	\$ 716,741	22	5	65	\$ 589,062	12.00	16.80	-28.57%	\$ 551,377	6.83%	
Lincolnwood	645	111	\$ 649,443	32	8	103	\$ 386,036	9.31	16.17	-42.39%	\$ 471,167	-18.07%	
Lisle	532	146	\$ 422,305	16	0	114	\$ 340,694	13.48	11.43	17.92%	\$ 357,419	-4.68%	
Lockport	495	238	\$ 280,094	39	15	246	\$ 198,788	9.52	14.22	-33.03%	\$ 224,876	-11.60%	
Lombard	148	283	\$ 308,216	36	10	289	\$ 246,711	10.14	9.07	11.81%	\$ 280,531	-12.06%	
Lynwood	5411	74	\$ 233,133	10	9	65	\$ 169,491	10.57	12.71	-16.80%	\$ 202,197	-16.18%	
Lyons	534	51	\$ 181,989	11	7	79	\$ 127,695	6.31	12.55	-49.71%	\$ 155,825	-18.05%	
Markham	4426	105	\$ 86,024	8	29	163	\$ 48,815	6.30	7.23	-12.92%	\$ 54,972	-11.20%	
Matteson	443	130	\$ 203,841	33	14	220	\$ 158,112	5.84	8.36	-30.13%	\$ 178,960	-11.65%	
Maywood	153	132	\$ 115,027	25	29	179	\$ 67,767	6.80	9.39	-27.57%	\$ 75,403	-10.13%	
Medinah	157	32	\$ 468,396	3	1	32	\$ 278,831	10.67	16.91	-36.92%	\$ 400,283	-30.34%	
Melrose Park	160	78	\$ 204,787	21	14	106	\$ 127,801	6.64	14.40	-53.90%	\$ 166,247	-23.13%	
McHenry	50	606	\$ 292,575	63	16	447	\$ 180,253	13.83	16.28	-15.06%	\$ 198,663	-9.27%	
Minooka	447	121	\$ 298,118	8	9	94	\$ 185,050	13.08	14.91	-12.24%	\$ 206,412	-10.35%	
Midlothian	445	80	\$ 168,107	9	6	114	\$ 137,440	7.44	10.11	-26.36%	\$ 139,875	-1.74%	
Mokena	448	153	\$ 433,983	20	5	118	\$ 318,303	12.84	11.63	10.36%	\$ 368,754	-13.68%	
Monee	449	79	\$ 410,441	9	5	82	\$ 214,969	9.88	10.30	-4.13%	\$ 225,436	-4.64%	
Montgomery	538	180	\$ 198,980	32	16	327	\$ 161,997	5.76	7.04	-18.13%	\$ 191,199	-15.27%	
Morton Grove	53	134	\$ 373,680	28	11	189	\$ 279,004	7.05	11.11	-36.49%	\$ 329,029	-15.20%	
Mt. Prospect	56	230	\$ 367,433	48	7	330	\$ 295,549	7.17	10.35	-30.73%	\$ 324,742	-8.99%	
Mundelein	60	304	\$ 339,597	45	10	270	\$ 248,098	11.22	14.78	-24.04%	\$ 250,586	-0.99%	
Naperville	540	955	\$ 609,918	195	20	1,241	\$ 434,456	7.87	9.75	-19.23%	\$ 463,915	-6.35%	
New Lenox	451	222	\$ 349,110	20	9	211	\$ 261,417	11.10	14.04	-20.94%	\$ 310,559	-15.82%	
Niles	648	130	\$ 366,981	24	6	170	\$ 282,739	7.80	12.08	-35.41%	\$ 322,988	-12.46%	
Norridge	634	84	\$ 403,696	14	3	136	\$ 285,421	6.59	12.60	-47.71%	\$ 284,242	0.41%	
North Aurora	542	123	\$ 287,453	20	4	157	\$ 242,673	8.15	12.97	-37.13%	\$ 277,025	-12.40%	
North Chicago	64	66	\$ 97,153	11	8	68	\$ 51,646	9.10	9.74	-6.56%	\$ 69,300	-25.48%	
North Riverside	547	37	\$ 237,685	5	1	45	\$ 219,151	8.71	6.86	26.96%	\$ 225,144	-2.66%	
Northbrook	62	299	\$ 762,642	53	13	320	\$ 525,209	9.30	13.18	-29.50%	\$ 618,809	-15.13%	
Northfield	7193	71	\$ 1,038,452	5	4	47	\$ 726,343	15.21	25.80	-41.03%	\$ 914,727	-20.59%	
Northlake	164	59	\$ 176,776	13	17	118	\$ 129,431	4.78	13.01	-63.24%	\$ 160,176	-19.19%	
Oak Brook	523	121	\$ 1,730,452	9	5	56	\$ 1,069,920	20.74	34.36	-39.64%	\$ 1,280,601	-16.45%	
Oak Forest	452	119	\$ 227,798	23	11	194	\$ 177,843	6.26	8.84	-29.11%	\$ 179,402	-0.87%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Oak Lawn	453	253	\$ 252,215	41	13	361	\$ 203,356	7.32	10.62	-31.08%	\$ 209,746	-3.05%	
Oak Park	302	222	\$ 504,002	53	18	363	\$ 409,432	6.14	6.74	-8.93%	\$ 447,515	-8.51%	
Olympia Fields	461	55	\$ 272,263	6	8	54	\$ 203,693	9.71	11.83	-17.93%	\$ 193,091	5.49%	
Orland Park	462	298	\$ 473,527	39	8	314	\$ 344,456	9.91	10.67	-7.20%	\$ 369,803	-6.85%	
Oswego	543	257	\$ 331,122	54	13	319	\$ 253,608	7.99	9.63	-17.07%	\$ 263,807	-3.87%	
Palatine	67	316	\$ 457,611	49	9	330	\$ 364,564	9.77	12.26	-20.28%	\$ 379,260	-3.87%	
Palos Heights	463	85	\$ 446,721	6	2	79	\$ 280,520	11.72	12.00	-2.30%	\$ 333,055	-15.77%	
Palos Hills	465	47	\$ 326,795	16	0	59	\$ 233,094	7.52	8.24	-8.72%	\$ 247,669	-5.89%	
Palos Park	464	82	\$ 807,539	3	1	58	\$ 367,280	15.87	26.63	-40.41%	\$ 594,530	-38.22%	
Park Forest	466	168	\$ 91,253	27	29	248	\$ 59,032	6.63	9.16	-27.62%	\$ 70,370	-16.11%	
Park Ridge	68	292	\$ 616,600	43	11	338	\$ 430,452	8.94	15.23	-41.32%	\$ 489,734	-12.10%	
Peotone	468	48	\$ 264,077	7	1	40	\$ 172,576	12.00	20.92	-42.65%	\$ 223,807	-22.89%	
Plainfield	544	701	\$ 306,872	142	48	914	\$ 231,601	7.62	9.65	-21.08%	\$ 253,899	-8.78%	
Posen	469	36	\$ 121,307	9	4	50	\$ 91,665	6.86	12.00	-42.86%	\$ 112,387	-18.44%	
Prospect Heights	70	55	\$ 491,553	10	3	48	\$ 352,904	10.82	14.44	-25.09%	\$ 364,892	-3.29%	
Richton Park	471	78	\$ 166,992	26	16	126	\$ 110,171	5.57	8.78	-36.55%	\$ 127,927	-13.88%	
River Forest	305	97	\$ 855,090	11	7	81	\$ 675,574	11.76	13.33	-11.82%	\$ 889,940	-24.09%	
River Grove	171	50	\$ 206,842	18	7	68	\$ 178,008	6.45	12.39	-47.92%	\$ 203,772	-12.64%	
Riverdale	627	86	\$ 67,525	5	13	134	\$ 33,673	6.79	9.50	-28.50%	\$ 48,199	-30.14%	
Riverside	546	90	\$ 521,337	11	2	82	\$ 422,029	11.37	16.59	-31.47%	\$ 431,200	-2.13%	
Rolling Meadows	8	76	\$ 292,732	24	3	117	\$ 243,675	6.33	9.76	-35.09%	\$ 267,552	-8.92%	
Romeoville	494	172	\$ 197,446	61	20	391	\$ 149,790	4.37	7.61	-42.55%	\$ 169,431	-11.59%	
Roselle & Keeneyville	172	133	\$ 337,855	21	11	127	\$ 272,017	10.04	13.11	-23.42%	\$ 308,927	-11.95%	
Round Lake	73	354	\$ 161,556	118	45	535	\$ 122,350	6.09	8.53	-28.69%	\$ 145,833	-16.10%	
Sauk Village	414	68	\$ 80,523	9	16	136	\$ 40,864	5.07	9.32	-45.64%	\$ 54,166	-24.56%	
Schaumburg	193	226	\$ 391,004	30	12	257	\$ 314,248	9.07	8.77	3.39%	\$ 311,729	0.81%	
Shorewood	496	131	\$ 294,764	19	7	139	\$ 253,985	9.53	12.00	-20.61%	\$ 266,612	-4.74%	
Skokie	76	224	\$ 366,822	61	25	361	\$ 296,616	6.01	11.16	-46.11%	\$ 315,905	-6.11%	
South Elgin	177	124	\$ 316,117	34	2	137	\$ 235,549	8.60	11.19	-23.17%	\$ 279,166	-15.62%	
South Holland	473	181	\$ 151,598	34	38	282	\$ 99,831	6.14	9.66	-36.48%	\$ 119,714	-16.61%	
St. Charles	174	544	\$ 616,417	81	12	467	\$ 379,439	11.66	14.80	-21.23%	\$ 435,739	-12.92%	
Steger	475	64	\$ 180,640	7	4	78	\$ 91,933	8.63	11.68	-26.12%	\$ 95,814	-4.05%	
Stickney	404	55	\$ 191,483	16	9	90	\$ 157,452	5.74	10.68	-46.29%	\$ 167,675	-6.10%	
Streamwood	107	210	\$ 238,012	51	14	283	\$ 175,664	7.24	11.07	-34.61%	\$ 201,881	-12.99%	
Sugar Grove	554	107	\$ 352,396	10	2	99	\$ 298,083	11.57	19.40	-40.36%	\$ 344,302	-13.42%	
Summit	501	48	\$ 157,115	4	7	48	\$ 107,122	9.76	26.09	-62.58%	\$ 121,026	-11.49%	

July 1, 2010 Statistics									July 1, 2009 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Thornton	476	17	\$ 139,653	1	3	19	\$ 85,198	8.87	10.96	-19.05%	\$ 123,921	-31.25%	
Tinley Park	477	202	\$ 292,003	32	7	254	\$ 256,238	8.27	10.52	-21.35%	\$ 257,718	-0.57%	
University Park	5466	37	\$ 151,033	7	9	65	\$ 75,835	5.48	9.76	-43.84%	\$ 86,208	-12.03%	
Vernon Hills	61	125	\$ 469,959	21	0	122	\$ 442,209	10.49	11.34	-7.48%	\$ 433,235	2.07%	
Villa Park	186	138	\$ 258,570	23	6	198	\$ 214,732	7.30	8.95	-18.50%	\$ 215,017	-0.13%	
Warrenville	555	66	\$ 348,188	10	4	77	\$ 240,633	8.70	10.94	-20.42%	\$ 239,242	0.58%	
Waukegan & Park City	85	344	\$ 127,942	71	44	546	\$ 84,145	6.25	9.63	-35.15%	\$ 97,658	-13.84%	
Wayne	184	46	\$ 1,051,914	4	0	23	\$ 533,120	20.44	42.75	-52.18%	\$ 497,429	7.18%	
West Chicago	185	253	\$ 295,115	41	10	232	\$ 205,179	10.73	14.92	-28.08%	\$ 228,040	-10.03%	
Westchester	154	157	\$ 263,750	20	10	191	\$ 212,287	8.52	10.88	-21.61%	\$ 234,797	-9.59%	
Western Springs	558	101	\$ 718,060	19	2	107	\$ 549,578	9.47	10.24	-7.52%	\$ 678,954	-19.06%	
Westmont	559	116	\$ 366,251	14	6	142	\$ 319,767	8.59	12.20	-29.55%	\$ 330,062	-3.12%	
Wheaton	187	418	\$ 489,130	63	8	436	\$ 366,725	9.89	11.70	-15.46%	\$ 419,446	-12.57%	
Wheeling	90	100	\$ 260,334	36	5	132	\$ 205,764	6.94	10.52	-34.08%	\$ 237,791	-13.47%	
Willow Springs	480	49	\$ 378,867	2	1	18	\$ 417,417	28.00	8.80	218.18%	\$ 349,944	19.28%	
Willowbrook	516	55	\$ 708,478	4	1	53	\$ 402,267	11.38	19.89	-42.80%	\$ 491,268	-18.12%	
Wilmette	91	182	\$ 934,889	31	28	279	\$ 789,807	6.46	10.81	-40.25%	\$ 886,179	-10.87%	
Winfield	190	86	\$ 435,715	7	0	61	\$ 349,415	15.18	12.79	18.66%	\$ 369,101	-5.33%	
Winnetka	93	202	\$ 2,185,847	22	33	182	\$ 1,309,557	10.23	15.90	-35.69%	\$ 1,515,707	-13.60%	
Wood Dale	191	102	\$ 354,387	17	1	81	\$ 234,142	12.36	15.39	-19.66%	\$ 298,583	-21.58%	
Woodridge	517	135	\$ 326,029	15	5	166	\$ 274,357	8.71	7.39	17.78%	\$ 287,129	-4.45%	
Woodstock & Greenwood	98	295	\$ 364,290	39	7	211	\$ 209,786	13.77	20.90	-34.09%	\$ 253,218	-17.15%	
Worth	482	48	\$ 216,143	10	3	65	\$ 158,305	7.38	16.17	-54.34%	\$ 211,647	-25.20%	
Yorkville	560	223	\$ 341,113	27	11	225	\$ 231,349	10.17	13.07	-22.14%	\$ 271,007	-14.63%	
Zion	99	198	\$ 159,951	31	15	230	\$ 93,763	8.61	10.11	-14.85%	\$ 103,237	-9.18%	
City of CHICAGO	8000	6,177	\$ 378,652	1,004	858	9,327	\$ 225,772	6.62	9.76	-32.13%	\$ 249,357	-9.46%	
TOTALS (all areas in report):	8099	39,035	\$ 421,970	6,354	3,063	46,926	\$ 264,705	8.31	11.32	-26.53%	\$ 292,646	-9.55%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	43,846	\$ 412,773	6,933	3,264	51,179	\$ 260,353	8.57	11.59	-26.02%	\$ 288,116	-9.64%	
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.													