

**Illinois Association of REALTORS Monthly Housing Survey by County  
All Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
ADAMS	41	71	37	70	-9.8%	-1.4%	\$81,000	\$75,000	-7.4%	\$98,278	\$92,404	-6.0%
ALEXANDER	0	1	3	4	0.0%	300.0%	\$0	\$15,000	0.0%	\$0	\$24,333	0.0%
BOND	9	15	12	16	33.3%	6.7%	\$77,000	\$65,500	-14.9%	\$96,888	\$75,583	-22.0%
BOONE	66	141	106	177	60.6%	25.5%	\$158,500	\$180,450	13.8%	\$175,252	\$199,295	13.7%
BROWN	1	1	3	3	200.0%	200.0%	\$29,000	\$29,000	0.0%	\$29,000	\$36,133	24.6%
BUREAU	13	32	22	37	69.2%	15.6%	\$137,000	\$67,500	-50.7%	\$138,762	\$79,756	-42.5%
CALHOUN	0	0	2	2	0.0%	0.0%	\$0	\$97,250	0.0%	\$0	\$97,250	0.0%
CARROLL	8	16	15	29	87.5%	81.3%	\$45,000	\$71,000	57.8%	\$62,250	\$110,326	77.2%
CASS	2	3	3	3	50.0%	0.0%	\$93,500	\$75,000	-19.8%	\$93,500	\$64,666	-30.8%
CHAMPAIGN	129	222	125	258	-3.1%	16.2%	\$127,800	\$134,835	5.5%	\$135,465	\$141,953	4.8%
CHRISTIAN	19	42	27	45	42.1%	7.1%	\$65,000	\$62,000	-4.6%	\$86,126	\$62,498	-27.4%
CLARK	8	18	3	7	-62.5%	-61.1%	\$37,000	\$70,000	89.2%	\$54,575	\$60,666	11.2%
CLAY	4	10	4	9	0.0%	-10.0%	\$50,245	\$47,500	-5.5%	\$48,122	\$48,475	0.7%
CLINTON	15	25	20	40	33.3%	60.0%	\$119,000	\$94,500	-20.6%	\$131,666	\$115,810	-12.0%
COLES	18	43	26	45	44.4%	4.7%	\$64,350	\$56,200	-12.7%	\$79,433	\$58,453	-26.4%
COOK	4,036	8,081	3,793	7,726	-6.0%	-4.4%	\$232,950	\$245,000	5.2%	\$280,449	\$302,467	7.9%
CUMBERLAND	4	10	3	10	-25.0%	0.0%	\$89,250	\$74,900	-16.1%	\$79,625	\$93,300	17.2%
DE KALB	108	208	128	225	18.5%	8.2%	\$168,500	\$187,250	11.1%	\$180,479	\$206,949	14.7%
DEWITT	11	16	14	26	27.3%	62.5%	\$85,000	\$79,000	-7.1%	\$76,181	\$74,725	-1.9%
DOUGLAS	9	17	4	10	-55.6%	-41.2%	\$103,500	\$76,000	-26.6%	\$110,200	\$73,250	-33.5%
DU PAGE	773	1,539	772	1,440	-0.1%	-6.4%	\$243,150	\$260,000	6.9%	\$303,478	\$317,666	4.7%
EDGAR	9	15	7	15	-22.2%	0.0%	\$41,650	\$59,900	43.8%	\$52,494	\$91,592	74.5%
EFFINGHAM	16	32	12	24	-25.0%	-25.0%	\$92,250	\$82,500	-10.6%	\$91,551	\$110,400	20.6%
FAYETTE	7	13	11	17	57.1%	30.8%	\$53,000	\$69,000	30.2%	\$72,892	\$91,640	25.7%
FORD	5	9	8	12	60.0%	33.3%	\$98,000	\$48,502	-50.5%	\$97,780	\$58,750	-39.9%
FRANKLIN	30	47	24	45	-20.0%	-4.3%	\$35,250	\$39,500	12.1%	\$39,361	\$48,380	22.9%
FULTON	14	28	17	28	21.4%	0.0%	\$66,500	\$42,000	-36.8%	\$94,028	\$57,641	-38.7%
GALLATIN	0	0	1	1	0.0%	0.0%	\$0	\$19,000	0.0%	\$0	\$19,000	0.0%
GREENE	3	6	4	7	33.3%	16.7%	\$52,000	\$53,250	2.4%	\$52,666	\$55,625	5.6%
GRUNDY	33	74	55	100	66.7%	35.1%	\$179,900	\$186,000	3.4%	\$202,315	\$199,616	-1.3%
HAMILTON	0	0	0	1	0.0%	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
HANCOCK	2	3	0	0	-100.0%	-100.0%	\$26,000	\$0	-100.0%	\$26,000	\$0	-100.0%
HARDIN	1	3	0	0	-100.0%	-100.0%	\$34,900	\$0	-100.0%	\$34,900	\$0	-100.0%
HENDERSON	0	0	1	5	0.0%	0.0%	\$0	\$92,300	0.0%	\$0	\$92,300	0.0%
HENRY	34	66	26	49	-23.5%	-25.8%	\$61,250	\$97,150	58.6%	\$79,619	\$133,861	68.1%
IROQUOIS	13	27	15	34	15.4%	25.9%	\$77,000	\$65,500	-14.9%	\$79,300	\$83,166	4.9%
JACKSON	19	37	29	49	52.6%	32.4%	\$70,000	\$69,900	-0.1%	\$96,347	\$95,493	-0.9%
JASPER	1	2	2	4	100.0%	100.0%	\$65,000	\$58,950	-9.3%	\$65,000	\$58,950	-9.3%
JEFFERSON	17	37	21	35	23.5%	-5.4%	\$85,000	\$67,900	-20.1%	\$92,200	\$140,595	52.5%
JERSEY	13	16	15	22	15.4%	37.5%	\$81,500	\$130,000	59.5%	\$82,100	\$143,306	74.6%
JO DAVIES	23	39	16	28	-30.4%	-28.2%	\$165,000	\$146,500	-11.2%	\$176,186	\$136,514	-22.5%
JOHNSON	3	6	4	7	33.3%	16.7%	\$140,000	\$113,000	-19.3%	\$156,433	\$105,625	-32.5%
KANE	423	847	441	806	4.3%	-4.8%	\$195,490	\$225,900	15.6%	\$229,893	\$258,103	12.3%
KANKAKEE	93	156	121	201	30.1%	28.8%	\$115,000	\$104,500	-9.1%	\$128,085	\$117,454	-8.3%

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KENDALL	102	187	117	217	14.7%	16.0%	\$233,000	\$240,000	3.0%	\$289,227	\$248,555	-14.1%
KNOX	36	67	42	77	16.7%	14.9%	\$44,950	\$49,500	10.1%	\$49,227	\$68,443	39.0%
LA SALLE	82	171	95	167	15.9%	-2.3%	\$125,000	\$120,000	-4.0%	\$146,148	\$152,172	4.1%
LAKE	557	1,128	616	1,165	10.6%	3.3%	\$216,000	\$217,950	0.9%	\$273,463	\$321,799	17.7%
LEE	19	52	32	48	68.4%	-7.7%	\$94,000	\$77,450	-17.6%	\$111,844	\$96,760	-13.5%
LIVINGSTON	37	47	24	42	-35.1%	-10.6%	\$76,900	\$88,750	15.4%	\$94,048	\$90,039	-4.3%
LOGAN	17	28	27	43	58.8%	53.6%	\$78,000	\$50,470	-35.3%	\$87,061	\$84,710	-2.7%
MACON	83	185	78	137	-6.0%	-25.9%	\$70,000	\$91,300	30.4%	\$91,586	\$108,907	18.9%
MACOUPIN	36	55	24	48	-33.3%	-12.7%	\$72,250	\$77,750	7.6%	\$78,421	\$83,970	7.1%
MADISON	222	385	260	410	17.1%	6.5%	\$104,950	\$107,750	2.7%	\$123,721	\$130,025	5.1%
MARION	16	31	26	51	62.5%	64.5%	\$68,375	\$47,750	-30.2%	\$74,571	\$59,284	-20.5%
MARSHALL	3	4	4	12	33.3%	200.0%	\$70,000	\$149,500	113.6%	\$87,333	\$147,750	69.2%
MASON	1	1	6	8	500.0%	700.0%	\$96,000	\$38,750	-59.6%	\$96,000	\$44,833	-53.3%
MCDONOUGH	8	11	10	14	25.0%	27.3%	\$68,350	\$67,000	-2.0%	\$90,962	\$65,440	-28.1%
MCHENRY	302	579	266	574	-11.9%	-0.9%	\$215,500	\$222,450	3.2%	\$243,354	\$265,467	9.1%
MCLEAN	132	231	122	240	-7.6%	3.9%	\$146,900	\$140,950	-4.1%	\$164,754	\$168,673	2.4%
MENARD	6	13	7	18	16.7%	38.5%	\$136,150	\$86,000	-36.8%	\$110,366	\$80,235	-27.3%
MERCER	11	17	13	18	18.2%	5.9%	\$75,000	\$64,484	-14.0%	\$91,831	\$81,078	-11.7%
MONROE	24	40	26	37	8.3%	-7.5%	\$168,030	\$197,360	17.5%	\$163,872	\$221,014	34.9%
MONTGOMERY	2	18	18	31	800.0%	72.2%	\$63,250	\$45,000	-28.9%	\$63,250	\$42,163	-33.3%
MORGAN	26	42	24	43	-7.7%	2.4%	\$77,950	\$64,000	-17.9%	\$85,519	\$79,435	-7.1%
MOULTRIE	6	7	0	2	-100.0%	-71.4%	\$61,950	\$0	-100.0%	\$68,216	\$0	-100.0%
OGLE	44	94	50	90	13.6%	-4.3%	\$121,250	\$148,587	22.5%	\$135,760	\$161,865	19.2%
PEORIA	168	307	175	304	4.2%	-1.0%	\$87,605	\$99,000	13.0%	\$117,025	\$138,138	18.0%
PERRY	13	21	13	32	0.0%	52.4%	\$58,000	\$39,999	-31.0%	\$59,850	\$49,807	-16.8%
PIATT	17	28	13	19	-23.5%	-32.1%	\$101,500	\$105,000	3.4%	\$142,863	\$95,978	-32.8%
PIKE	1	3	3	4	200.0%	33.3%	\$48,000	\$41,500	-13.5%	\$48,000	\$129,833	170.5%
POPE	0	1	0	0	0.0%	-100.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
PULASKI	1	1	0	1	-100.0%	0.0%	\$50,000	\$0	-100.0%	\$50,000	\$0	-100.0%
PUTNAM	1	4	3	14	200.0%	250.0%	\$81,500	\$129,000	58.3%	\$81,500	\$151,000	85.3%
RANDOLPH	8	16	14	25	75.0%	56.3%	\$62,950	\$80,500	27.9%	\$70,612	\$82,840	17.3%
RICHLAND	0	0	0	1	0.0%	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
ROCK ISLAND	85	164	85	141	0.0%	-14.0%	\$88,500	\$84,000	-5.1%	\$102,548	\$117,648	14.7%
SAINT CLAIR	165	321	208	361	26.1%	12.5%	\$102,000	\$113,000	10.8%	\$118,924	\$134,379	13.0%
SALINE	2	2	2	4	0.0%	100.0%	\$127,750	\$34,250	-73.2%	\$127,750	\$34,250	-73.2%
SANGAMON	193	338	172	302	-10.9%	-10.7%	\$91,000	\$98,700	8.5%	\$115,116	\$119,251	3.6%
SCHUYLER	0	0	1	1	0.0%	0.0%	\$0	\$56,000	0.0%	\$0	\$56,000	0.0%
SCOTT	1	1	0	1	-100.0%	0.0%	\$73,000	\$0	-100.0%	\$73,000	\$0	-100.0%
SHELBY	10	24	7	15	-30.0%	-37.5%	\$45,750	\$67,000	46.4%	\$53,025	\$60,250	13.6%
STARK	3	8	2	3	-33.3%	-62.5%	\$100,000	\$69,250	-30.8%	\$77,333	\$69,250	-10.5%
STEPHENSON	28	58	33	68	17.9%	17.2%	\$66,500	\$90,000	35.3%	\$96,881	\$102,706	6.0%
TAZEWELL	141	239	138	246	-2.1%	2.9%	\$104,000	\$113,750	9.4%	\$111,541	\$131,559	17.9%
UNION	5	7	4	10	-20.0%	42.9%	\$95,000	\$70,000	-26.3%	\$83,640	\$122,750	46.8%
VERMILION	48	86	59	117	22.9%	36.0%	\$49,250	\$52,000	5.6%	\$65,654	\$69,177	5.4%

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All Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
WARREN	7	16	13	20	85.7%	25.0%	\$23,000	\$37,000	60.9%	\$63,266	\$56,201	-11.2%
WASHINGTON	7	11	4	9	-42.9%	-18.2%	\$58,000	\$61,250	5.6%	\$54,500	\$96,875	77.8%
WAYNE	1	1	0	0	-100.0%	-100.0%	\$105,600	\$0	-100.0%	\$105,600	\$0	-100.0%
WHITE	0	2	2	4	0.0%	100.0%	\$0	\$83,950	0.0%	\$0	\$83,950	0.0%
WHITESIDE	44	86	34	79	-22.7%	-8.1%	\$78,750	\$68,450	-13.1%	\$108,400	\$80,819	-25.4%
WILL	595	1,213	623	1,210	4.7%	-0.2%	\$197,338	\$218,000	10.5%	\$234,194	\$248,769	6.2%
WILLIAMSON	46	92	46	91	0.0%	-1.1%	\$84,000	\$88,650	5.5%	\$110,434	\$94,936	-14.0%
WINNEBAGO	340	655	418	794	22.9%	21.2%	\$125,000	\$119,900	-4.1%	\$129,824	\$123,549	-4.8%
WOODFORD	24	39	25	38	4.2%	-2.6%	\$156,950	\$113,000	-28.0%	\$189,269	\$140,628	-25.7%
Chicagoland PMSA	6,929	13,856	6,811	13,463	-1.7%	-2.8%	\$224,900	\$237,900	5.8%	\$271,980	\$293,157	7.8%
Total	9,759	19,111	9,936	19,078	1.8%	-0.2%	\$185,900	\$190,000	2.2%	\$226,769	\$238,998	5.4%

Information is based on a survey of multiple listing service (MLS) sales reported by participating Illinois REALTORS® local boards/associations. The Chicagoland PMSA, as defined by the U.S. Census Bureau, includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will. If no sales were reported in a specific county, that county is not included in this report. Source: Illinois Association of REALTORS®.

**Illinois Association of REALTORS Monthly Housing Survey by County  
Single Family Home Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
ADAMS	41	71	37	70	-9.8%	-1.4%	\$81,000	\$75,000	-7.4%	\$98,278	\$92,404	-6.0%
ALEXANDER	0	1	3	4	0.0%	300.0%	\$0	\$15,000	0.0%	\$0	\$24,333	0.0%
BOND	9	15	12	16	33.3%	6.7%	\$77,000	\$65,500	-14.9%	\$96,888	\$75,583	-22.0%
BOONE	64	131	101	170	57.8%	29.8%	\$160,750	\$182,000	13.2%	\$177,338	\$202,264	14.1%
BROWN	1	1	3	3	200.0%	200.0%	\$29,000	\$29,000	0.0%	\$29,000	\$36,133	24.6%
BUREAU	13	32	22	37	69.2%	15.6%	\$137,000	\$67,500	-50.7%	\$138,762	\$79,756	-42.5%
CALHOUN	0	0	2	2	0.0%	0.0%	\$0	\$97,250	0.0%	\$0	\$97,250	0.0%
CARROLL	8	16	15	29	87.5%	81.3%	\$45,000	\$71,000	57.8%	\$62,250	\$110,326	77.2%
CASS	2	3	3	3	50.0%	0.0%	\$93,500	\$75,000	-19.8%	\$93,500	\$64,666	-30.8%
CHAMPAIGN	115	196	102	210	-11.3%	7.1%	\$127,800	\$134,625	5.3%	\$137,289	\$142,776	4.0%
CHRISTIAN	19	42	27	44	42.1%	4.8%	\$65,000	\$62,000	-4.6%	\$86,126	\$62,498	-27.4%
CLARK	8	18	3	7	-62.5%	-61.1%	\$37,000	\$70,000	89.2%	\$54,575	\$60,666	11.2%
CLAY	4	10	4	9	0.0%	-10.0%	\$50,245	\$47,500	-5.5%	\$48,122	\$48,475	0.7%
CLINTON	15	25	20	40	33.3%	60.0%	\$119,000	\$94,500	-20.6%	\$131,666	\$115,810	-12.0%
COLES	18	43	26	45	44.4%	4.7%	\$64,350	\$56,200	-12.7%	\$79,433	\$58,453	-26.4%
COOK	1,837	3,868	1,803	3,757	-1.9%	-2.9%	\$223,500	\$250,000	11.9%	\$274,677	\$325,019	18.3%
CUMBERLAND	4	10	3	10	-25.0%	0.0%	\$89,250	\$74,900	-16.1%	\$79,625	\$93,300	17.2%
DE KALB	82	164	107	191	30.5%	16.5%	\$187,900	\$208,500	11.0%	\$191,673	\$217,119	13.3%
DEWITT	11	16	14	26	27.3%	62.5%	\$85,000	\$79,000	-7.1%	\$76,181	\$74,725	-1.9%
DOUGLAS	9	17	4	10	-55.6%	-41.2%	\$103,500	\$76,000	-26.6%	\$110,200	\$73,250	-33.5%
DU PAGE	441	885	403	803	-8.6%	-9.3%	\$313,000	\$325,000	3.8%	\$385,689	\$416,885	8.1%
EDGAR	9	15	7	15	-22.2%	0.0%	\$41,650	\$59,900	43.8%	\$52,494	\$91,592	74.5%
EFFINGHAM	16	32	12	24	-25.0%	-25.0%	\$92,250	\$82,500	-10.6%	\$91,551	\$110,400	20.6%
FAYETTE	7	13	11	17	57.1%	30.8%	\$53,000	\$69,000	30.2%	\$72,892	\$91,640	25.7%
FORD	5	9	8	12	60.0%	33.3%	\$98,000	\$48,502	-50.5%	\$97,780	\$58,750	-39.9%
FRANKLIN	30	47	24	45	-20.0%	-4.3%	\$35,250	\$39,500	12.1%	\$39,361	\$48,380	22.9%
FULTON	14	28	17	28	21.4%	0.0%	\$66,500	\$42,000	-36.8%	\$94,028	\$57,641	-38.7%
GALLATIN	0	0	1	1	0.0%	0.0%	\$0	\$19,000	0.0%	\$0	\$19,000	0.0%
GREENE	3	6	4	7	33.3%	16.7%	\$52,000	\$53,250	2.4%	\$52,666	\$55,625	5.6%
GRUNDY	24	55	47	82	95.8%	49.1%	\$194,950	\$209,000	7.2%	\$216,511	\$207,513	-4.2%
HAMILTON	0	0	0	1	0.0%	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
HANCOCK	2	3	0	0	-100.0%	-100.0%	\$26,000	\$0	-100.0%	\$26,000	\$0	-100.0%
HARDIN	1	3	0	0	-100.0%	-100.0%	\$34,900	\$0	-100.0%	\$34,900	\$0	-100.0%
HENDERSON	0	0	1	5	0.0%	0.0%	\$0	\$92,300	0.0%	\$0	\$92,300	0.0%
HENRY	34	66	26	49	-23.5%	-25.8%	\$61,250	\$97,150	58.6%	\$79,619	\$133,861	68.1%
IROQUOIS	13	27	15	34	15.4%	25.9%	\$77,000	\$65,500	-14.9%	\$79,300	\$83,166	4.9%
JACKSON	19	37	29	49	52.6%	32.4%	\$70,000	\$69,900	-0.1%	\$96,347	\$95,493	-0.9%
JASPER	1	2	2	4	100.0%	100.0%	\$65,000	\$58,950	-9.3%	\$65,000	\$58,950	-9.3%
JEFFERSON	17	37	21	35	23.5%	-5.4%	\$85,000	\$67,900	-20.1%	\$92,200	\$140,595	52.5%
JERSEY	13	16	15	22	15.4%	37.5%	\$81,500	\$130,000	59.5%	\$82,100	\$143,306	74.6%
JO DAVIES	22	38	14	26	-36.4%	-31.6%	\$170,000	\$149,000	-12.4%	\$181,240	\$141,159	-22.1%
JOHNSON	3	6	4	7	33.3%	16.7%	\$140,000	\$113,000	-19.3%	\$156,433	\$105,625	-32.5%
KANE	330	645	332	598	0.6%	-7.3%	\$213,375	\$250,000	17.2%	\$243,269	\$280,505	15.3%
KANKAKEE	88	151	117	197	33.0%	30.5%	\$112,000	\$101,500	-9.4%	\$127,366	\$116,622	-8.4%

**Illinois Association of REALTORS Monthly Housing Survey by County  
Single Family Home Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
KENDALL	81	141	87	156	7.4%	10.6%	\$250,000	\$270,000	8.0%	\$319,617	\$276,255	-13.6%
KNOX	36	67	42	77	16.7%	14.9%	\$44,950	\$49,500	10.1%	\$49,227	\$68,443	39.0%
LA SALLE	82	168	95	166	15.9%	-1.2%	\$125,000	\$120,000	-4.0%	\$146,148	\$152,172	4.1%
LAKE	420	838	444	856	5.7%	2.1%	\$238,950	\$238,135	-0.3%	\$296,799	\$361,987	22.0%
LEE	18	50	32	48	77.8%	-4.0%	\$106,500	\$77,450	-27.3%	\$115,169	\$96,760	-16.0%
LIVINGSTON	37	47	24	42	-35.1%	-10.6%	\$76,900	\$88,750	15.4%	\$94,048	\$90,039	-4.3%
LOGAN	17	28	27	43	58.8%	53.6%	\$78,000	\$50,470	-35.3%	\$87,061	\$84,710	-2.7%
MACON	83	185	78	137	-6.0%	-25.9%	\$70,000	\$91,300	30.4%	\$91,586	\$108,907	18.9%
MACOUPIN	36	55	24	48	-33.3%	-12.7%	\$72,250	\$77,750	7.6%	\$78,421	\$83,970	7.1%
MADISON	222	385	260	410	17.1%	6.5%	\$104,950	\$107,750	2.7%	\$123,721	\$130,025	5.1%
MARION	16	31	26	51	62.5%	64.5%	\$68,375	\$47,750	-30.2%	\$74,571	\$59,284	-20.5%
MARSHALL	3	4	4	12	33.3%	200.0%	\$70,000	\$149,500	113.6%	\$87,333	\$147,750	69.2%
MASON	1	1	6	8	500.0%	700.0%	\$96,000	\$38,750	-59.6%	\$96,000	\$44,833	-53.3%
MCDONOUGH	8	11	10	14	25.0%	27.3%	\$68,350	\$67,000	-2.0%	\$90,962	\$65,440	-28.1%
MCHENRY	226	459	206	450	-8.8%	-2.0%	\$246,250	\$251,250	2.0%	\$269,674	\$290,896	7.9%
MCLEAN	104	181	103	206	-1.0%	13.8%	\$148,700	\$141,000	-5.2%	\$171,960	\$172,898	0.5%
MENARD	6	13	7	18	16.7%	38.5%	\$136,150	\$86,000	-36.8%	\$110,366	\$80,235	-27.3%
MERCER	11	17	13	18	18.2%	5.9%	\$75,000	\$64,484	-14.0%	\$91,831	\$81,078	-11.7%
MONROE	24	40	26	37	8.3%	-7.5%	\$168,030	\$197,360	17.5%	\$163,872	\$221,014	34.9%
MONTGOMERY	2	18	18	31	800.0%	72.2%	\$63,250	\$45,000	-28.9%	\$63,250	\$42,163	-33.3%
MORGAN	26	42	24	43	-7.7%	2.4%	\$77,950	\$64,000	-17.9%	\$85,519	\$79,435	-7.1%
MOULTRIE	6	7	0	2	-100.0%	-71.4%	\$61,950	\$0	-100.0%	\$68,216	\$0	-100.0%
OGLE	42	90	48	87	14.3%	-3.3%	\$122,500	\$152,450	24.4%	\$137,337	\$163,630	19.1%
PEORIA	152	278	159	275	4.6%	-1.1%	\$88,855	\$97,000	9.2%	\$117,218	\$136,577	16.5%
PERRY	13	21	13	32	0.0%	52.4%	\$58,000	\$39,999	-31.0%	\$59,850	\$49,807	-16.8%
PIATT	17	28	13	19	-23.5%	-32.1%	\$101,500	\$105,000	3.4%	\$142,863	\$95,978	-32.8%
PIKE	1	3	3	4	200.0%	33.3%	\$48,000	\$41,500	-13.5%	\$48,000	\$129,833	170.5%
POPE	0	1	0	0	0.0%	-100.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
PULASKI	1	1	0	1	-100.0%	0.0%	\$50,000	\$0	-100.0%	\$50,000	\$0	-100.0%
PUTNAM	1	4	3	14	200.0%	250.0%	\$81,500	\$129,000	58.3%	\$81,500	\$151,000	85.3%
RANDOLPH	8	16	14	25	75.0%	56.3%	\$62,950	\$80,500	27.9%	\$70,612	\$82,840	17.3%
RICHLAND	0	0	0	1	0.0%	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
ROCK ISLAND	85	164	85	141	0.0%	-14.0%	\$88,500	\$84,000	-5.1%	\$102,548	\$117,648	14.7%
SAINT CLAIR	165	321	208	361	26.1%	12.5%	\$102,000	\$113,000	10.8%	\$118,924	\$134,379	13.0%
SALINE	2	2	2	4	0.0%	100.0%	\$127,750	\$34,250	-73.2%	\$127,750	\$34,250	-73.2%
SANGAMON	183	320	164	290	-10.4%	-9.4%	\$95,000	\$98,950	4.2%	\$117,747	\$121,323	3.0%
SCHUYLER	0	0	1	1	0.0%	0.0%	\$0	\$56,000	0.0%	\$0	\$56,000	0.0%
SCOTT	1	1	0	1	-100.0%	0.0%	\$73,000	\$0	-100.0%	\$73,000	\$0	-100.0%
SHELBY	10	24	7	15	-30.0%	-37.5%	\$45,750	\$67,000	46.4%	\$53,025	\$60,250	13.6%
STARK	3	8	2	3	-33.3%	-62.5%	\$100,000	\$69,250	-30.8%	\$77,333	\$69,250	-10.5%
STEPHENSON	27	57	31	64	14.8%	12.3%	\$68,000	\$90,000	32.4%	\$98,988	\$104,800	5.9%
TAZEWELL	135	229	130	235	-3.7%	2.6%	\$100,000	\$110,250	10.3%	\$108,652	\$131,511	21.0%
UNION	5	7	4	10	-20.0%	42.9%	\$95,000	\$70,000	-26.3%	\$83,640	\$122,750	46.8%
VERMILION	48	86	59	117	22.9%	36.0%	\$49,250	\$52,000	5.6%	\$65,654	\$69,177	5.4%

**Illinois Association of REALTORS Monthly Housing Survey by County  
Single Family Home Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
WARREN	7	16	13	20	85.7%	25.0%	\$23,000	\$37,000	60.9%	\$63,266	\$56,201	-11.2%
WASHINGTON	7	11	4	9	-42.9%	-18.2%	\$58,000	\$61,250	5.6%	\$54,500	\$96,875	77.8%
WAYNE	1	1	0	0	-100.0%	-100.0%	\$105,600	\$0	-100.0%	\$105,600	\$0	-100.0%
WHITE	0	2	2	4	0.0%	100.0%	\$0	\$83,950	0.0%	\$0	\$83,950	0.0%
WHITESIDE	44	85	33	78	-25.0%	-8.2%	\$78,750	\$68,000	-13.7%	\$108,400	\$79,268	-26.9%
WILL	447	918	461	886	3.1%	-3.5%	\$218,000	\$240,000	10.1%	\$258,103	\$274,855	6.5%
WILLIAMSON	46	92	46	91	0.0%	-1.1%	\$84,000	\$88,650	5.5%	\$110,434	\$94,936	-14.0%
WINNEBAGO	312	608	386	734	23.7%	20.7%	\$125,250	\$118,000	-5.8%	\$129,648	\$122,060	-5.9%
WOODFORD	23	38	23	36	0.0%	-5.3%	\$162,000	\$105,000	-35.2%	\$191,851	\$141,382	-26.3%
Chicagoland PMSA	3,888	7,973	3,890	7,779	0.1%	-2.4%	\$236,000	\$255,000	8.1%	\$283,623	\$321,726	13.4%
Total	6,603	13,020	6,891	13,175	4.4%	1.2%	\$173,500	\$181,000	4.3%	\$214,597	\$234,022	9.1%

Information is based on a survey of multiple listing service (MLS) sales reported by participating Illinois REALTORS® local boards/associations. The Chicagoland PMSA, as defined by the U.S. Census Bureau, includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will. If no sales were reported in a specific county, that county is not included in this report. Source: Illinois Association of REALTORS®.

**Illinois Association of REALTORS Monthly Housing Survey by County  
Condo Sales February 2006**

County	Feb 2005	YTD 2005	Feb 2006	YTD 2006	% Change Month	% Change Year	Median Feb 2005	Median Feb 2006	Median Price % Change	Average Price Feb 2005	Average Price Feb 2006	Average Price % Change
BOONE	2	10	5	7	150.0%	-30.0%	\$108,490	\$128,550	18.5%	\$108,490	\$139,325	28.4%
CHAMPAIGN	14	26	23	48	64.3%	84.6%	\$121,500	\$134,835	11.0%	\$120,485	\$138,300	14.8%
CHRISTIAN	0	0	0	1	0.0%	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
COOK	2,199	4,213	1,990	3,969	-9.5%	-5.8%	\$240,000	\$241,000	0.4%	\$285,270	\$282,034	-1.1%
DE KALB	26	44	21	34	-19.2%	-22.7%	\$143,250	\$147,480	3.0%	\$145,174	\$155,135	6.9%
DU PAGE	332	654	369	637	11.1%	-2.6%	\$175,750	\$187,000	6.4%	\$194,275	\$209,304	7.7%
GRUNDY	9	19	8	18	-11.1%	-5.3%	\$161,000	\$159,500	-0.9%	\$164,460	\$153,218	-6.8%
JO DAVIES	1	1	2	2	100.0%	100.0%	\$65,000	\$104,000	60.0%	\$65,000	\$104,000	60.0%
KANE	93	202	109	208	17.2%	3.0%	\$179,000	\$185,900	3.9%	\$182,429	\$189,870	4.1%
KANKAKEE	5	5	4	4	-20.0%	-20.0%	\$145,800	\$138,950	-4.7%	\$140,740	\$141,787	0.7%
KENDALL	21	46	30	61	42.9%	32.6%	\$164,500	\$181,459	10.3%	\$172,007	\$168,225	-2.2%
LA SALLE	0	3	0	1	0.0%	-66.7%	\$0	\$0	0.0%	\$0	\$0	0.0%
LAKE	137	290	172	309	25.5%	6.6%	\$187,365	\$185,450	-1.0%	\$201,923	\$218,057	8.0%
LEE	1	2	0	0	-100.0%	-100.0%	\$52,000	\$0	-100.0%	\$52,000	\$0	-100.0%
MCHENRY	76	120	60	124	-21.1%	3.3%	\$162,250	\$169,750	4.6%	\$165,084	\$178,162	7.9%
MCLEAN	28	50	19	34	-32.1%	-32.0%	\$144,450	\$123,500	-14.5%	\$137,988	\$145,769	5.6%
OGLE	2	4	2	3	0.0%	-25.0%	\$102,650	\$119,500	16.4%	\$102,650	\$119,500	16.4%
PEORIA	16	29	16	29	0.0%	0.0%	\$85,750	\$137,000	59.8%	\$115,193	\$153,650	33.4%
SANGAMON	10	18	8	12	-20.0%	-33.3%	\$59,750	\$69,700	16.7%	\$66,970	\$76,768	14.6%
STEPHENSON	1	1	2	4	100.0%	300.0%	\$40,000	\$70,250	75.6%	\$40,000	\$70,250	75.6%
TAZEWELL	6	10	8	11	33.3%	10.0%	\$147,950	\$127,900	-13.6%	\$176,532	\$132,337	-25.0%
WHITESIDE	0	1	1	1	0.0%	0.0%	\$0	\$132,000	0.0%	\$0	\$132,000	0.0%
WILL	148	295	162	324	9.5%	9.8%	\$156,125	\$165,825	6.2%	\$161,984	\$174,535	7.7%
WINNEBAGO	28	47	32	60	14.3%	27.7%	\$116,450	\$133,600	14.7%	\$131,787	\$141,517	7.4%
WOODFORD	1	1	2	2	100.0%	100.0%	\$129,900	\$131,950	1.6%	\$129,900	\$131,950	1.6%
Chicagoland PMSA	3,041	5,883	2,921	5,684	-3.9%	-3.4%	\$210,000	\$213,000	1.4%	\$257,094	\$255,110	-0.8%
Total	3,156	6,091	3,045	5,903	-3.5%	-3.1%	\$207,000	\$207,000	0.0%	\$252,234	\$250,258	-0.8%

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