

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
January 1, 2012 to December 31, 2012*

Sponsored by:

Alvin "Chip" Wagner III, SRA, SCRIP

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Specializing in Relocation, Litigation & Lending Appraisals

Serving the Chicagoland Area since 1970
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January 1, 2013 Statistics								October 1, 2012 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	3 mo SP Percent Change
Addison	101	102	\$ 263,963	51	8	198	\$ 200,756	4.76	6.00	-20.62%	\$ 189,026	6.21%
Algonquin	102	115	\$ 272,232	61	6	313	\$ 216,449	3.63	5.11	-28.93%	\$ 221,877	-2.45%
Alsip	658	50	\$ 162,285	18	10	135	\$ 117,824	3.68	4.83	-23.78%	\$ 118,122	-0.25%
Antioch	2	147	\$ 228,056	41	14	291	\$ 173,602	5.10	7.26	-29.75%	\$ 181,847	-4.53%
Arlington Heights	5	154	\$ 411,334	74	18	571	\$ 331,772	2.79	4.07	-31.45%	\$ 334,155	-0.71%
Aurora - DuPage County	507	81	\$ 303,888	48	8	309	\$ 266,754	2.66	4.33	-38.55%	\$ 261,195	2.13%
Aurora - Kane County	507	305	\$ 134,672	218	102	1,214	\$ 97,032	2.39	2.92	-18.37%	\$ 94,397	2.79%
Aurora - Will, Kendall Cty	507	40	\$ 293,401	35	3	142	\$ 204,139	2.67	3.78	-29.43%	\$ 203,930	0.10%
Barrington Area	10	322	\$ 1,255,255	72	10	483	\$ 546,868	6.84	8.84	-22.63%	\$ 561,285	-2.57%
Bartlett	104	122	\$ 290,034	56	16	306	\$ 244,656	3.87	5.69	-31.99%	\$ 245,388	-0.30%
Batavia	510	125	\$ 340,816	28	4	251	\$ 267,587	5.30	5.71	-7.12%	\$ 261,621	2.28%
Beecher	401	50	\$ 225,512	6	3	54	\$ 163,803	9.52	10.82	-11.98%	\$ 167,128	-1.99%
Bellwood	2104	91	\$ 95,553	46	26	213	\$ 59,111	3.83	4.52	-15.25%	\$ 61,250	-3.49%
Bensenville	106	56	\$ 215,866	44	10	126	\$ 152,964	3.73	5.79	-35.53%	\$ 153,344	-0.25%
Berwyn	402	174	\$ 148,469	92	60	439	\$ 114,918	3.53	5.35	-33.99%	\$ 116,894	-1.69%
Bloomingtondale	108	54	\$ 449,030	19	4	129	\$ 317,903	4.26	4.70	-9.27%	\$ 302,374	5.14%

		January 1, 2013 Statistics							October 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Blue Island	406	74	\$ 93,958	12	16	111	\$ 62,739	6.39	8.58	-25.58%	\$ 61,059	2.75%	
Bolingbrook	440	187	\$ 222,406	162	43	675	\$ 176,006	2.55	3.66	-30.40%	\$ 176,568	-0.32%	
Bridgeview	455	44	\$ 179,366	13	4	90	\$ 133,874	4.93	5.16	-4.35%	\$ 132,819	0.79%	
Broadview	155	41	\$ 110,610	18	13	53	\$ 80,849	5.86	8.22	-28.74%	\$ 87,940	-8.06%	
Brookfield	513	67	\$ 199,054	29	11	188	\$ 169,810	3.53	4.51	-21.88%	\$ 173,392	-2.07%	
Buffalo Grove	89	65	\$ 343,028	46	5	304	\$ 304,514	2.20	3.26	-32.53%	\$ 301,437	1.02%	
Burbank	454	132	\$ 183,005	41	18	228	\$ 129,493	5.52	6.12	-9.85%	\$ 126,926	2.02%	
Burnham	633	13	\$ 85,298	5	7	23	\$ 49,626	4.46	5.67	-21.34%	\$ 50,087	-0.92%	
Burr Ridge	522	117	\$ 1,242,434	19	9	114	\$ 752,211	9.89	12.93	-23.53%	\$ 762,130	-1.30%	
Calumet City	409	202	\$ 66,128	41	48	289	\$ 41,675	6.41	8.40	-23.69%	\$ 44,370	-6.07%	
Calumet Park	643	43	\$ 61,049	4	12	49	\$ 50,619	7.94	7.62	4.19%	\$ 52,426	-3.45%	
Carol Stream	188	58	\$ 250,782	51	10	231	\$ 204,426	2.38	4.34	-45.12%	\$ 201,085	1.66%	
Carpentersville	110	127	\$ 155,700	94	22	400	\$ 112,004	2.95	4.65	-36.45%	\$ 113,070	-0.94%	
Cary	13	137	\$ 262,894	42	9	259	\$ 194,574	5.30	6.50	-18.35%	\$ 193,429	0.59%	
Channahon	410	58	\$ 222,243	15	2	107	\$ 192,652	5.61	5.03	11.60%	\$ 186,657	3.21%	
Chicago Heights	411	171	\$ 72,107	29	18	218	\$ 53,873	7.74	8.87	-12.66%	\$ 53,455	0.78%	
Chicago Ridge	415	26	\$ 169,078	8	1	53	\$ 127,078	5.03	6.92	-27.23%	\$ 125,640	1.14%	
Cicero	650	143	\$ 98,098	74	77	376	\$ 66,774	3.26	4.41	-26.09%	\$ 67,407	-0.94%	
Clarendon Hills	514	42	\$ 744,058	13	2	91	\$ 539,676	4.75	6.00	-20.75%	\$ 535,079	0.86%	
Country Club Hills	478	121	\$ 122,089	22	31	204	\$ 88,951	5.65	5.42	4.22%	\$ 86,585	2.73%	
Countryside	527	19	\$ 309,258	3	2	33	\$ 226,923	6.00	9.88	-39.29%	\$ 227,050	-0.06%	
Crestwood	446	39	\$ 169,649	7	4	40	\$ 139,363	9.18	10.98	-16.42%	\$ 147,508	-5.52%	
Crete	417	136	\$ 227,099	24	11	136	\$ 130,808	9.54	9.61	-0.72%	\$ 141,197	-7.36%	
Crystal Lake (& Lakewood)	14	289	\$ 342,341	104	20	581	\$ 202,808	4.92	6.15	-20.06%	\$ 210,890	-3.83%	
Darien	562	50	\$ 369,700	18	3	142	\$ 293,589	3.68	4.93	-25.31%	\$ 301,607	-2.66%	
Deerfield	15	64	\$ 646,380	31	10	193	\$ 479,709	3.28	4.10	-19.95%	\$ 484,831	-1.06%	
Des Plaines	16	168	\$ 277,230	93	21	438	\$ 208,145	3.65	5.19	-29.67%	\$ 205,456	1.31%	
Dolton	419	151	\$ 69,524	38	39	266	\$ 34,882	5.28	6.99	-24.43%	\$ 35,409	-1.49%	
Downers Grove	515	197	\$ 495,541	52	18	461	\$ 339,534	4.45	5.49	-18.93%	\$ 331,719	2.36%	
Elgin	123	446	\$ 219,499	225	61	1,077	\$ 140,130	3.93	4.93	-20.30%	\$ 142,120	-1.40%	
Elk Grove Village	7	75	\$ 273,587	27	7	194	\$ 234,827	3.95	4.72	-16.30%	\$ 241,165	-2.63%	
Elmhurst	126	170	\$ 575,986	70	12	448	\$ 402,826	3.85	5.01	-23.20%	\$ 396,816	1.51%	
Elmwood Park	635	77	\$ 229,209	36	18	176	\$ 173,780	4.02	5.56	-27.69%	\$ 173,092	0.40%	
Evanston	201	101	\$ 589,853	39	15	430	\$ 510,667	2.50	3.11	-19.46%	\$ 495,758	3.01%	
Evergreen Park	642	119	\$ 160,427	45	17	187	\$ 130,921	5.73	8.48	-32.39%	\$ 126,833	3.22%	
Flossmoor	422	98	\$ 273,737	22	7	118	\$ 195,924	8.00	8.05	-0.64%	\$ 193,541	1.23%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Forest Park	130	30	\$ 232,592	9	6	84	\$ 181,936	3.64	7.23	-49.68%	\$ 176,014	3.36%	
Fox Lake	20	54	\$ 192,351	16	2	75	\$ 152,126	6.97	9.78	-28.74%	\$ 133,216	14.19%	
Fox River Grove	21	27	\$ 254,018	11	3	65	\$ 191,325	4.10	6.31	-34.98%	\$ 190,394	0.49%	
Frankfort	423	169	\$ 407,446	35	12	275	\$ 319,676	6.30	8.26	-23.79%	\$ 326,742	-2.16%	
Franklin Park	131	67	\$ 149,445	49	15	201	\$ 116,466	3.03	4.50	-32.58%	\$ 113,324	2.77%	
Geneva	134	127	\$ 399,238	44	6	354	\$ 318,185	3.77	5.33	-29.18%	\$ 322,608	-1.37%	
Glen Ellyn	137	113	\$ 569,038	60	10	385	\$ 410,382	2.98	5.03	-40.78%	\$ 394,738	3.96%	
Glencoe	22	57	\$ 1,739,800	19	7	143	\$ 1,079,113	4.05	5.29	-23.55%	\$ 1,102,936	-2.16%	
Glendale Heights	139	63	\$ 174,278	46	12	227	\$ 136,592	2.65	3.41	-22.20%	\$ 134,915	1.24%	
Glenview	25	141	\$ 706,276	46	14	456	\$ 538,965	3.28	4.96	-33.86%	\$ 553,282	-2.59%	
Glenwood	425	49	\$ 105,487	19	6	92	\$ 88,200	5.03	6.62	-24.05%	\$ 81,166	8.67%	
Gurnee	31	117	\$ 272,481	41	8	296	\$ 227,967	4.07	5.60	-27.30%	\$ 233,152	-2.22%	
Hanover Park	103	77	\$ 168,484	52	20	243	\$ 131,358	2.93	3.48	-15.71%	\$ 130,042	1.01%	
Harvey	426	106	\$ 43,590	13	26	163	\$ 18,756	6.30	7.60	-17.17%	\$ 19,154	-2.08%	
Harwood Heights	656	20	\$ 304,170	13	1	64	\$ 198,347	3.08	4.66	-33.93%	\$ 196,088	1.15%	
Hazel Crest	429	83	\$ 79,206	21	23	140	\$ 60,914	5.41	5.90	-8.19%	\$ 61,392	-0.78%	
Hickory Hills	457	46	\$ 241,674	16	7	95	\$ 174,568	4.68	5.49	-14.81%	\$ 170,294	2.51%	
Highland Park	35	169	\$ 1,331,701	60	13	339	\$ 578,048	4.92	6.12	-19.52%	\$ 584,823	-1.16%	
Hillside	162	37	\$ 119,740	21	10	86	\$ 101,134	3.79	4.17	-8.89%	\$ 95,176	6.26%	
Hinkley	520	21	\$ 184,576	3	0	20	\$ 132,933	10.96	16.80	-34.78%	\$ 113,781	16.83%	
Hinsdale	521	132	\$ 1,603,748	35	2	276	\$ 912,601	5.06	8.30	-39.01%	\$ 887,167	2.87%	
Hoffman Estates	194	112	\$ 294,907	55	22	325	\$ 235,375	3.34	4.99	-32.99%	\$ 242,285	-2.85%	
Homer Glen	500	111	\$ 373,963	22	8	181	\$ 299,477	6.31	7.62	-17.16%	\$ 311,202	-3.77%	
Homewood	430	109	\$ 148,558	42	18	212	\$ 115,114	4.81	6.36	-24.34%	\$ 120,941	-4.82%	
Indian Head Park	531	11	\$ 467,273	1	0	17	\$ 419,532	7.33	8.25	-11.11%	\$ 426,774	-1.70%	
Inverness	7167	65	\$ 954,098	14	1	100	\$ 546,436	6.78	9.33	-27.33%	\$ 553,566	-1.29%	
Itasca	143	35	\$ 457,061	12	3	59	\$ 295,142	5.68	8.50	-33.23%	\$ 269,274	9.61%	
Joliet	499	382	\$ 142,127	158	67	1,012	\$ 107,784	3.71	4.77	-22.33%	\$ 103,973	3.67%	
Justice	458	19	\$ 189,681	5	3	44	\$ 130,743	4.38	8.50	-48.42%	\$ 133,202	-1.85%	
Kenilworth	43	31	\$ 2,259,129	5	3	31	\$ 1,244,952	9.54	15.77	-39.52%	\$ 1,363,638	-8.70%	
LaGrange Park	526	24	\$ 309,775	19	2	133	\$ 299,385	1.87	4.57	-59.05%	\$ 289,165	3.53%	
LaGrange	525	39	\$ 522,351	21	2	176	\$ 429,542	2.35	4.79	-50.87%	\$ 431,268	-0.40%	
Lake Bluff	44	53	\$ 1,384,121	14	4	112	\$ 501,111	4.89	7.55	-35.19%	\$ 487,327	2.83%	
Lake Forest	45	170	\$ 1,728,205	24	12	240	\$ 913,755	7.39	10.69	-30.84%	\$ 990,778	-7.77%	
Lake In The Hills	156	98	\$ 281,602	72	20	286	\$ 177,104	3.11	4.01	-22.43%	\$ 183,297	-3.38%	
Lake Villa & Lindenhurst	46	188	\$ 258,787	58	10	359	\$ 189,921	5.28	7.13	-25.85%	\$ 190,121	-0.11%	

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Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	Percent
Lansing	438	215	\$ 112,560	44	35	310	\$ 82,260	6.63	7.98	-16.87%	\$ 79,896	2.96%	
Lemont	439	112	\$ 589,707	28	4	156	\$ 328,735	7.15	10.33	-30.76%	\$ 318,555	3.20%	
Libertyville & Green Oaks	48	172	\$ 610,662	32	4	348	\$ 459,189	5.38	6.99	-23.16%	\$ 463,131	-0.85%	
Lincolnshire	69	34	\$ 609,126	8	1	101	\$ 568,195	3.71	5.78	-35.85%	\$ 541,602	4.91%	
Lincolnwood	645	49	\$ 562,261	19	9	116	\$ 341,768	4.08	6.96	-41.35%	\$ 357,636	-4.44%	
Lisle	532	71	\$ 429,336	21	0	136	\$ 311,750	5.43	6.62	-18.00%	\$ 301,264	3.48%	
Lockport	495	125	\$ 248,384	46	21	294	\$ 174,413	4.16	5.31	-21.72%	\$ 187,655	-7.06%	
Lombard	148	134	\$ 254,062	60	8	401	\$ 205,200	3.43	4.67	-26.53%	\$ 206,012	-0.39%	
Lynwood	5411	40	\$ 190,196	16	14	77	\$ 120,984	4.49	6.00	-25.23%	\$ 125,945	-3.94%	
Lyons	534	38	\$ 123,587	16	7	72	\$ 85,964	4.80	6.06	-20.83%	\$ 83,889	2.47%	
Markham	4426	86	\$ 62,801	11	23	131	\$ 40,766	6.25	9.23	-32.20%	\$ 41,327	-1.36%	
Matteson	443	89	\$ 156,251	48	27	229	\$ 122,490	3.51	5.08	-30.87%	\$ 116,290	5.33%	
Maywood	153	98	\$ 81,296	42	25	184	\$ 52,072	4.69	6.27	-25.32%	\$ 51,459	1.19%	
Medinah	157	6	\$ 406,200	4	0	29	\$ 268,867	2.18	4.00	-45.45%	\$ 265,938	1.10%	
Melrose Park	160	59	\$ 149,611	20	8	103	\$ 110,335	5.40	6.18	-12.57%	\$ 107,992	2.17%	
McHenry	50	344	\$ 254,621	111	18	593	\$ 143,262	5.72	7.11	-19.56%	\$ 145,490	-1.53%	
Minooka	447	63	\$ 338,138	20	6	124	\$ 162,558	5.04	5.38	-6.31%	\$ 157,145	3.44%	
Midlothian	445	97	\$ 133,114	23	12	129	\$ 88,043	7.10	8.77	-19.06%	\$ 88,210	-0.19%	
Mokena	448	110	\$ 393,023	20	3	164	\$ 282,199	7.06	7.76	-9.05%	\$ 289,508	-2.52%	
Monee	449	67	\$ 356,070	11	6	82	\$ 182,518	8.12	10.52	-22.78%	\$ 172,566	5.77%	
Montgomery	538	81	\$ 170,286	75	18	353	\$ 136,846	2.18	3.31	-34.20%	\$ 137,150	-0.22%	
Morton Grove	53	67	\$ 314,164	36	7	252	\$ 251,195	2.73	4.61	-40.91%	\$ 254,476	-1.29%	
Mt. Prospect	56	119	\$ 331,547	53	9	399	\$ 272,312	3.10	4.42	-29.87%	\$ 275,214	-1.05%	
Mundelein	60	131	\$ 328,275	63	16	355	\$ 198,202	3.62	4.94	-26.62%	\$ 200,027	-0.91%	
Naperville	540	428	\$ 607,781	151	31	1,484	\$ 413,962	3.08	4.17	-26.12%	\$ 410,120	0.94%	
New Lenox	451	156	\$ 321,389	38	8	265	\$ 239,190	6.02	7.11	-15.30%	\$ 241,223	-0.84%	
Niles	648	55	\$ 311,667	28	8	197	\$ 245,076	2.83	4.67	-39.38%	\$ 245,764	-0.28%	
Norridge	634	36	\$ 325,536	25	5	137	\$ 224,530	2.59	3.61	-28.43%	\$ 228,564	-1.76%	
North Aurora	542	57	\$ 298,573	24	3	191	\$ 211,383	3.14	4.47	-29.85%	\$ 215,440	-1.88%	
North Chicago	64	52	\$ 63,709	18	9	92	\$ 37,423	5.24	5.73	-8.56%	\$ 35,843	4.41%	
North Riverside	547	22	\$ 207,777	5	3	76	\$ 171,553	3.14	5.16	-39.11%	\$ 170,620	0.55%	
Northbrook	62	109	\$ 767,011	51	16	372	\$ 527,792	2.98	4.63	-35.59%	\$ 499,966	5.57%	
Northfield	7193	40	\$ 1,194,881	3	5	76	\$ 681,260	5.71	6.98	-18.10%	\$ 649,058	4.96%	
Northlake	164	46	\$ 141,538	31	11	94	\$ 97,743	4.06	7.26	-44.08%	\$ 98,755	-1.02%	
Oak Brook	523	76	\$ 1,511,602	12	1	90	\$ 999,005	8.85	11.52	-23.17%	\$ 979,278	2.01%	
Oak Forest	452	84	\$ 178,823	43	14	232	\$ 151,063	3.49	4.70	-25.84%	\$ 151,108	-0.03%	

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Oak Lawn	453	183	\$ 199,166	75	29	449	\$ 156,305	3.97	5.27	-24.58%	\$ 156,330	-0.02%	
Oak Park	302	111	\$ 434,727	55	11	379	\$ 405,252	2.99	4.32	-30.75%	\$ 402,418	0.70%	
Olympia Fields	461	59	\$ 235,701	9	9	68	\$ 160,325	8.23	9.93	-17.06%	\$ 166,189	-3.53%	
Orland Park	462	184	\$ 444,946	43	16	325	\$ 294,459	5.75	8.01	-28.22%	\$ 296,337	-0.63%	
Oswego	543	158	\$ 301,366	81	13	400	\$ 218,509	3.84	4.81	-20.13%	\$ 222,122	-1.63%	
Palatine	67	173	\$ 382,422	60	13	397	\$ 302,704	4.42	5.30	-16.60%	\$ 304,037	-0.44%	
Palos Heights	463	53	\$ 349,718	14	3	91	\$ 242,965	5.89	6.32	-6.84%	\$ 240,461	1.04%	
Palos Hills	465	30	\$ 350,523	6	5	78	\$ 187,378	4.04	6.80	-40.47%	\$ 189,912	-1.33%	
Palos Park	464	57	\$ 905,885	8	5	59	\$ 363,277	9.50	14.71	-35.42%	\$ 376,276	-3.45%	
Park Forest	466	169	\$ 62,797	14	28	248	\$ 40,025	6.99	7.86	-11.04%	\$ 41,849	-4.36%	
Park Ridge	68	129	\$ 598,860	47	10	409	\$ 387,536	3.32	5.01	-33.68%	\$ 398,958	-2.86%	
Peotone	468	21	\$ 237,138	1	3	36	\$ 175,384	6.30	6.93	-9.13%	\$ 159,049	10.27%	
Plainfield	544	299	\$ 312,561	193	45	1,105	\$ 214,491	2.67	3.35	-20.20%	\$ 214,857	-0.17%	
Posen	469	25	\$ 91,354	2	6	76	\$ 65,491	3.57	3.45	3.57%	\$ 68,238	-4.03%	
Prospect Heights	70	39	\$ 408,365	14	3	73	\$ 299,982	5.20	8.05	-35.39%	\$ 303,074	-1.02%	
Richton Park	471	79	\$ 129,788	21	15	136	\$ 89,714	5.51	5.96	-7.58%	\$ 93,077	-3.61%	
River Forest	305	36	\$ 823,206	13	3	100	\$ 610,897	3.72	8.11	-54.10%	\$ 602,056	1.47%	
River Grove	171	21	\$ 204,766	19	4	70	\$ 136,494	2.71	3.28	-17.49%	\$ 134,781	1.27%	
Riverdale	627	82	\$ 43,778	17	27	117	\$ 21,997	6.11	7.59	-19.46%	\$ 21,494	2.34%	
Riverside	546	53	\$ 393,669	8	5	105	\$ 331,073	5.39	8.28	-34.93%	\$ 347,251	-4.66%	
Rolling Meadows	8	42	\$ 267,237	17	3	172	\$ 210,997	2.63	4.61	-43.06%	\$ 209,677	0.63%	
Romeoville	494	85	\$ 163,043	81	32	356	\$ 126,100	2.17	3.25	-33.16%	\$ 122,414	3.01%	
Roselle & Keeneyville	172	72	\$ 344,062	20	6	136	\$ 225,255	5.33	6.57	-18.77%	\$ 236,006	-4.56%	
Round Lake	73	219	\$ 123,366	127	38	573	\$ 99,827	3.56	4.45	-20.04%	\$ 98,503	1.34%	
Sauk Village	414	67	\$ 47,405	14	11	108	\$ 31,696	6.05	7.68	-21.33%	\$ 33,601	-5.67%	
Schaumburg	193	97	\$ 329,795	58	14	380	\$ 259,168	2.58	3.92	-34.24%	\$ 255,608	1.39%	
Shorewood	496	73	\$ 250,999	30	8	173	\$ 216,889	4.15	6.03	-31.15%	\$ 221,916	-2.26%	
Skokie	76	115	\$ 334,672	90	25	417	\$ 248,030	2.59	3.68	-29.54%	\$ 248,138	-0.04%	
South Elgin	177	63	\$ 259,298	29	8	195	\$ 229,026	3.26	3.77	-13.63%	\$ 220,830	3.71%	
South Holland	473	130	\$ 118,203	48	37	297	\$ 93,697	4.08	5.20	-21.40%	\$ 93,848	-0.16%	
St. Charles	174	343	\$ 593,622	86	11	588	\$ 338,932	6.01	8.08	-25.68%	\$ 333,290	1.69%	
Steger	475	58	\$ 107,802	10	6	80	\$ 63,694	7.25	8.91	-18.61%	\$ 67,640	-5.83%	
Stickney	404	37	\$ 150,889	22	21	81	\$ 112,339	3.58	6.97	-48.64%	\$ 109,614	2.49%	
Streamwood	107	122	\$ 195,487	80	19	342	\$ 140,202	3.32	3.95	-15.88%	\$ 139,929	0.20%	
Sugar Grove	554	41	\$ 351,175	14	5	108	\$ 250,007	3.87	5.82	-33.38%	\$ 250,329	-0.13%	
Summit	501	30	\$ 122,310	13	7	73	\$ 74,709	3.87	5.08	-23.84%	\$ 72,781	2.65%	

January 1, 2013 Statistics									October 1, 2012 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	Percent
Thornton	476	22	\$ 93,112	4	3	16	\$ 53,147	11.48	12.60	-8.90%	\$ 67,240	-20.96%	
Tinley Park	477	155	\$ 252,837	45	11	280	\$ 219,717	5.54	6.51	-14.99%	\$ 214,664	2.35%	
University Park	5466	28	\$ 87,149	4	9	47	\$ 77,158	5.60	4.41	26.93%	\$ 73,376	5.15%	
Vernon Hills	61	50	\$ 420,798	26	4	166	\$ 391,361	3.06	4.33	-29.30%	\$ 405,223	-3.42%	
Villa Park	186	55	\$ 211,616	33	7	215	\$ 162,139	2.59	4.20	-38.44%	\$ 161,661	0.30%	
Warrenville	555	40	\$ 410,954	15	1	86	\$ 215,127	4.71	6.98	-32.58%	\$ 205,832	4.52%	
Waukegan & Park City	85	252	\$ 90,908	120	49	604	\$ 64,902	3.91	4.96	-21.12%	\$ 62,867	3.24%	
Wayne	184	36	\$ 843,789	2	0	33	\$ 407,538	12.34	10.67	15.71%	\$ 468,200	-12.96%	
West Chicago	185	146	\$ 277,939	65	28	316	\$ 181,987	4.28	5.81	-26.28%	\$ 173,470	4.91%	
Westchester	154	77	\$ 196,230	46	9	257	\$ 158,342	2.96	4.14	-28.38%	\$ 159,582	-0.78%	
Western Springs	558	45	\$ 735,324	10	4	158	\$ 513,281	3.14	4.10	-23.35%	\$ 518,635	-1.03%	
Westmont	559	62	\$ 402,127	28	5	128	\$ 253,680	4.62	6.85	-32.50%	\$ 257,391	-1.44%	
Wheaton	187	170	\$ 505,637	68	7	496	\$ 341,964	3.57	5.18	-30.98%	\$ 342,383	-0.12%	
Wheeling	90	49	\$ 206,760	30	8	174	\$ 167,544	2.77	4.21	-34.05%	\$ 160,825	4.18%	
Willow Springs	480	17	\$ 278,556	7	4	38	\$ 254,268	4.16	9.00	-53.74%	\$ 271,417	-6.32%	
Willowbrook	516	39	\$ 758,169	8	0	46	\$ 470,925	8.67	12.23	-29.12%	\$ 438,298	7.44%	
Wilmette	91	73	\$ 911,740	28	4	335	\$ 713,666	2.39	3.61	-33.94%	\$ 701,887	1.68%	
Winfield	190	57	\$ 382,357	22	0	80	\$ 293,475	6.71	9.20	-27.14%	\$ 268,486	9.31%	
Winnetka	93	86	\$ 2,570,626	10	12	207	\$ 1,234,504	4.51	6.59	-31.64%	\$ 1,246,095	-0.93%	
Wood Dale	191	55	\$ 274,330	15	1	100	\$ 218,433	5.69	6.61	-13.98%	\$ 217,094	0.62%	
Woodridge	517	55	\$ 323,218	27	4	219	\$ 240,586	2.64	4.79	-44.89%	\$ 245,175	-1.87%	
Woodstock & Greenwood	98	152	\$ 359,580	57	17	292	\$ 165,699	4.98	7.95	-37.32%	\$ 169,615	-2.31%	
Worth	482	33	\$ 162,781	15	5	79	\$ 127,775	4.00	3.96	0.98%	\$ 128,070	-0.23%	
Yorkville	560	114	\$ 291,955	44	7	224	\$ 206,408	4.97	6.29	-20.91%	\$ 208,187	-0.85%	
Zion	99	139	\$ 127,510	65	19	257	\$ 69,603	4.89	5.33	-8.28%	\$ 72,593	-4.12%	
City of CHICAGO	8000	3,853	\$ 282,328	1,390	881	8,824	\$ 243,961	4.17	5.24	-20.40%	\$ 239,995	1.65%	
TOTALS (all areas in report):	8099	22,190	\$ 362,063	8,511	3,301	52,444	\$ 249,895	4.14	5.45	-24.00%	\$ 249,504	0.16%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	25,074	\$ 354,193	9,378	3,557	57,543	\$ 244,554	4.27	5.60	-23.73%	\$ 244,203	0.14%	
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</i>													
<i>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</i>													
<i>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.</i>													