

# Annual Report for the MRED Service Area Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM  
MIDWEST REAL ESTATE DATA, LLC



# 2012

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**With** a mean crossover dribble and a wicked head fake, housing is again driving the lane with authority.

Between 2007 and 2011, housing markets were overburdened with distressed properties, excessive supply and weak consumer demand. But a timeout was taken in 2012, and the market was able to rehydrate and breathe easier. Yearlong evidence points to market recovery – just in time to alleviate beleaguered homeowners and relieve a dwindling tax base.

Housing has been the center of attention in 2012 – and it's lonely at the top. For the first time since 2006, housing is on track to be a net positive contributor to GDP. Some have claimed that an accommodating Federal Reserve policy has driven down interest rates so much that it's enabled families to purchase up to 50 percent more house than they otherwise could. Others make a more "market fundamentals" argument, asserting that dramatic declines in supply and solid increases in demand have led to the year's successful turnaround jump shot. The truth lies somewhere in the paint.

Low mortgage rates, affordable prices and rising rents created a three-point play that bolstered consumer confidence. On a national scale, natural disasters, fiscal cliffs, contested elections and sovereign debt crises could not slow down buyers. Consequently, home values are ticking higher in many regions.

In addition to the feel-good nature of a housing recovery, it has tangible benefits to homeowners – particularly those still in underwater mortgage situations. Rising prices should convince more sellers to re-enter the marketplace, passing the rock to buyers.

**Listings** In general, sellers remained along the baseline, but there are hints of change in the listings playbook. Traditional sellers are returning just as banks seem to be listing fewer distressed properties. In 2012, homeowners introduced 170,388 new properties to the marketplace, a 4.2 percent decrease or 7,501 units fewer than 2011.

**Sales** The buyer rebound remained strong throughout the year. Better still, housing demand strengthened without performance-enhancing government incentives. Closed sales were up 26.3 percent to 95,649 for the year. That's the most since 2007.

**Inventory** Currently, buyers have 33.6 percent fewer choices than last year at this time. Changing teams, sellers have 33.6 percent less competition. Supply-side correction is generally a positive, but many local communities are on the brink of a housing shortage, which has given rise to new construction in certain neighborhoods. Move-in ready inventory is at a premium. Thus, restoring seller confidence is a slam dunk to continued recovery. Well-priced and well-presented listings are fetching 88.9 percent of original list price at sale, on average. An improvement of 2.7 percent over last year.

**Prices** Despite gains in price received compared to list, we ended 2012 with a 1.6 percent median price decrease from 2011, ending the year at \$155,000.

Sustaining a healthy, equitable and bubble-free housing market is of paramount importance. It will require both public and private cooperation – something that was difficult to achieve last year. This recovery is fragile, and an injury at this juncture could be devastating. Given the importance of housing to the overall economy, it's also critical to the recovery of our nation. Here's to continued improvement and a breakaway year!

## Table of Contents

- 3** Quick Facts
- 5** Property Type Review
- 6** Distressed Homes Review
- 8** Multi-Unit Review
- 9** Area Overviews
- 14** Area Historical Median Prices

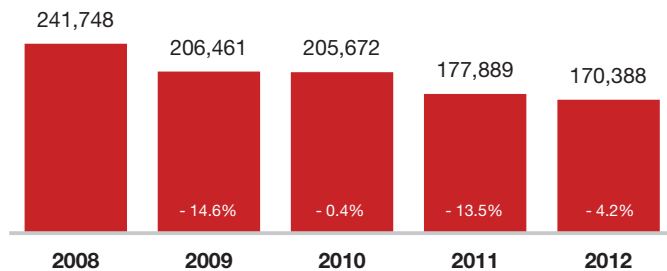
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*Analysis written by David Arbit, Research Manager at 10K Research and Marketing. David has a Master's Degree in Urban and Regional Planning from the Humphrey School of Public Affairs at the University of Minnesota-Twin Cities and holds a Bachelor's Degree in Geography and Political Science from Macalester College in St. Paul, Minnesota.*

# Quick Facts

## New Listings



### Top 5 Areas: Change in New Listings from 2011

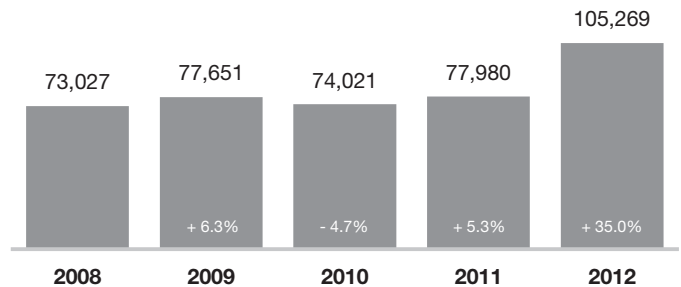
Peru	+ 32.3%
Seneca	+ 27.9%
Carroll County	+ 26.9%
Markham	+ 23.5%
Whiteside County	+ 21.7%

### Bottom 5 Areas: Change in New Listings from 2011

Chicago - Burnside	- 27.1%
Chicago - O'Hare	- 27.9%
Chicago - Washington Heights	- 28.1%
Chicago - Fuller Park	- 30.0%
Homer Glen	- 32.3%

## Under Contract

Includes Contingent and Pending.



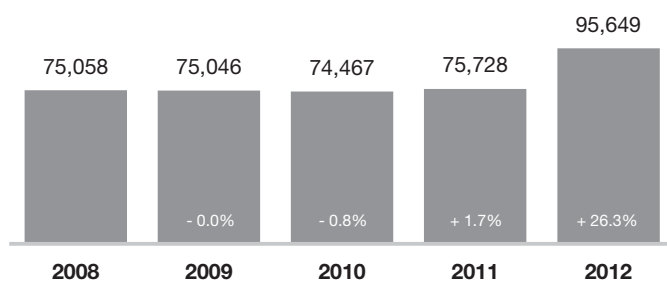
### Top 5 Areas: Change in Under Contract from 2011

Chicago - Armour Square	+ 128.6%
Bannockburn	+ 100.0%
Rolling Meadows	+ 97.7%
Chicago - Douglas	+ 90.8%
Rosemont	+ 87.5%

### Bottom 5 Areas: Change in Under Contract from 2011

Chicago - Englewood	- 13.4%
Chicago - Brighton Park	- 15.2%
Marshall County	- 16.3%
Chicago - Fuller Park	- 20.0%
Chicago - Riverdale	- 20.0%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2011

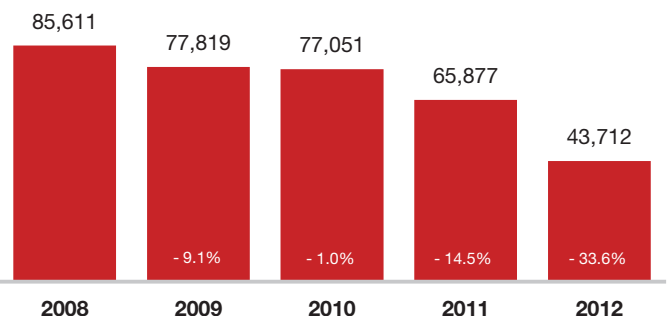
Chicago - Armour Square	+ 166.7%
Rolling Meadows	+ 86.5%
Northfield	+ 78.5%
Palos Park	+ 75.5%
Westchester	+ 70.0%

### Bottom 5 Areas: Change in Closed Sales from 2011

Chicago - Washington Park	- 18.5%
Chicago - Brighton Park	- 20.9%
Seneca	- 24.0%
Chicago - Fuller Park	- 30.0%
Chicago - West Garfield Park	- 37.5%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2011

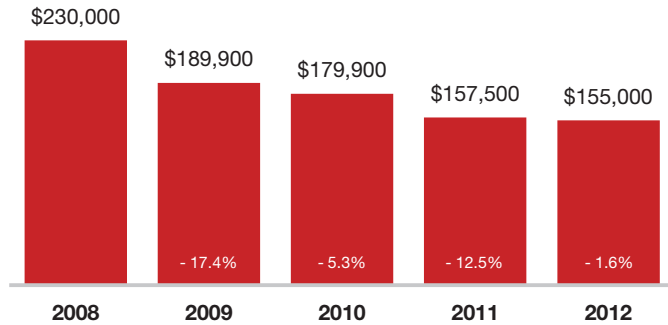
Bannockburn	+ 83.3%
Chicago - Riverdale	+ 50.0%
Carroll County	+ 47.6%
Marshall County	+ 36.8%
Peru	+ 31.8%

### Bottom 5 Areas: Change in Homes for Sale from 2011

Chicago - McKinley Park	- 60.0%
Utica	- 63.9%
Chicago - Douglas	- 65.0%
Rosemont	- 66.7%
Chicago - Near South Side	- 83.2%

# Quick Facts

## Median Sales Price



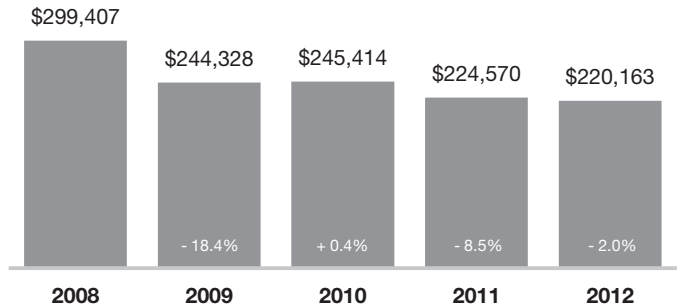
### Top 5 Areas: Change in Median Sales Price from 2011

Carroll County	+ 163.9%
Marshall County	+ 113.6%
Putnam County	+ 87.6%
Chicago - Fuller Park	+ 60.0%
Chicago - West Garfield Park	+ 36.4%

### Bottom 5 Areas: Change in Median Sales Price from 2011

Richton Park	- 35.7%
Chicago - Washington Heights	- 37.8%
Utica	- 42.2%
Bannockburn	- 43.7%
Kenilworth	- 44.9%

## Average Sales Price



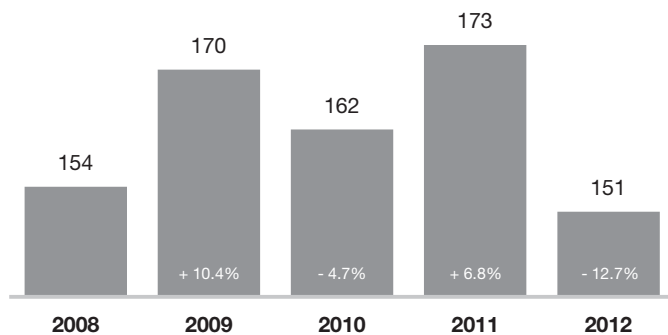
### Top 5 Areas: Change in Average Sales Price from 2011

Carroll County	+ 63.5%
Marshall County	+ 58.2%
Chicago - Washington Park	+ 48.9%
Putnam County	+ 42.3%
Chicago - West Garfield Park	+ 39.4%

### Bottom 5 Areas: Change in Average Sales Price from 2011

Kenilworth	- 31.1%
Chicago - Englewood	- 34.5%
Chicago - South Deering	- 42.4%
Bannockburn	- 50.2%
Chicago - Fuller Park	- 56.2%

## Average Market Time



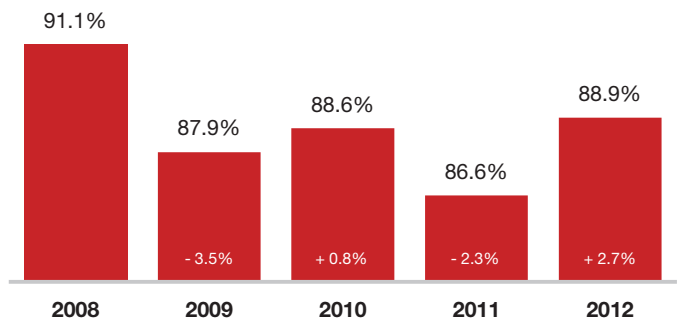
### Top 5 Areas: Change in Market Time from 2011

Bannockburn	+ 323.2%
Rosemont	+ 176.0%
Marshall County	+ 57.7%
Franklin Park	+ 31.2%
Chicago - Gage Park	+ 26.1%

### Bottom 5 Areas: Change in Market Time from 2011

Seneca	- 38.0%
Chicago - Douglas	- 40.8%
Chicago - Near South Side	- 45.8%
Chicago - South Deering	- 48.3%
Peru	- 53.4%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2011

Chicago - Grand Boulevard	+ 13.0%
Chicago - Lower West Side	+ 10.9%
Waukegan	+ 9.3%
Plano	+ 9.0%
Chicago - West Garfield Park	+ 8.9%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2011

Mendota	- 7.1%
Rosemont	- 7.7%
Chicago - North Lawndale	- 9.2%
Chicago - Fuller Park	- 10.1%
Chicago - Greater Grand Crossing	- 10.5%

# Property Type Review

**147**

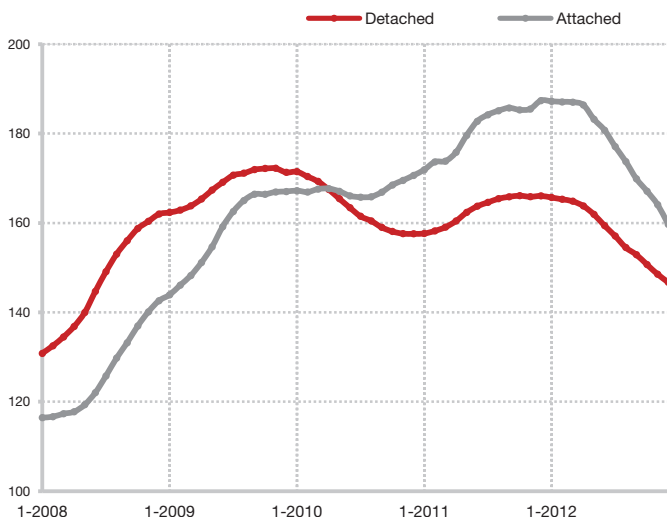
Average Market Time  
Detached Single-Family

**160**

Average Market Time  
Attached Single-Family

## Average Market Time

This chart uses a rolling 12-month average for each data point.



## Top Areas: Detached Single-Family Market Share in 2012

Carroll County	100.0%
Marshall County	100.0%
Putnam County	100.0%
Bannockburn	100.0%
Clifton	100.0%
Gilman	100.0%
Mendota	100.0%
Paxton	100.0%
Wonder Lake	100.0%
Chicago - Burnside	100.0%

## Top Areas: Attached Single-Family Market Share in 2012

Chicago - Loop	100.0%
Chicago - Near North Side	98.9%
Chicago - Near South Side	98.5%
Chicago - Near West Side	97.4%
Chicago - Rogers Park	95.7%
Chicago - Uptown	94.1%
Chicago - Edgewater	92.6%
Chicago - Lake View	90.3%
Chicago - O'Hare	90.0%
Chicago - Washington Park	87.9%

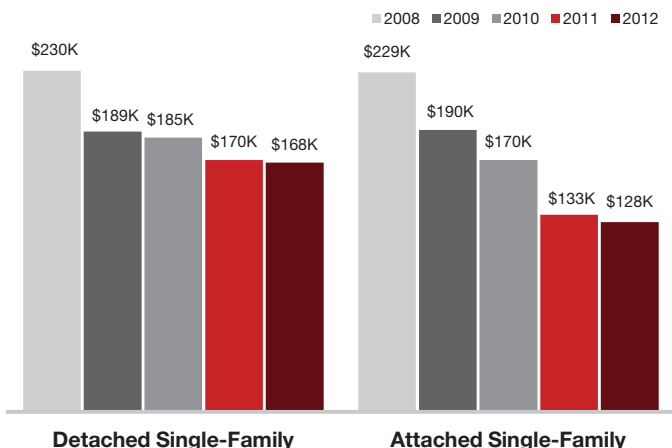
**- 1.1%**

One-Year Change in Price  
Detached Single-Family

**- 3.8%**

One-Year Change in Price  
Attached Single-Family

## Median Sales Price



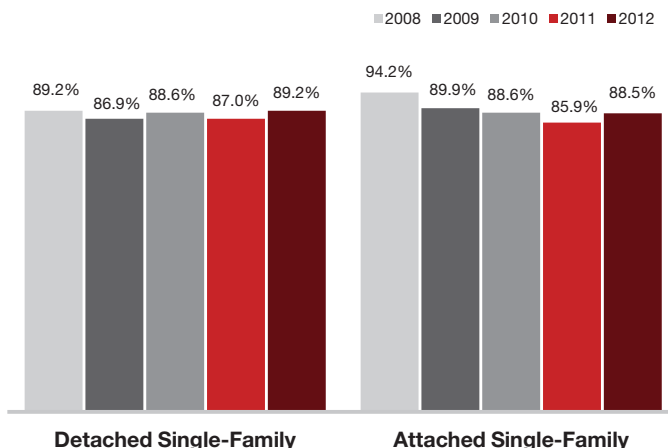
**89.2%**

Pct. of Orig. Price Received  
Detached Single-Family

**88.5%**

Pct. of Orig. Price Received  
Attached Single-Family

## Percent of Original List Price Received



# Distressed Homes Review

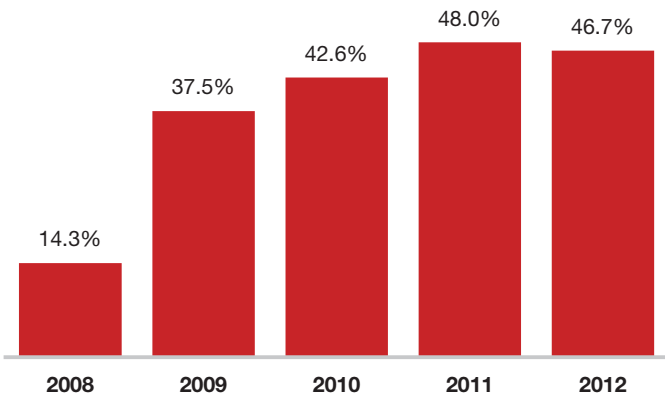
**44,712**

Number of Closed Sales in 2012 that were Lender-

**+ 23.1%**

One-Year Change in Sales of Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Short Sale Market Share in 2012

Chicago - Fuller Park	42.9%
Plano	33.2%
Chicago - South Lawndale	32.8%
Chicago - Washington Park	31.8%
Chicago - Rogers Park	31.8%
Rosemont	30.8%
Round Lake	30.2%
Glendale Heights	28.8%
Chicago - Avondale	27.9%
Montgomery	27.8%

## Top Areas: REO Market Share in 2012

Chicago - Riverdale	100.0%
Chicago - West Englewood	82.2%
Harvey	79.9%
Sauk Village	78.0%
Sauk Village	77.3%
Chicago - Englewood	76.4%
Chicago - East Garfield Park	73.7%
Chicago - South Deering	73.3%
Chicago - South Deering	73.3%
Calumet City	70.2%

**- 32.6%**

Five-Year Change in Price All Properties

**- 7.0%**

Five-Year Change in Price Traditional Properties

**- 27.9%**

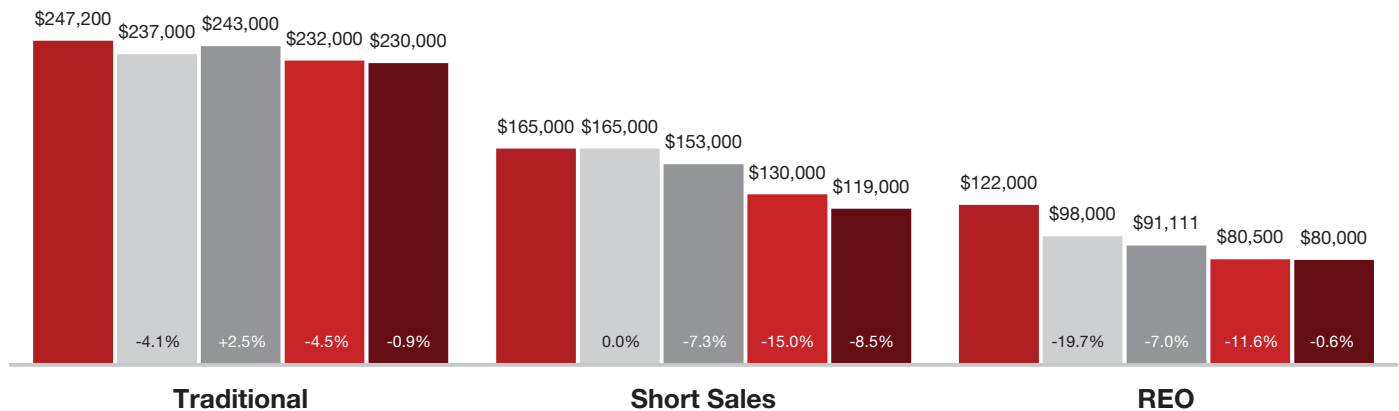
Five-Year Change in Price Short Sales

**- 34.4%**

Five-Year Change in Price REO

## Median Sales Price

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012



# Distressed Homes Review (cont.)

**+18.6%**

Change in REO Closed Sales from 2011

**+ 33.4%**

Change in Short Sale Closed Sales from 2011

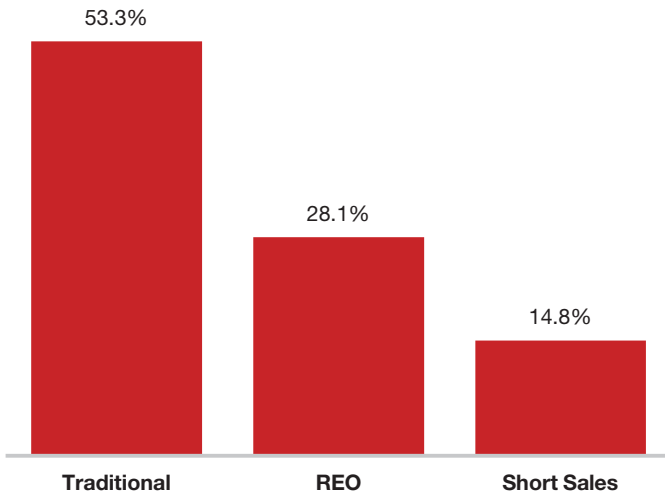
**+4.0%**

Change in REO Percent Received from 2011

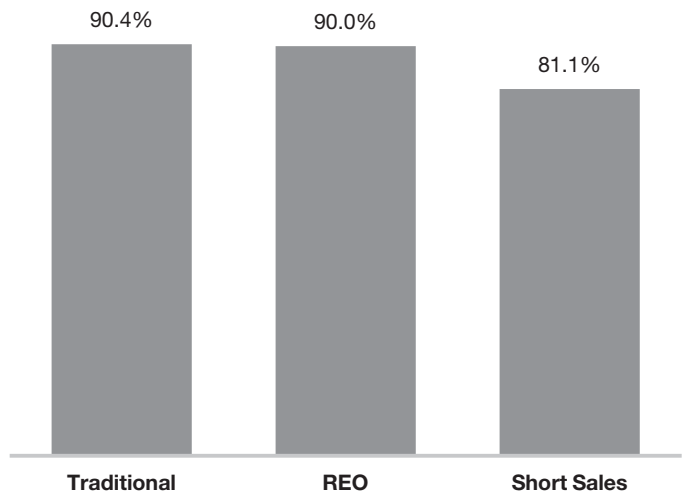
**+ 3.2%**

Change in Short Sales Percent Received from 2011

## Percent of Closed Sales by Sale Type



## Percent of Original List Price Received by Sale Type



**- 1.9%**

Five-Year Change in Market Time for All Properties

**+ 2.6%**

Five-Year Change in Market Time for Traditional

**+ 25.3%**

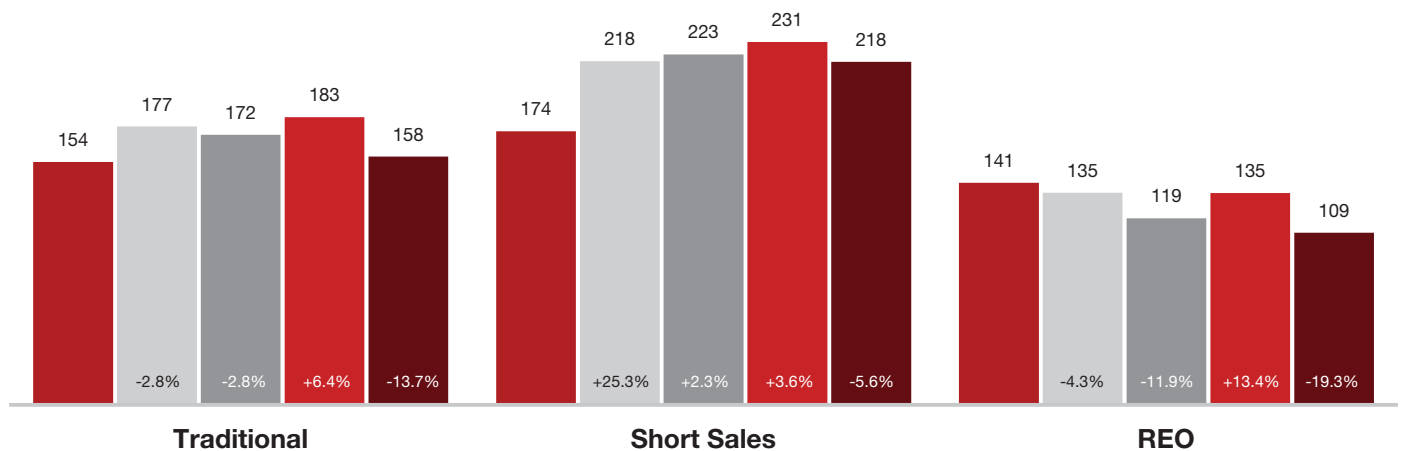
Five-Year Change in Market Time for REO

**- 22.7%**

Five-Year Change in Market Time for Short Sales

## Average Market Time

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012



# Multi-Unit Review (2-4 Unit Properties)

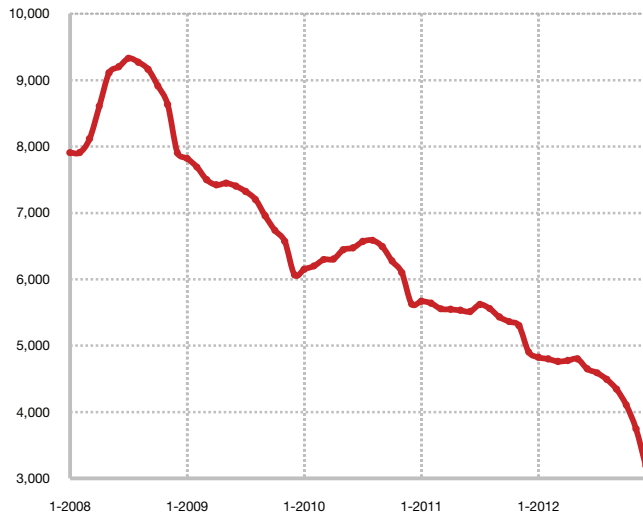
**Jul '08**

Peak of Multi-Unit Property Inventory

**6,141**

Drop in Multi-Unit Property Inventory from Peak

## Historical Multi-Unit Property Inventory



## Top Areas: Multi-Unit Market Share in 2012

Chicago - West Garfield Park	83.0%
Chicago - North Lawndale	66.7%
Chicago - Brighton Park	64.4%
Chicago - Englewood	64.3%
Chicago - South Lawndale	63.0%
Chicago - New City	60.8%
Chicago - Humboldt Park	51.0%
Chicago - Greater Grand Crossing	49.5%
Chicago - Lower West Side	49.5%
Chicago - Fuller Park	46.2%
Chicago - Austin	38.1%
Chicago - South Chicagocago	37.4%
Chicago - Hermosa	37.4%
Chicago - Bridgeport	37.1%
Chicago - Avondale	36.6%
Chicago - West Englewood	35.1%
Chicago - East Garfield Park	34.9%
Chicago - Woodlawn	34.1%
Chicago - Belmont Cragin	31.5%
Cicero	30.9%
Chicago - McKinley Park	27.1%
Chicago - Chicagocago Lawn	26.8%
Chicago - South Shore	25.9%
Chicago - Logan Square	24.0%
Chicago - Auburn Gresham	23.6%
Chicago - Gage Park	23.5%

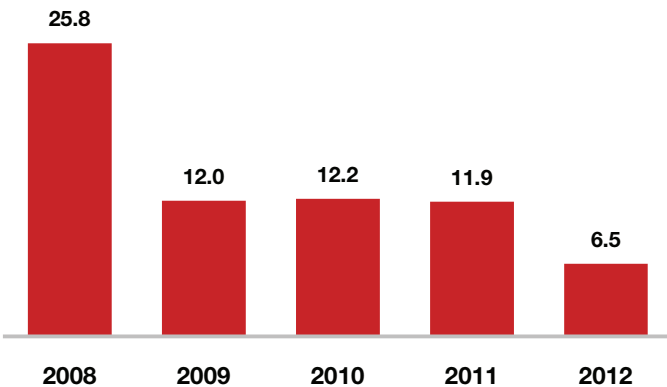
**6.5**

Year-End Months Supply for Multi-Unit Properties

**-45.8%**

Change in Months Supply from 2011

## Months Supply of Inventory



**88.2%**

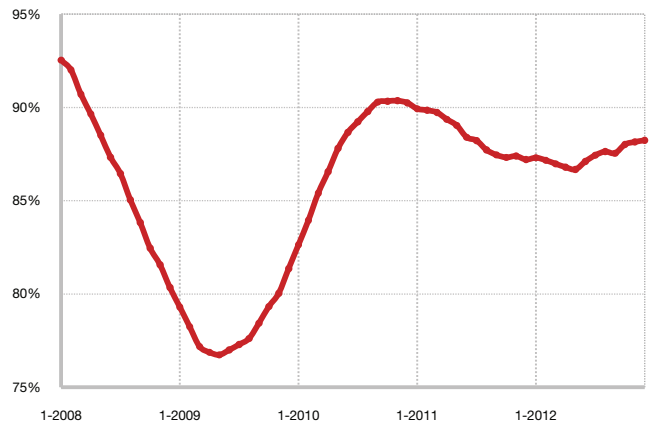
Pct. of Orig. Price Received Multi-Unit Properties

**+1.2%**

Change in Pct. of Orig. Price Received from 2011

## Percent of Original List Price Received

This chart uses a Rolling 12 Month Average for each data point.





# Area Overviews

	Total Closed Sales	Change from 2011	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
<b>Entire MRED Service Area</b>	<b>94,862</b>	<b>+ 26.6%</b>	<b>65.1%</b>	<b>34.9%</b>	<b>46.8%</b>	<b>151</b>	<b>88.9%</b>
<b>Chicagoland PMSA</b>	<b>90,467</b>	<b>+ 26.7%</b>	<b>63.6%</b>	<b>36.4%</b>	<b>47.2%</b>	<b>151</b>	<b>89.1%</b>
<b>Boone County</b>	<b>430</b>	<b>+ 55.2%</b>	<b>96.5%</b>	<b>3.5%</b>	<b>62.1%</b>	<b>135</b>	<b>88.0%</b>
<b>Bureau County</b>	<b>236</b>	<b>+ 13.5%</b>	<b>97.5%</b>	<b>2.5%</b>	<b>22.9%</b>	<b>195</b>	<b>81.1%</b>
<b>Carroll County</b>	<b>18</b>	<b>+ 20.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>16.7%</b>	<b>198</b>	<b>81.5%</b>
<b>Cook County</b>	<b>50,663</b>	<b>+ 27.4%</b>	<b>54.6%</b>	<b>45.4%</b>	<b>46.6%</b>	<b>147</b>	<b>89.1%</b>
<b>DeKalb County</b>	<b>946</b>	<b>+ 31.0%</b>	<b>82.7%</b>	<b>17.3%</b>	<b>56.2%</b>	<b>162</b>	<b>85.9%</b>
<b>DuPage County</b>	<b>10,503</b>	<b>+ 25.1%</b>	<b>64.6%</b>	<b>35.4%</b>	<b>36.8%</b>	<b>164</b>	<b>89.4%</b>
<b>Ford County</b>	<b>53</b>	<b>- 13.1%</b>	<b>96.2%</b>	<b>3.8%</b>	<b>22.6%</b>	<b>184</b>	<b>83.5%</b>
<b>Grundy County</b>	<b>515</b>	<b>+ 13.4%</b>	<b>79.0%</b>	<b>21.0%</b>	<b>44.5%</b>	<b>169</b>	<b>89.1%</b>
<b>Iroquois County</b>	<b>139</b>	<b>+ 26.4%</b>	<b>98.6%</b>	<b>1.4%</b>	<b>30.9%</b>	<b>162</b>	<b>81.4%</b>
<b>Kane County</b>	<b>6,280</b>	<b>+ 22.7%</b>	<b>80.1%</b>	<b>19.9%</b>	<b>54.7%</b>	<b>156</b>	<b>90.2%</b>
<b>Kankakee County</b>	<b>747</b>	<b>+ 5.5%</b>	<b>95.4%</b>	<b>4.6%</b>	<b>37.5%</b>	<b>155</b>	<b>87.5%</b>
<b>Kendall County</b>	<b>1,880</b>	<b>+ 16.7%</b>	<b>70.7%</b>	<b>29.3%</b>	<b>62.3%</b>	<b>131</b>	<b>91.4%</b>
<b>Lake County</b>	<b>8,337</b>	<b>+ 26.8%</b>	<b>77.7%</b>	<b>22.3%</b>	<b>47.5%</b>	<b>160</b>	<b>88.4%</b>
<b>LaSalle County</b>	<b>962</b>	<b>+ 22.2%</b>	<b>94.6%</b>	<b>5.4%</b>	<b>35.3%</b>	<b>175</b>	<b>83.1%</b>
<b>Marshall County</b>	<b>36</b>	<b>- 12.2%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>8.3%</b>	<b>262</b>	<b>83.4%</b>
<b>McHenry County</b>	<b>3,825</b>	<b>+ 32.8%</b>	<b>81.2%</b>	<b>18.8%</b>	<b>56.9%</b>	<b>161</b>	<b>87.3%</b>
<b>Putnam County</b>	<b>44</b>	<b>+ 29.4%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>18.2%</b>	<b>254</b>	<b>84.5%</b>
<b>Whiteside County</b>	<b>201</b>	<b>+ 21.8%</b>	<b>99.0%</b>	<b>1.0%</b>	<b>18.4%</b>	<b>135</b>	<b>88.1%</b>
<b>Will County</b>	<b>7,518</b>	<b>+ 28.0%</b>	<b>79.5%</b>	<b>20.5%</b>	<b>48.9%</b>	<b>147</b>	<b>89.6%</b>
Addison	287	+ 8.3%	69.0%	31.0%	55.7%	179	88.4%
Algonquin	422	+ 48.6%	74.2%	25.8%	50.7%	170	89.0%
Alsip	186	+ 63.2%	71.5%	28.5%	62.4%	144	84.6%
Antioch	301	+ 36.8%	96.7%	3.3%	59.5%	173	87.1%
Arlington Heights	1,019	+ 28.8%	56.0%	44.0%	36.4%	146	89.8%
Aurora	2,293	+ 21.5%	72.6%	27.4%	65.8%	132	91.6%
Bannockburn	4	+ 33.3%	100.0%	0.0%	25.0%	522	85.0%
Barrington	579	+ 31.9%	83.4%	16.6%	24.5%	210	87.0%
Bartlett	474	+ 26.4%	64.8%	35.2%	51.9%	136	89.9%
Batavia	294	+ 7.7%	85.4%	14.6%	27.6%	177	89.5%
Bellwood	227	+ 17.0%	93.8%	6.2%	80.2%	119	89.0%
Belvidere	257	+ 52.1%	96.1%	3.9%	59.9%	130	89.0%
Bensenville	162	+ 5.9%	77.8%	22.2%	62.3%	175	86.8%
Berwyn	485	+ 35.1%	90.5%	9.5%	69.7%	130	89.3%
Bloomington	302	+ 45.9%	42.7%	57.3%	39.7%	174	88.4%
Blue Island	127	+ 6.7%	88.2%	11.8%	72.4%	170	84.9%
Bolingbrook	863	+ 22.9%	78.2%	21.8%	63.7%	126	91.9%
Bourbonnais	209	+ 14.2%	91.9%	8.1%	28.2%	136	90.9%
Bradley	93	- 4.1%	98.9%	1.1%	37.6%	136	88.3%
Braidwood	59	+ 47.5%	89.8%	10.2%	59.3%	158	82.8%
Brookfield	202	+ 33.8%	93.1%	6.9%	43.6%	117	88.8%
Buffalo Grove	632	+ 42.3%	48.1%	51.9%	39.1%	140	88.7%
Burbank	228	+ 9.1%	95.6%	4.4%	62.3%	155	89.7%
Burr Ridge	172	+ 17.8%	66.3%	33.7%	18.6%	257	87.8%
Calumet City	309	+ 10.4%	93.5%	6.5%	79.9%	128	84.1%
Carol Stream	372	+ 25.3%	62.1%	37.9%	50.3%	142	89.0%
Carpentersville	525	+ 16.9%	76.4%	23.6%	75.0%	136	92.4%
Cary	286	+ 49.7%	84.6%	15.4%	51.4%	175	87.3%
Channahon	124	+ 9.7%	86.3%	13.7%	49.2%	135	90.2%
Chicago	22,353	+ 22.5%	39.5%	60.5%	42.7%	136	90.6%
Chicago Heights	219	+ 33.5%	99.5%	0.5%	63.9%	156	82.9%
Cicero	393	+ 13.9%	95.7%	4.3%	81.7%	129	89.4%
Clifton	19	- 5.0%	100.0%	0.0%	21.1%	243	82.6%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2011	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Country Club Hills	240	+ 12.1%	85.0%	15.0%	67.1%	115	88.0%
Crestwood	126	+ 31.3%	31.7%	68.3%	40.5%	179	85.3%
Crete	146	+ 5.8%	93.2%	6.8%	55.5%	214	85.6%
Crystal Lake	690	+ 38.0%	75.9%	24.1%	49.3%	157	88.8%
Darien	265	+ 44.0%	53.6%	46.4%	29.1%	169	88.2%
Deerfield	302	+ 13.5%	63.9%	36.1%	22.2%	141	89.1%
DeKalb	281	+ 27.1%	80.8%	19.2%	51.2%	138	85.3%
Des Plaines	1,075	+ 38.5%	40.7%	59.3%	58.3%	163	88.9%
Dolton	278	+ 17.3%	95.7%	4.3%	80.6%	148	84.7%
Downers Grove	679	+ 31.6%	67.9%	32.1%	21.2%	211	88.9%
Elgin	1,435	+ 20.4%	75.1%	24.9%	68.4%	155	89.1%
Elk Grove Village	371	+ 24.1%	52.6%	47.4%	52.0%	160	87.9%
Elmhurst	507	+ 17.4%	88.4%	11.6%	18.1%	150	89.8%
Elmwood Park	271	+ 15.8%	64.9%	35.1%	64.9%	157	86.7%
Evanston	851	+ 19.9%	50.5%	49.5%	24.3%	160	89.5%
Evergreen Park	193	+ 10.9%	96.9%	3.1%	43.0%	159	87.2%
Flossmoor	143	+ 3.6%	82.5%	17.5%	40.6%	203	83.4%
Frankfort	364	+ 51.0%	75.3%	24.7%	25.5%	164	90.5%
Franklin Park	214	+ 12.6%	94.4%	5.6%	76.2%	164	88.4%
Geneva	434	+ 34.8%	81.6%	18.4%	23.7%	163	90.3%
Gilman	13	+ 160.0%	100.0%	0.0%	23.1%	108	87.9%
Glen Ellyn	523	+ 16.7%	73.6%	26.4%	22.4%	177	89.5%
Glencoe	151	+ 10.2%	94.7%	5.3%	11.9%	170	89.2%
Glendale Heights	441	+ 21.2%	51.5%	48.5%	75.5%	142	88.7%
Glenview	715	+ 19.6%	63.8%	36.2%	27.4%	160	89.1%
Grayslake	527	+ 33.4%	68.7%	31.3%	47.2%	159	87.0%
Gurnee	430	+ 26.8%	68.8%	31.2%	42.1%	157	88.4%
Hanover Park	449	+ 30.5%	54.1%	45.9%	76.6%	119	90.9%
Harvey	164	+ 39.0%	99.4%	0.6%	91.5%	107	83.4%
Hazel Crest	168	+ 11.3%	83.3%	16.7%	75.6%	120	85.1%
Hickory Hills	122	+ 40.2%	77.9%	22.1%	48.4%	171	86.2%
Highland Park	455	+ 31.5%	74.5%	25.5%	19.3%	163	87.4%
Hinsdale	321	+ 30.0%	86.0%	14.0%	13.1%	210	89.5%
Hoffman Estates	588	+ 38.7%	55.3%	44.7%	60.4%	137	90.4%
Homer Glen	201	+ 28.0%	90.5%	9.5%	42.8%	202	89.9%
Homewood	243	+ 26.6%	87.2%	12.8%	49.8%	183	86.0%
Huntley	471	+ 39.3%	76.2%	23.8%	31.2%	166	92.6%
Joliet	1,207	+ 24.4%	83.8%	16.2%	58.5%	132	88.3%
Kankakee	199	+ 9.3%	98.5%	1.5%	47.2%	153	83.8%
Kenilworth	34	- 2.9%	91.2%	8.8%	14.7%	250	88.7%
LaGrange	237	+ 49.1%	74.7%	25.3%	21.5%	178	88.5%
Lake Bluff	144	+ 15.2%	77.8%	22.2%	24.3%	177	87.4%
Lake Forest	300	+ 18.1%	80.0%	20.0%	13.7%	235	86.0%
Lake in the Hills	390	+ 18.5%	73.3%	26.7%	68.5%	129	90.3%
Lake Villa	232	+ 27.5%	94.8%	5.2%	57.3%	155	86.5%
Lake Zurich	251	+ 28.1%	84.1%	15.9%	33.1%	139	90.7%
Lansing	352	+ 35.9%	88.1%	11.9%	53.4%	180	84.4%
LaSalle	81	- 18.2%	98.8%	1.2%	27.2%	132	80.7%
Lemont	186	+ 25.7%	83.9%	16.1%	31.7%	283	86.8%
Libertyville	359	+ 36.5%	85.8%	14.2%	19.5%	181	90.4%
Lincolnshire	132	+ 28.2%	76.5%	23.5%	12.1%	185	89.2%
Lincolnwood	144	+ 15.2%	81.3%	18.8%	36.1%	174	88.6%
Lindenhurst	395	+ 31.2%	90.9%	9.1%	51.4%	154	87.9%
Lisle	328	+ 20.1%	41.5%	58.5%	43.0%	159	90.5%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2011	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Lockport	381	+ 34.6%	77.4%	22.6%	43.6%	191	87.9%
Lombard	622	+ 35.2%	64.5%	35.5%	38.3%	135	89.1%
Long Grove	515	+ 21.5%	90.3%	9.7%	27.8%	183	90.2%
Manteno	81	+ 6.6%	87.7%	12.3%	33.3%	177	89.4%
Markham	132	+ 14.8%	99.2%	0.8%	87.1%	125	85.3%
Marseilles	71	+ 10.9%	97.2%	2.8%	42.3%	164	83.2%
Matteson	274	+ 33.7%	83.6%	16.4%	66.1%	169	88.6%
Maywood	193	+ 13.5%	95.3%	4.7%	82.4%	148	82.8%
McHenry	507	+ 20.7%	82.8%	17.2%	61.9%	158	85.8%
Melrose Park	133	+ 16.7%	78.2%	21.8%	77.4%	194	88.4%
Mendota	62	+ 21.6%	100.0%	0.0%	19.4%	166	79.0%
Minooka	172	+ 6.8%	72.1%	27.9%	67.4%	119	92.3%
Mokena	230	+ 33.7%	71.3%	28.7%	31.3%	169	88.7%
Momence	40	+ 17.6%	97.5%	2.5%	45.0%	158	85.7%
Montgomery	435	+ 28.3%	81.1%	18.9%	72.4%	137	91.3%
Morris	218	+ 29.8%	84.4%	15.6%	28.9%	202	88.8%
Morton Grove	372	+ 41.4%	67.7%	32.3%	45.7%	154	88.7%
Mount Prospect	629	+ 44.6%	63.4%	36.6%	39.1%	156	90.0%
Mundelein	433	+ 28.9%	81.1%	18.9%	51.5%	157	91.0%
Naperville	2,038	+ 35.7%	72.8%	27.2%	20.5%	130	91.7%
New Lenox	315	+ 32.4%	84.1%	15.9%	27.9%	154	90.0%
Niles	355	+ 34.0%	55.5%	44.5%	33.8%	154	87.5%
Norridge	184	+ 28.7%	74.5%	25.5%	35.3%	145	89.0%
North Aurora	252	+ 37.0%	75.8%	24.2%	44.8%	141	90.6%
Northbrook	612	+ 27.2%	60.8%	39.2%	24.7%	159	89.0%
Northfield	116	+ 78.5%	65.5%	34.5%	15.5%	204	87.4%
Oak Brook	164	+ 37.8%	54.9%	45.1%	12.2%	287	84.5%
Oak Forest	281	+ 44.1%	82.6%	17.4%	48.0%	167	88.0%
Oak Lawn	706	+ 44.1%	63.7%	36.3%	45.9%	176	86.4%
Oak Park	607	+ 24.6%	62.4%	37.6%	33.3%	139	89.1%
Orland Park	685	+ 31.7%	47.4%	52.6%	27.9%	175	89.0%
Oswego	569	+ 31.1%	70.3%	29.7%	53.1%	134	91.7%
Ottawa	248	+ 45.0%	95.2%	4.8%	29.4%	215	84.8%
Palatine	987	+ 29.9%	40.2%	59.8%	52.4%	159	87.4%
Palos Heights	168	+ 9.8%	54.2%	45.8%	19.6%	180	87.4%
Palos Hills	202	+ 33.8%	38.6%	61.4%	48.5%	185	86.4%
Palos Park	93	+ 75.5%	63.4%	36.6%	17.2%	226	88.2%
Park Forest	264	+ 25.7%	93.9%	6.1%	75.4%	151	78.2%
Park Ridge	524	+ 43.2%	78.1%	21.9%	24.0%	154	89.9%
Paxton	27	- 15.6%	100.0%	0.0%	37.0%	120	82.1%
Peru	90	+ 16.9%	97.8%	2.2%	21.1%	83	88.4%
Plainfield	1,409	+ 24.6%	78.4%	21.6%	51.7%	124	91.6%
Plano	214	+ 0.9%	67.3%	32.7%	86.9%	116	92.3%
Prospect Heights	223	+ 30.4%	32.7%	67.3%	57.0%	142	89.7%
Richton Park	169	+ 49.6%	80.5%	19.5%	78.7%	133	86.8%
Rolling Meadows	304	+ 86.5%	56.6%	43.4%	44.7%	139	88.1%
Romeoville	492	+ 18.3%	72.4%	27.6%	72.4%	151	89.7%
Roselle	238	+ 7.2%	55.9%	44.1%	44.5%	159	88.8%
Rosemont	13	+ 18.2%	15.4%	84.6%	53.8%	207	83.1%
Round Lake	301	+ 5.2%	62.5%	37.5%	81.4%	128	90.4%
Round Lake Beach	337	+ 17.0%	81.3%	18.7%	82.5%	135	87.8%
Sandwich	98	+ 50.8%	92.9%	7.1%	60.2%	153	86.6%
Sauk Village	110	- 8.3%	98.2%	1.8%	88.2%	139	82.7%
Schaumburg	995	+ 52.4%	38.2%	61.8%	52.8%	139	89.2%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2011	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Seneca	19	- 24.0%	94.7%	5.3%	36.8%	127	86.7%
Shorewood	203	+ 34.4%	85.2%	14.8%	43.8%	156	90.7%
Skokie	732	+ 33.6%	57.0%	43.0%	51.9%	134	88.5%
South Elgin	279	+ 31.0%	69.9%	30.1%	52.3%	137	88.9%
South Holland	299	+ 27.8%	99.3%	0.7%	56.2%	161	87.3%
St. Charles	702	+ 18.8%	82.6%	17.4%	26.8%	179	89.2%
Streamwood	568	+ 22.9%	60.2%	39.8%	69.0%	126	90.9%
Streator	155	+ 50.5%	98.1%	1.9%	31.6%	185	76.1%
Sugar Grove	154	+ 24.2%	70.1%	29.9%	46.8%	161	88.9%
Sycamore	258	+ 36.5%	73.3%	26.7%	46.1%	184	87.2%
Tinley Park	582	+ 30.2%	48.3%	51.7%	36.4%	179	88.4%
Utica	38	+ 40.7%	42.1%	57.9%	57.9%	186	86.3%
Vernon Hills	358	+ 31.1%	43.3%	56.7%	42.5%	136	89.0%
Villa Park	291	+ 23.3%	73.9%	26.1%	49.1%	142	90.1%
Watseka	64	+ 25.5%	98.4%	1.6%	29.7%	162	78.4%
Wauconda	218	+ 42.5%	72.9%	27.1%	50.5%	152	87.0%
Waukegan	631	+ 28.5%	94.3%	5.7%	81.3%	124	90.5%
West Chicago	337	+ 30.1%	93.8%	6.2%	59.9%	175	88.6%
Westchester	289	+ 70.0%	88.9%	11.1%	43.9%	174	87.9%
Western Springs	175	+ 53.5%	90.3%	9.7%	8.0%	138	90.7%
Westmont	222	+ 27.6%	57.7%	42.3%	36.0%	192	87.3%
Wheaton	645	+ 15.0%	76.9%	23.1%	22.3%	148	90.6%
Wheeling	537	+ 45.5%	32.4%	67.6%	65.0%	156	88.0%
Willowbrook	215	+ 38.7%	21.4%	78.6%	37.2%	219	85.5%
Wilmette	415	+ 23.5%	80.7%	19.3%	10.1%	135	90.9%
Winnetka	237	+ 6.8%	87.3%	12.7%	8.0%	176	89.5%
Wonder Lake	172	+ 28.4%	100.0%	0.0%	73.8%	136	83.8%
Woodridge	313	+ 27.2%	70.0%	30.0%	45.7%	154	90.2%
Woodstock	370	+ 41.8%	77.3%	22.7%	56.5%	170	85.2%
Yorkville	360	- 1.9%	62.2%	37.8%	63.3%	138	88.3%
Zion	263	+ 11.0%	97.7%	2.3%	87.8%	152	86.6%
Chicago - Albany Park	281	+ 24.9%	37.7%	62.3%	63.7%	135	88.0%
Chicago - Archer Heights	69	+ 4.5%	98.6%	1.4%	69.6%	132	90.9%
Chicago - Armour Square	32	+ 166.7%	15.6%	84.4%	15.6%	124	90.6%
Chicago - Ashburn	407	+ 6.3%	98.0%	2.0%	58.0%	132	90.3%
Chicago - Auburn Gresham	239	+ 8.1%	99.2%	0.8%	60.7%	142	87.8%
Chicago - Austin	315	+ 17.5%	84.4%	15.6%	67.0%	137	87.6%
Chicago - Avalon Park	68	- 1.4%	92.6%	7.4%	64.7%	102	83.2%
Chicago - Avondale	222	+ 24.0%	42.8%	57.2%	55.4%	139	91.0%
Chicago - Belmont Cragin	394	- 0.5%	88.6%	11.4%	74.1%	128	90.7%
Chicago - Beverly	176	+ 8.6%	97.2%	2.8%	26.7%	157	91.6%
Chicago - Bridgeport	100	- 5.7%	72.0%	28.0%	37.0%	105	91.2%
Chicago - Brighton Park	68	- 20.9%	95.6%	4.4%	70.6%	103	91.0%
Chicago - Burnside	18	+ 5.9%	100.0%	0.0%	66.7%	173	78.4%
Chicago - Calumet Heights	104	+ 31.6%	95.2%	4.8%	59.6%	130	87.5%
Chicago - Chatham	157	+ 2.6%	85.4%	14.6%	68.2%	123	87.6%
Chicago - Chicagocago Lawn	271	- 12.3%	99.6%	0.4%	76.8%	122	89.5%
Chicago - Clearing	230	+ 31.4%	75.7%	24.3%	59.6%	141	88.1%
Chicago - Douglas	104	+ 62.5%	23.1%	76.9%	80.8%	157	86.5%
Chicago - Dunning	435	+ 19.5%	80.9%	19.1%	54.3%	136	90.1%
Chicago - East Garfield Park	99	+ 39.4%	25.3%	74.7%	91.9%	125	85.3%
Chicago - East Side	100	+ 33.3%	99.0%	1.0%	59.0%	123	85.3%
Chicago - Edgewater	651	+ 41.2%	7.4%	92.6%	40.9%	150	88.6%
Chicago - Edison Park	115	+ 21.1%	70.4%	29.6%	31.3%	119	89.5%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2011	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Chicago - Englewood	55	- 17.9%	98.2%	1.8%	90.9%	115	81.7%
Chicago - Forest Glen	209	+ 30.6%	90.0%	10.0%	24.4%	110	91.5%
Chicago - Fuller Park	7	- 30.0%	57.1%	42.9%	71.4%	61	75.7%
Chicago - Gage Park	150	+ 24.0%	99.3%	0.7%	78.7%	116	92.0%
Chicago - Garfield Ridge	342	+ 37.3%	94.7%	5.3%	51.2%	127	89.7%
Chicago - Grand Boulevard	192	+ 15.0%	17.7%	82.3%	82.3%	130	90.4%
Chicago - Greater Grand Crossing	95	- 17.4%	95.8%	4.2%	73.7%	117	83.7%
Chicago - Hegewisch	55	+ 34.1%	98.2%	1.8%	56.4%	165	79.1%
Chicago - Hermosa	77	- 1.3%	80.5%	19.5%	77.9%	136	89.0%
Chicago - Humboldt Park	169	0.0%	77.5%	22.5%	76.9%	115	90.6%
Chicago - Hyde Park	206	+ 24.8%	15.5%	84.5%	24.3%	181	85.7%
Chicago - Irving Park	387	+ 26.5%	53.5%	46.5%	52.2%	137	88.6%
Chicago - Jefferson Park	241	+ 46.1%	75.5%	24.5%	43.2%	149	89.5%
Chicago - Kenwood	135	+ 35.0%	20.0%	80.0%	51.1%	156	87.4%
Chicago - Lake View	1,629	+ 34.5%	9.7%	90.3%	17.0%	142	92.3%
Chicago - Lincoln Park	1,193	+ 44.8%	15.5%	84.5%	11.3%	128	93.3%
Chicago - Lincoln Square	362	+ 7.7%	27.1%	72.9%	35.1%	134	91.7%
Chicago - Logan Square	555	+ 26.4%	38.7%	61.3%	27.9%	112	94.1%
Chicago - Loop	803	+ 35.9%	0.0%	100.0%	23.2%	145	93.7%
Chicago - Lower West Side	47	+ 46.9%	42.6%	57.4%	53.2%	143	91.5%
Chicago - McKinley Park	51	+ 21.4%	66.7%	33.3%	51.0%	120	89.5%
Chicago - Montclare	113	+ 6.6%	77.9%	22.1%	59.3%	133	90.0%
Chicago - Morgan Park	137	+ 7.0%	83.2%	16.8%	55.5%	139	86.6%
Chicago - Mount Greenwood	112	- 8.2%	92.0%	8.0%	33.9%	114	91.2%
Chicago - Near North Side	2,380	+ 25.9%	1.1%	98.9%	17.0%	152	93.4%
Chicago - Near South Side	606	+ 47.4%	1.5%	98.5%	43.9%	129	94.4%
Chicago - Near West Side	944	+ 31.1%	2.6%	97.4%	39.5%	137	92.2%
Chicago - New City	89	+ 32.8%	83.1%	16.9%	71.9%	135	88.9%
Chicago - North Center	437	+ 8.2%	43.7%	56.3%	11.9%	137	93.9%
Chicago - North Lawndale	59	+ 5.4%	54.2%	45.8%	91.5%	93	82.8%
Chicago - North Park	114	+ 21.3%	55.3%	44.7%	42.1%	150	91.6%
Chicago - Norwood Park	397	+ 27.7%	84.6%	15.4%	35.5%	137	90.1%
Chicago - Oakland	46	+ 53.3%	17.4%	82.6%	37.0%	216	84.5%
Chicago - O'Hare	150	+ 10.3%	10.0%	90.0%	78.0%	152	86.5%
Chicago - Portage Park	447	+ 24.2%	79.2%	20.8%	53.5%	135	90.2%
Chicago - Pullman	44	+ 63.0%	68.2%	31.8%	68.2%	114	86.6%
Chicago - Riverdale	9	+ 12.5%	88.9%	11.1%	100.0%	65	91.2%
Chicago - Rogers Park	437	+ 19.4%	4.3%	95.7%	76.0%	138	84.6%
Chicago - Roseland	221	+ 10.0%	97.3%	2.7%	71.0%	139	84.0%
Chicago - South Chicagocago	107	+ 21.6%	88.8%	11.2%	72.0%	160	81.2%
Chicago - South Deering	75	+ 36.4%	62.7%	37.3%	90.7%	78	85.6%
Chicago - South Lawndale	67	+ 6.3%	95.5%	4.5%	86.6%	108	91.3%
Chicago - South Shore	198	- 4.8%	39.9%	60.1%	77.3%	132	79.0%
Chicago - Uptown	591	+ 35.9%	5.9%	94.1%	38.7%	149	89.6%
Chicago - Washington Heights	193	+ 1.6%	100.0%	0.0%	57.0%	117	87.5%
Chicago - Washington Park	66	- 18.5%	12.1%	87.9%	93.9%	124	80.1%
Chicago - West Elsdon	146	+ 14.1%	91.1%	8.9%	62.3%	148	92.0%
Chicago - West Englewood	135	+ 4.7%	99.3%	0.7%	96.3%	118	83.3%
Chicago - West Garfield Park	15	- 37.5%	40.0%	60.0%	93.3%	119	78.5%
Chicago - West Lawn	316	+ 13.3%	93.4%	6.6%	64.9%	119	92.2%
Chicago - West Pullman	205	+ 23.5%	97.6%	2.4%	84.9%	134	80.9%
Chicago - West Ridge	621	+ 9.7%	21.3%	78.7%	69.6%	139	90.4%
Chicago - West Town	1,150	+ 33.9%	17.4%	82.6%	22.0%	129	93.1%
Chicago - Woodlawn	112	- 5.9%	22.3%	77.7%	83.9%	118	87.8%



# Area Historical Median Prices

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Entire MRED Service Area	\$230,000	\$190,000	\$180,000	\$158,000	\$155,000	- 1.9%	- 32.6%
Chicagoland PMSA	\$240,000	\$196,000	\$185,000	\$162,425	\$160,000	- 1.5%	- 33.3%
Boone County	\$160,000	\$137,950	\$127,000	\$92,400	\$97,000	+ 5.0%	- 39.4%
Bureau County	\$96,500	\$95,000	\$92,500	\$76,500	\$80,000	+ 4.6%	- 17.1%
Carroll County	\$0	\$309,750	\$139,700	\$72,000	\$190,000	+ 163.9%	--
Cook County	\$253,000	\$199,000	\$183,500	\$159,000	\$156,000	- 1.9%	- 38.3%
DeKalb County	\$180,000	\$157,900	\$145,000	\$124,000	\$117,550	- 5.2%	- 34.7%
DuPage County	\$264,900	\$230,933	\$225,000	\$200,200	\$201,000	+ 0.4%	- 24.1%
Ford County	\$82,000	\$72,700	\$78,500	\$92,000	\$75,000	- 18.5%	- 8.5%
Grundy County	\$176,000	\$156,000	\$155,000	\$131,950	\$141,000	+ 6.9%	- 19.9%
Iroquois County	\$77,000	\$59,950	\$74,500	\$60,500	\$58,500	- 3.3%	- 24.0%
Kane County	\$215,000	\$187,450	\$168,000	\$145,000	\$143,000	- 1.4%	- 33.5%
Kankakee County	\$127,000	\$128,000	\$118,250	\$115,000	\$115,000	0.0%	- 9.4%
Kendall County	\$226,000	\$185,000	\$173,000	\$156,900	\$155,000	- 1.2%	- 31.4%
Lake County	\$240,000	\$196,500	\$200,000	\$180,700	\$170,000	- 5.9%	- 29.2%
LaSalle County	\$110,000	\$96,950	\$95,000	\$85,000	\$85,000	0.0%	- 22.7%
Marshall County	\$102,750	\$102,000	\$69,000	\$55,000	\$117,500	+ 113.6%	+ 14.4%
McHenry County	\$200,000	\$181,000	\$170,000	\$152,000	\$140,000	- 7.9%	- 30.0%
Putnam County	\$119,875	\$93,000	\$93,500	\$72,500	\$136,000	+ 87.6%	+ 13.5%
Whiteside County	\$80,000	\$77,751	\$84,000	\$82,500	\$73,500	- 10.9%	- 8.1%
Will County	\$210,500	\$180,000	\$175,000	\$160,000	\$157,000	- 1.9%	- 25.4%
Addison	\$220,000	\$175,000	\$175,000	\$135,300	\$157,900	+ 16.7%	- 28.2%
Algonquin	\$246,500	\$219,650	\$215,000	\$188,875	\$180,000	- 4.7%	- 27.0%
Alsip	\$147,000	\$145,000	\$115,500	\$111,500	\$89,950	- 19.3%	- 38.8%
Antioch	\$220,000	\$187,000	\$185,000	\$177,250	\$152,500	- 14.0%	- 30.7%
Arlington Heights	\$320,000	\$267,500	\$251,000	\$225,000	\$221,000	- 1.8%	- 30.9%
Aurora	\$181,750	\$155,000	\$130,000	\$102,000	\$104,900	+ 2.8%	- 42.3%
Bannockburn	\$1,381,250	\$885,000	\$1,025,000	\$950,000	\$535,000	- 43.7%	- 61.3%
Barrington	\$547,500	\$426,000	\$425,625	\$457,500	\$412,500	- 9.8%	- 24.7%
Bartlett	\$266,000	\$241,500	\$235,000	\$205,000	\$192,750	- 6.0%	- 27.5%
Batavia	\$279,750	\$259,000	\$250,000	\$230,000	\$225,000	- 2.2%	- 19.6%
Bellwood	\$134,900	\$68,000	\$64,950	\$51,650	\$47,000	- 9.0%	- 65.2%
Belvidere	\$150,000	\$133,000	\$125,000	\$90,000	\$92,000	+ 2.2%	- 38.7%
Bensenville	\$170,000	\$167,948	\$145,000	\$123,000	\$117,500	- 4.5%	- 30.9%
Berwyn	\$190,000	\$135,000	\$125,000	\$117,000	\$96,000	- 17.9%	- 49.5%
Bloomington	\$272,250	\$241,500	\$245,000	\$197,800	\$214,900	+ 8.6%	- 21.1%
Blue Island	\$122,000	\$75,950	\$85,000	\$47,000	\$46,000	- 2.1%	- 62.3%
Bolingbrook	\$210,000	\$157,900	\$155,400	\$144,900	\$148,000	+ 2.1%	- 29.5%
Bourbonnais	\$188,700	\$175,000	\$169,900	\$162,000	\$159,000	- 1.9%	- 15.7%
Bradley	\$119,000	\$117,500	\$96,000	\$94,500	\$90,000	- 4.8%	- 24.4%
Braidwood	\$158,000	\$134,500	\$143,500	\$110,000	\$99,000	- 10.0%	- 37.3%
Brookfield	\$239,000	\$220,000	\$211,000	\$160,000	\$160,500	+ 0.3%	- 32.8%
Buffalo Grove	\$297,500	\$245,000	\$236,118	\$201,625	\$195,500	- 3.0%	- 34.3%
Burbank	\$199,500	\$160,000	\$158,000	\$120,000	\$122,500	+ 2.1%	- 38.6%
Burr Ridge	\$640,000	\$565,000	\$515,000	\$505,000	\$467,500	- 7.4%	- 27.0%
Calumet City	\$83,250	\$46,400	\$47,575	\$34,500	\$30,100	- 12.8%	- 63.8%
Carol Stream	\$225,000	\$193,000	\$169,950	\$160,000	\$164,950	+ 3.1%	- 26.7%
Carpentersville	\$140,000	\$113,000	\$95,000	\$73,000	\$75,000	+ 2.7%	- 46.4%
Cary	\$230,000	\$210,000	\$180,000	\$178,000	\$162,323	- 8.8%	- 29.4%
Channahon	\$222,480	\$207,500	\$181,000	\$162,649	\$167,550	+ 3.0%	- 24.7%
Chicago	\$290,000	\$224,000	\$201,800	\$175,000	\$185,000	+ 5.7%	- 36.2%
Chicago Heights	\$74,700	\$36,950	\$47,250	\$42,000	\$45,000	+ 7.1%	- 39.8%
Cicero	\$140,000	\$80,000	\$85,750	\$66,999	\$59,200	- 11.6%	- 57.7%
Clifton	\$130,000	\$118,000	\$145,000	\$105,000	\$70,000	- 33.3%	- 46.2%

# Area Historical Median Prices (cont.)

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Country Club Hills	\$121,000	\$67,950	\$64,950	\$56,850	\$60,389	+ 6.2%	- 50.1%
Crestwood	\$162,000	\$137,500	\$111,600	\$81,000	\$77,150	- 4.8%	- 52.4%
Crete	\$182,500	\$150,000	\$150,000	\$136,500	\$125,000	- 8.4%	- 31.5%
Crystal Lake	\$210,000	\$190,000	\$180,000	\$159,500	\$144,750	- 9.2%	- 31.1%
Darien	\$273,700	\$260,000	\$236,500	\$231,250	\$224,000	- 3.1%	- 18.2%
Deerfield	\$400,000	\$327,000	\$370,000	\$335,875	\$315,000	- 6.2%	- 21.3%
DeKalb	\$165,000	\$146,000	\$149,500	\$126,000	\$108,000	- 14.3%	- 34.5%
Des Plaines	\$220,500	\$178,150	\$165,000	\$129,250	\$125,000	- 3.3%	- 43.3%
Dolton	\$70,000	\$37,000	\$32,750	\$29,650	\$27,580	- 7.0%	- 60.6%
Downers Grove	\$313,000	\$263,700	\$288,950	\$241,000	\$260,000	+ 7.9%	- 16.9%
Elgin	\$179,500	\$152,000	\$140,000	\$116,000	\$108,000	- 6.9%	- 39.8%
Elk Grove Village	\$245,000	\$218,000	\$182,250	\$158,000	\$155,000	- 1.9%	- 36.7%
Elmhurst	\$360,000	\$330,000	\$315,000	\$320,000	\$302,000	- 5.6%	- 16.1%
Elmwood Park	\$225,000	\$185,000	\$160,750	\$130,250	\$127,300	- 2.3%	- 43.4%
Evanston	\$365,000	\$295,000	\$308,000	\$285,000	\$275,000	- 3.5%	- 24.7%
Evergreen Park	\$196,500	\$170,000	\$155,000	\$125,000	\$127,000	+ 1.6%	- 35.4%
Flossmoor	\$240,000	\$194,900	\$190,000	\$181,500	\$167,500	- 7.7%	- 30.2%
Frankfort	\$314,500	\$307,450	\$292,450	\$287,500	\$264,000	- 8.2%	- 16.1%
Franklin Park	\$200,000	\$145,000	\$146,500	\$120,000	\$114,500	- 4.6%	- 42.8%
Geneva	\$327,500	\$310,000	\$316,750	\$285,500	\$286,500	+ 0.4%	- 12.5%
Gilman	\$155,000	\$57,450	\$64,500	\$40,000	\$63,000	+ 57.5%	- 59.4%
Glen Ellyn	\$342,825	\$306,000	\$340,000	\$325,000	\$298,000	- 8.3%	- 13.1%
Glencoe	\$1,070,000	\$862,500	\$775,000	\$841,300	\$810,000	- 3.7%	- 24.3%
Glendale Heights	\$173,800	\$148,250	\$121,000	\$96,300	\$108,250	+ 12.4%	- 37.7%
Glenview	\$470,000	\$384,000	\$405,000	\$380,575	\$341,000	- 10.4%	- 27.4%
Grayslake	\$227,000	\$181,500	\$169,951	\$138,500	\$135,000	- 2.5%	- 40.5%
Gurnee	\$268,000	\$212,000	\$210,150	\$179,900	\$174,500	- 3.0%	- 34.9%
Hanover Park	\$184,500	\$135,000	\$115,000	\$100,000	\$98,450	- 1.6%	- 46.6%
Harvey	\$25,750	\$13,500	\$15,000	\$13,500	\$14,000	+ 3.7%	- 45.6%
Hazel Crest	\$89,850	\$50,000	\$44,500	\$45,750	\$39,950	- 12.7%	- 55.5%
Hickory Hills	\$227,295	\$200,000	\$188,500	\$150,000	\$150,000	0.0%	- 34.0%
Highland Park	\$550,000	\$450,000	\$422,250	\$426,250	\$420,000	- 1.5%	- 23.6%
Hinsdale	\$825,000	\$652,500	\$720,000	\$784,000	\$750,000	- 4.3%	- 9.1%
Hoffman Estates	\$265,000	\$218,000	\$212,750	\$175,000	\$163,000	- 6.9%	- 38.5%
Homer Glen	\$327,500	\$325,000	\$293,000	\$275,000	\$267,000	- 2.9%	- 18.5%
Homewood	\$164,750	\$137,750	\$130,000	\$100,000	\$95,500	- 4.5%	- 42.0%
Huntley	\$232,903	\$216,000	\$206,500	\$190,000	\$180,000	- 5.3%	- 22.7%
Joliet	\$157,900	\$135,000	\$117,000	\$106,100	\$100,000	- 5.7%	- 36.7%
Kankakee	\$72,000	\$86,000	\$84,500	\$77,750	\$65,425	- 15.9%	- 9.1%
Kenilworth	\$1,510,000	\$1,100,000	\$1,340,000	\$1,600,000	\$881,000	- 44.9%	- 41.7%
LaGrange	\$402,363	\$362,500	\$380,000	\$360,000	\$337,000	- 6.4%	- 16.2%
Lake Bluff	\$440,000	\$410,000	\$439,750	\$400,000	\$369,200	- 7.7%	- 16.1%
Lake Forest	\$930,000	\$715,000	\$728,500	\$750,000	\$650,000	- 13.3%	- 30.1%
Lake in the Hills	\$201,000	\$185,200	\$177,000	\$160,000	\$141,500	- 11.6%	- 29.6%
Lake Villa	\$235,000	\$212,500	\$210,000	\$170,000	\$149,950	- 11.8%	- 36.2%
Lake Zurich	\$318,250	\$266,750	\$280,000	\$240,000	\$240,000	0.0%	- 24.6%
Lansing	\$132,750	\$101,000	\$79,500	\$70,000	\$67,000	- 4.3%	- 49.5%
LaSalle	\$88,000	\$65,000	\$65,000	\$69,000	\$58,000	- 15.9%	- 34.1%
Lemont	\$374,950	\$340,000	\$302,000	\$301,000	\$295,000	- 2.0%	- 21.3%
Libertyville	\$400,000	\$393,000	\$395,000	\$362,000	\$370,000	+ 2.2%	- 7.5%
Lincolnshire	\$522,500	\$446,250	\$430,000	\$430,000	\$439,750	+ 2.3%	- 15.8%
Lincolnwood	\$400,000	\$325,000	\$281,750	\$275,000	\$265,000	- 3.6%	- 33.8%
Lindenhurst	\$235,000	\$208,695	\$191,500	\$174,000	\$160,000	- 8.0%	- 31.9%
Lisle	\$224,750	\$219,000	\$183,000	\$137,000	\$153,250	+ 11.9%	- 31.8%

# Area Historical Median Prices (cont.)

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Lockport	\$194,950	\$182,700	\$175,000	\$165,000	\$147,900	- 10.4%	- 24.1%
Lombard	\$246,900	\$210,000	\$205,000	\$171,050	\$167,150	- 2.3%	- 32.3%
Long Grove	\$442,000	\$374,000	\$376,500	\$365,000	\$375,000	+ 2.7%	- 15.2%
Manteno	\$177,000	\$184,700	\$175,900	\$157,000	\$170,000	+ 8.3%	- 4.0%
Markham	\$49,375	\$25,750	\$29,000	\$26,000	\$24,948	- 4.0%	- 49.5%
Marseilles	\$116,000	\$105,000	\$120,000	\$82,700	\$93,500	+ 13.1%	- 19.4%
Matteson	\$165,000	\$151,000	\$146,000	\$114,000	\$111,650	- 2.1%	- 32.3%
Maywood	\$102,000	\$40,000	\$46,970	\$39,065	\$33,100	- 15.3%	- 67.5%
McHenry	\$176,000	\$156,723	\$148,454	\$116,250	\$112,000	- 3.7%	- 36.4%
Melrose Park	\$200,000	\$120,000	\$121,000	\$115,750	\$89,900	- 22.3%	- 55.1%
Mendota	\$116,000	\$82,500	\$100,000	\$87,900	\$70,050	- 20.3%	- 39.6%
Minooka	\$174,500	\$155,500	\$140,000	\$120,000	\$137,700	+ 14.8%	- 21.1%
Mokena	\$257,000	\$240,450	\$254,900	\$263,750	\$228,000	- 13.6%	- 11.3%
Momence	\$130,000	\$120,000	\$82,000	\$66,500	\$95,000	+ 42.9%	- 26.9%
Montgomery	\$187,500	\$158,700	\$150,000	\$125,000	\$125,400	+ 0.3%	- 33.1%
Morris	\$192,500	\$160,000	\$170,000	\$143,000	\$160,000	+ 11.9%	- 16.9%
Morton Grove	\$320,000	\$254,000	\$241,000	\$215,000	\$205,000	- 4.7%	- 35.9%
Mount Prospect	\$304,500	\$255,500	\$230,000	\$200,000	\$206,000	+ 3.0%	- 32.3%
Mundelein	\$210,500	\$188,000	\$175,000	\$150,000	\$149,000	- 0.7%	- 29.2%
Naperville	\$356,125	\$320,000	\$335,000	\$325,000	\$325,000	0.0%	- 8.7%
New Lenox	\$260,000	\$259,900	\$240,000	\$221,500	\$220,000	- 0.7%	- 15.4%
Niles	\$279,000	\$230,000	\$205,000	\$173,000	\$178,000	+ 2.9%	- 36.2%
Norridge	\$300,000	\$250,000	\$230,500	\$210,000	\$189,500	- 9.8%	- 36.8%
North Aurora	\$230,000	\$218,000	\$223,000	\$186,000	\$175,000	- 5.9%	- 23.9%
Northbrook	\$482,500	\$382,000	\$360,000	\$317,500	\$333,500	+ 5.0%	- 30.9%
Northfield	\$642,000	\$516,000	\$380,000	\$420,000	\$445,000	+ 6.0%	- 30.7%
Oak Brook	\$527,000	\$625,000	\$557,500	\$403,000	\$510,000	+ 26.6%	- 3.2%
Oak Forest	\$186,000	\$164,900	\$164,900	\$140,000	\$136,500	- 2.5%	- 26.6%
Oak Lawn	\$183,000	\$165,000	\$153,000	\$129,500	\$115,000	- 11.2%	- 37.2%
Oak Park	\$328,700	\$310,000	\$287,750	\$267,750	\$274,000	+ 2.3%	- 16.6%
Orland Park	\$267,400	\$230,000	\$235,000	\$223,000	\$193,500	- 13.2%	- 27.6%
Oswego	\$244,850	\$210,000	\$200,500	\$194,000	\$175,000	- 9.8%	- 28.5%
Ottawa	\$120,000	\$113,000	\$100,000	\$96,000	\$102,500	+ 6.8%	- 14.6%
Palatine	\$240,000	\$210,500	\$184,900	\$150,000	\$155,000	+ 3.3%	- 35.4%
Palos Heights	\$280,000	\$259,500	\$224,500	\$225,000	\$205,000	- 8.9%	- 26.8%
Palos Hills	\$178,250	\$159,450	\$142,000	\$121,000	\$116,250	- 3.9%	- 34.8%
Palos Park	\$385,000	\$303,000	\$317,450	\$285,000	\$270,000	- 5.3%	- 29.9%
Park Forest	\$73,000	\$46,000	\$41,575	\$33,700	\$29,000	- 13.9%	- 60.3%
Park Ridge	\$400,000	\$340,000	\$351,000	\$325,000	\$315,750	- 2.8%	- 21.1%
Paxton	\$75,000	\$74,250	\$87,500	\$112,000	\$67,900	- 39.4%	- 9.5%
Peru	\$98,750	\$107,718	\$91,500	\$108,000	\$88,500	- 18.1%	- 10.4%
Plainfield	\$225,000	\$194,000	\$190,225	\$177,000	\$170,000	- 4.0%	- 24.4%
Plano	\$161,399	\$120,000	\$107,800	\$88,500	\$78,250	- 11.6%	- 51.5%
Prospect Heights	\$158,600	\$116,500	\$97,000	\$75,000	\$78,000	+ 4.0%	- 50.8%
Richton Park	\$122,950	\$96,250	\$84,000	\$85,500	\$55,000	- 35.7%	- 55.3%
Rolling Meadows	\$205,000	\$188,000	\$168,000	\$130,000	\$145,100	+ 11.6%	- 29.2%
Romeoville	\$173,500	\$141,000	\$138,000	\$120,000	\$112,900	- 5.9%	- 34.9%
Roselle	\$230,500	\$194,000	\$190,000	\$175,000	\$165,000	- 5.7%	- 28.4%
Rosemont	\$198,250	\$346,000	\$82,000	\$68,000	\$75,500	+ 11.0%	- 61.9%
Round Lake	\$183,000	\$155,000	\$149,000	\$124,250	\$118,250	- 4.8%	- 35.4%
Round Lake Beach	\$133,000	\$95,000	\$84,000	\$59,900	\$64,900	+ 8.3%	- 51.2%
Sandwich	\$193,250	\$140,600	\$150,025	\$120,000	\$120,500	+ 0.4%	- 37.6%
Sauk Village	\$69,450	\$35,000	\$23,500	\$24,800	\$20,500	- 17.3%	- 70.5%
Schaumburg	\$212,000	\$190,000	\$170,000	\$145,000	\$132,000	- 9.0%	- 37.7%



# Area Historical Median Prices (cont.)

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Seneca	\$152,500	\$132,000	\$113,000	\$125,000	\$107,000	- 14.4%	- 29.8%
Shorewood	\$242,500	\$218,564	\$193,000	\$199,900	\$199,900	0.0%	- 17.6%
Skokie	\$287,000	\$250,000	\$220,500	\$180,000	\$185,000	+ 2.8%	- 35.5%
South Elgin	\$216,000	\$184,000	\$175,000	\$152,500	\$153,000	+ 0.3%	- 29.2%
South Holland	\$149,930	\$89,000	\$90,000	\$87,950	\$89,900	+ 2.2%	- 40.0%
St. Charles	\$360,000	\$274,900	\$285,000	\$285,500	\$271,540	- 4.9%	- 24.6%
Streamwood	\$195,000	\$160,000	\$145,000	\$120,000	\$111,000	- 7.5%	- 43.1%
Streator	\$67,000	\$68,000	\$59,250	\$59,000	\$53,450	- 9.4%	- 20.2%
Sugar Grove	\$270,000	\$262,000	\$245,000	\$210,000	\$210,000	0.0%	- 22.2%
Sycamore	\$198,850	\$179,900	\$162,250	\$152,000	\$140,000	- 7.9%	- 29.6%
Tinley Park	\$217,475	\$195,000	\$195,000	\$169,000	\$160,000	- 5.3%	- 26.4%
Utica	\$212,000	\$156,000	\$122,500	\$82,000	\$47,400	- 42.2%	- 77.6%
Vernon Hills	\$323,500	\$277,000	\$282,000	\$242,000	\$230,750	- 4.6%	- 28.7%
Villa Park	\$215,000	\$185,000	\$165,000	\$137,000	\$132,500	- 3.3%	- 38.4%
Watseka	\$80,500	\$67,000	\$87,000	\$55,000	\$69,500	+ 26.4%	- 13.7%
Wauconda	\$226,000	\$205,000	\$190,000	\$166,000	\$154,750	- 6.8%	- 31.5%
Waukegan	\$123,750	\$76,000	\$75,000	\$48,000	\$50,000	+ 4.2%	- 59.6%
West Chicago	\$214,750	\$160,000	\$155,000	\$120,000	\$137,000	+ 14.2%	- 36.2%
Westchester	\$245,000	\$227,500	\$206,750	\$163,900	\$157,500	- 3.9%	- 35.7%
Western Springs	\$517,000	\$460,000	\$440,000	\$425,000	\$425,000	0.0%	- 17.8%
Westmont	\$257,000	\$232,500	\$226,500	\$183,500	\$167,000	- 9.0%	- 35.0%
Wheaton	\$324,000	\$294,000	\$295,000	\$269,900	\$273,272	+ 1.2%	- 15.7%
Wheeling	\$190,750	\$169,450	\$145,000	\$108,199	\$105,000	- 3.0%	- 45.0%
Willowbrook	\$156,825	\$165,500	\$143,100	\$125,000	\$115,000	- 8.0%	- 26.7%
Wilmette	\$648,000	\$592,000	\$580,500	\$538,750	\$525,000	- 2.6%	- 19.0%
Winnetka	\$1,184,500	\$1,025,000	\$1,065,000	\$972,500	\$949,000	- 2.4%	- 19.9%
Wonder Lake	\$147,875	\$113,500	\$97,000	\$68,700	\$67,500	- 1.7%	- 54.4%
Woodridge	\$235,000	\$221,000	\$228,250	\$191,500	\$175,000	- 8.6%	- 25.5%
Woodstock	\$201,000	\$160,000	\$150,000	\$142,100	\$121,500	- 14.5%	- 39.6%
Yorkville	\$253,499	\$209,000	\$185,900	\$167,000	\$155,000	- 7.2%	- 38.9%
Zion	\$115,000	\$93,000	\$80,000	\$74,199	\$52,000	- 29.9%	- 54.8%
Chicago - Albany Park	\$241,000	\$219,950	\$190,500	\$123,000	\$128,000	+ 4.1%	- 46.9%
Chicago - Archer Heights	\$198,950	\$155,000	\$145,500	\$127,750	\$120,000	- 6.1%	- 39.7%
Chicago - Armour Square	\$249,500	\$216,500	\$263,850	\$221,750	\$252,000	+ 13.6%	+ 1.0%
Chicago - Ashburn	\$155,000	\$121,750	\$124,900	\$105,000	\$105,000	0.0%	- 32.3%
Chicago - Auburn Gresham	\$85,350	\$39,900	\$45,000	\$38,000	\$42,225	+ 11.1%	- 50.5%
Chicago - Austin	\$126,300	\$54,500	\$67,000	\$54,000	\$61,000	+ 13.0%	- 51.7%
Chicago - Avalon Park	\$97,000	\$63,250	\$60,000	\$51,900	\$40,600	- 21.8%	- 58.1%
Chicago - Avondale	\$300,000	\$248,950	\$190,000	\$165,000	\$155,000	- 6.1%	- 48.3%
Chicago - Belmont Cragin	\$207,000	\$146,000	\$136,000	\$111,000	\$122,000	+ 9.9%	- 41.1%
Chicago - Beverly	\$291,000	\$235,000	\$240,000	\$222,500	\$232,250	+ 4.4%	- 20.2%
Chicago - Bridgeport	\$310,000	\$270,000	\$259,000	\$231,950	\$223,500	- 3.6%	- 27.9%
Chicago - Brighton Park	\$180,000	\$102,500	\$91,450	\$63,700	\$68,500	+ 7.5%	- 61.9%
Chicago - Burnside	\$40,000	\$35,500	\$68,500	\$25,000	\$27,000	+ 8.0%	- 32.5%
Chicago - Calumet Heights	\$124,900	\$87,750	\$71,000	\$65,000	\$65,000	0.0%	- 48.0%
Chicago - Chatham	\$116,000	\$61,501	\$70,000	\$61,000	\$50,000	- 18.0%	- 56.9%
Chicago - Chicagocago Lawn	\$85,000	\$48,000	\$59,000	\$50,000	\$50,500	+ 1.0%	- 40.6%
Chicago - Clearing	\$216,250	\$180,500	\$165,000	\$130,000	\$125,000	- 3.8%	- 42.2%
Chicago - Douglas	\$215,000	\$132,500	\$99,000	\$80,000	\$65,300	- 18.4%	- 69.6%
Chicago - Dunning	\$249,900	\$200,000	\$189,000	\$160,000	\$154,000	- 3.8%	- 38.4%
Chicago - East Garfield Park	\$184,850	\$40,000	\$42,000	\$38,000	\$35,100	- 7.6%	- 81.0%
Chicago - East Side	\$137,500	\$96,500	\$101,450	\$77,500	\$52,400	- 32.4%	- 61.9%
Chicago - Edgewater	\$231,875	\$213,500	\$209,000	\$165,000	\$140,000	- 15.2%	- 39.6%
Chicago - Edison Park	\$290,000	\$285,000	\$252,500	\$238,750	\$236,500	- 0.9%	- 18.4%

# Area Historical Median Prices (cont.)

	2008	2009	2010	2011	2012	Change From 2011	Change From 2008
Chicago - Englewood	\$19,900	\$10,000	\$12,000	\$11,900	\$10,000	- 16.0%	- 49.7%
Chicago - Forest Glen	\$430,000	\$380,000	\$367,500	\$343,750	\$362,500	+ 5.5%	- 15.7%
Chicago - Fuller Park	\$63,200	\$11,825	\$25,000	\$18,750	\$30,000	+ 60.0%	- 52.5%
Chicago - Gage Park	\$130,000	\$75,000	\$80,000	\$77,500	\$60,000	- 22.6%	- 53.8%
Chicago - Garfield Ridge	\$216,500	\$181,000	\$170,000	\$143,500	\$135,000	- 5.9%	- 37.6%
Chicago - Grand Boulevard	\$209,900	\$66,450	\$42,000	\$45,000	\$57,500	+ 27.8%	- 72.6%
Chicago - Greater Grand Crossing	\$59,950	\$32,000	\$28,000	\$32,000	\$25,000	- 21.9%	- 58.3%
Chicago - Hegewisch	\$136,800	\$125,500	\$117,500	\$115,000	\$83,000	- 27.8%	- 39.3%
Chicago - Hermosa	\$200,000	\$115,000	\$99,000	\$87,500	\$93,000	+ 6.3%	- 53.5%
Chicago - Humboldt Park	\$114,500	\$35,000	\$32,500	\$47,750	\$50,000	+ 4.7%	- 56.3%
Chicago - Hyde Park	\$227,900	\$200,000	\$193,000	\$175,000	\$176,358	+ 0.8%	- 22.6%
Chicago - Irving Park	\$259,950	\$217,000	\$207,000	\$181,500	\$174,500	- 3.9%	- 32.9%
Chicago - Jefferson Park	\$280,000	\$244,375	\$210,000	\$200,000	\$180,000	- 10.0%	- 35.7%
Chicago - Kenwood	\$265,000	\$207,050	\$209,950	\$155,750	\$105,000	- 32.6%	- 60.4%
Chicago - Lake View	\$360,000	\$335,000	\$351,900	\$350,000	\$335,000	- 4.3%	- 6.9%
Chicago - Lincoln Park	\$465,000	\$439,250	\$450,000	\$431,750	\$435,000	+ 0.8%	- 6.5%
Chicago - Lincoln Square	\$319,950	\$272,500	\$258,500	\$237,500	\$256,450	+ 8.0%	- 19.8%
Chicago - Logan Square	\$337,288	\$284,250	\$285,000	\$280,000	\$295,000	+ 5.4%	- 12.5%
Chicago - Loop	\$390,000	\$345,358	\$395,000	\$295,000	\$308,000	+ 4.4%	- 21.0%
Chicago - Lower West Side	\$234,000	\$213,750	\$182,250	\$145,000	\$150,000	+ 3.4%	- 35.9%
Chicago - McKinley Park	\$261,000	\$210,000	\$175,000	\$120,000	\$145,000	+ 20.8%	- 44.4%
Chicago - Montclare	\$225,000	\$185,900	\$160,000	\$139,250	\$139,000	- 0.2%	- 38.2%
Chicago - Morgan Park	\$130,000	\$95,000	\$125,000	\$70,000	\$95,000	+ 35.7%	- 26.9%
Chicago - Mount Greenwood	\$222,000	\$214,500	\$219,000	\$175,000	\$169,419	- 3.2%	- 23.7%
Chicago - Near North Side	\$415,000	\$367,000	\$355,000	\$329,125	\$350,000	+ 6.3%	- 15.7%
Chicago - Near South Side	\$419,744	\$369,147	\$325,000	\$277,500	\$269,000	- 3.1%	- 35.9%
Chicago - Near West Side	\$325,000	\$296,000	\$283,000	\$255,000	\$247,500	- 2.9%	- 23.8%
Chicago - New City	\$49,000	\$20,500	\$18,900	\$21,000	\$27,000	+ 28.6%	- 44.9%
Chicago - North Center	\$457,250	\$409,250	\$403,500	\$424,500	\$408,000	- 3.9%	- 10.8%
Chicago - North Lawndale	\$217,500	\$19,000	\$20,000	\$23,500	\$21,000	- 10.6%	- 90.3%
Chicago - North Park	\$241,650	\$265,000	\$256,500	\$186,250	\$199,000	+ 6.8%	- 17.6%
Chicago - Norwood Park	\$294,000	\$260,000	\$242,400	\$218,000	\$215,000	- 1.4%	- 26.9%
Chicago - Oakland	\$322,500	\$235,000	\$229,349	\$199,000	\$182,000	- 8.5%	- 43.6%
Chicago - O'Hare	\$158,000	\$100,000	\$75,000	\$68,000	\$66,000	- 2.9%	- 58.2%
Chicago - Portage Park	\$260,000	\$201,500	\$189,620	\$154,750	\$162,000	+ 4.7%	- 37.7%
Chicago - Pullman	\$61,000	\$45,100	\$46,000	\$47,000	\$40,000	- 14.9%	- 34.4%
Chicago - Riverdale	\$17,500	\$14,000	\$11,000	\$13,875	\$8,990	- 35.2%	- 48.6%
Chicago - Rogers Park	\$214,450	\$185,000	\$125,000	\$66,050	\$67,000	+ 1.4%	- 68.8%
Chicago - Roseland	\$55,000	\$25,000	\$29,950	\$30,000	\$28,588	- 4.7%	- 48.0%
Chicago - South Chicagocago	\$54,900	\$35,000	\$31,000	\$28,000	\$25,000	- 10.7%	- 54.5%
Chicago - South Deering	\$63,500	\$30,000	\$30,250	\$29,000	\$24,400	- 15.9%	- 61.6%
Chicago - South Lawndale	\$129,900	\$50,000	\$44,750	\$46,000	\$40,000	- 13.0%	- 69.2%
Chicago - South Shore	\$120,000	\$37,000	\$30,000	\$35,000	\$32,350	- 7.6%	- 73.0%
Chicago - Uptown	\$275,000	\$250,000	\$240,000	\$178,900	\$194,000	+ 8.4%	- 29.5%
Chicago - Washington Heights	\$89,950	\$50,250	\$54,000	\$66,450	\$41,350	- 37.8%	- 54.0%
Chicago - Washington Park	\$144,715	\$44,000	\$26,000	\$24,950	\$29,000	+ 16.2%	- 80.0%
Chicago - West Elsdon	\$203,500	\$145,000	\$140,000	\$120,000	\$113,500	- 5.4%	- 44.2%
Chicago - West Englewood	\$24,900	\$10,000	\$11,000	\$12,000	\$12,500	+ 4.2%	- 49.8%
Chicago - West Garfield Park	\$42,000	\$16,000	\$14,900	\$22,000	\$30,000	+ 36.4%	- 28.6%
Chicago - West Lawn	\$179,500	\$135,000	\$120,000	\$110,000	\$106,750	- 3.0%	- 40.5%
Chicago - West Pullman	\$45,000	\$20,400	\$26,110	\$29,175	\$25,000	- 14.3%	- 44.4%
Chicago - West Ridge	\$191,750	\$137,500	\$81,900	\$60,000	\$66,000	+ 10.0%	- 65.6%
Chicago - West Town	\$380,000	\$350,000	\$356,000	\$335,000	\$345,000	+ 3.0%	- 9.2%
Chicago - Woodlawn	\$172,000	\$39,000	\$44,500	\$40,000	\$37,500	- 6.3%	- 78.2%