

**Illinois Association of REALTORS Quarterly Housing Survey by County
Single Family Home Sales Q1 2005**

County	Q1 2003	Q1 2004	Q1 2005	% Change Q1 2003-2004	% Change Q1 2004-2005	Median Q1 2004	Median Q1 2005	% Change Median	Average Price Q1 2004	Average Price Q1 2005	% Average Price Change
ADAMS	151	142	156	-6.0%	9.9%	\$71,250	\$75,250	5.6%	\$91,959	\$89,943	-2.2%
ALEXANDER	0	2	1		-50.0%	\$25,500	\$13,177	-48.3%	\$25,500	\$13,177	-48.3%
BOND	19	18	22	-5.3%	22.2%	\$58,000	\$76,125	31.2%	\$62,322	\$91,398	46.7%
BOONE	87	254	225	192.0%	-11.4%	\$143,175	\$161,000	12.4%	\$164,710	\$194,884	18.3%
BROWN	1	3	1	200.0%	-66.7%	\$38,000	\$29,000	-23.7%	\$51,833	\$29,000	-44.1%
BUREAU	61	57	56	-6.6%	-1.8%	\$66,000	\$112,500	70.5%	\$79,598	\$120,529	51.4%
CARROLL	16	28	26	75.0%	-7.1%	\$68,750	\$62,500	-9.1%	\$97,668	\$83,300	-14.7%
CASS	8	6	5	-25.0%	-16.7%	\$76,500	\$27,000	-64.7%	\$68,917	\$62,780	-8.9%
CHAMPAIGN	359	346	325	-3.6%	-6.1%	\$120,000	\$133,000	10.8%	\$131,583	\$152,243	15.7%
CHRISTIAN	62	84	79	35.5%	-6.0%	\$52,250	\$65,000	24.4%	\$62,840	\$77,130	22.7%
CLARK	0	22	26		18.2%	\$63,750	\$54,000	-15.3%	\$71,832	\$60,379	-15.9%
CLAY	8	7	13	-12.5%	85.7%	\$55,000	\$50,000	-9.1%	\$50,100	\$59,538	18.8%
CLINTON	39	48	45	23.1%	-6.2%	\$125,489	\$97,500	-22.3%	\$124,419	\$112,087	-9.9%
COLES	103	93	87	-9.7%	-6.5%	\$62,000	\$60,500	-2.4%	\$79,863	\$86,283	8.0%
COOK	6,650	6,776	6,561	1.9%	-3.2%	\$206,000	\$231,200	12.2%	\$264,161	\$285,676	8.1%
CUMBERLAND	14	19	14	35.7%	-26.3%	\$70,000	\$76,750	9.6%	\$69,161	\$86,561	25.2%
DE KALB	267	248	286	-7.1%	15.3%	\$166,000	\$186,950	12.6%	\$182,910	\$198,644	8.6%
DEWITT	13	22	29	69.2%	31.8%	\$60,700	\$92,500	52.4%	\$56,491	\$110,045	94.8%
DOUGLAS	19	26	28	36.8%	7.7%	\$71,325	\$103,650	45.3%	\$94,521	\$103,941	10.0%
DU PAGE	1,691	1,635	1,642	-3.3%	0.4%	\$285,000	\$304,000	6.7%	\$360,106	\$380,486	5.7%
EDGAR	24	39	23	62.5%	-41.0%	\$40,000	\$37,500	-6.2%	\$52,019	\$57,313	10.2%
EFFINGHAM	46	57	50	23.9%	-12.3%	\$87,000	\$90,500	4.0%	\$102,482	\$96,996	-5.4%
FAYETTE	20	17	22	-15.0%	29.4%	\$48,000	\$72,500	51.0%	\$56,849	\$87,052	53.1%
FORD	9	19	16	111.1%	-15.8%	\$62,900	\$77,950	23.9%	\$63,742	\$80,238	25.9%
FRANKLIN	87	78	85	-10.3%	9.0%	\$34,750	\$40,000	15.1%	\$49,333	\$49,565	0.5%
FULTON	1	52	54	5,100.0%	3.8%	\$57,000	\$65,000	14.0%	\$60,550	\$76,852	26.9%
GALLATIN	0	0	1				\$58,000			\$58,000	
GREENE	9	9	7	0.0%	-22.2%	\$55,000	\$48,000	-12.7%	\$55,100	\$42,200	-23.4%
GRUNDY	64	72	93	12.5%	29.2%	\$150,500	\$179,900	19.5%	\$165,953	\$193,854	16.8%
HAMILTON	1	3	1	200.0%	-66.7%	\$37,000	\$19,750	-46.6%	\$38,600	\$19,750	-48.8%
HANCOCK	1	0	4	-100.0%			\$41,000			\$44,250	
HARDIN	0	1	3		200.0%	\$80,000	\$34,900	-56.4%	\$80,000	\$56,617	-29.2%
HENDERSON	1	3	1	200.0%	-66.7%	\$65,500	\$36,000	-45.0%	\$56,000	\$36,000	-35.7%
HENRY	48	86	121	79.2%	40.7%	\$49,198	\$65,000	32.1%	\$66,572	\$80,205	20.5%
IROQUOIS	6	77	60	1,183.3%	-22.1%	\$68,000	\$78,750	15.8%	\$79,437	\$84,968	7.0%
JACKSON	71	72	68	1.4%	-5.6%	\$65,750	\$69,500	5.7%	\$76,525	\$92,565	21.0%
JASPER	4	11	5	175.0%	-54.5%	\$63,000	\$42,000	-33.3%	\$67,625	\$47,610	-29.6%
JEFFERSON	53	74	64	39.6%	-13.5%	\$70,375	\$79,450	12.9%	\$80,733	\$84,776	5.0%
JERSEY	27	37	24	37.0%	-35.1%	\$110,900	\$82,500	-25.6%	\$122,592	\$90,379	-26.3%
JO DAVIES	55	52	50	-5.5%	-3.8%	\$136,950	\$184,700	34.9%	\$169,636	\$212,981	25.6%
JOHNSON	7	6	12	-14.3%	100.0%	\$69,500	\$127,500	83.5%	\$95,750	\$136,333	42.4%
KANE	1,119	1,082	1,137	-3.3%	5.1%	\$200,000	\$225,500	12.8%	\$238,334	\$259,610	8.9%
KANKAKEE	44	310	269	604.5%	-13.2%	\$110,000	\$116,000	5.5%	\$117,465	\$123,748	5.3%
KENDALL	205	228	254	11.2%	11.4%	\$230,634	\$253,750	10.0%	\$236,973	\$282,256	19.1%
KNOX	77	114	108	48.1%	-5.3%	\$56,500	\$50,000	-11.5%	\$63,523	\$63,117	-0.6%
LA SALLE	241	236	290	-2.1%	22.9%	\$116,000	\$119,500	3.0%	\$125,512	\$141,496	12.7%
LAKE	1,486	1,560	1,483	5.0%	-4.9%	\$242,500	\$249,000	2.7%	\$331,962	\$319,753	-3.7%
LEE	97	81	93	-16.5%	14.8%	\$78,500	\$85,000	8.3%	\$100,404	\$113,321	12.9%
LIVINGSTON	18	74	79	311.1%	6.8%	\$91,546	\$76,500	-16.4%	\$106,445	\$89,913	-15.5%
LOGAN	10	55	70	450.0%	27.3%	\$68,400	\$77,250	12.9%	\$80,604	\$78,994	-2.0%
MACON	311	315	262	1.3%	-16.8%	\$67,800	\$69,950	3.2%	\$85,913	\$83,408	-2.9%

Information is based on a survey of Multiple Listing Service (MLS) sales reported by participating Illinois' REALTOR® 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. Data for the Chicagoland PMSA is provided by the Multiple Listing Service of Northern Illinois and MAP Multiple Listing Service. If no sales were reported in a specific county, that county is not included in this report. Source: Illinois Association of REALTORS®.

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MACOUPIN	63	84	90	33.3%	7.1%	\$60,000	\$66,250	10.4%	\$75,142	\$78,948	5.1%
MADISON	721	789	684	9.4%	-13.3%	\$97,000	\$109,950	13.4%	\$118,001	\$128,410	8.8%
MARION	68	74	64	8.8%	-13.5%	\$54,250	\$60,000	10.6%	\$63,550	\$64,684	1.8%
MARSHALL	5	12	10	140.0%	-16.7%	\$75,000	\$69,950	-6.7%	\$85,425	\$100,790	18.0%
MASON	1	11	5	1,000.0%	-54.5%	\$54,000	\$97,900	81.3%	\$59,455	\$91,880	54.5%
MCDONOUGH	1	7	25	600.0%	257.1%	\$64,000	\$65,900	3.0%	\$80,064	\$81,360	1.6%
MCHENRY	821	741	792	-9.7%	6.9%	\$225,000	\$237,500	5.6%	\$246,961	\$262,557	6.3%
MCLEAN	382	401	301	5.0%	-24.9%	\$138,900	\$141,250	1.7%	\$162,081	\$161,511	-0.4%
MENARD	26	24	25	-7.7%	4.2%	\$113,250	\$126,000	11.3%	\$111,706	\$114,069	2.1%
MERCER	3	25	32	733.3%	28.0%	\$69,000	\$75,000	8.7%	\$96,965	\$86,075	-11.2%
MONROE	74	71	70	-4.1%	-1.4%	\$162,500	\$172,988	6.5%	\$165,088	\$189,415	14.7%
MONTGOMERY	18	34	44	88.9%	29.4%	\$57,000	\$65,500	14.9%	\$85,435	\$80,180	-6.2%
MORGAN	7	4	59	-42.9%	1,375.0%	\$64,000	\$78,500	22.7%	\$62,000	\$92,227	48.8%
MOULTRIE	11	14	10	27.3%	-28.6%	\$71,750	\$68,948	-3.9%	\$71,236	\$70,670	-0.8%
OGLE	31	156	139	403.2%	-10.9%	\$121,000	\$122,500	1.2%	\$132,096	\$149,323	13.0%
PEORIA	1	508	492	50,700.0%	-3.1%	\$81,500	\$90,500	11.0%	\$105,613	\$122,463	16.0%
PERRY	10	26	29	160.0%	11.5%	\$64,450	\$59,000	-8.5%	\$62,473	\$66,671	6.7%
PIATT	40	28	48	-30.0%	71.4%	\$93,975	\$103,250	9.9%	\$110,762	\$129,055	16.5%
PIKE	3	2	4	-33.3%	100.0%	\$27,000	\$49,250	82.4%	\$27,000	\$40,125	48.6%
POPE	0	1	1		0.0%	\$22,500	\$38,500	71.1%	\$22,500	\$38,500	71.1%
PULASKI	1	0	2	-100.0%			\$45,000			\$45,000	
PUTNAM	11	16	11	45.5%	-31.2%	\$141,000	\$87,500	-37.9%	\$131,625	\$121,391	-7.8%
RANDOLPH	21	26	28	23.8%	7.7%	\$52,000	\$65,450	25.9%	\$66,223	\$86,642	30.8%
ROCK ISLAND	0	186	294		58.1%	\$78,000	\$87,352	12.0%	\$92,182	\$102,198	10.9%
SAINT CLAIR	566	636	558	12.4%	-12.3%	\$91,500	\$105,000	14.8%	\$109,084	\$121,409	11.3%
SALINE	3	1	5	-66.7%	400.0%	\$12,867	\$37,500	191.4%	\$12,867	\$179,700	1,296.6%
SANGAMON	510	523	534	2.5%	2.1%	\$89,000	\$99,250	11.5%	\$111,504	\$117,111	5.0%
SCOTT	0	0	2				\$81,450			\$81,450	
SHELBY	21	23	36	9.5%	56.5%	\$55,500	\$70,250	26.6%	\$69,189	\$76,444	10.5%
STARK	3	5	16	66.7%	220.0%	\$110,000	\$71,950	-34.6%	\$84,269	\$74,822	-11.2%
STEPHENSON	110	104	106	-5.5%	1.9%	\$74,500	\$74,250	-0.3%	\$80,318	\$93,591	16.5%
TAZEWELL	37	368	394	894.6%	7.1%	\$89,750	\$100,000	11.4%	\$106,713	\$113,132	6.0%
UNION	14	15	14	7.1%	-6.7%	\$45,000	\$96,500	114.4%	\$57,553	\$115,757	101.1%
VERMILION	119	170	149	42.9%	-12.4%	\$55,000	\$59,900	8.9%	\$65,822	\$70,558	7.2%
WABASH	0	1	0		-100.0%	\$43,500			\$43,500		
WARREN	11	18	23	63.6%	27.8%	\$50,000	\$23,000	-54.0%	\$48,789	\$53,713	10.1%
WASHINGTON	13	10	15	-23.1%	50.0%	\$116,250	\$62,000	-46.7%	\$111,500	\$83,507	-25.1%
WAYNE	0	1	1		0.0%	\$22,000	\$105,600	380.0%	\$22,000	\$105,600	380.0%
WHITE	0	3	2		-33.3%	\$31,500	\$130,000	312.7%	\$59,667	\$130,000	117.9%
WHITESIDE	198	157	153	-20.7%	-2.5%	\$71,500	\$76,000	6.3%	\$81,080	\$94,957	17.1%
WILL	1,471	1,584	1,599	7.7%	0.9%	\$202,000	\$220,000	8.9%	\$229,760	\$255,080	11.0%
WILLIAMSON	144	161	157	11.8%	-2.5%	\$68,000	\$79,000	16.2%	\$86,914	\$97,248	11.9%
WINNEBAGO	144	1,059	1,080	635.4%	2.0%	\$99,000	\$118,500	19.7%	\$106,972	\$124,366	16.3%
WOODFORD	13	71	69	446.2%	-2.8%	\$122,500	\$145,000	18.4%	\$144,364	\$159,453	10.5%
Chicagoland PMSA	13,774	13,926	13,847	1.1%	-0.6%	\$222,000	\$240,000	8.1%	\$273,786	\$291,096	6.3%
Totals	19,406	22,806	22,608	17.5%	-0.9%	\$163,000	\$179,000	9.8%	\$208,662	\$223,216	7.0%

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