

# Robert E. Headrick & Associates

Presents

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

*The Analysis of Absorption Rates and Percentage of Change in Inventory Level*

*Single Family Detached Residences*

**July 1, 2008 to June 30, 2009**

**Sponsored by:**

**Robert E. Headrick, SRA, SCRIP**

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### July 1, 2009 Statistics

### April 1, 2009 Statistics

Town	MLS	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS	MONTHS SUPPLY	Percent Change	Average Sale Price	3 mo SP
	Area			Contract (Ctg.)	Contract (Pend)			SUPPLY				Percent Change
Addison	101	243	\$ 335,400	37	14	132	\$ 242,991	15.93	16.74	-4.79%	\$ 255,056	-4.73%
Algonquin	102	275	\$ 347,254	33	5	189	\$ 263,091	14.54	11.79	23.27%	\$ 284,643	-7.57%
Alsip	658	101	\$ 210,867	10	8	86	\$ 158,043	11.65	13.81	-15.59%	\$ 170,979	-7.57%
Antioch	2	301	\$ 323,236	44	16	169	\$ 220,243	15.77	16.47	-4.20%	\$ 238,557	-7.68%
Arlington Heights	5	423	\$ 504,836	81	16	350	\$ 406,708	11.36	11.30	0.50%	\$ 417,948	-2.69%
Aurora - DuPage County	507	195	\$ 368,606	59	9	247	\$ 295,181	7.43	7.28	2.11%	\$ 303,740	-2.82%
Aurora - Kane County	507	676	\$ 171,631	118	55	661	\$ 145,947	9.73	10.69	-9.05%	\$ 154,936	-5.80%
Aurora - Will, Kendall Cty	507	113	\$ 280,601	21	7	118	\$ 252,792	9.29	7.97	16.48%	\$ 263,325	-4.00%
Barrington Area	10	645	\$ 1,082,198	70	18	288	\$ 694,313	20.59	19.38	6.22%	\$ 724,576	-4.18%
Bartlett	104	237	\$ 361,596	40	9	215	\$ 300,572	10.77	9.90	8.78%	\$ 313,840	-4.23%
Batavia	510	233	\$ 373,398	28	5	151	\$ 324,648	15.20	12.58	20.76%	\$ 330,133	-1.66%
Beecher	401	74	\$ 289,241	4	1	36	\$ 197,166	21.66	16.34	32.55%	\$ 211,644	-6.84%
Bellwood	2104	132	\$ 144,298	23	30	114	\$ 102,967	9.49	14.21	-33.24%	\$ 120,499	-14.55%
Bensenville	106	137	\$ 277,168	28	8	67	\$ 204,536	15.96	19.17	-16.74%	\$ 231,795	-11.76%
Berwyn	402	288	\$ 199,627	63	61	247	\$ 171,918	9.32	9.92	-6.06%	\$ 189,235	-9.15%
Bloomington	108	105	\$ 557,635	13	2	97	\$ 369,609	11.25	11.52	-2.30%	\$ 411,658	-10.21%
Blue Island	406	85	\$ 146,262	14	6	68	\$ 103,174	11.59	13.93	-16.77%	\$ 110,970	-7.02%
Bolingbrook	440	430	\$ 264,874	101	37	419	\$ 215,345	9.26	10.07	-8.00%	\$ 239,375	-10.04%

		July 1, 2009 Statistics							April 1, 2009 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Bridgeview	455	52	\$ 239,856	10	1	46	\$ 200,133	10.95	17.11	-36.00%	\$ 208,803	-4.15%	
Broadview	155	64	\$ 174,286	7	7	55	\$ 129,710	11.13	12.56	-11.40%	\$ 145,308	-10.73%	
Brookfield	513	121	\$ 268,744	26	3	106	\$ 243,520	10.76	9.17	17.35%	\$ 249,092	-2.24%	
Buffalo Grove	89	187	\$ 435,519	44	7	187	\$ 379,478	9.43	9.42	0.12%	\$ 391,215	-3.00%	
Burbank	454	225	\$ 259,381	39	11	144	\$ 200,189	13.92	12.70	9.60%	\$ 208,711	-4.08%	
Burnham	633	23	\$ 89,713	1	3	22	\$ 60,068	10.62	9.12	16.40%	\$ 79,186	-24.14%	
Burr Ridge	522	204	\$ 1,438,407	18	6	59	\$ 794,093	29.49	32.73	-9.88%	\$ 874,944	-9.24%	
Calumet City	409	317	\$ 108,558	30	44	305	\$ 67,095	10.04	9.75	2.90%	\$ 77,624	-13.56%	
Calumet Park	643	38	\$ 88,232	3	11	64	\$ 65,506	5.85	7.94	-26.36%	\$ 89,908	-27.14%	
Carol Stream	188	128	\$ 292,975	27	11	143	\$ 251,266	8.49	8.91	-4.80%	\$ 259,831	-3.30%	
Carpentersville	110	272	\$ 189,367	47	12	248	\$ 143,212	10.63	11.41	-6.79%	\$ 148,165	-3.34%	
Cary	13	242	\$ 354,285	29	7	166	\$ 272,381	14.38	12.11	18.68%	\$ 274,617	-0.81%	
Channahon	410	119	\$ 279,347	16	4	77	\$ 223,081	14.72	13.96	5.48%	\$ 238,914	-6.63%	
Chicago Heights	411	227	\$ 112,856	27	21	219	\$ 60,690	10.20	11.69	-12.76%	\$ 70,058	-13.37%	
Chicago Ridge	415	24	\$ 247,245	3	1	46	\$ 187,331	5.76	7.11	-19.00%	\$ 208,469	-10.14%	
Cicero	650	251	\$ 148,066	46	44	223	\$ 108,458	9.62	12.86	-25.19%	\$ 127,453	-14.90%	
Clarendon Hills	514	105	\$ 747,239	17	5	75	\$ 614,482	12.99	15.61	-16.81%	\$ 683,916	-10.15%	
Country Club Hills	478	178	\$ 158,339	23	30	174	\$ 124,478	9.41	9.00	4.55%	\$ 134,246	-7.28%	
Countryside	527	35	\$ 442,440	2	0	17	\$ 351,878	22.11	12.46	77.39%	\$ 324,060	8.58%	
Crestwood	446	34	\$ 238,676	2	0	42	\$ 203,676	9.27	6.72	37.99%	\$ 211,145	-3.54%	
Crete	417	176	\$ 288,828	16	14	141	\$ 175,513	12.35	11.23	10.00%	\$ 187,282	-6.28%	
Crystal Lake (& Lakewood)	14	534	\$ 381,691	83	19	364	\$ 271,919	13.75	15.19	-9.49%	\$ 288,211	-5.65%	
Darien	562	87	\$ 390,138	19	3	85	\$ 337,551	9.76	11.27	-13.45%	\$ 328,012	2.91%	
Deerfield	15	187	\$ 771,546	22	10	129	\$ 580,771	13.94	14.50	-3.85%	\$ 625,591	-7.16%	
Des Plaines	16	352	\$ 352,357	54	26	282	\$ 264,593	11.67	12.53	-6.88%	\$ 284,983	-7.15%	
Dolton	419	213	\$ 94,420	21	35	264	\$ 62,264	7.99	9.32	-14.30%	\$ 73,353	-15.12%	
Downers Grove	515	415	\$ 542,116	62	8	315	\$ 429,133	12.94	12.16	6.37%	\$ 439,865	-2.44%	
Elgin	123	954	\$ 276,756	139	53	608	\$ 191,523	14.31	15.45	-7.36%	\$ 200,634	-4.54%	
Elk Grove Village	7	145	\$ 341,227	30	3	109	\$ 298,582	12.25	13.11	-6.52%	\$ 312,633	-4.49%	
Elmhurst	126	338	\$ 595,315	60	16	328	\$ 457,224	10.04	10.04	-0.01%	\$ 478,033	-4.35%	
Elmwood Park	635	152	\$ 308,362	35	20	114	\$ 239,647	10.79	15.07	-28.36%	\$ 255,282	-6.12%	
Evanston	201	276	\$ 685,535	73	30	280	\$ 544,205	8.65	8.94	-3.31%	\$ 594,516	-8.46%	
Evergreen Park	642	141	\$ 211,913	24	10	141	\$ 180,155	9.67	10.87	-11.07%	\$ 188,591	-4.47%	
Flossmoor	422	154	\$ 383,402	15	12	103	\$ 264,383	14.22	15.03	-5.40%	\$ 281,456	-6.07%	
Forest Park	130	56	\$ 310,508	6	2	48	\$ 262,739	12.00	10.95	9.62%	\$ 303,435	-13.41%	
Fox Lake	20	92	\$ 314,813	6	2	42	\$ 201,683	22.08	17.11	29.04%	\$ 222,965	-9.54%	

		July 1, 2009 Statistics							April 1, 2009 Statistics				
	MLS		Average	Under	Under	# of Sales						3 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	\$ 303,436	6	2	30	\$ 302,187	13.89	13.20	5.26%	\$ 295,592	2.23%	
Frankfort	423	304	\$ 507,653	36	11	199	\$ 351,942	14.83	12.59	17.82%	\$ 363,374	-3.15%	
Franklin Park	131	164	\$ 217,323	25	11	79	\$ 176,161	17.11	17.88	-4.31%	\$ 195,090	-9.70%	
Geneva	134	254	\$ 468,909	37	5	250	\$ 368,749	10.44	11.25	-7.19%	\$ 383,590	-3.87%	
Glen Ellyn	137	326	\$ 613,213	49	6	224	\$ 447,388	14.02	12.30	14.04%	\$ 460,131	-2.77%	
Glencoe	22	143	\$ 1,817,091	11	3	94	\$ 1,178,364	15.89	13.91	14.21%	\$ 1,253,493	-5.99%	
Glendale Heights	139	141	\$ 223,300	34	15	130	\$ 177,350	9.45	11.63	-18.74%	\$ 197,867	-10.37%	
Glenview	25	457	\$ 830,326	58	26	285	\$ 637,718	14.86	14.97	-0.75%	\$ 684,240	-6.80%	
Glenwood	425	67	\$ 143,732	11	4	78	\$ 107,941	8.65	9.16	-5.63%	\$ 117,951	-8.49%	
Gurnee	31	262	\$ 353,696	45	5	225	\$ 305,489	11.43	10.14	12.80%	\$ 318,195	-3.99%	
Hanover Park	103	148	\$ 209,207	44	9	170	\$ 183,336	7.96	9.42	-15.42%	\$ 199,788	-8.23%	
Harvey	426	180	\$ 73,893	14	41	215	\$ 24,476	8.00	10.27	-22.12%	\$ 34,626	-29.31%	
Harwood Heights	656	56	\$ 380,648	4	6	36	\$ 241,611	14.61	18.81	-22.34%	\$ 260,083	-7.10%	
Hazel Crest	429	118	\$ 121,765	11	14	137	\$ 77,470	8.74	8.98	-2.69%	\$ 90,633	-14.52%	
Hickory Hills	457	65	\$ 300,641	13	6	42	\$ 242,783	12.79	16.44	-22.24%	\$ 253,920	-4.39%	
Highland Park	35	384	\$ 1,026,276	34	18	198	\$ 704,442	18.43	16.48	11.87%	\$ 763,702	-7.76%	
Hillside	162	49	\$ 197,224	9	9	36	\$ 172,428	10.89	15.91	-31.57%	\$ 174,855	-1.39%	
Hinkley	520	30	\$ 286,250	3	1	13	\$ 233,192	21.18	14.40	47.06%	\$ 223,479	4.35%	
Hinsdale	521	326	\$ 1,293,990	38	7	194	\$ 1,059,768	16.37	16.84	-2.82%	\$ 1,072,555	-1.19%	
Hoffman Estates	194	218	\$ 368,060	52	16	218	\$ 306,555	9.15	10.95	-16.44%	\$ 315,961	-2.98%	
Homer Glen	500	255	\$ 575,201	28	8	98	\$ 351,347	22.84	22.41	1.89%	\$ 372,958	-5.79%	
Homewood	430	137	\$ 200,237	32	8	177	\$ 164,212	7.58	7.28	4.12%	\$ 174,269	-5.77%	
Indian Head Park	531	12	\$ 517,550	2	0	2	\$ 614,750	36.00	40.00	-10.00%	\$ 596,167	3.12%	
Inverness	7167	85	\$ 895,413	10	1	38	\$ 659,113	20.82	18.25	14.06%	\$ 691,021	-4.62%	
Itasca	143	83	\$ 521,656	5	2	24	\$ 325,717	32.13	28.50	12.73%	\$ 387,296	-15.90%	
Joliet	499	768	\$ 173,529	89	69	713	\$ 142,558	10.58	9.66	9.51%	\$ 151,274	-5.76%	
Justice	458	45	\$ 249,951	9	1	29	\$ 197,172	13.85	22.40	-38.19%	\$ 211,416	-6.74%	
Kenilworth	43	63	\$ 2,088,281	3	5	11	\$ 2,173,038	39.79	31.80	25.12%	\$ 1,918,921	13.24%	
LaGrange Park	526	54	\$ 387,616	21	3	93	\$ 344,341	5.54	6.89	-19.60%	\$ 365,727	-5.85%	
LaGrange	525	100	\$ 570,291	25	6	113	\$ 501,872	8.33	9.87	-15.58%	\$ 521,652	-3.79%	
Lake Bluff	44	132	\$ 1,187,048	10	3	57	\$ 638,971	22.63	17.32	30.68%	\$ 693,841	-7.91%	
Lake Forest	45	351	\$ 1,911,246	18	11	137	\$ 1,174,352	25.37	22.06	15.03%	\$ 1,214,552	-3.31%	
Lake In The Hills	156	171	\$ 291,634	42	12	225	\$ 208,749	7.35	7.47	-1.59%	\$ 219,969	-5.10%	
Lake Villa & Lindenhurst	46	312	\$ 300,867	51	13	236	\$ 253,358	12.48	11.75	6.20%	\$ 262,206	-3.37%	
Lansing	438	252	\$ 160,149	26	26	181	\$ 116,736	12.98	13.74	-5.52%	\$ 127,959	-8.77%	
Lemont	439	202	\$ 536,759	20	4	98	\$ 412,937	19.87	17.21	15.43%	\$ 416,472	-0.85%	

		July 1, 2009 Statistics							April 1, 2009 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	
Libertyville & Green Oaks	48	300	\$ 685,938	35	7	199	\$ 503,222	14.94	14.09	6.04%	\$ 532,511	-5.50%	
Lincolnshire	69	91	\$ 921,999	12	2	51	\$ 551,377	16.80	24.26	-30.75%	\$ 600,921	-8.24%	
Lincolnwood	645	128	\$ 680,316	17	14	64	\$ 471,167	16.17	17.35	-6.81%	\$ 528,102	-10.78%	
Lisle	532	120	\$ 527,720	22	2	102	\$ 357,419	11.43	10.53	8.49%	\$ 371,124	-3.69%	
Lockport	495	263	\$ 289,264	36	5	181	\$ 224,876	14.22	12.64	12.47%	\$ 236,540	-4.93%	
Lombard	148	238	\$ 348,418	57	6	252	\$ 280,531	9.07	10.25	-11.56%	\$ 287,197	-2.32%	
Lynwood	5411	72	\$ 260,469	12	12	44	\$ 202,197	12.71	16.45	-22.77%	\$ 232,837	-13.16%	
Lyons	534	69	\$ 195,997	13	6	47	\$ 155,825	12.55	13.42	-6.54%	\$ 170,801	-8.77%	
Markham	4426	126	\$ 104,879	7	26	176	\$ 54,972	7.23	10.14	-28.64%	\$ 63,462	-13.38%	
Matteson	443	154	\$ 206,739	34	25	162	\$ 178,960	8.36	11.18	-25.23%	\$ 186,592	-4.09%	
Maywood	153	140	\$ 125,563	21	18	140	\$ 75,403	9.39	12.24	-23.33%	\$ 96,189	-21.61%	
Medinah	157	31	\$ 448,287	5	5	12	\$ 400,283	16.91	28.80	-41.29%	\$ 355,338	12.65%	
Melrose Park	160	102	\$ 195,006	15	10	60	\$ 166,247	14.40	16.73	-13.94%	\$ 180,009	-7.65%	
McHenry	50	609	\$ 330,758	69	17	363	\$ 198,663	16.28	13.88	17.25%	\$ 204,910	-3.05%	
Minooka	447	118	\$ 319,537	8	10	77	\$ 206,412	14.91	13.86	7.58%	\$ 219,224	-5.84%	
Midlothian	445	96	\$ 191,732	13	8	93	\$ 139,875	10.11	8.62	17.29%	\$ 151,492	-7.67%	
Mokena	448	127	\$ 475,860	15	4	112	\$ 368,754	11.63	11.47	1.46%	\$ 374,448	-1.52%	
Monee	449	97	\$ 380,036	5	12	96	\$ 225,436	10.30	9.85	4.62%	\$ 247,236	-8.82%	
Montgomery	538	180	\$ 197,111	45	13	249	\$ 191,199	7.04	8.22	-14.37%	\$ 198,014	-3.44%	
Morton Grove	53	149	\$ 413,772	25	17	119	\$ 329,029	11.11	11.58	-4.12%	\$ 351,280	-6.33%	
Mt. Prospect	56	257	\$ 378,943	54	7	237	\$ 324,742	10.35	11.01	-6.05%	\$ 341,645	-4.95%	
Mundelein	60	314	\$ 368,785	36	13	206	\$ 250,586	14.78	13.17	12.19%	\$ 274,931	-8.85%	
Naperville	540	1,046	\$ 674,347	212	25	1,051	\$ 463,915	9.75	9.67	0.81%	\$ 473,010	-1.92%	
New Lenox	451	234	\$ 402,542	27	5	168	\$ 310,559	14.04	11.16	25.82%	\$ 310,143	0.13%	
Niles	648	160	\$ 430,969	35	10	114	\$ 322,988	12.08	11.66	3.55%	\$ 336,033	-3.88%	
Norridge	634	105	\$ 432,740	21	9	70	\$ 284,242	12.60	10.96	15.00%	\$ 305,167	-6.86%	
North Aurora	542	147	\$ 294,931	23	4	109	\$ 277,025	12.97	10.32	25.68%	\$ 279,888	-1.02%	
North Chicago	64	82	\$ 120,363	6	6	89	\$ 69,300	9.74	9.53	2.24%	\$ 78,100	-11.27%	
North Riverside	547	28	\$ 256,457	7	1	41	\$ 225,144	6.86	5.33	28.57%	\$ 242,798	-7.27%	
Northbrook	62	334	\$ 807,429	41	21	242	\$ 618,809	13.18	11.92	10.58%	\$ 629,918	-1.76%	
Northfield	7193	86	\$ 943,197	4	3	33	\$ 914,727	25.80	20.86	23.70%	\$ 950,687	-3.78%	
Northlake	164	90	\$ 203,427	13	15	55	\$ 160,176	13.01	19.38	-32.87%	\$ 170,453	-6.03%	
Oak Brook	523	126	\$ 1,697,970	3	2	39	\$ 1,280,601	34.36	31.26	9.94%	\$ 1,146,933	11.65%	
Oak Forest	452	134	\$ 227,745	32	9	141	\$ 179,402	8.84	9.64	-8.39%	\$ 199,884	-10.25%	
Oak Lawn	453	299	\$ 277,703	57	17	264	\$ 209,746	10.62	12.20	-13.01%	\$ 230,508	-9.01%	
Oak Park	302	214	\$ 536,062	79	19	283	\$ 447,515	6.74	6.94	-2.84%	\$ 475,361	-5.86%	

		July 1, 2009 Statistics							April 1, 2009 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		MONTHS	Percent	Average	3 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	Last	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change	
Olympia Fields	461	68	\$ 294,779	12	7	50	\$ 193,091	11.83	13.33	-11.30%	\$ 207,831	-7.09%	
Orland Park	462	298	\$ 497,169	54	9	272	\$ 369,803	10.67	9.56	11.62%	\$ 382,916	-3.42%	
Oswego	543	285	\$ 335,653	59	14	282	\$ 263,807	9.63	10.09	-4.52%	\$ 280,240	-5.86%	
Palatine	67	330	\$ 486,632	58	8	257	\$ 379,260	12.26	12.57	-2.46%	\$ 409,395	-7.36%	
Palos Heights	463	73	\$ 464,995	9	4	60	\$ 333,055	12.00	10.68	12.31%	\$ 313,467	6.25%	
Palos Hills	465	46	\$ 340,269	11	2	54	\$ 247,669	8.24	7.54	9.23%	\$ 257,808	-3.93%	
Palos Park	464	91	\$ 765,790	6	2	33	\$ 594,530	26.63	22.88	16.39%	\$ 577,066	3.03%	
Park Forest	466	197	\$ 102,676	17	32	209	\$ 70,370	9.16	9.60	-4.55%	\$ 78,568	-10.43%	
Park Ridge	68	344	\$ 687,118	42	14	215	\$ 489,734	15.23	16.29	-6.47%	\$ 502,816	-2.60%	
Peotone	468	68	\$ 324,120	7	2	30	\$ 223,807	20.92	14.45	44.75%	\$ 234,659	-4.62%	
Plainfield	544	819	\$ 322,025	139	53	826	\$ 253,899	9.65	9.47	1.99%	\$ 266,001	-4.55%	
Posen	469	48	\$ 127,970	7	5	36	\$ 112,387	12.00	13.36	-10.20%	\$ 123,136	-8.73%	
Prospect Heights	70	65	\$ 522,751	14	3	37	\$ 364,892	14.44	17.18	-15.93%	\$ 392,194	-6.96%	
Richton Park	471	90	\$ 156,292	13	12	98	\$ 127,927	8.78	11.24	-21.90%	\$ 142,989	-10.53%	
River Forest	305	90	\$ 944,404	16	7	58	\$ 889,940	13.33	14.40	-7.41%	\$ 873,291	1.91%	
River Grove	171	64	\$ 241,701	13	2	47	\$ 203,772	12.39	13.65	-9.23%	\$ 219,900	-7.33%	
Riverdale	627	91	\$ 76,947	6	18	91	\$ 48,199	9.50	10.77	-11.80%	\$ 58,629	-17.79%	
Riverside	546	94	\$ 580,468	12	2	54	\$ 431,200	16.59	17.60	-5.75%	\$ 421,359	2.34%	
Rolling Meadows	8	87	\$ 316,650	19	3	85	\$ 267,552	9.76	9.00	8.41%	\$ 276,304	-3.17%	
Romeoville	494	248	\$ 205,537	77	33	281	\$ 169,431	7.61	9.66	-21.25%	\$ 181,173	-6.48%	
Roselle & Keeneyville	172	142	\$ 382,780	18	9	103	\$ 308,927	13.11	8.98	46.00%	\$ 324,253	-4.73%	
Round Lake	73	394	\$ 187,989	87	35	432	\$ 145,833	8.53	10.13	-15.79%	\$ 162,574	-10.30%	
Sauk Village	414	108	\$ 90,713	10	13	116	\$ 54,166	9.32	10.34	-9.79%	\$ 69,887	-22.50%	
Schaumburg	193	193	\$ 415,808	40	7	217	\$ 311,729	8.77	8.37	4.77%	\$ 324,574	-3.96%	
Shorewood	496	161	\$ 342,696	18	7	136	\$ 266,612	12.00	10.38	15.60%	\$ 272,403	-2.13%	
Skokie	76	305	\$ 437,880	62	21	245	\$ 315,905	11.16	12.16	-8.26%	\$ 332,938	-5.12%	
South Elgin	177	139	\$ 342,873	16	3	130	\$ 279,166	11.19	10.11	10.74%	\$ 282,467	-1.17%	
South Holland	473	227	\$ 165,052	24	42	216	\$ 119,714	9.66	9.68	-0.23%	\$ 136,360	-12.21%	
St. Charles	174	571	\$ 626,543	86	9	368	\$ 435,739	14.80	14.00	5.71%	\$ 459,562	-5.18%	
Steger	475	73	\$ 166,247	6	6	63	\$ 95,814	11.68	10.35	12.85%	\$ 122,573	-21.83%	
Stickney	404	65	\$ 213,577	13	9	51	\$ 167,675	10.68	14.09	-24.15%	\$ 191,626	-12.50%	
Streamwood	107	263	\$ 246,364	43	20	222	\$ 201,881	11.07	11.21	-1.21%	\$ 218,646	-7.67%	
Sugar Grove	554	118	\$ 395,870	13	1	59	\$ 344,302	19.40	16.00	21.23%	\$ 357,533	-3.70%	
Summit	501	50	\$ 178,901	2	2	19	\$ 121,026	26.09	25.20	3.52%	\$ 136,544	-11.36%	
Thornton	476	21	\$ 132,701	2	2	19	\$ 123,921	10.96	11.00	-0.40%	\$ 124,350	-0.34%	
Tinley Park	477	213	\$ 317,714	41	7	195	\$ 257,718	10.52	8.50	23.78%	\$ 263,805	-2.31%	

July 1, 2009 Statistics									April 1, 2009 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
University Park	5466	61	\$ 134,966	6	9	60	\$ 86,208	9.76	14.86	-34.31%	\$ 102,696	-16.06%
Vernon Hills	61	137	\$ 517,854	23	3	119	\$ 433,235	11.34	10.25	10.63%	\$ 459,546	-5.73%
Villa Park	186	138	\$ 279,890	34	8	143	\$ 215,017	8.95	10.31	-13.16%	\$ 230,144	-6.57%
Warrenville	555	72	\$ 384,628	12	4	63	\$ 239,242	10.94	13.83	-20.94%	\$ 264,513	-9.55%
Waukegan & Park City	85	439	\$ 138,182	63	30	454	\$ 97,658	9.63	9.94	-3.16%	\$ 112,331	-13.06%
Wayne	184	57	\$ 976,665	2	0	14	\$ 497,429	42.75	57.00	-25.00%	\$ 558,273	-10.90%
West Chicago	185	266	\$ 318,100	30	11	173	\$ 228,040	14.92	15.46	-3.54%	\$ 250,505	-8.97%
Westchester	154	145	\$ 290,508	39	14	107	\$ 234,797	10.88	15.94	-31.76%	\$ 246,859	-4.89%
Western Springs	558	93	\$ 777,393	19	2	88	\$ 678,954	10.24	10.18	0.61%	\$ 651,884	4.15%
Westmont	559	124	\$ 374,536	23	3	96	\$ 330,062	12.20	12.52	-2.60%	\$ 352,756	-6.43%
Wheaton	187	433	\$ 548,258	83	12	349	\$ 419,446	11.70	10.22	14.48%	\$ 413,738	1.38%
Wheeling	90	114	\$ 287,691	27	1	102	\$ 237,791	10.52	11.79	-10.76%	\$ 248,546	-4.33%
Willow Springs	480	33	\$ 456,021	6	3	36	\$ 349,944	8.80	12.00	-26.67%	\$ 338,242	3.46%
Willowbrook	516	63	\$ 818,864	6	1	31	\$ 491,268	19.89	25.33	-21.47%	\$ 517,079	-4.99%
Wilmette	91	237	\$ 916,052	36	16	211	\$ 886,179	10.81	9.41	14.88%	\$ 894,967	-0.98%
Winfield	190	81	\$ 474,453	15	2	59	\$ 369,101	12.79	13.97	-8.45%	\$ 356,660	3.49%
Winnetka	93	220	\$ 1,991,225	17	18	131	\$ 1,515,707	15.90	16.24	-2.04%	\$ 1,582,060	-4.19%
Wood Dale	191	109	\$ 357,414	17	7	61	\$ 298,583	15.39	17.67	-12.90%	\$ 305,499	-2.26%
Woodridge	517	114	\$ 349,297	29	4	152	\$ 287,129	7.39	7.78	-4.96%	\$ 310,765	-7.61%
Woodstock & Greenwood	98	310	\$ 404,506	26	8	144	\$ 253,218	20.90	17.27	21.05%	\$ 273,203	-7.31%
Worth	482	62	\$ 232,935	4	8	34	\$ 211,647	16.17	19.20	-15.76%	\$ 217,887	-2.86%
Yorkville	560	257	\$ 381,688	31	14	191	\$ 271,007	13.07	14.54	-10.14%	\$ 282,612	-4.11%
Zion	99	246	\$ 158,934	44	15	233	\$ 103,237	10.11	11.32	-10.66%	\$ 112,446	-8.19%
City of CHICAGO	8000	7,225	\$ 396,983	971	956	6,956	\$ 249,357	9.76	11.12	-12.20%	\$ 275,823	-9.60%
TOTALS (all areas in report)	8099	43,010	\$ 442,127	6,545	3,144	35,924	\$ 292,646	11.32	11.70	-3.28%	\$ 314,197	-6.86%
ALL AREAS <i>(including areas not listed above)</i>	ALL	48,062	\$ 434,565	7,163	3,318	39,290	\$ 288,116	11.59	11.89	-2.51%	\$ 308,681	-6.66%
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.												