

# Annual Report for the MRED Service Area Housing Market

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



# 2013

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**It** was a banner year for residential real estate across America. Most metropolitan markets embarked upon or continued along the road to recovery. Local and regional markets once burdened by excessive supply levels and heavy foreclosure loads have given way to multiple-offer situations, homes selling in record-low market times and prices rallying to multi-year highs.

The year 2013 brought tectonic shifts to housing's landscape. Many local markets transitioned from buyers' markets to sellers' markets. Closed sales are up. Days on market until sale is trending downward. The percent of list price received at sale is trending higher. Sellers even managed to post a notable gain. Low (but upwardly mobile) mortgage rates, still affordable prices and a better jobs scene created helped bolster consumer confidence and galvanize local markets. Rising prices have the dual benefit of further cementing confidence as well as lifting homeowners out of underwater positions, which should create more inventory in 2014.

**Sales** Low mortgage rates, more employment opportunities and a rising stock market mixed with rising prices, rising rents and shrinking inventory left consumers with a sense of empowerment and urgency. Buyers made 23.2 percent more purchases in 2013 than in 2012, finishing at 118,047 for the year. That's the highest number of closed sales in at least five years. Not only was there more demand in 2013, but the product mix of those additional sales also skewed toward higher-priced traditional homes.

**Listings** Inventory levels fell throughout most of the year, finishing at 25.7 percent below 2012's final tally. Buyers had 36,920 options from which to choose as of year end. The number of active listings is likely to increase in 2014 as the market continues to recover. Sellers listed 5.4 percent more homes than in 2012. A recovering labor market stabilized household finances. There is still pent-up demand where some sellers are now ready to make a move. With the exception of first-time buyers, most moves are inventory-neutral – where a seller both purchases and sells a property. Depending on population growth, this should bode well for new construction moving forward.



*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 Institute of Public Affairs at the University of Minnesota-Twin Cities and holds a Bachelor's Degree in Urban Geography and Political Science from Macalester College in St. Paul, Minnesota.*

**Distressed Properties** Market conditions can vary by segment. Consumers are purchasing fewer distressed properties as banks have fewer on their books. Taking a step back, there are also fewer mortgage delinquencies. One of the major sources of downward price pressure in recent years came by way of distressed properties that sold at a discount to traditional listings. The percentage of all closed sales that were either foreclosures or short sales fell from 46.7 percent in 2012 to 39.1 percent in 2013. Home prices reflect this progressive shift. And families who faced foreclosure during the Great Recession are yearning to own once again.

**Prices** In 2014, expect prices and sales to continue their ascent but perhaps at a tempered pace. In some areas, prices have already retraced most of their decline. We closed 2013 with a 9.7 percent median price increase compared to 2012. At \$170,000, the median sales price is proudly standing at a three-year high. Watch for more move-up buyer activity, less investor activity, more seller activity to meet buyer demand and more new construction to impact prices in the coming year.

Housing is closely tied to economic health. Households with gainfully employed wage earners are more likely to make bigger purchases like a house or a car. When gauging the housing market, it's important to closely track job growth and unemployment.

"A nation of homeowners is unconquerable." So said FDR. The American Dream was alive and well in 2013, as U.S. citizens proved that they still want a stake in the action. With countless benefits to families, cities and regions, homeownership continues to be the fabric of our communities, and we expect the national and local housing morale to remain sharp in 2014.

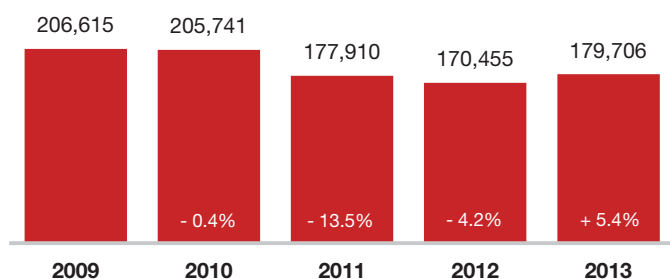
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# Quick Facts

## New Listings



### Top 5 Areas: Change in New Listings from 2012

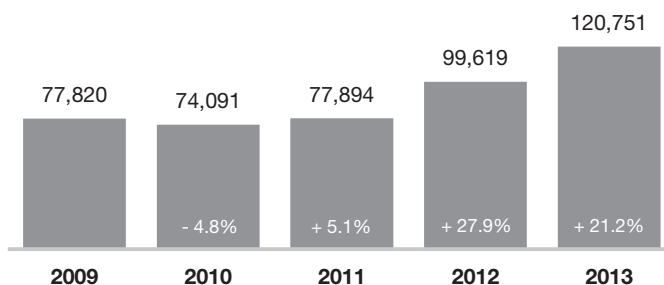
Bannockburn	+ 89.5%
Chicago - Fuller Park	+ 71.4%
Chicago - Near South Side	+ 48.6%
Marseilles	+ 46.0%
Chicago - Avalon Park	+ 40.3%

### Bottom 5 Areas: Change in New Listings from 2012

Chicago - East Garfield Park	- 23.2%
Chicago - West Elsdon	- 23.8%
Gilman	- 24.1%
Chicago - Armour Square	- 28.2%
Chicago - Oakland	- 28.4%

## Under Contract

Includes Contingent and Pending.



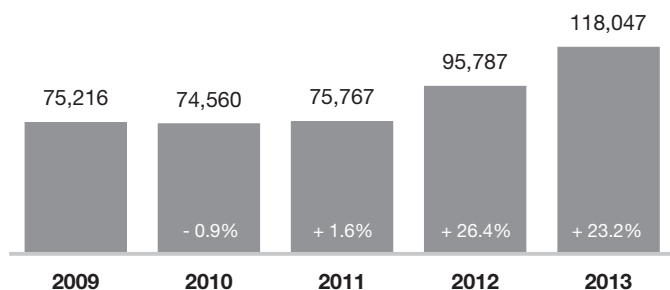
### Top 5 Areas: Change in Under Contract from 2012

Bannockburn	+ 125.0%
Seneca	+ 60.0%
Ford County	+ 58.3%
Cary	+ 57.8%
Kankakee	+ 57.1%

### Bottom 5 Areas: Change in Under Contract from 2012

Chicago - Gage Park	- 14.3%
Chicago - East Garfield Park	- 20.2%
Chicago - Armour Square	- 21.9%
Chicago - Hegewisch	- 29.3%
Rosemont	- 42.9%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2012

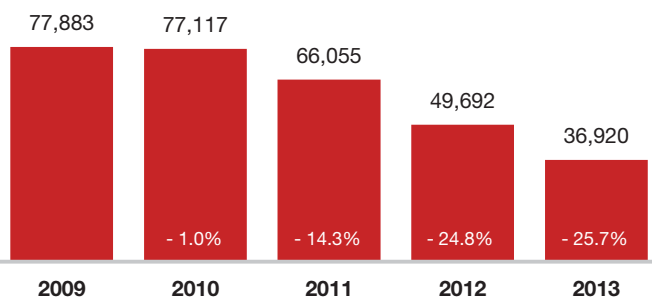
Bannockburn	+ 125.0%
Chicago - Mount Greenwood	+ 65.2%
Kenilworth	+ 61.8%
Seneca	+ 57.9%
Homewood	+ 56.8%

### Bottom 5 Areas: Change in Closed Sales from 2012

Chicago - North Lawndale	- 19.0%
Chicago - Armour Square	- 21.9%
Chicago - Hegewisch	- 32.1%
Rosemont	- 38.5%
Chicago - Fuller Park	- 42.9%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2012

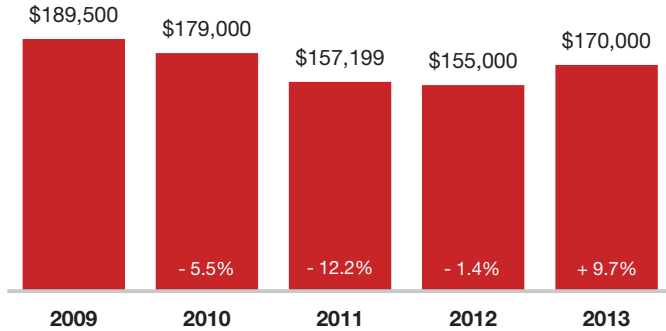
Bradley	38.0%
Chicago - Avalon Park	35.6%
Marseilles	35.2%
Chicago - Riverdale	33.3%
Iroquois County	16.8%

### Bottom 5 Areas: Change in Homes for Sale from 2012

Cicero	-58.0%
Wheeling	-58.4%
Melrose Park	-58.7%
Berwyn	-59.5%
Chicago - Edison Park	-65.1%

# Quick Facts

## Median Sales Price



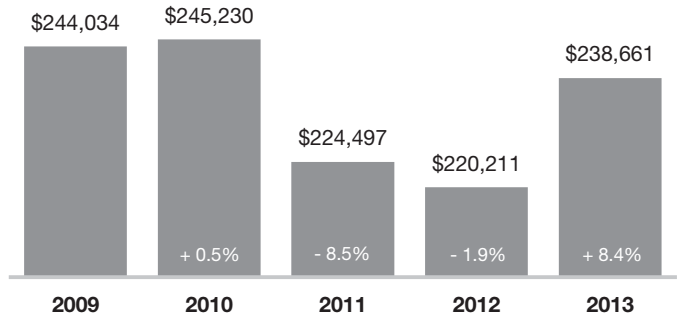
### Top 5 Areas: Change in Median Sales Price from 2012

Prospect Heights	+ 117.3%
Utica	+ 77.0%
Lisle	+ 60.0%
Chicago - Greater Grand Crossing	+ 54.0%
Richton Park	+ 51.4%

### Bottom 5 Areas: Change in Median Sales Price from 2012

Chicago - Fuller Park	- 26.7%
Marshall County	- 27.7%
Chicago - Oakland	- 33.0%
Paxton	- 33.7%
Putnam County	- 33.8%

## Average Sales Price



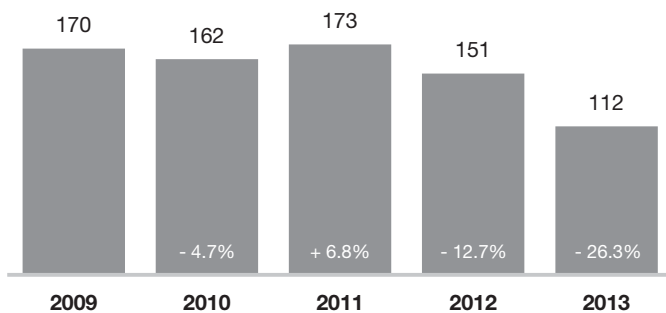
### Top 5 Areas: Change in Average Sales Price from 2012

Rosemont	+ 116.1%
Chicago - Douglas	+ 56.1%
Chicago - East Garfield Park	+ 49.2%
Bannockburn	+ 36.4%
Chicago - Rogers Park	+ 34.2%

### Bottom 5 Areas: Change in Average Sales Price from 2012

Marshall County	- 20.4%
Carroll County	- 21.2%
Putnam County	- 33.3%
Chicago - Fuller Park	- 34.0%
Chicago - Burnside	- 35.4%

## Average Market Time



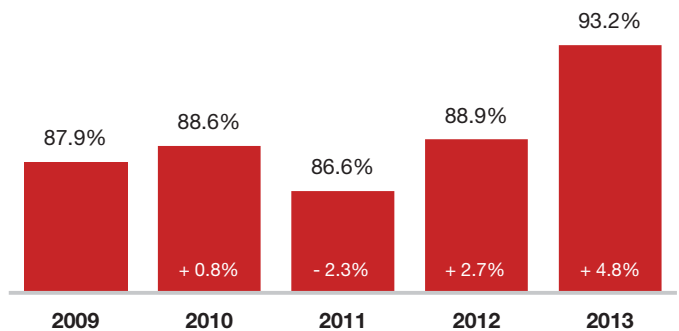
### Top 5 Areas: Change in Market Time from 2012

Bannockburn	+ 323.2%
Chicago - Riverdale	+ 95.4%
Marshall County	+ 57.7%
Peru	+ 67.5%
Gilman	+ 64.4%

### Bottom 5 Areas: Change in Market Time from 2012

Chicago - Lake View	- 52.1%
LaGrange	- 52.8%
Utica	- 53.2%
Chicago - Near West Side	- 53.3%
Bannockburn	- 74.1%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2012

Chicago - Hermosa	+ 18.4%
Chicago - McKinley Park	+ 17.4%
Chicago - Washington Park	+ 17.0%
Chicago - West Garfield Park	+ 15.8%
Park Forest	+ 14.0%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2012

Ford County	- 4.7%
Putnam County	- 4.7%
Paxton	- 5.8%
Chicago - Fuller Park	- 16.6%
Chicago - Riverdale	- 16.8%

# Property Type Review

**113**

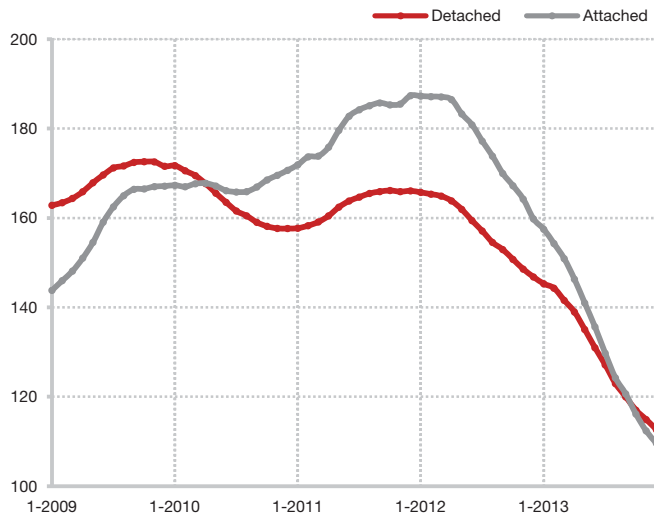
Average Market Time  
Detached Single-Family

**110**

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 Inventory ending in 2013

Chicagoland PMSA	22,881
Cook County	10,538
Chicago	3,461
Lake County	2,743
DuPage County	2,545
Will County	2,429
Kane County	1,860
McHenry County	1,555
LaSalle County	785
Kankakee County	625

## Top Areas: Attached Single-Family Inventory ending in 2013

Chicagoland PMSA	9,577
Cook County	6,648
Chicago	3,793
DuPage County	1,079
Chicago - Near North Side	678
Will County	563
Lake County	494
Kane County	383
Chicago - Lake View	353
Chicago - Loop	264

**+ 10.4%**

One-Year Change in Price  
Detached Single-Family

**+ 13.3%**

One-Year Change in Price  
Attached Single-Family

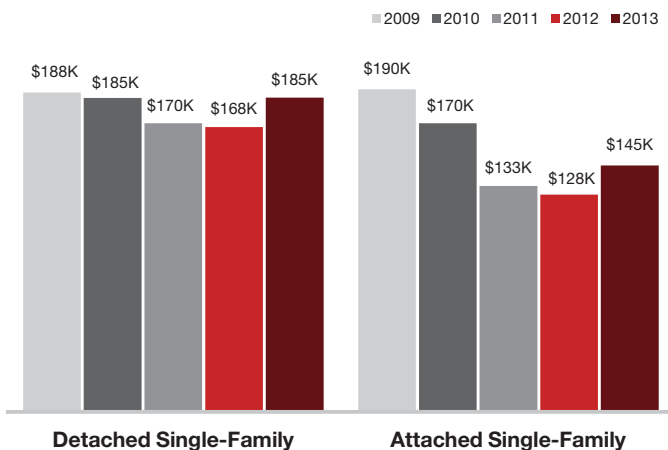
**7.9%**

One-Year Change in Price  
Detached Single-Family

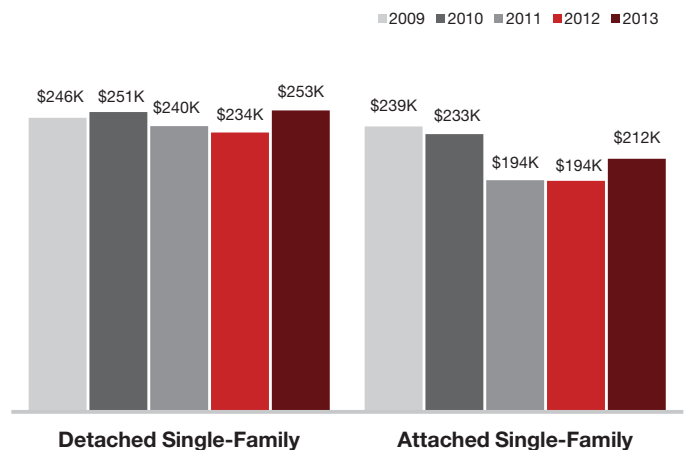
**9.7%**

One-Year Change in Price  
Attached Single-Family

## Median Sales Price



## Average Sales Price



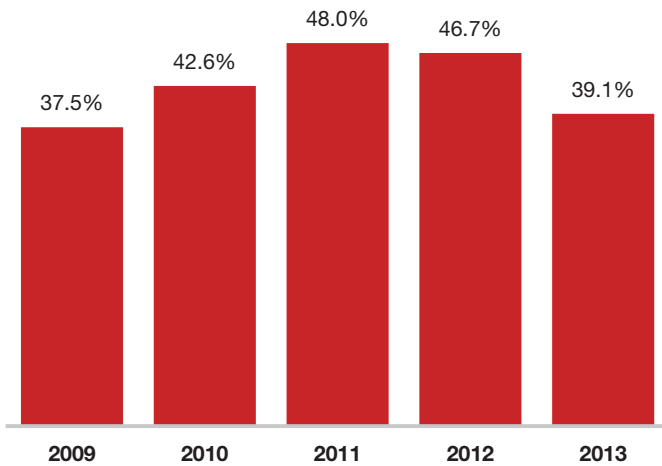
# Distressed Homes Review

**46,192**      **+ 3.2%**

Number of Closed Sales in 2013 that were Lender-Mediated

One-Year Change in Sales of Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Short Sale Market Share in 2013

Chicago - Washington Park	30.9%
Chicago - West Garfield Park	30.8%
Chicago - South Lawndale	26.2%
Chicago - Grand Boulevard	26.1%
Chicago - Rogers Park	25.9%
Chicago - Fuller Park	25.0%
Romeoville	23.0%
Chicago - Montclare	22.9%
Lake in the Hills	22.8%
Chicago - Avondale	22.3%

## Top Areas: REO Market Share in 2013

Chicago - Burnside	76.9%
Chicago - Englewood	72.1%
Sauk Village	71.7%
Sauk Village	70.3%
Chicago - North Lawndale	68.1%
Harvey	67.3%
Chicago - West Pullman	67.0%
Park Forest	65.5%
Chicago - South Lawndale	64.6%
Waukegan	64.5%

**- 10.3%**

Five-Year Change in Price All Properties

**+ 0.4%**

Five-Year Change in Price Traditional Properties

**- 27.3%**

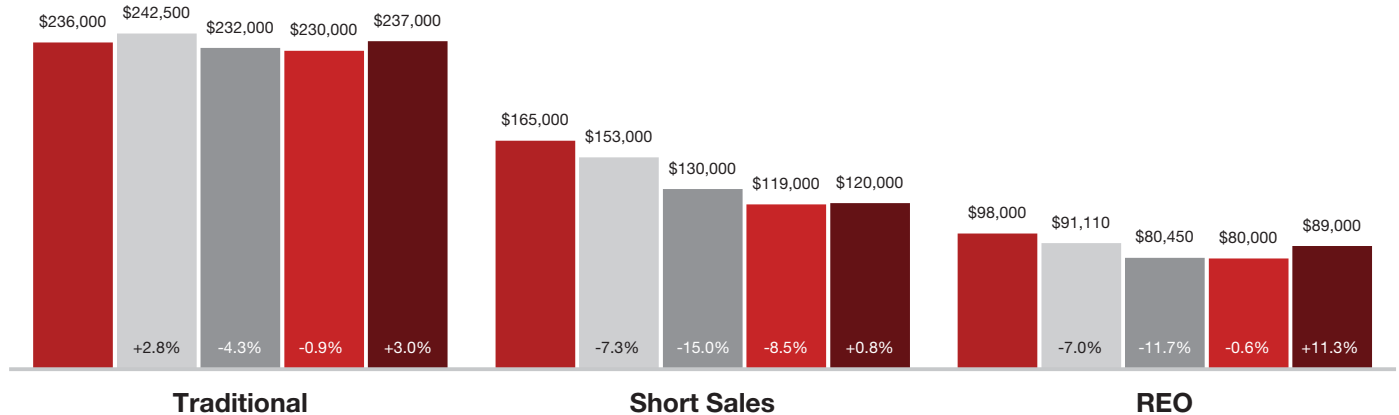
Five-Year Change in Price Short Sales

**- 9.2%**

Five-Year Change in Price REO

## Median Sales Price

■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013



# Distressed Homes Review (cont.)

**+7.6%**

Change in REO Closed Sales from 2012

**- 6.4%**

Change in Short Sale Closed Sales from 2012

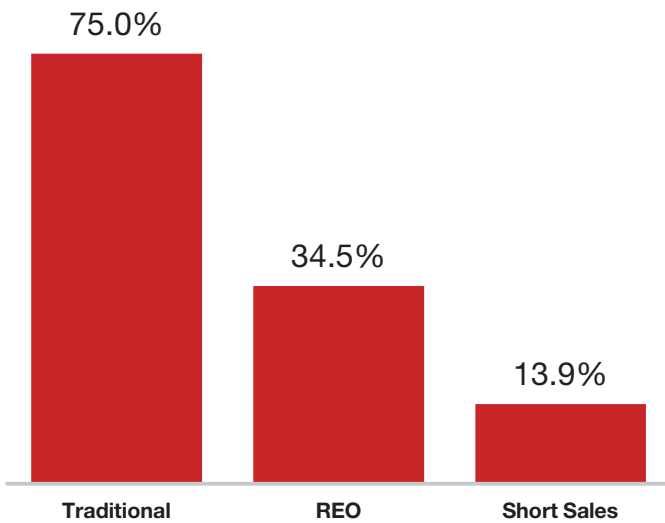
**+4.3%**

Change in REO Percent Received from 2012

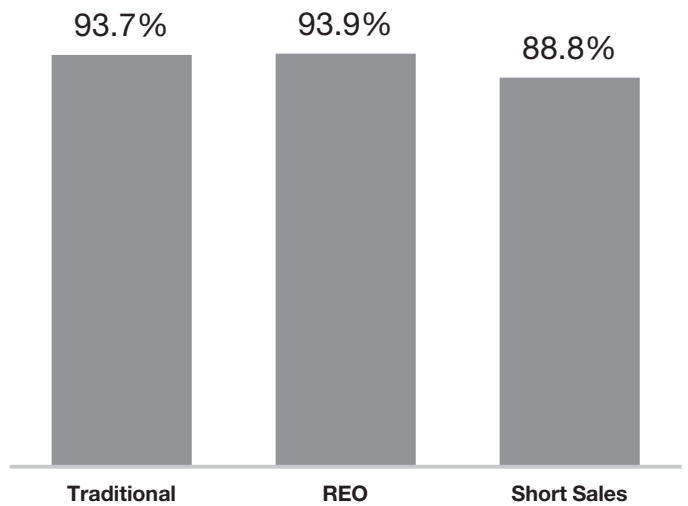
**+ 9.4%**

Change in Short Sales Percent Received from 2012

## % of Closed Sales by Sale Type



## % of Orig. List Price Rec'd by Sale Type



**- 34.1%**

Five-Year Change in Market Time for All Properties

**- 39.5%**

Five-Year Change in Market Time for Traditional

**- 11.9%**

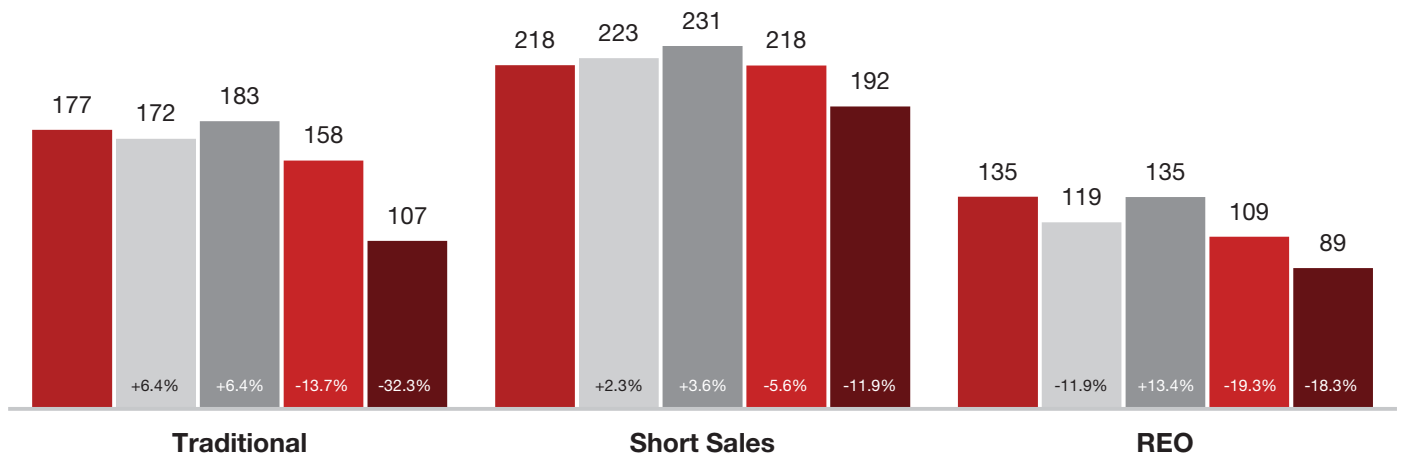
Five-Year Change in Market Time for REO

**- 34.1%**

Five-Year Change in Market Time for Short Sales

## Average Market Time

■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013



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

**Jan '09**

**4,959**

Peak of Multi-Unit Property Inventory

Drop in Multi-Unit Property Inventory from Peak

## Historical Multi-Unit Property Inventory



## Top Areas: Multi-Unit Market Share in 2013

Chicago - West Garfield Park	85.6%
Chicago - North Lawndale	72.2%
Chicago - Fuller Park	71.4%
Chicago - Englewood	65.7%
Chicago - South Lawndale	65.4%
Chicago - Brighton Park	61.5%
Chicago - New City	60.6%
Chicago - Lower West Side	50.0%
Chicago - Humboldt Park	47.0%
Chicago - East Garfield Park	43.0%
Chicago - Greater Grand Crossing	42.7%
Chicago - South Chicagocago	42.1%
Chicago - West Englewood	39.2%
Chicago - Austin	37.5%
Chicago - Woodlawn	37.2%
Chicago - Avondale	36.6%
Chicago - Hermosa	35.4%
Chicago - McKinley Park	33.0%
Cicero	28.9%
Chicago - Armour Square	26.5%
Chicago - Bridgeport	26.3%
Chicago - Belmont Cragin	24.6%
Chicago - Albany Park	23.1%
Chicago - Auburn Gresham	23.1%
Chicago - South Shore	23.0%
Chicago - Gage Park	22.4%

**5.6**

**-35.8%**

Year-End Months Supply for Multi-Unit Properties

Change in Months Supply from 2012

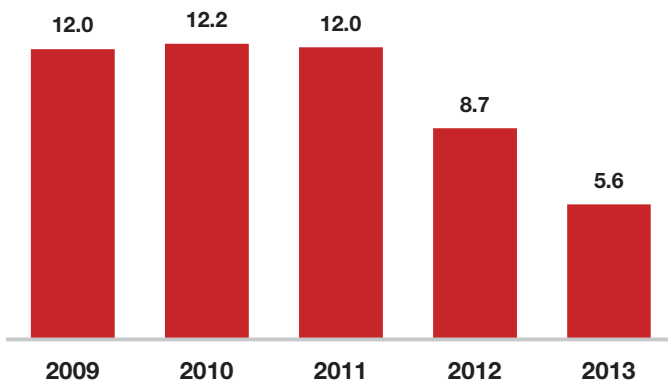
**92.5%**

**+4.9%**

Pct. of Orig. Price Received Multi-Unit Properties

Change in Pct. of Orig. Price Received from 2012

## Months Supply of Inventory



## 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 2012	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Entire MRED Service Area	118,047	+ 23.2%	65.1%	34.9%	39.1%	112	93.2%
Chicagoland PMSA	111,475	+ 23.1%	63.4%	36.6%	39.1%	110	93.5%
Boone County	533	+ 23.7%	95.3%	4.7%	61.7%	104	92.0%
Bureau County	242	+ 2.5%	98.3%	1.7%	21.1%	184	84.5%
Carroll County	19	+ 5.6%	100.0%	0.0%	15.8%	161	83.5%
Cook County	62,063	+ 22.3%	54.8%	45.2%	37.6%	107	93.8%
DeKalb County	1,144	+ 20.9%	82.8%	17.2%	47.4%	119	89.6%
DuPage County	13,306	+ 26.6%	64.3%	35.7%	31.7%	111	93.2%
Ford County	84	+ 31.3%	100.0%	0.0%	19.0%	141	80.5%
Grundy County	639	+ 24.1%	80.6%	19.4%	41.9%	139	91.1%
Iroquois County	215	+ 51.4%	97.2%	2.8%	34.4%	123	84.7%
Kane County	7,624	+ 21.3%	79.5%	20.5%	47.0%	117	94.6%
Kankakee County	940	+ 25.7%	93.1%	6.9%	36.1%	141	88.4%
Kendall County	2,232	+ 19.0%	72.4%	27.6%	54.8%	98	95.5%
Lake County	10,715	+ 28.4%	76.8%	23.2%	41.6%	117	92.6%
LaSalle County	1,103	+ 14.7%	95.1%	4.9%	34.5%	159	85.4%
Marshall County	55	+ 52.8%	100.0%	0.0%	16.4%	256	82.4%
McHenry County	4,933	+ 28.8%	79.5%	20.5%	51.8%	125	91.7%
Putnam County	53	+ 20.5%	100.0%	0.0%	32.1%	280	80.5%
Whiteside County	250	+ 23.8%	98.4%	1.6%	29.6%	131	86.6%
Will County	8,819	+ 17.2%	77.6%	22.4%	38.7%	113	93.7%
Addison	386	+ 34.5%	68.7%	31.3%	56.0%	113	92.1%
Algonquin	495	+ 17.3%	69.3%	30.7%	48.3%	112	92.2%
Alsip	237	+ 27.4%	62.9%	37.1%	52.3%	131	90.0%
Antioch	353	+ 17.3%	91.5%	8.5%	52.4%	122	90.3%
Arlington Heights	1,269	+ 24.4%	61.8%	38.2%	26.1%	94	93.7%
Aurora	2,627	+ 14.3%	72.1%	27.9%	57.1%	91	96.3%
Bannockburn	9	+ 125.0%	100.0%	0.0%	0.0%	135	94.9%
Barrington	712	+ 23.2%	81.0%	19.0%	18.5%	168	91.5%
Bartlett	608	+ 28.3%	68.6%	31.4%	41.1%	108	93.8%
Batavia	399	+ 35.3%	85.0%	15.0%	23.6%	106	93.1%
Bellwood	283	+ 24.1%	95.8%	4.2%	62.5%	88	96.5%
Belvidere	316	+ 22.5%	94.9%	5.1%	58.2%	104	92.6%
Bensenville	244	+ 50.6%	82.4%	17.6%	62.3%	132	93.9%
Berwyn	610	+ 25.5%	90.5%	9.5%	59.2%	122	94.2%
Bloomington	357	+ 18.2%	40.6%	59.4%	42.6%	113	92.2%
Blue Island	145	+ 14.2%	90.3%	9.7%	66.9%	129	91.6%
Bolingbrook	932	+ 7.7%	77.1%	22.9%	52.9%	93	96.1%
Bourbonnais	277	+ 31.9%	89.2%	10.8%	27.4%	122	92.0%
Bradley	102	+ 9.7%	99.0%	1.0%	33.3%	106	90.3%
Braidwood	63	+ 6.8%	92.1%	7.9%	44.4%	114	90.8%
Brookfield	294	+ 45.5%	87.1%	12.9%	34.4%	93	93.4%
Buffalo Grove	782	+ 23.1%	46.0%	54.0%	32.1%	84	94.7%
Burbank	312	+ 36.8%	92.6%	7.4%	50.3%	131	92.8%
Burr Ridge	230	+ 32.9%	61.7%	38.3%	13.0%	217	91.8%
Calumet City	463	+ 48.9%	90.9%	9.1%	67.8%	114	88.8%
Carol Stream	462	+ 24.2%	52.8%	47.2%	45.5%	95	94.5%
Carpentersville	595	+ 13.1%	78.2%	21.8%	63.7%	112	98.0%
Cary	443	+ 54.9%	80.4%	19.6%	42.4%	107	92.1%
Channahon	155	+ 25.0%	87.7%	12.3%	40.0%	126	94.6%
Chicago	27,180	+ 21.4%	39.0%	61.0%	32.9%	94	95.0%
Chicago Heights	263	+ 20.6%	100.0%	0.0%	62.7%	145	85.1%
Cicero	529	+ 34.3%	90.9%	9.1%	71.8%	103	95.7%
Clifton	17	- 10.5%	100.0%	0.0%	29.4%	144	87.7%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2012	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Country Club Hills	310	+ 29.2%	87.4%	12.6%	60.3%	103	93.7%
Crestwood	194	+ 54.0%	39.2%	60.8%	42.3%	172	87.2%
Crete	183	+ 25.3%	92.9%	7.1%	49.7%	194	86.8%
Crystal Lake	897	+ 30.0%	76.4%	23.6%	45.6%	120	92.7%
Darien	318	+ 20.0%	54.7%	45.3%	24.5%	100	92.6%
Deerfield	412	+ 36.0%	68.9%	31.1%	22.8%	95	94.2%
DeKalb	350	+ 24.6%	84.3%	15.7%	47.1%	131	87.6%
Des Plaines	1,229	+ 13.9%	45.0%	55.0%	47.5%	112	93.2%
Dolton	0	--	0.0%	0.0%	0.0%	0	0.0%
Downers Grove	926	+ 36.2%	65.4%	34.6%	20.6%	138	92.4%
Elgin	1,701	+ 18.4%	76.3%	23.7%	59.6%	127	94.8%
Elk Grove Village	473	+ 28.2%	55.0%	45.0%	34.5%	139	92.8%
Elmhurst	696	+ 37.3%	82.0%	18.0%	15.1%	108	93.6%
Elmwood Park	325	+ 18.2%	70.8%	29.2%	46.2%	119	92.7%
Evanston	1,101	+ 28.9%	44.4%	55.6%	16.5%	101	93.7%
Evergreen Park	286	+ 48.2%	98.6%	1.4%	40.9%	173	93.2%
Flossmoor	198	+ 38.5%	86.4%	13.6%	34.8%	208	89.8%
Frankfort	466	+ 28.0%	79.6%	20.4%	26.4%	151	93.4%
Franklin Park	246	+ 15.0%	93.1%	6.9%	59.8%	101	94.5%
Geneva	550	+ 26.7%	80.7%	19.3%	18.2%	105	93.2%
Gilman	17	+ 13.3%	100.0%	0.0%	35.3%	166	83.4%
Glen Ellyn	666	+ 27.3%	76.4%	23.6%	19.5%	99	93.1%
Glencoe	168	+ 11.3%	93.5%	6.5%	9.5%	102	92.3%
Glendale Heights	498	+ 13.2%	44.8%	55.2%	68.3%	96	93.8%
Glenview	906	+ 26.5%	59.6%	40.4%	17.9%	103	94.6%
Grayslake	662	+ 25.4%	65.7%	34.3%	41.8%	102	92.8%
Gurnee	582	+ 35.3%	68.6%	31.4%	40.4%	100	93.1%
Hanover Park	553	+ 22.9%	55.9%	44.1%	66.7%	89	96.0%
Harvey	171	+ 4.3%	99.4%	0.6%	79.5%	115	86.6%
Hazel Crest	235	+ 39.9%	83.4%	16.6%	63.0%	120	89.8%
Hickory Hills	167	+ 36.9%	76.0%	24.0%	42.5%	145	93.3%
Highland Park	570	+ 25.3%	78.2%	21.8%	13.2%	137	91.6%
Hinsdale	396	+ 23.4%	83.6%	16.4%	7.8%	152	91.3%
Hoffman Estates	783	+ 33.2%	59.8%	40.2%	48.8%	85	94.9%
Homer Glen	241	+ 20.5%	89.6%	10.4%	27.0%	162	91.8%
Homewood	381	+ 56.8%	79.8%	20.2%	39.1%	128	91.5%
Huntley	650	+ 37.7%	76.9%	23.1%	29.4%	123	94.6%
Joliet	1,373	+ 13.7%	78.8%	21.2%	50.4%	108	92.3%
Kankakee	291	+ 47.0%	97.3%	2.7%	44.3%	162	84.4%
Kenilworth	55	+ 61.8%	96.4%	3.6%	5.5%	136	91.8%
LaGrange	252	+ 6.3%	71.4%	28.6%	13.1%	84	93.8%
Lake Bluff	184	+ 27.8%	73.9%	26.1%	16.3%	107	92.5%
Lake Forest	410	+ 36.7%	76.3%	23.7%	9.8%	163	89.9%
Lake in the Hills	508	+ 30.3%	73.4%	26.6%	59.1%	97	93.9%
Lake Villa	296	+ 27.6%	95.6%	4.4%	45.6%	111	90.8%
Lake Zurich	355	+ 41.4%	86.5%	13.5%	22.5%	94	94.4%
Lansing	497	+ 41.2%	87.9%	12.1%	46.3%	175	88.0%
LaSalle	110	+ 35.8%	99.1%	0.9%	25.5%	137	83.9%
Lemont	255	+ 37.1%	78.4%	21.6%	24.3%	194	92.0%
Libertyville	458	+ 27.6%	81.0%	19.0%	13.8%	115	94.2%
Lincolnshire	147	+ 11.4%	70.7%	29.3%	9.5%	147	93.5%
Lincolnwood	164	+ 13.1%	79.9%	20.1%	32.9%	104	95.1%
Lindenhurst	546	+ 38.2%	89.0%	11.0%	44.3%	119	91.9%
Lisle	359	+ 9.1%	51.3%	48.7%	31.2%	126	93.5%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2012	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Lockport	485	+ 27.3%	70.7%	29.3%	30.7%	128	93.1%
Lombard	747	+ 20.1%	65.5%	34.5%	32.1%	115	92.7%
Long Grove	713	+ 38.4%	92.3%	7.7%	21.7%	124	93.5%
Manteno	99	+ 22.2%	76.8%	23.2%	39.4%	144	90.9%
Markham	174	+ 32.8%	98.3%	1.7%	75.9%	91	92.6%
Marseilles	84	+ 18.3%	100.0%	0.0%	50.0%	157	84.7%
Matteson	297	+ 8.0%	88.2%	11.8%	63.6%	123	91.8%
Maywood	217	+ 11.9%	98.2%	1.8%	71.9%	136	91.3%
McHenry	677	+ 33.5%	82.0%	18.0%	59.8%	127	91.2%
Melrose Park	171	+ 28.6%	84.2%	15.8%	73.7%	154	90.7%
Mendota	67	+ 8.1%	100.0%	0.0%	38.8%	127	88.7%
Minooka	248	+ 44.2%	68.5%	31.5%	57.7%	95	95.4%
Mokena	329	+ 42.4%	71.1%	28.9%	22.2%	103	92.9%
Momence	52	+ 30.0%	98.1%	1.9%	36.5%	142	86.3%
Montgomery	477	+ 9.9%	80.5%	19.5%	63.7%	94	96.0%
Morris	241	+ 10.6%	91.7%	8.3%	28.6%	149	88.9%
Morton Grove	397	+ 6.4%	68.3%	31.7%	32.7%	111	93.2%
Mount Prospect	759	+ 20.3%	63.0%	37.0%	30.2%	91	94.3%
Mundelein	563	+ 30.0%	76.9%	23.1%	44.8%	103	93.8%
Naperville	2,365	+ 15.9%	71.3%	28.7%	18.1%	85	95.0%
New Lenox	438	+ 38.6%	79.7%	20.3%	25.8%	128	92.8%
Niles	379	+ 6.8%	62.8%	37.2%	28.0%	110	94.3%
Norridge	217	+ 17.9%	81.1%	18.9%	29.5%	87	94.3%
North Aurora	264	+ 4.8%	74.6%	25.4%	35.6%	107	94.2%
Northbrook	674	+ 10.1%	62.9%	37.1%	17.5%	104	94.5%
Northfield	119	+ 2.6%	63.9%	36.1%	13.4%	122	93.3%
Oak Brook	183	+ 11.6%	52.5%	47.5%	13.1%	200	89.3%
Oak Forest	351	+ 24.9%	76.9%	23.1%	47.9%	128	91.4%
Oak Lawn	867	+ 22.6%	63.1%	36.9%	36.8%	152	89.4%
Oak Park	814	+ 34.1%	60.9%	39.1%	25.8%	117	92.0%
Orland Park	926	+ 35.2%	47.7%	52.3%	20.7%	135	92.1%
Oswego	689	+ 21.9%	71.3%	28.7%	45.6%	102	94.6%
Ottawa	257	+ 3.6%	93.8%	6.2%	30.0%	175	85.1%
Palatine	1,285	+ 30.2%	43.7%	56.3%	38.3%	97	95.8%
Palos Heights	244	+ 45.2%	59.0%	41.0%	20.1%	170	90.2%
Palos Hills	245	+ 20.7%	24.9%	75.1%	35.1%	174	89.6%
Palos Park	101	+ 8.6%	72.3%	27.7%	24.8%	195	90.7%
Park Forest	313	+ 18.1%	93.3%	6.7%	74.1%	111	89.0%
Park Ridge	606	+ 15.6%	73.3%	26.7%	18.5%	122	93.1%
Paxton	33	+ 6.5%	100.0%	0.0%	21.2%	137	78.6%
Peru	99	+ 10.0%	98.0%	2.0%	18.2%	139	85.3%
Plainfield	1,501	+ 6.5%	78.1%	21.9%	39.2%	86	95.4%
Plano	286	+ 33.6%	68.5%	31.5%	80.1%	80	98.6%
Prospect Heights	242	+ 8.5%	40.1%	59.9%	43.0%	87	94.8%
Richton Park	206	+ 21.9%	83.5%	16.5%	70.4%	122	95.1%
Rolling Meadows	380	+ 24.6%	51.6%	48.4%	44.7%	112	94.5%
Romeoville	556	+ 12.8%	71.0%	29.0%	60.8%	104	97.4%
Roselle	358	+ 49.8%	54.5%	45.5%	44.4%	105	93.6%
Rosemont	8	- 38.5%	25.0%	75.0%	25.0%	122	83.6%
Round Lake	384	+ 27.6%	60.2%	39.8%	70.1%	93	94.1%
Round Lake Beach	454	+ 34.3%	76.0%	24.0%	76.4%	89	95.2%
Sandwich	101	+ 3.1%	90.1%	9.9%	57.4%	103	90.6%
Sauk Village	152	+ 36.9%	94.1%	5.9%	80.9%	94	87.0%
Schaumburg	1,196	+ 20.0%	35.1%	64.9%	46.8%	93	94.3%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2012	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Seneca	30	+ 57.9%	100.0%	0.0%	30.0%	158	88.6%
Shorewood	276	+ 36.6%	81.2%	18.8%	30.8%	103	93.7%
Skokie	824	+ 11.8%	60.6%	39.4%	38.5%	95	94.1%
South Elgin	386	+ 38.4%	65.5%	34.5%	53.9%	88	93.6%
South Holland	354	+ 18.4%	100.0%	0.0%	56.2%	111	92.2%
St. Charles	963	+ 37.6%	80.8%	19.2%	24.5%	136	92.7%
Streamwood	728	+ 27.7%	62.8%	37.2%	60.6%	94	95.6%
Streator	149	- 3.9%	98.7%	1.3%	28.9%	221	79.8%
Sugar Grove	198	+ 28.6%	68.7%	31.3%	35.9%	100	94.7%
Sycamore	319	+ 23.6%	70.8%	29.2%	35.1%	109	91.4%
Tinley Park	846	+ 45.4%	47.9%	52.1%	36.6%	138	91.4%
Utica	49	+ 28.9%	55.1%	44.9%	46.9%	87	91.2%
Vernon Hills	454	+ 26.8%	47.8%	52.2%	32.4%	90	94.7%
Villa Park	355	+ 22.0%	72.7%	27.3%	41.1%	85	93.6%
Watseka	65	+ 1.6%	96.9%	3.1%	38.5%	149	78.4%
Wauconda	285	+ 30.7%	78.2%	21.8%	47.0%	142	90.6%
Waukegan	802	+ 27.1%	91.6%	8.4%	77.3%	98	92.1%
West Chicago	392	+ 16.0%	90.1%	9.9%	50.5%	133	92.6%
Westchester	328	+ 13.5%	86.9%	13.1%	30.5%	114	92.6%
Western Springs	213	+ 21.7%	90.6%	9.4%	10.3%	108	94.3%
Westmont	307	+ 37.7%	63.5%	36.5%	26.1%	134	91.1%
Wheaton	906	+ 40.2%	75.1%	24.9%	18.4%	111	93.1%
Wheeling	587	+ 9.1%	30.7%	69.3%	51.3%	122	94.7%
Willowbrook	245	+ 14.5%	30.2%	69.8%	31.4%	128	91.7%
Wilmette	474	+ 14.5%	76.8%	23.2%	6.1%	103	93.5%
Winnetka	278	+ 16.8%	89.6%	10.4%	4.7%	100	93.8%
Wonder Lake	206	+ 19.1%	99.5%	0.5%	70.4%	142	89.3%
Woodridge	410	+ 30.6%	63.9%	36.1%	39.5%	99	92.9%
Woodstock	440	+ 18.9%	72.7%	27.3%	62.0%	139	89.4%
Yorkville	445	+ 23.6%	69.2%	30.8%	51.0%	101	93.3%
Zion	348	+ 31.8%	96.8%	3.2%	73.9%	116	92.5%
Chicago - Albany Park	289	+ 2.5%	45.0%	55.0%	46.4%	90	95.6%
Chicago - Archer Heights	82	+ 18.8%	96.3%	3.7%	41.5%	70	97.6%
Chicago - Armour Square	25	- 21.9%	4.0%	96.0%	8.0%	103	92.7%
Chicago - Ashburn	507	+ 24.3%	97.8%	2.2%	51.1%	107	95.7%
Chicago - Auburn Gresham	253	+ 5.0%	97.6%	2.4%	61.7%	121	91.2%
Chicago - Austin	366	+ 16.2%	77.0%	23.0%	60.9%	114	91.4%
Chicago - Avalon Park	80	+ 17.6%	96.3%	3.8%	61.3%	90	89.9%
Chicago - Avondale	215	- 3.6%	46.5%	53.5%	46.5%	84	94.9%
Chicago - Belmont Cragin	453	+ 14.4%	89.2%	10.8%	63.4%	96	99.7%
Chicago - Beverly	217	+ 23.3%	95.4%	4.6%	30.9%	127	92.3%
Chicago - Bridgeport	151	+ 51.0%	70.2%	29.8%	33.8%	93	91.9%
Chicago - Brighton Park	80	+ 17.6%	91.3%	8.8%	68.8%	86	96.3%
Chicago - Burnside	26	+ 44.4%	100.0%	0.0%	80.8%	121	85.1%
Chicago - Calumet Heights	100	- 3.8%	100.0%	0.0%	53.0%	98	93.4%
Chicago - Chatham	205	+ 30.6%	84.9%	15.1%	54.1%	100	88.6%
Chicago - Chicagocago Lawn	326	+ 20.3%	98.5%	1.5%	68.4%	106	94.7%
Chicago - Clearing	319	+ 38.7%	74.0%	26.0%	42.3%	126	92.5%
Chicago - Douglas	102	- 1.9%	19.6%	80.4%	56.9%	150	95.2%
Chicago - Dunning	557	+ 28.0%	75.9%	24.1%	40.8%	111	95.2%
Chicago - East Garfield Park	90	- 9.1%	36.7%	63.3%	78.9%	124	88.8%
Chicago - East Side	126	+ 26.0%	98.4%	1.6%	54.0%	146	83.9%
Chicago - Edgewater	783	+ 20.3%	8.2%	91.8%	30.9%	110	94.2%
Chicago - Edison Park	152	+ 32.2%	68.4%	31.6%	28.9%	84	94.2%

# Area Overviews (cont.)

	Total Closed Sales	Change from 2012	Percent Detached	Percent Attached	Percent Distressed	Market Time	Pct. of Orig. Price Received
Chicago - Englewood	61	+ 13.0%	96.7%	3.3%	86.9%	117	84.8%
Chicago - Forest Glen	275	+ 31.6%	92.7%	7.3%	16.4%	86	93.6%
Chicago - Fuller Park	4	- 42.9%	100.0%	0.0%	50.0%	125	63.1%
Chicago - Gage Park	152	+ 1.3%	97.4%	2.6%	72.4%	109	96.0%
Chicago - Garfield Ridge	409	+ 19.2%	98.3%	1.7%	40.3%	133	94.9%
Chicago - Grand Boulevard	230	+ 19.8%	23.9%	76.1%	70.0%	146	91.9%
Chicago - Greater Grand Crossing	121	+ 27.4%	94.2%	5.8%	71.9%	126	85.1%
Chicago - Hegewisch	38	- 32.1%	97.4%	2.6%	47.4%	168	85.3%
Chicago - Hermosa	95	+ 23.4%	81.1%	18.9%	68.4%	132	105.4%
Chicago - Humboldt Park	205	+ 21.3%	79.5%	20.5%	64.4%	102	94.4%
Chicago - Hyde Park	249	+ 20.3%	12.4%	87.6%	19.7%	133	90.2%
Chicago - Irving Park	524	+ 34.7%	52.1%	47.9%	40.6%	87	96.6%
Chicago - Jefferson Park	274	+ 13.7%	75.2%	24.8%	40.1%	96	94.0%
Chicago - Kenwood	176	+ 30.4%	19.3%	80.7%	44.9%	135	89.3%
Chicago - Lake View	2,124	+ 30.3%	7.9%	92.1%	10.2%	68	96.1%
Chicago - Lincoln Park	1,456	+ 22.0%	14.8%	85.2%	6.7%	71	95.9%
Chicago - Lincoln Square	454	+ 25.4%	27.5%	72.5%	21.6%	81	96.1%
Chicago - Logan Square	765	+ 36.9%	32.0%	68.0%	20.0%	78	96.7%
Chicago - Loop	912	+ 13.4%	0.0%	100.0%	15.4%	89	97.7%
Chicago - Lower West Side	55	+ 17.0%	30.9%	69.1%	32.7%	117	90.6%
Chicago - McKinley Park	67	+ 31.4%	74.6%	25.4%	35.8%	75	105.2%
Chicago - Montclare	140	+ 23.9%	75.7%	24.3%	57.9%	118	95.1%
Chicago - Morgan Park	188	+ 37.2%	89.4%	10.6%	58.0%	130	91.8%
Chicago - Mount Greenwood	185	+ 65.2%	96.2%	3.8%	35.1%	110	92.9%
Chicago - Near North Side	2,707	+ 13.5%	1.3%	98.7%	9.4%	90	96.4%
Chicago - Near South Side	800	+ 32.0%	1.3%	98.8%	20.3%	62	99.1%
Chicago - Near West Side	1,139	+ 20.7%	3.2%	96.8%	23.7%	64	98.5%
Chicago - New City	97	+ 10.2%	85.6%	14.4%	67.0%	119	91.6%
Chicago - North Center	630	+ 44.5%	40.3%	59.7%	6.0%	67	97.4%
Chicago - North Lawndale	47	- 19.0%	63.8%	36.2%	83.0%	131	89.8%
Chicago - North Park	114	0.0%	54.4%	45.6%	34.2%	124	93.6%
Chicago - Norwood Park	480	+ 20.9%	80.4%	19.6%	33.1%	93	94.7%
Chicago - Oakland	48	+ 4.3%	22.9%	77.1%	56.3%	200	90.0%
Chicago - O'Hare	150	0.0%	11.3%	88.7%	66.0%	97	97.4%
Chicago - Portage Park	506	+ 12.9%	81.8%	18.2%	40.9%	107	94.5%
Chicago - Pullman	59	+ 34.1%	64.4%	35.6%	54.2%	129	90.2%
Chicago - Riverdale	8	- 11.1%	50.0%	50.0%	75.0%	127	75.9%
Chicago - Rogers Park	502	+ 14.6%	7.4%	92.6%	61.0%	114	94.4%
Chicago - Roseland	316	+ 41.7%	98.7%	1.3%	69.6%	115	86.7%
Chicago - South Chicagocago	121	+ 12.0%	87.6%	12.4%	69.4%	135	83.7%
Chicago - South Deering	70	- 6.7%	68.6%	31.4%	75.7%	131	91.5%
Chicago - South Lawndale	65	- 3.0%	100.0%	0.0%	90.8%	117	96.5%
Chicago - South Shore	265	+ 31.8%	40.8%	59.2%	72.5%	130	85.8%
Chicago - Uptown	794	+ 34.3%	3.8%	96.2%	27.6%	94	95.0%
Chicago - Washington Heights	250	+ 29.5%	99.6%	0.4%	59.2%	94	97.8%
Chicago - Washington Park	68	+ 3.0%	8.8%	91.2%	92.6%	115	93.7%
Chicago - West Elsdon	154	+ 5.5%	89.6%	10.4%	64.3%	121	94.2%
Chicago - West Englewood	158	+ 17.0%	99.4%	0.6%	78.5%	99	82.8%
Chicago - West Garfield Park	13	- 18.8%	46.2%	53.8%	76.9%	105	93.1%
Chicago - West Lawn	337	+ 7.0%	90.5%	9.5%	55.5%	122	93.7%
Chicago - West Pullman	233	+ 13.1%	95.7%	4.3%	74.2%	104	88.4%
Chicago - West Ridge	718	+ 15.4%	25.5%	74.5%	52.9%	108	94.1%
Chicago - West Town	1,560	+ 35.7%	16.8%	83.2%	12.4%	64	97.1%
Chicago - Woodlawn	108	- 3.6%	27.8%	72.2%	75.0%	124	89.7%

# Area Historical Median Prices

	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Entire MRED Service Area	\$189,500	\$179,000	\$157,199	\$155,000	\$170,000	+ 9.7%	- 10.3%
Chicagoland PMSA	\$196,000	\$185,000	\$162,400	\$160,000	\$177,500	+ 10.9%	- 9.4%
Boone County	\$137,950	\$127,000	\$92,400	\$98,000	\$102,900	+ 5.0%	- 25.4%
Bureau County	\$95,000	\$92,500	\$76,500	\$80,000	\$88,000	+ 10.0%	- 7.4%
Carroll County	\$309,750	\$139,700	\$72,000	\$190,000	\$160,000	- 15.8%	- 48.3%
Cook County	\$199,000	\$183,500	\$159,000	\$155,550	\$176,000	+ 13.1%	- 11.6%
DeKalb County	\$157,900	\$145,000	\$124,000	\$117,550	\$123,500	+ 5.1%	- 21.8%
DuPage County	\$230,933	\$225,000	\$200,000	\$201,000	\$218,000	+ 8.5%	- 5.6%
Ford County	\$73,950	\$78,750	\$89,000	\$71,700	\$58,000	- 19.1%	- 21.6%
Grundy County	\$156,000	\$155,000	\$131,950	\$141,000	\$148,000	+ 5.0%	- 5.1%
Iroquois County	\$68,450	\$75,000	\$61,000	\$56,050	\$64,000	+ 14.2%	- 6.5%
Kane County	\$187,450	\$168,000	\$145,000	\$143,000	\$164,000	+ 14.7%	- 12.5%
Kankakee County	\$129,000	\$119,500	\$115,500	\$115,000	\$114,950	- 0.0%	- 10.9%
Kendall County	\$185,000	\$173,000	\$156,900	\$155,000	\$166,000	+ 7.1%	- 10.3%
Lake County	\$196,500	\$200,000	\$180,700	\$170,000	\$189,000	+ 11.2%	- 3.8%
LaSalle County	\$96,950	\$95,000	\$85,000	\$85,000	\$85,000	0.0%	- 12.3%
Marshall County	\$102,000	\$69,000	\$55,000	\$117,500	\$85,000	- 27.7%	- 16.7%
McHenry County	\$181,000	\$170,000	\$152,000	\$140,100	\$152,500	+ 8.9%	- 15.7%
Putnam County	\$93,000	\$93,500	\$72,500	\$136,000	\$90,000	- 33.8%	- 3.2%
Whiteside County	\$77,751	\$84,000	\$82,500	\$73,500	\$69,450	- 5.5%	- 10.7%
Will County	\$180,000	\$175,000	\$160,000	\$157,000	\$171,000	+ 8.9%	- 5.0%
Addison	\$175,000	\$175,000	\$135,300	\$157,900	\$165,000	+ 4.5%	- 5.7%
Algonquin	\$219,650	\$215,000	\$188,875	\$180,000	\$182,000	+ 1.1%	- 17.1%
Alsip	\$145,000	\$115,500	\$111,500	\$89,950	\$107,000	+ 19.0%	- 26.2%
Antioch	\$187,000	\$185,000	\$177,250	\$152,500	\$158,000	+ 3.6%	- 15.5%
Arlington Heights	\$267,500	\$251,000	\$225,000	\$220,500	\$254,000	+ 15.2%	- 5.0%
Aurora	\$155,000	\$130,000	\$102,000	\$104,450	\$122,000	+ 16.8%	- 21.3%
Bannockburn	\$885,000	\$1,025,000	\$950,000	\$535,000	\$710,000	+ 32.7%	- 19.8%
Barrington	\$426,000	\$425,625	\$457,500	\$411,250	\$429,000	+ 4.3%	+ 0.7%
Bartlett	\$241,500	\$235,000	\$205,000	\$192,750	\$215,000	+ 11.5%	- 11.0%
Batavia	\$259,000	\$250,000	\$230,000	\$225,000	\$248,000	+ 10.2%	- 4.2%
Bellwood	\$68,000	\$64,950	\$51,650	\$47,000	\$60,000	+ 27.7%	- 11.8%
Belvidere	\$133,000	\$125,500	\$90,000	\$92,500	\$103,500	+ 11.9%	- 22.2%
Bensenville	\$167,948	\$145,000	\$123,000	\$117,500	\$144,600	+ 23.1%	- 13.9%
Berwyn	\$135,000	\$125,000	\$117,000	\$96,000	\$119,500	+ 24.5%	- 11.5%
Bloomington	\$241,500	\$245,000	\$197,800	\$214,900	\$196,500	- 8.6%	- 18.6%
Blue Island	\$75,950	\$85,000	\$47,000	\$46,000	\$48,500	+ 5.4%	- 36.1%
Bolingbrook	\$157,900	\$155,400	\$144,950	\$148,000	\$160,000	+ 8.1%	+ 1.3%
Bourbonnais	\$175,000	\$167,500	\$162,250	\$159,475	\$163,200	+ 2.3%	- 6.7%
Bradley	\$117,500	\$96,994	\$94,500	\$90,000	\$90,050	+ 0.1%	- 23.4%
Braidwood	\$135,000	\$143,500	\$110,000	\$99,000	\$118,000	+ 19.2%	- 12.6%
Brookfield	\$220,000	\$211,000	\$160,000	\$160,500	\$178,594	+ 11.3%	- 18.8%
Buffalo Grove	\$245,000	\$236,118	\$201,625	\$196,000	\$218,500	+ 11.5%	- 10.8%
Burbank	\$160,000	\$158,000	\$120,000	\$122,500	\$130,000	+ 6.1%	- 18.8%
Burr Ridge	\$565,000	\$515,000	\$505,000	\$470,000	\$500,000	+ 6.4%	- 11.5%
Calumet City	\$46,400	\$47,575	\$34,500	\$30,100	\$40,050	+ 33.1%	- 13.7%
Carol Stream	\$193,000	\$169,950	\$160,000	\$164,950	\$168,000	+ 1.8%	- 13.0%
Carpentersville	\$113,000	\$95,000	\$73,000	\$75,000	\$93,950	+ 25.3%	- 16.9%
Cary	\$210,000	\$180,000	\$178,000	\$162,323	\$180,000	+ 10.9%	- 14.3%
Channahon	\$207,500	\$181,000	\$162,649	\$167,550	\$185,000	+ 10.4%	- 10.8%
Chicago	\$224,000	\$201,800	\$175,000	\$185,000	\$220,000	+ 18.9%	- 1.8%
Chicago Heights	\$36,950	\$47,250	\$42,000	\$45,000	\$48,500	+ 7.8%	+ 31.3%
Cicero	\$80,000	\$85,750	\$66,999	\$59,150	\$70,000	+ 18.3%	- 12.5%
Clifton	\$118,500	\$145,000	\$117,500	\$70,000	\$66,500	- 5.0%	- 43.9%

# Area Historical Median Prices (cont.)

	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Country Club Hills	\$67,950	\$64,950	\$56,850	\$60,389	\$72,225	+ 19.6%	+ 6.3%
Crestwood	\$137,500	\$111,600	\$81,000	\$77,150	\$74,500	- 3.4%	- 45.8%
Crete	\$150,000	\$150,000	\$136,500	\$125,000	\$130,000	+ 4.0%	- 13.3%
Crystal Lake	\$190,000	\$180,000	\$159,500	\$144,750	\$155,000	+ 7.1%	- 18.4%
Darien	\$260,000	\$236,500	\$231,250	\$224,000	\$235,000	+ 4.9%	- 9.6%
Deerfield	\$327,000	\$370,000	\$335,875	\$315,000	\$356,000	+ 13.0%	+ 8.9%
DeKalb	\$146,000	\$149,500	\$126,000	\$108,000	\$110,000	+ 1.9%	- 24.7%
Des Plaines	\$178,150	\$165,000	\$129,250	\$125,000	\$153,000	+ 22.4%	- 14.1%
Dolton	\$0	\$0	\$0	\$0	\$0	--	--
Downers Grove	\$263,700	\$288,950	\$241,000	\$260,000	\$270,000	+ 3.8%	+ 2.4%
Elgin	\$152,000	\$140,000	\$116,000	\$108,000	\$124,900	+ 15.6%	- 17.8%
Elk Grove Village	\$218,000	\$182,250	\$158,000	\$155,000	\$181,000	+ 16.8%	- 17.0%
Elmhurst	\$330,000	\$315,000	\$320,000	\$302,000	\$333,750	+ 10.5%	+ 1.1%
Elmwood Park	\$185,000	\$160,750	\$130,250	\$126,000	\$154,000	+ 22.2%	- 16.8%
Evanston	\$295,000	\$308,000	\$285,000	\$275,000	\$297,000	+ 8.0%	+ 0.7%
Evergreen Park	\$170,000	\$155,000	\$125,000	\$127,000	\$126,725	- 0.2%	- 25.5%
Flossmoor	\$194,900	\$190,000	\$181,500	\$167,500	\$184,450	+ 10.1%	- 5.4%
Frankfort	\$300,000	\$292,450	\$287,500	\$264,000	\$289,450	+ 9.6%	- 3.5%
Franklin Park	\$145,000	\$146,500	\$120,000	\$114,500	\$127,075	+ 11.0%	- 12.4%
Geneva	\$310,000	\$316,750	\$285,500	\$286,500	\$293,950	+ 2.6%	- 5.2%
Gilman	\$75,000	\$68,750	\$40,000	\$61,000	\$62,500	+ 2.5%	- 16.7%
Glen Ellyn	\$306,000	\$340,000	\$325,000	\$298,000	\$320,000	+ 7.4%	+ 4.6%
Glencoe	\$862,500	\$775,000	\$841,300	\$810,000	\$899,750	+ 11.1%	+ 4.3%
Glendale Heights	\$148,250	\$121,000	\$96,300	\$108,250	\$115,750	+ 6.9%	- 21.9%
Glenview	\$384,000	\$405,000	\$380,575	\$340,923	\$397,750	+ 16.7%	+ 3.6%
Grayslake	\$181,500	\$169,951	\$138,500	\$134,775	\$153,000	+ 13.5%	- 15.7%
Gurnee	\$212,000	\$210,150	\$179,900	\$174,500	\$184,251	+ 5.6%	- 13.1%
Hanover Park	\$135,000	\$115,000	\$100,000	\$98,725	\$123,000	+ 24.6%	- 8.9%
Harvey	\$13,500	\$15,000	\$13,500	\$14,000	\$15,000	+ 7.1%	+ 11.1%
Hazel Crest	\$50,000	\$44,500	\$45,750	\$39,950	\$50,128	+ 25.5%	+ 0.3%
Hickory Hills	\$200,000	\$188,500	\$150,000	\$150,000	\$174,000	+ 16.0%	- 13.0%
Highland Park	\$450,000	\$422,250	\$426,250	\$420,000	\$440,000	+ 4.8%	- 2.2%
Hinsdale	\$652,500	\$720,000	\$784,000	\$750,000	\$850,000	+ 13.3%	+ 30.3%
Hoffman Estates	\$218,000	\$212,750	\$175,000	\$163,000	\$192,500	+ 18.1%	- 11.7%
Homer Glen	\$325,000	\$293,000	\$275,000	\$266,000	\$278,000	+ 4.5%	- 14.5%
Homewood	\$137,750	\$130,000	\$100,000	\$95,500	\$108,000	+ 13.1%	- 21.6%
Huntley	\$216,000	\$206,500	\$190,000	\$180,000	\$189,500	+ 5.3%	- 12.3%
Joliet	\$135,000	\$117,000	\$106,100	\$100,000	\$109,000	+ 9.0%	- 19.3%
Kankakee	\$86,000	\$84,500	\$77,750	\$65,000	\$70,000	+ 7.7%	- 18.6%
Kenilworth	\$1,100,000	\$1,340,000	\$1,600,000	\$881,000	\$920,000	+ 4.4%	- 16.4%
LaGrange	\$362,500	\$380,000	\$360,000	\$337,000	\$355,500	+ 5.5%	- 1.9%
Lake Bluff	\$410,000	\$439,750	\$400,000	\$369,200	\$401,250	+ 8.7%	- 2.1%
Lake Forest	\$715,000	\$728,500	\$750,000	\$650,000	\$671,500	+ 3.3%	- 6.1%
Lake in the Hills	\$185,200	\$177,000	\$160,000	\$141,500	\$163,000	+ 15.2%	- 12.0%
Lake Villa	\$212,500	\$210,000	\$170,000	\$149,950	\$178,995	+ 19.4%	- 15.8%
Lake Zurich	\$266,750	\$280,000	\$240,000	\$240,000	\$265,000	+ 10.4%	- 0.7%
Lansing	\$101,000	\$79,500	\$70,000	\$67,000	\$71,000	+ 6.0%	- 29.7%
LaSalle	\$65,000	\$65,000	\$69,000	\$58,000	\$64,750	+ 11.6%	- 0.4%
Lemont	\$340,000	\$302,000	\$301,000	\$295,000	\$305,500	+ 3.6%	- 10.1%
Libertyville	\$393,000	\$395,000	\$362,000	\$370,000	\$376,500	+ 1.8%	- 4.2%
Lincolnshire	\$446,250	\$430,000	\$430,000	\$439,750	\$445,000	+ 1.2%	- 0.3%
Lincolnwood	\$325,000	\$281,750	\$275,000	\$265,000	\$295,000	+ 11.3%	- 9.2%
Lindenhurst	\$208,695	\$191,500	\$174,000	\$160,000	\$175,000	+ 9.4%	- 16.1%
Lisle	\$219,000	\$183,000	\$137,000	\$150,000	\$240,000	+ 60.0%	+ 9.6%

# Area Historical Median Prices (cont.)

	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Lockport	\$182,700	\$175,000	\$165,000	\$147,900	\$165,000	+ 11.6%	- 9.7%
Lombard	\$210,000	\$205,000	\$171,000	\$167,150	\$188,000	+ 12.5%	- 10.5%
Long Grove	\$374,000	\$376,500	\$365,000	\$375,000	\$385,000	+ 2.7%	+ 2.9%
Manteno	\$184,900	\$173,300	\$157,000	\$170,000	\$163,000	- 4.1%	- 11.8%
Markham	\$25,750	\$29,000	\$26,000	\$24,900	\$27,875	+ 11.9%	+ 8.3%
Marseilles	\$105,000	\$120,000	\$82,700	\$93,500	\$85,000	- 9.1%	- 19.0%
Matteson	\$151,000	\$146,000	\$114,000	\$113,300	\$105,000	- 7.3%	- 30.5%
Maywood	\$40,000	\$46,970	\$39,065	\$33,550	\$42,000	+ 25.2%	+ 5.0%
McHenry	\$156,723	\$148,454	\$116,250	\$112,000	\$120,000	+ 7.1%	- 23.4%
Melrose Park	\$120,000	\$121,000	\$115,750	\$89,900	\$108,000	+ 20.1%	- 10.0%
Mendota	\$82,500	\$100,000	\$87,900	\$70,050	\$92,000	+ 31.3%	+ 11.5%
Minooka	\$155,500	\$140,000	\$120,000	\$137,700	\$148,000	+ 7.5%	- 4.8%
Mokena	\$240,450	\$254,900	\$263,750	\$228,500	\$232,500	+ 1.8%	- 3.3%
Momence	\$120,000	\$82,000	\$66,500	\$95,000	\$78,500	- 17.4%	- 34.6%
Montgomery	\$158,700	\$150,000	\$125,000	\$125,200	\$135,000	+ 7.8%	- 14.9%
Morris	\$160,000	\$170,000	\$143,000	\$160,000	\$162,000	+ 1.3%	+ 1.3%
Morton Grove	\$254,000	\$241,000	\$215,000	\$205,000	\$240,000	+ 17.1%	- 5.5%
Mount Prospect	\$255,500	\$230,000	\$200,000	\$206,000	\$227,500	+ 10.4%	- 11.0%
Mundelein	\$188,000	\$175,000	\$150,000	\$149,000	\$160,000	+ 7.4%	- 14.9%
Naperville	\$320,000	\$335,000	\$325,000	\$325,000	\$340,000	+ 4.6%	+ 6.3%
New Lenox	\$258,950	\$240,000	\$221,500	\$220,500	\$220,500	0.0%	- 14.8%
Niles	\$230,000	\$205,000	\$173,000	\$178,000	\$207,000	+ 16.3%	- 10.0%
Norridge	\$250,000	\$230,500	\$210,000	\$189,500	\$219,500	+ 15.8%	- 12.2%
North Aurora	\$218,000	\$223,000	\$186,000	\$175,000	\$204,000	+ 16.6%	- 6.4%
Northbrook	\$382,000	\$360,000	\$317,500	\$333,500	\$390,000	+ 16.9%	+ 2.1%
Northfield	\$516,000	\$380,000	\$420,000	\$445,000	\$485,000	+ 9.0%	- 6.0%
Oak Brook	\$625,000	\$557,500	\$403,000	\$510,000	\$520,000	+ 2.0%	- 16.8%
Oak Forest	\$164,900	\$164,900	\$140,000	\$136,500	\$135,000	- 1.1%	- 18.1%
Oak Lawn	\$165,000	\$153,000	\$129,500	\$115,000	\$125,000	+ 8.7%	- 24.2%
Oak Park	\$310,000	\$287,750	\$267,750	\$274,000	\$297,000	+ 8.4%	- 4.2%
Orland Park	\$230,000	\$235,000	\$223,000	\$193,500	\$210,500	+ 8.8%	- 8.5%
Oswego	\$210,000	\$200,500	\$194,000	\$174,000	\$190,000	+ 9.2%	- 9.5%
Ottawa	\$113,000	\$100,000	\$96,000	\$102,500	\$95,500	- 6.8%	- 15.5%
Palatine	\$210,500	\$184,900	\$150,000	\$155,000	\$188,000	+ 21.3%	- 10.7%
Palos Heights	\$259,500	\$224,500	\$225,000	\$205,000	\$216,450	+ 5.6%	- 16.6%
Palos Hills	\$159,450	\$142,000	\$121,000	\$115,000	\$105,000	- 8.7%	- 34.1%
Palos Park	\$303,000	\$317,450	\$285,000	\$270,000	\$335,700	+ 24.3%	+ 10.8%
Park Forest	\$46,000	\$41,250	\$33,700	\$29,000	\$30,000	+ 3.4%	- 34.8%
Park Ridge	\$340,000	\$351,000	\$325,000	\$315,750	\$330,000	+ 4.5%	- 2.9%
Paxton	\$75,000	\$83,500	\$110,000	\$67,900	\$45,000	- 33.7%	- 40.0%
Peru	\$107,718	\$91,500	\$108,000	\$88,500	\$80,000	- 9.6%	- 25.7%
Plainfield	\$194,000	\$190,225	\$177,000	\$170,000	\$185,100	+ 8.9%	- 4.6%
Plano	\$120,000	\$107,800	\$88,500	\$78,250	\$89,950	+ 15.0%	- 25.0%
Prospect Heights	\$116,500	\$97,000	\$75,000	\$78,000	\$169,500	+ 117.3%	+ 45.5%
Richton Park	\$96,250	\$84,000	\$85,500	\$55,000	\$83,250	+ 51.4%	- 13.5%
Rolling Meadows	\$188,000	\$168,000	\$130,000	\$145,000	\$160,100	+ 10.4%	- 14.8%
Romeoville	\$141,000	\$138,000	\$120,000	\$112,800	\$130,750	+ 15.9%	- 7.3%
Roselle	\$194,000	\$190,000	\$175,000	\$165,000	\$177,300	+ 7.5%	- 8.6%
Rosemont	\$346,000	\$82,000	\$68,000	\$75,500	\$98,505	+ 30.5%	- 71.5%
Round Lake	\$155,000	\$149,000	\$124,250	\$118,250	\$123,650	+ 4.6%	- 20.2%
Round Lake Beach	\$95,000	\$84,000	\$59,900	\$64,200	\$60,175	- 6.3%	- 36.7%
Sandwich	\$140,600	\$150,025	\$120,000	\$120,500	\$123,000	+ 2.1%	- 12.5%
Sauk Village	\$35,000	\$23,500	\$24,800	\$20,500	\$21,700	+ 5.9%	- 38.0%
Schaumburg	\$190,000	\$170,000	\$145,000	\$132,500	\$140,000	+ 5.7%	- 26.3%



# Area Historical Median Prices (cont.)

	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Seneca	\$132,000	\$113,000	\$125,000	\$107,000	\$123,500	+ 15.4%	- 6.4%
Shorewood	\$218,564	\$193,000	\$199,900	\$200,450	\$201,250	+ 0.4%	- 7.9%
Skokie	\$250,000	\$220,500	\$180,000	\$185,000	\$208,086	+ 12.5%	- 16.8%
South Elgin	\$184,000	\$175,000	\$152,500	\$153,000	\$159,900	+ 4.5%	- 13.1%
South Holland	\$89,000	\$90,000	\$87,950	\$89,900	\$90,250	+ 0.4%	+ 1.4%
St. Charles	\$274,900	\$285,000	\$285,500	\$270,000	\$275,000	+ 1.9%	+ 0.0%
Streamwood	\$160,000	\$145,000	\$120,000	\$111,000	\$132,805	+ 19.6%	- 17.0%
Streator	\$68,000	\$59,250	\$59,000	\$53,450	\$55,000	+ 2.9%	- 19.1%
Sugar Grove	\$262,000	\$245,000	\$210,000	\$210,000	\$221,500	+ 5.5%	- 15.5%
Sycamore	\$179,900	\$162,250	\$152,000	\$140,000	\$140,000	0.0%	- 22.2%
Tinley Park	\$195,000	\$195,000	\$169,000	\$160,000	\$165,000	+ 3.1%	- 15.4%
Utica	\$156,000	\$122,500	\$82,000	\$47,400	\$83,900	+ 77.0%	- 46.2%
Vernon Hills	\$277,000	\$282,000	\$242,000	\$230,750	\$270,520	+ 17.2%	- 2.3%
Villa Park	\$185,000	\$165,000	\$137,000	\$132,500	\$152,900	+ 15.4%	- 17.4%
Watseka	\$69,950	\$86,500	\$54,000	\$69,500	\$59,900	- 13.8%	- 14.4%
Wauconda	\$205,000	\$190,000	\$166,000	\$154,750	\$156,000	+ 0.8%	- 23.9%
Waukegan	\$76,000	\$75,000	\$48,000	\$50,000	\$53,000	+ 6.0%	- 30.3%
West Chicago	\$160,000	\$155,000	\$120,000	\$136,500	\$160,000	+ 17.2%	0.0%
Westchester	\$227,500	\$206,750	\$163,900	\$157,500	\$171,750	+ 9.0%	- 24.5%
Western Springs	\$460,000	\$440,000	\$425,000	\$425,000	\$455,000	+ 7.1%	- 1.1%
Westmont	\$232,500	\$226,500	\$183,500	\$168,000	\$215,000	+ 28.0%	- 7.5%
Wheaton	\$294,000	\$295,000	\$269,900	\$272,636	\$276,750	+ 1.5%	- 5.9%
Wheeling	\$169,450	\$145,000	\$108,199	\$105,000	\$131,000	+ 24.8%	- 22.7%
Willowbrook	\$165,500	\$143,100	\$125,000	\$115,000	\$140,000	+ 21.7%	- 15.4%
Wilmette	\$592,000	\$580,500	\$538,750	\$525,000	\$546,250	+ 4.0%	- 7.7%
Winnetka	\$1,025,000	\$1,065,000	\$972,500	\$957,000	\$955,000	- 0.2%	- 6.8%
Wonder Lake	\$113,500	\$97,000	\$68,700	\$68,500	\$70,500	+ 2.9%	- 37.9%
Woodridge	\$221,000	\$228,250	\$191,000	\$175,000	\$182,825	+ 4.5%	- 17.3%
Woodstock	\$160,000	\$150,000	\$141,756	\$121,500	\$121,500	0.0%	- 24.1%
Yorkville	\$209,000	\$185,900	\$167,000	\$155,000	\$185,000	+ 19.4%	- 11.5%
Zion	\$93,000	\$80,000	\$74,199	\$52,000	\$65,000	+ 25.0%	- 30.1%
Chicago - Albany Park	\$219,950	\$190,500	\$123,000	\$126,500	\$170,000	+ 34.4%	- 22.7%
Chicago - Archer Heights	\$155,000	\$145,500	\$127,750	\$120,000	\$135,558	+ 13.0%	- 12.5%
Chicago - Armour Square	\$216,500	\$263,850	\$221,750	\$252,000	\$256,500	+ 1.8%	+ 18.5%
Chicago - Ashburn	\$121,750	\$124,900	\$105,000	\$105,000	\$112,000	+ 6.7%	- 8.0%
Chicago - Auburn Gresham	\$39,900	\$45,000	\$38,000	\$42,225	\$42,000	- 0.5%	+ 5.3%
Chicago - Austin	\$54,500	\$67,000	\$54,000	\$61,000	\$69,000	+ 13.1%	+ 26.6%
Chicago - Avalon Park	\$63,250	\$60,000	\$51,900	\$40,600	\$50,551	+ 24.5%	- 20.1%
Chicago - Avondale	\$248,950	\$190,000	\$165,000	\$155,000	\$230,000	+ 48.4%	- 7.6%
Chicago - Belmont Cragin	\$146,000	\$136,000	\$111,000	\$122,700	\$137,100	+ 11.7%	- 6.1%
Chicago - Beverly	\$235,000	\$240,000	\$222,500	\$232,250	\$218,500	- 5.9%	- 7.0%
Chicago - Bridgeport	\$270,000	\$259,000	\$231,950	\$223,500	\$240,000	+ 7.4%	- 11.1%
Chicago - Brighton Park	\$102,500	\$91,450	\$63,700	\$66,000	\$77,350	+ 17.2%	- 24.5%
Chicago - Burnside	\$35,500	\$68,500	\$25,000	\$27,000	\$24,826	- 8.1%	- 30.1%
Chicago - Calumet Heights	\$87,750	\$71,000	\$65,000	\$65,000	\$67,554	+ 3.9%	- 23.0%
Chicago - Chatham	\$61,501	\$70,000	\$61,000	\$50,000	\$57,000	+ 14.0%	- 7.3%
Chicago - Chicagocago Lawn	\$48,000	\$59,000	\$50,000	\$50,500	\$57,550	+ 14.0%	+ 19.9%
Chicago - Clearing	\$180,500	\$165,000	\$130,000	\$125,000	\$140,000	+ 12.0%	- 22.4%
Chicago - Douglas	\$132,500	\$99,000	\$80,000	\$65,300	\$95,000	+ 45.5%	- 28.3%
Chicago - Dunning	\$200,000	\$189,000	\$160,000	\$154,000	\$171,000	+ 11.0%	- 14.5%
Chicago - East Garfield Park	\$40,000	\$42,000	\$38,000	\$35,100	\$46,000	+ 31.1%	+ 15.0%
Chicago - East Side	\$96,500	\$101,450	\$77,500	\$52,400	\$64,000	+ 22.1%	- 33.7%
Chicago - Edgewater	\$213,500	\$209,000	\$165,000	\$140,000	\$160,000	+ 14.3%	- 25.1%
Chicago - Edison Park	\$285,000	\$252,500	\$238,750	\$236,500	\$264,500	+ 11.8%	- 7.2%

# Area Historical Median Prices (cont.)

	2009	2010	2011	2012	2013	Change From 2012	Change From 2009
Chicago - Englewood	\$10,000	\$12,000	\$11,900	\$10,000	\$9,500	- 5.0%	- 5.0%
Chicago - Forest Glen	\$380,000	\$367,500	\$343,750	\$362,500	\$387,000	+ 6.8%	+ 1.8%
Chicago - Fuller Park	\$11,825	\$25,000	\$18,750	\$30,000	\$22,000	- 26.7%	+ 86.0%
Chicago - Gage Park	\$75,000	\$80,000	\$77,500	\$60,000	\$74,400	+ 24.0%	- 0.8%
Chicago - Garfield Ridge	\$181,000	\$170,000	\$143,500	\$135,000	\$155,000	+ 14.8%	- 14.4%
Chicago - Grand Boulevard	\$66,450	\$42,000	\$45,000	\$57,500	\$75,000	+ 30.4%	+ 12.9%
Chicago - Greater Grand Crossing	\$32,000	\$28,000	\$32,000	\$25,000	\$38,500	+ 54.0%	+ 20.3%
Chicago - Hegewisch	\$125,500	\$117,500	\$115,000	\$82,550	\$74,500	- 9.8%	- 40.6%
Chicago - Hermosa	\$115,000	\$99,000	\$87,500	\$93,000	\$123,750	+ 33.1%	+ 7.6%
Chicago - Humboldt Park	\$35,000	\$32,500	\$47,750	\$50,000	\$64,000	+ 28.0%	+ 82.9%
Chicago - Hyde Park	\$200,000	\$193,000	\$175,000	\$176,055	\$200,000	+ 13.6%	0.0%
Chicago - Irving Park	\$217,000	\$207,000	\$181,500	\$170,000	\$225,000	+ 32.4%	+ 3.7%
Chicago - Jefferson Park	\$244,375	\$210,000	\$200,000	\$180,000	\$202,000	+ 12.2%	- 17.3%
Chicago - Kenwood	\$207,050	\$209,950	\$155,750	\$105,000	\$143,950	+ 37.1%	- 30.5%
Chicago - Lake View	\$335,000	\$351,900	\$350,000	\$335,000	\$350,000	+ 4.5%	+ 4.5%
Chicago - Lincoln Park	\$439,250	\$450,000	\$431,750	\$435,000	\$480,000	+ 10.3%	+ 9.3%
Chicago - Lincoln Square	\$272,500	\$258,500	\$237,500	\$256,450	\$285,000	+ 11.1%	+ 4.6%
Chicago - Logan Square	\$284,250	\$285,000	\$280,000	\$295,000	\$360,000	+ 22.0%	+ 26.6%
Chicago - Loop	\$345,358	\$395,000	\$295,000	\$307,750	\$331,950	+ 7.9%	- 3.9%
Chicago - Lower West Side	\$213,750	\$182,250	\$145,000	\$150,000	\$175,000	+ 16.7%	- 18.1%
Chicago - McKinley Park	\$210,000	\$175,000	\$120,000	\$145,000	\$165,000	+ 13.8%	- 21.4%
Chicago - Montclare	\$185,900	\$160,000	\$139,250	\$139,000	\$149,500	+ 7.6%	- 19.6%
Chicago - Morgan Park	\$95,000	\$125,000	\$69,750	\$95,000	\$73,150	- 23.0%	- 23.0%
Chicago - Mount Greenwood	\$214,500	\$219,000	\$175,000	\$169,419	\$167,000	- 1.4%	- 22.1%
Chicago - Near North Side	\$367,000	\$355,000	\$329,125	\$350,000	\$382,500	+ 9.3%	+ 4.2%
Chicago - Near South Side	\$369,147	\$325,000	\$277,500	\$269,000	\$354,500	+ 31.8%	- 4.0%
Chicago - Near West Side	\$296,000	\$283,000	\$255,000	\$247,500	\$286,075	+ 15.6%	- 3.4%
Chicago - New City	\$20,500	\$18,900	\$21,000	\$27,500	\$40,000	+ 45.5%	+ 95.1%
Chicago - North Center	\$409,250	\$403,500	\$424,500	\$407,750	\$435,000	+ 6.7%	+ 6.3%
Chicago - North Lawndale	\$19,000	\$20,000	\$23,500	\$21,000	\$30,200	+ 43.8%	+ 58.9%
Chicago - North Park	\$265,000	\$256,500	\$186,250	\$199,000	\$212,500	+ 6.8%	- 19.8%
Chicago - Norwood Park	\$260,000	\$242,400	\$218,000	\$215,000	\$240,000	+ 11.6%	- 7.7%
Chicago - Oakland	\$235,000	\$229,349	\$199,000	\$182,000	\$122,000	- 33.0%	- 48.1%
Chicago - O'Hare	\$100,000	\$75,000	\$68,000	\$66,000	\$74,950	+ 13.6%	- 25.1%
Chicago - Portage Park	\$201,500	\$189,620	\$154,750	\$162,250	\$196,200	+ 20.9%	- 2.6%
Chicago - Pullman	\$45,100	\$46,000	\$47,000	\$40,000	\$49,300	+ 23.3%	+ 9.3%
Chicago - Riverdale	\$14,000	\$11,000	\$13,875	\$8,990	\$10,650	+ 18.5%	- 23.9%
Chicago - Rogers Park	\$185,000	\$125,000	\$66,050	\$67,000	\$98,000	+ 46.3%	- 47.0%
Chicago - Roseland	\$25,000	\$29,950	\$30,000	\$28,500	\$31,500	+ 10.5%	+ 26.0%
Chicago - South Chicagocago	\$35,000	\$31,000	\$28,000	\$25,000	\$29,900	+ 19.6%	- 14.6%
Chicago - South Deering	\$30,000	\$30,250	\$29,000	\$24,400	\$25,000	+ 2.5%	- 16.7%
Chicago - South Lawndale	\$50,000	\$44,750	\$46,000	\$40,000	\$45,500	+ 13.8%	- 9.0%
Chicago - South Shore	\$37,000	\$30,000	\$35,000	\$32,000	\$30,000	- 6.3%	- 18.9%
Chicago - Uptown	\$250,000	\$240,000	\$178,900	\$194,000	\$218,950	+ 12.9%	- 12.4%
Chicago - Washington Heights	\$50,250	\$54,000	\$66,450	\$41,350	\$50,284	+ 21.6%	+ 0.1%
Chicago - Washington Park	\$44,000	\$26,000	\$24,950	\$29,000	\$35,000	+ 20.7%	- 20.5%
Chicago - West Elsdon	\$145,000	\$140,000	\$120,000	\$113,500	\$121,368	+ 6.9%	- 16.3%
Chicago - West Englewood	\$10,000	\$11,000	\$12,000	\$12,500	\$12,376	- 1.0%	+ 23.8%
Chicago - West Garfield Park	\$16,000	\$14,900	\$22,000	\$30,350	\$23,000	- 24.2%	+ 43.8%
Chicago - West Lawn	\$135,000	\$120,000	\$110,000	\$107,000	\$120,000	+ 12.1%	- 11.1%
Chicago - West Pullman	\$20,400	\$26,110	\$29,175	\$25,000	\$25,000	0.0%	+ 22.5%
Chicago - West Ridge	\$137,500	\$81,900	\$60,000	\$66,000	\$88,100	+ 33.5%	- 35.9%
Chicago - West Town	\$350,000	\$356,000	\$335,000	\$345,000	\$385,250	+ 11.7%	+ 10.1%
Chicago - Woodlawn	\$39,000	\$44,500	\$40,000	\$37,500	\$45,550	+ 21.5%	+ 16.8%