

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, 2013 to December 31, 2013

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, 2014 Statistics									October 1, 2013 Statistics			
MLS	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	3 mo SP		
Area	List Price	Contract	Contract	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Percent		
Town	Actives	(Ctg.)	(Pend)	12 mos.					Change	Change		
Addison	101	92	\$ 273,685	32	11	265	\$ 210,179	3.58	4.94	-27.39%	\$ 211,710	-0.72%
Algonquin	102	99	\$ 268,547	31	4	343	\$ 234,611	3.14	3.87	-18.69%	\$ 226,884	3.41%
Alsip	658	61	\$ 158,031	14	10	153	\$ 133,412	4.14	3.47	19.05%	\$ 130,226	2.45%
Antioch	2	174	\$ 233,943	37	11	323	\$ 176,190	5.63	7.36	-23.51%	\$ 175,456	0.42%
Arlington Heights	5	133	\$ 435,330	45	11	784	\$ 351,541	1.90	2.75	-30.82%	\$ 342,532	2.63%
Aurora - DuPage County	507	79	\$ 340,274	24	5	391	\$ 282,666	2.26	2.42	-6.78%	\$ 282,062	0.21%
Aurora - Kane County	507	289	\$ 154,696	171	73	1,319	\$ 111,718	2.22	2.50	-11.35%	\$ 107,243	4.17%
Aurora - Will, Kendall Cty	507	36	\$ 256,689	19	3	185	\$ 226,943	2.09	2.94	-29.07%	\$ 222,428	2.03%
Barrington Area	10	337	\$ 1,151,739	69	9	577	\$ 550,864	6.17	7.68	-19.62%	\$ 539,704	2.07%
Bartlett	104	101	\$ 297,241	31	8	417	\$ 259,164	2.66	2.64	0.77%	\$ 252,350	2.70%
Batavia	510	99	\$ 374,869	33	2	339	\$ 283,119	3.18	3.90	-18.60%	\$ 282,191	0.33%
Beecher	401	55	\$ 235,448	5	1	58	\$ 160,249	10.31	9.31	10.73%	\$ 161,137	-0.55%
Bellwood	2104	62	\$ 116,207	48	28	272	\$ 75,347	2.14	2.41	-11.44%	\$ 69,707	8.09%
Bensenville	106	69	\$ 217,164	21	4	201	\$ 167,168	3.66	3.31	10.56%	\$ 162,918	2.61%
Berwyn	402	91	\$ 175,249	73	35	552	\$ 133,025	1.65	1.87	-11.47%	\$ 125,069	6.36%

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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	
Bloomingtondale	108	44	\$ 420,292	21	1	145	\$ 337,513	3.16	4.52	-30.03%	\$ 339,303	-0.53%	
Blue Island	406	52	\$ 95,700	17	17	131	\$ 67,201	3.78	4.16	-9.01%	\$ 64,396	4.36%	
Bolingbrook	440	180	\$ 227,524	132	35	719	\$ 194,886	2.44	2.82	-13.45%	\$ 190,298	2.41%	
Bridgeview	455	40	\$ 197,326	16	4	81	\$ 141,734	4.75	4.65	2.23%	\$ 139,548	1.57%	
Broadview	155	27	\$ 132,315	14	5	108	\$ 88,215	2.55	1.99	28.48%	\$ 84,544	4.34%	
Brookfield	513	58	\$ 251,222	12	11	256	\$ 197,073	2.49	2.52	-1.09%	\$ 189,101	4.22%	
Buffalo Grove	89	45	\$ 388,637	31	7	359	\$ 343,987	1.36	2.01	-32.31%	\$ 338,000	1.77%	
Burbank	454	95	\$ 207,936	36	20	304	\$ 144,325	3.17	3.51	-9.74%	\$ 140,867	2.46%	
Burnham	633	25	\$ 69,124	7	3	34	\$ 53,988	6.82	5.02	35.73%	\$ 51,186	5.48%	
Burr Ridge	522	118	\$ 1,286,253	14	4	142	\$ 800,582	8.85	9.40	-5.89%	\$ 757,134	5.74%	
Calumet City	409	208	\$ 75,035	34	47	421	\$ 53,768	4.97	4.80	3.59%	\$ 49,871	7.81%	
Calumet Park	643	54	\$ 62,900	10	11	62	\$ 47,430	7.81	9.17	-14.83%	\$ 45,407	4.45%	
Carol Stream	188	53	\$ 213,250	46	9	244	\$ 214,439	2.13	2.12	0.55%	\$ 214,832	-0.18%	
Carpentersville	110	134	\$ 166,245	52	13	465	\$ 126,511	3.03	2.74	10.76%	\$ 118,752	6.53%	
Cary	13	112	\$ 250,872	46	7	386	\$ 222,063	3.06	3.32	-7.67%	\$ 217,171	2.25%	
Channahon	410	35	\$ 249,585	4	3	136	\$ 202,033	2.94	2.98	-1.45%	\$ 201,043	0.49%	
Chicago Heights	411	139	\$ 81,634	30	23	263	\$ 56,673	5.28	5.48	-3.66%	\$ 56,050	1.11%	
Chicago Ridge	415	14	\$ 167,543	10	5	63	\$ 133,015	2.15	2.89	-25.37%	\$ 130,638	1.82%	
Cicero	650	80	\$ 106,409	65	61	481	\$ 81,934	1.58	1.95	-18.93%	\$ 76,547	7.04%	
Clarendon Hills	514	30	\$ 761,550	10	4	144	\$ 678,006	2.28	2.87	-20.64%	\$ 650,775	4.18%	
Country Club Hills	478	100	\$ 117,976	49	35	271	\$ 94,636	3.38	3.67	-7.93%	\$ 93,687	1.01%	
Countryside	527	14	\$ 297,089	3	1	36	\$ 281,274	4.20	4.43	-5.29%	\$ 286,654	-1.88%	
Crestwood	446	31	\$ 180,600	5	3	76	\$ 140,784	4.43	4.34	2.10%	\$ 134,801	4.44%	
Crete	417	160	\$ 198,226	28	11	170	\$ 135,887	9.19	10.69	-14.03%	\$ 134,009	1.40%	
Crystal Lake (& Lakewood)	14	251	\$ 365,568	96	14	752	\$ 219,018	3.49	4.44	-21.35%	\$ 217,036	0.91%	
Darien	562	41	\$ 424,310	20	4	174	\$ 303,369	2.48	4.16	-40.21%	\$ 292,050	3.88%	
Deerfield	15	58	\$ 770,406	20	4	284	\$ 508,912	2.26	2.96	-23.71%	\$ 500,659	1.65%	
Des Plaines	16	137	\$ 306,615	58	11	553	\$ 226,400	2.64	2.93	-9.83%	\$ 221,516	2.20%	
Dolton	419	169	\$ 62,135	23	50	323	\$ 52,169	5.12	4.46	14.94%	\$ 48,422	7.74%	
Downers Grove	515	176	\$ 447,746	52	8	606	\$ 385,370	3.17	4.11	-22.76%	\$ 370,600	3.99%	
Elgin	123	349	\$ 232,584	184	86	1,298	\$ 162,760	2.67	3.11	-14.05%	\$ 151,910	7.14%	
Elk Grove Village	7	63	\$ 296,824	24	6	260	\$ 253,699	2.61	3.38	-22.91%	\$ 242,686	4.54%	
Elmhurst	126	171	\$ 581,143	63	7	571	\$ 454,518	3.20	3.90	-17.96%	\$ 446,114	1.88%	
Elmwood Park	635	55	\$ 257,409	19	9	230	\$ 196,562	2.56	3.16	-19.11%	\$ 189,107	3.94%	
Evanston	201	76	\$ 650,690	37	17	489	\$ 527,286	1.68	2.53	-33.61%	\$ 516,921	2.01%	
Evergreen Park	642	107	\$ 168,760	34	16	282	\$ 130,510	3.87	3.82	1.34%	\$ 129,448	0.82%	

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Flossmoor	422	79	\$ 275,631	20	6	171	\$ 212,710	4.81	6.31	-23.73%	\$ 208,596	1.97%	
Forest Park	130	19	\$ 263,705	8	5	106	\$ 214,240	1.92	3.27	-41.46%	\$ 207,655	3.17%	
Fox Lake	20	46	\$ 217,423	15	4	87	\$ 135,461	5.21	6.66	-21.76%	\$ 152,577	-11.22%	
Fox River Grove	21	34	\$ 283,671	6	3	94	\$ 214,201	3.96	4.24	-6.47%	\$ 212,076	1.00%	
Frankfort	423	125	\$ 428,729	28	8	371	\$ 327,039	3.69	4.48	-17.77%	\$ 322,358	1.45%	
Franklin Park	131	51	\$ 171,843	23	12	229	\$ 131,559	2.32	2.08	11.27%	\$ 130,034	1.17%	
Geneva	134	126	\$ 430,864	30	3	444	\$ 332,468	3.17	3.67	-13.55%	\$ 325,317	2.20%	
Glen Ellyn	137	130	\$ 633,287	45	7	508	\$ 445,352	2.79	3.47	-19.81%	\$ 445,128	0.05%	
Glencoe	22	51	\$ 1,793,233	13	8	157	\$ 1,156,877	3.44	4.53	-24.16%	\$ 1,111,575	4.08%	
Glendale Heights	139	44	\$ 206,990	42	11	223	\$ 153,564	1.91	1.95	-2.02%	\$ 146,808	4.60%	
Glenview	25	115	\$ 746,775	53	27	540	\$ 565,239	2.23	3.03	-26.59%	\$ 558,465	1.21%	
Glenwood	425	38	\$ 120,318	11	6	125	\$ 87,641	3.21	3.36	-4.43%	\$ 87,802	-0.18%	
Gurnee	31	92	\$ 292,546	40	5	399	\$ 251,450	2.49	2.86	-12.97%	\$ 241,247	4.23%	
Hanover Park	103	65	\$ 170,872	49	14	309	\$ 149,809	2.10	1.85	13.58%	\$ 144,892	3.39%	
Harvey	426	115	\$ 34,596	14	22	170	\$ 19,811	6.70	7.48	-10.42%	\$ 19,611	1.02%	
Harwood Heights	656	25	\$ 321,052	9	4	67	\$ 223,804	3.75	4.29	-12.50%	\$ 212,677	5.23%	
Hazel Crest	429	63	\$ 90,333	21	20	196	\$ 70,838	3.19	3.20	-0.21%	\$ 68,267	3.77%	
Hickory Hills	457	28	\$ 253,578	10	4	127	\$ 199,350	2.38	3.21	-25.66%	\$ 193,872	2.83%	
Highland Park	35	117	\$ 1,587,596	39	16	446	\$ 584,795	2.80	4.32	-35.17%	\$ 585,321	-0.09%	
Hillside	162	27	\$ 150,370	16	7	115	\$ 107,617	2.35	2.04	15.04%	\$ 104,082	3.40%	
Hinkley	520	14	\$ 253,964	3	0	37	\$ 140,441	4.20	4.39	-4.33%	\$ 152,615	-7.98%	
Hinsdale	521	137	\$ 1,505,482	26	5	331	\$ 1,076,154	4.54	6.28	-27.66%	\$ 1,051,159	2.38%	
Hoffman Estates	194	83	\$ 327,623	41	17	468	\$ 263,669	1.89	2.42	-21.68%	\$ 256,582	2.76%	
Homer Glen	500	94	\$ 455,728	26	4	216	\$ 301,537	4.59	5.72	-19.85%	\$ 303,054	-0.50%	
Homewood	430	85	\$ 156,049	27	12	304	\$ 124,845	2.97	3.81	-21.86%	\$ 119,719	4.28%	
Indian Head Park	531	8	\$ 548,488	2	1	26	\$ 468,022	3.31	7.00	-52.71%	\$ 445,750	5.00%	
Inverness	7167	47	\$ 905,790	10	1	98	\$ 568,713	5.17	6.94	-25.47%	\$ 534,385	6.42%	
Itasca	143	30	\$ 461,625	12	2	84	\$ 300,580	3.67	4.63	-20.57%	\$ 306,375	-1.89%	
Joliet	499	352	\$ 136,703	126	63	1,082	\$ 114,876	3.32	3.47	-4.18%	\$ 115,055	-0.16%	
Justice	458	21	\$ 181,376	5	6	44	\$ 153,349	4.58	4.68	-2.06%	\$ 146,542	4.64%	
Kenilworth	43	26	\$ 2,459,154	0	4	53	\$ 1,300,360	5.47	7.78	-29.62%	\$ 1,269,876	2.40%	
LaGrange Park	526	24	\$ 447,274	11	1	155	\$ 331,252	1.72	2.25	-23.35%	\$ 319,417	3.70%	
LaGrange	525	35	\$ 597,856	19	3	180	\$ 474,246	2.08	3.38	-38.46%	\$ 464,467	2.11%	
Lake Bluff	44	53	\$ 1,510,475	12	2	136	\$ 629,717	4.24	5.15	-17.73%	\$ 585,221	7.60%	
Lake Forest	45	139	\$ 2,144,265	35	16	313	\$ 966,291	4.58	6.41	-28.57%	\$ 931,654	3.72%	
Lake In The Hills	156	104	\$ 268,216	53	13	373	\$ 197,646	2.84	3.37	-15.66%	\$ 196,671	0.50%	

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Lake Villa & Lindenhurst	46	170	\$ 300,996	42	13	486	\$ 201,254	3.77	4.34	-13.12%	\$ 199,057	1.10%	
Lansing	438	183	\$ 112,033	28	29	437	\$ 87,051	4.45	4.69	-5.20%	\$ 85,874	1.37%	
Lemont	439	91	\$ 597,606	24	5	200	\$ 353,296	4.77	6.54	-27.09%	\$ 346,374	2.00%	
Libertyville & Green Oaks	48	147	\$ 646,969	26	7	418	\$ 483,366	3.91	4.65	-15.96%	\$ 477,146	1.30%	
Lincolnshire	69	33	\$ 699,606	10	4	104	\$ 544,020	3.36	4.32	-22.32%	\$ 552,020	-1.45%	
Lincolnwood	645	48	\$ 539,633	17	9	131	\$ 358,252	3.67	3.66	0.37%	\$ 340,077	5.34%	
Lisle	532	85	\$ 436,443	55	3	184	\$ 325,906	4.21	5.17	-18.51%	\$ 336,695	-3.20%	
Lockport	495	119	\$ 218,593	31	11	341	\$ 195,494	3.73	3.81	-2.21%	\$ 191,360	2.16%	
Lombard	148	134	\$ 300,418	48	12	489	\$ 234,417	2.93	4.15	-29.50%	\$ 224,480	4.43%	
Lynwood	5411	43	\$ 203,265	8	14	102	\$ 133,093	4.16	5.28	-21.13%	\$ 126,328	5.35%	
Lyons	534	31	\$ 138,245	16	7	89	\$ 104,599	3.32	2.97	11.70%	\$ 100,511	4.07%	
Markham	4426	81	\$ 61,312	14	22	171	\$ 46,101	4.70	4.41	6.49%	\$ 44,378	3.88%	
Matteson	443	108	\$ 166,674	34	22	262	\$ 123,304	4.08	3.62	12.66%	\$ 124,049	-0.60%	
Maywood	153	88	\$ 103,393	42	20	213	\$ 56,894	3.84	4.25	-9.57%	\$ 52,646	8.07%	
Medinah	157	8	\$ 337,088	7	0	19	\$ 307,037	3.69	4.80	-23.08%	\$ 315,724	-2.75%	
Melrose Park	160	28	\$ 174,696	16	10	144	\$ 120,152	1.98	3.55	-44.37%	\$ 123,752	-2.91%	
McHenry	50	294	\$ 247,831	86	20	746	\$ 160,615	4.14	5.34	-22.43%	\$ 157,476	1.99%	
Minooka	447	51	\$ 316,028	10	3	170	\$ 191,850	3.34	3.16	5.69%	\$ 189,000	1.51%	
Midlothian	445	73	\$ 118,675	21	11	208	\$ 95,177	3.65	4.31	-15.27%	\$ 97,021	-1.90%	
Mokena	448	63	\$ 486,880	20	5	234	\$ 287,801	2.92	3.97	-26.49%	\$ 282,242	1.97%	
Monee	449	69	\$ 282,340	16	4	70	\$ 209,291	9.20	10.40	-11.54%	\$ 209,279	0.01%	
Montgomery	538	112	\$ 198,863	45	17	384	\$ 153,240	3.01	3.06	-1.58%	\$ 148,899	2.92%	
Morton Grove	53	50	\$ 367,244	30	11	271	\$ 287,930	1.92	2.82	-31.69%	\$ 279,737	2.93%	
Mt. Prospect	56	88	\$ 337,163	37	9	478	\$ 283,333	2.02	2.74	-26.43%	\$ 280,594	0.98%	
Mundelein	60	109	\$ 336,984	44	10	440	\$ 219,297	2.65	3.50	-24.24%	\$ 218,109	0.54%	
Naperville	540	420	\$ 630,120	151	14	1,686	\$ 438,861	2.72	3.59	-24.23%	\$ 433,971	1.13%	
New Lenox	451	142	\$ 334,853	33	13	349	\$ 247,819	4.31	5.01	-13.85%	\$ 244,740	1.26%	
Niles	648	56	\$ 330,460	26	4	238	\$ 271,051	2.51	2.34	7.09%	\$ 263,399	2.91%	
Norridge	634	36	\$ 344,579	17	5	176	\$ 244,509	2.18	2.29	-4.55%	\$ 238,232	2.63%	
North Aurora	542	78	\$ 278,669	15	2	196	\$ 235,089	4.39	4.38	0.29%	\$ 230,919	1.81%	
North Chicago	64	37	\$ 61,938	11	6	100	\$ 39,838	3.79	3.55	6.84%	\$ 39,206	1.61%	
North Riverside	547	21	\$ 210,864	9	0	97	\$ 173,363	2.38	2.89	-17.71%	\$ 170,950	1.41%	
Northbrook	62	118	\$ 809,254	52	11	424	\$ 558,782	2.91	3.86	-24.74%	\$ 548,005	1.97%	
Northfield	7193	28	\$ 1,127,959	7	1	76	\$ 776,574	4.00	6.00	-33.33%	\$ 734,160	5.78%	
Northlake	164	29	\$ 139,675	20	7	139	\$ 118,357	2.10	2.51	-16.64%	\$ 109,748	7.84%	
Oak Brook	523	70	\$ 1,730,038	12	0	96	\$ 918,477	7.78	10.75	-27.68%	\$ 942,180	-2.52%	

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Oak Forest	452	81	\$ 184,825	32	14	270	\$ 151,334	3.08	3.75	-17.97%	\$ 148,535	1.88%	
Oak Lawn	453	151	\$ 204,662	48	29	547	\$ 166,379	2.90	3.47	-16.33%	\$ 164,535	1.12%	
Oak Park	302	83	\$ 477,840	41	16	496	\$ 407,063	1.80	2.46	-26.88%	\$ 404,901	0.53%	
Olympia Fields	461	37	\$ 206,126	11	8	78	\$ 176,121	4.58	5.18	-11.57%	\$ 176,410	-0.16%	
Orland Park	462	159	\$ 449,248	38	7	441	\$ 302,827	3.93	4.70	-16.45%	\$ 301,813	0.34%	
Oswego	543	165	\$ 283,355	58	9	491	\$ 228,509	3.55	3.73	-4.76%	\$ 222,273	2.81%	
Palatine	67	147	\$ 409,512	46	11	562	\$ 336,155	2.85	3.64	-21.63%	\$ 328,075	2.46%	
Palos Heights	463	33	\$ 354,634	11	1	144	\$ 268,576	2.54	3.90	-34.91%	\$ 268,720	-0.05%	
Palos Hills	465	40	\$ 306,549	6	2	61	\$ 240,822	6.96	6.92	0.48%	\$ 213,757	12.66%	
Palos Park	464	46	\$ 765,093	8	1	73	\$ 455,434	6.73	9.47	-28.89%	\$ 434,521	4.81%	
Park Forest	466	164	\$ 63,318	28	27	292	\$ 38,489	5.67	5.61	1.11%	\$ 37,224	3.40%	
Park Ridge	68	119	\$ 621,741	35	8	444	\$ 433,136	2.93	3.31	-11.47%	\$ 429,192	0.92%	
Peotone	468	31	\$ 227,568	4	2	41	\$ 166,151	7.91	9.65	-18.00%	\$ 178,345	-6.84%	
Plainfield	544	329	\$ 316,797	142	37	1,172	\$ 235,092	2.92	2.88	1.36%	\$ 231,933	1.36%	
Posen	469	17	\$ 95,404	6	8	58	\$ 72,550	2.83	1.98	43.35%	\$ 71,267	1.80%	
Prospect Heights	70	27	\$ 498,530	12	1	97	\$ 329,632	2.95	2.95	-0.13%	\$ 319,691	3.11%	
Richton Park	471	52	\$ 114,120	36	17	172	\$ 100,611	2.77	2.85	-2.69%	\$ 97,273	3.43%	
River Forest	305	31	\$ 1,078,461	11	2	153	\$ 670,919	2.24	3.31	-32.36%	\$ 654,989	2.43%	
River Grove	171	18	\$ 219,744	10	1	80	\$ 150,907	2.37	2.53	-6.04%	\$ 148,094	1.90%	
Riverdale	627	80	\$ 44,256	6	14	113	\$ 36,162	7.22	6.36	13.45%	\$ 34,486	4.86%	
Riverside	546	41	\$ 524,752	11	3	127	\$ 356,594	3.49	4.98	-29.90%	\$ 346,705	2.85%	
Rolling Meadows	8	33	\$ 298,615	24	3	196	\$ 225,981	1.78	2.28	-22.06%	\$ 220,382	2.54%	
Romeoville	494	95	\$ 174,027	71	35	395	\$ 147,334	2.28	2.46	-7.61%	\$ 143,062	2.99%	
Roselle & Keeneyville	172	42	\$ 359,786	15	8	195	\$ 266,119	2.31	2.32	-0.53%	\$ 248,864	6.93%	
Round Lake	73	167	\$ 128,921	116	27	692	\$ 103,216	2.40	2.88	-16.59%	\$ 102,629	0.57%	
Sauk Village	414	57	\$ 54,775	12	16	143	\$ 29,436	4.00	3.30	21.33%	\$ 29,777	-1.15%	
Schaumburg	193	95	\$ 413,576	41	5	420	\$ 287,609	2.45	3.11	-21.34%	\$ 279,216	3.01%	
Shorewood	496	77	\$ 291,105	23	9	224	\$ 240,065	3.61	4.40	-18.00%	\$ 228,589	5.02%	
Skokie	76	93	\$ 352,665	57	22	499	\$ 270,919	1.93	2.56	-24.52%	\$ 265,659	1.98%	
South Elgin	177	71	\$ 281,692	21	6	253	\$ 239,016	3.04	3.13	-2.63%	\$ 234,021	2.13%	
South Holland	473	117	\$ 126,807	31	25	354	\$ 97,770	3.42	2.74	25.12%	\$ 96,659	1.15%	
St. Charles	174	293	\$ 633,321	69	18	803	\$ 354,835	3.95	4.79	-17.56%	\$ 353,034	0.51%	
Steger	475	67	\$ 130,157	8	13	104	\$ 71,547	6.43	5.70	12.74%	\$ 67,793	5.54%	
Stickney	404	42	\$ 169,605	22	13	104	\$ 123,673	3.63	4.41	-17.81%	\$ 122,497	0.96%	
Streamwood	107	79	\$ 191,942	55	15	457	\$ 161,232	1.80	2.04	-12.01%	\$ 157,966	2.07%	
Sugar Grove	554	62	\$ 338,822	16	0	136	\$ 268,512	4.89	5.21	-6.06%	\$ 257,757	4.17%	

January 1, 2014 Statistics									October 1, 2013 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Change	Sale Price	Percent Change
Summit	501	18	\$ 119,294	13	3	75	\$ 75,881	2.37	3.95	-39.98%	\$ 75,655	0.30%	
Thornton	476	10	\$ 75,595	1	3	39	\$ 56,861	2.79	4.39	-36.43%	\$ 55,491	2.47%	
Tinley Park	477	127	\$ 284,239	33	11	405	\$ 221,548	3.39	3.67	-7.48%	\$ 220,359	0.54%	
University Park	5466	23	\$ 90,850	13	6	57	\$ 73,396	3.63	4.15	-12.57%	\$ 79,261	-7.40%	
Vernon Hills	61	40	\$ 438,717	17	1	230	\$ 405,236	1.94	2.56	-24.34%	\$ 399,043	1.55%	
Villa Park	186	48	\$ 243,079	23	4	258	\$ 188,340	2.02	2.34	-13.51%	\$ 180,034	4.61%	
Warrenville	555	41	\$ 363,941	7	2	106	\$ 203,529	4.28	3.71	15.18%	\$ 221,152	-7.97%	
Waukegan & Park City	85	222	\$ 94,423	88	27	743	\$ 68,120	3.10	3.42	-9.13%	\$ 67,845	0.40%	
Wayne	184	40	\$ 807,798	3	0	36	\$ 526,148	12.31	12.00	2.56%	\$ 441,446	19.19%	
West Chicago	185	112	\$ 310,736	35	7	353	\$ 208,244	3.40	4.13	-17.60%	\$ 205,889	1.14%	
Westchester	154	64	\$ 217,085	32	12	285	\$ 179,372	2.33	2.70	-13.60%	\$ 175,124	2.43%	
Western Springs	558	47	\$ 801,053	20	1	192	\$ 578,595	2.65	3.24	-18.25%	\$ 553,087	4.61%	
Westmont	559	54	\$ 358,064	22	5	195	\$ 308,209	2.92	3.67	-20.49%	\$ 310,451	-0.72%	
Wheaton	187	177	\$ 490,423	62	3	680	\$ 371,629	2.85	4.18	-31.80%	\$ 368,992	0.71%	
Wheeling	90	30	\$ 226,920	25	8	180	\$ 187,131	1.69	2.11	-19.72%	\$ 181,805	2.93%	
Willow Springs	480	24	\$ 355,866	2	1	58	\$ 243,401	4.72	4.00	18.03%	\$ 202,766	20.04%	
Willowbrook	516	47	\$ 745,964	6	2	74	\$ 406,254	6.88	6.52	5.52%	\$ 448,103	-9.34%	
Wilmette	91	66	\$ 1,030,452	23	10	364	\$ 727,498	1.99	3.11	-35.76%	\$ 718,025	1.32%	
Winfield	190	62	\$ 429,379	19	0	134	\$ 294,329	4.86	6.23	-21.89%	\$ 301,113	-2.25%	
Winnetka	93	84	\$ 2,392,332	15	13	249	\$ 1,344,499	3.64	4.65	-21.71%	\$ 1,306,019	2.95%	
Wood Dale	191	40	\$ 322,126	20	4	110	\$ 222,540	3.58	4.76	-24.82%	\$ 212,526	4.71%	
Woodridge	517	57	\$ 358,748	19	3	262	\$ 253,885	2.41	2.55	-5.73%	\$ 248,408	2.20%	
Woodstock & Greenwood	98	164	\$ 344,717	49	4	331	\$ 170,466	5.13	5.59	-8.39%	\$ 164,037	3.92%	
Worth	482	30	\$ 188,763	13	4	86	\$ 133,653	3.50	3.74	-6.62%	\$ 130,027	2.79%	
Yorkville	560	125	\$ 291,480	35	9	308	\$ 237,119	4.26	4.42	-3.54%	\$ 231,266	2.53%	
Zion	99	116	\$ 124,056	52	10	337	\$ 76,778	3.49	3.93	-11.20%	\$ 74,893	2.52%	
City of CHICAGO	8000	3,349	\$ 289,786	1,107	729	10,598	\$ 270,215	3.23	3.82	-15.40%	\$ 265,160	1.91%	
TOTALS (all areas in report):	8099	19,719	\$ 381,370	6,890	2,785	64,282	\$ 270,986	3.20	3.74	-14.49%	\$ 265,375	2.11%	
ALL AREAS (including areas not listed above)	ALL	22,304	\$ 488,140	7,605	2,991	70,690	\$ 265,046	3.29	3.84	-14.27%	\$ 259,450	2.16%	
When contract pendings are included, 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 and/or distressed sales are 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.													

Months Supply of Inventory - What it means?



• **Less than 2 Months of Supply** will place strong pressure on prices upward, that could result in as high as double digit annual appreciation.

• **3 to 4 Months of Supply** will place pressure on prices upward, resulting in appreciating values.

• **5 to 6 Months of Supply** is generally considered a balanced market with little to no fluctuation in value.

• **7 to 8 Months Supply** is going to result in downward pressure on prices, leading to declining values.

• **Over a 9 Month Supply** is an extreme oversupply, placing strong downward pressure on prices, potentially at a double digit annual rate.



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