

# Illinois Association of REALTORS Quarterly Housing Survey by County

## Single Home Sales Q3 2008

| County     | Q3 2006 | Q3 2007 | Q3 2008 | Q3 2006-2007 | Q3 2007-2008 | Median Q3 2007 | Median Q3 2008 | % Change Median | Average Price Q3 2007 | Average Price Q3 2008 | % Average Price Change |
|------------|---------|---------|---------|--------------|--------------|----------------|----------------|-----------------|-----------------------|-----------------------|------------------------|
| ADAMS      | 198     | 234     | 190     | 18.2 %       | -18.8 %      | \$95,750       | \$107,500      | 12.3 %          | \$119,039             | \$127,298             | 6.9 %                  |
| ALEXANDER  | 9       | 8       | 4       | -11.1 %      | -50.0 %      | \$35,750       | \$30,240       | -15.4 %         | \$38,625              | \$32,620              | -15.5 %                |
| BOND       | 32      | 44      | 41      | 37.5 %       | -6.8 %       | \$81,750       | \$75,000       | -8.3 %          | \$101,597             | \$88,256              | -13.1 %                |
| BOONE      | 426     | 290     | 183     | -31.9 %      | -36.9 %      | \$176,000      | \$155,000      | -11.9 %         | \$202,688             | \$191,118             | -5.7 %                 |
| BROWN      | 2       | 3       | 6       | 50.0 %       | 100.0 %      | \$88,000       | \$60,500       | -31.3 %         | \$91,333              | \$81,500              | -10.8 %                |
| BUREAU     | 64      | 49      | 11      | -23.4 %      | -77.6 %      | \$83,400       | \$92,000       | 10.3 %          | \$100,917             | \$117,677             | 16.6 %                 |
| CALHOUN    | 2       | 6       | 4       | 200.0 %      | -33.3 %      | \$72,250       | \$58,750       | -18.7 %         | \$154,083             | \$68,875              | -55.3 %                |
| CARROLL    | 66      | 50      | 38      | -24.2 %      | -24.0 %      | \$91,000       | \$116,500      | 28.0 %          | \$178,240             | \$215,830             | 21.1 %                 |
| CASS       | 12      | 12      | 7       | 0.0 %        | -41.7 %      | \$68,000       | \$42,900       | -36.9 %         | \$90,423              | \$51,771              | -42.7 %                |
| CHAMPAIGN  | 624     | 808     | 573     | 29.5 %       | -29.1 %      | \$143,910      | \$148,000      | 2.8 %           | \$163,342             | \$166,784             | 2.1 %                  |
| CHRISTIAN  | 115     | 91      | 91      | -20.9 %      | 0.0 %        | \$66,900       | \$72,000       | 7.6 %           | \$73,787              | \$82,979              | 12.5 %                 |
| CLARK      | 35      | 31      | 19      | -11.4 %      | -38.7 %      | \$69,000       | \$75,000       | 8.7 %           | \$79,317              | \$82,521              | 4.0 %                  |
| CLAY       | 23      | 16      | 22      | -30.4 %      | 37.5 %       | \$39,500       | \$60,900       | 54.2 %          | \$67,968              | \$73,054              | 7.5 %                  |
| CLINTON    | 72      | 95      | 79      | 31.9 %       | -16.8 %      | \$112,800      | \$123,250      | 9.3 %           | \$117,765             | \$125,034             | 6.2 %                  |
| COLES      | 124     | 148     | 138     | 19.4 %       | -6.8 %       | \$82,250       | \$77,500       | -5.8 %          | \$93,068              | \$93,308              | 0.3 %                  |
| COOK       | 8,356   | 6,394   | 5,602   | -23.5 %      | -12.4 %      | \$290,750      | \$240,000      | -17.5 %         | \$396,737             | \$345,561             | -12.9 %                |
| CRAWFORD   | 0       | 0       | 6       | 0.0 %        | 0.0 %        | \$0            | \$35,000       | 0.0 %           | \$0                   | \$41,000              | 0.0 %                  |
| CUMBERLAND | 26      | 26      | 21      | 0.0 %        | -19.2 %      | \$70,000       | \$68,500       | -2.1 %          | \$68,600              | \$86,890              | 26.7 %                 |
| DE KALB    | 533     | 391     | 334     | -26.6 %      | -14.6 %      | \$195,000      | \$189,950      | -2.6 %          | \$213,633             | \$202,551             | -5.2 %                 |
| DEWITT     | 56      | 58      | 47      | 3.6 %        | -19.0 %      | \$84,000       | \$105,000      | 25.0 %          | \$112,933             | \$115,490             | 2.3 %                  |
| DOUGLAS    | 28      | 42      | 37      | 50.0 %       | -11.9 %      | \$88,000       | \$77,000       | -12.5 %         | \$99,840              | \$85,771              | -14.1 %                |
| DU PAGE    | 2,169   | 1,776   | 1,534   | -18.1 %      | -13.6 %      | \$349,950      | \$330,000      | -5.7 %          | \$446,855             | \$424,424             | -5.0 %                 |
| EDGAR      | 32      | 37      | 30      | 15.6 %       | -18.9 %      | \$55,500       | \$58,950       | 6.2 %           | \$72,713              | \$65,781              | -9.5 %                 |
| EDWARDS    | 1       | 0       | 0       | -100.0 %     | 0.0 %        | \$0            | \$0            | 0.0 %           | \$0                   | \$0                   | 0.0 %                  |
| EFFINGHAM  | 83      | 76      | 83      | -8.4 %       | 9.2 %        | \$119,000      | \$98,000       | -17.6 %         | \$141,874             | \$117,756             | -17.0 %                |
| FAYETTE    | 37      | 38      | 30      | 2.7 %        | -21.1 %      | \$70,250       | \$63,000       | -10.3 %         | \$83,681              | \$87,691              | 4.8 %                  |
| FORD       | 37      | 25      | 44      | -32.4 %      | 76.0 %       | \$85,000       | \$65,000       | -23.5 %         | \$89,090              | \$80,177              | -10.0 %                |
| FRANKLIN   | 103     | 96      | 84      | -6.8 %       | -12.5 %      | \$52,500       | \$48,000       | -8.6 %          | \$62,924              | \$53,589              | -14.8 %                |
| FULTON     | 92      | 96      | 76      | 4.3 %        | -20.8 %      | \$67,250       | \$60,000       | -10.8 %         | \$79,388              | \$68,325              | -13.9 %                |
| GALLATIN   | 1       | 1       | 6       | 0.0 %        | 500.0 %      | \$30,000       | \$42,500       | 41.7 %          | \$30,000              | \$47,000              | 56.7 %                 |
| GREENE     | 13      | 12      | 12      | -7.7 %       | 0.0 %        | \$61,000       | \$86,500       | 41.8 %          | \$67,275              | \$94,708              | 40.8 %                 |
| GRUNDY     | 147     | 139     | 108     | -5.4 %       | -22.3 %      | \$210,000      | \$193,750      | -7.7 %          | \$226,984             | \$211,797             | -6.7 %                 |
| HAMILTON   | 4       | 4       | 2       | 0.0 %        | -50.0 %      | \$108,250      | \$117,450      | 8.5 %           | \$116,875             | \$117,450             | 0.5 %                  |
| HANCOCK    | 7       | 4       | 5       | -42.9 %      | 25.0 %       | \$51,000       | \$52,000       | 2.0 %           | \$93,562              | \$64,380              | -31.2 %                |
| HARDIN     | 2       | 4       | 1       | 100.0 %      | -75.0 %      | \$60,660       | \$30,000       | -50.5 %         | \$73,580              | \$30,000              | -59.2 %                |
| HENDERSON  | 6       | 9       | 7       | 50.0 %       | -22.2 %      | \$53,500       | \$87,000       | 62.6 %          | \$51,611              | \$120,035             | 132.6 %                |
| HENRY      | 200     | 134     | 69      | -33.0 %      | -48.5 %      | \$80,000       | \$45,000       | -43.8 %         | \$106,151             | \$54,649              | -48.5 %                |
| IROQUOIS   | 104     | 73      | 64      | -29.8 %      | -12.3 %      | \$89,990       | \$86,150       | -4.3 %          | \$106,516             | \$109,648             | 2.9 %                  |
| JACKSON    | 160     | 159     | 137     | -0.6 %       | -13.8 %      | \$101,500      | \$104,500      | 3.0 %           | \$114,866             | \$115,628             | 0.7 %                  |
| JASPER     | 6       | 12      | 8       | 100.0 %      | -33.3 %      | \$63,500       | \$57,450       | -9.5 %          | \$67,666              | \$70,050              | 3.5 %                  |
| JEFFERSON  | 102     | 108     | 98      | 5.9 %        | -9.3 %       | \$69,750       | \$70,000       | 0.4 %           | \$92,293              | \$84,471              | -8.5 %                 |
| JERSEY     | 69      | 49      | 40      | -29.0 %      | -18.4 %      | \$125,900      | \$122,250      | -2.9 %          | \$126,262             | \$125,845             | -0.3 %                 |
| JO DAVIES  | 85      | 76      | 59      | -10.6 %      | -22.4 %      | \$161,750      | \$205,000      | 26.7 %          | \$199,974             | \$229,468             | 14.7 %                 |
| JOHNSON    | 30      | 31      | 22      | 3.3 %        | -29.0 %      | \$90,000       | \$86,250       | -4.2 %          | \$113,743             | \$107,025             | -5.9 %                 |
| KANE       | 1,556   | 1,207   | 1,015   | -22.4 %      | -15.9 %      | \$273,000      | \$237,500      | -13.0 %         | \$312,946             | \$277,805             | -11.2 %                |

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|-------------|---------|---------|---------|--------------|--------------|----------------|----------------|-----------------|-----------------------|-----------------------|------------------------|
| KANKAKEE    | 504     | 426     | 397     | -15.5 %      | -6.8 %       | \$141,500      | \$140,000      | -1.1 %          | \$162,891             | \$153,348             | -5.9 %                 |
| KENDALL     | 369     | 319     | 269     | -13.6 %      | -15.7 %      | \$267,000      | \$255,000      | -4.5 %          | \$286,221             | \$268,328             | -6.3 %                 |
| KNOX        | 199     | 195     | 161     | -2.0 %       | -17.4 %      | \$74,000       | \$67,000       | -9.5 %          | \$95,373              | \$97,086              | 1.8 %                  |
| LA SALLE    | 325     | 327     | 115     | 0.6 %        | -64.8 %      | \$115,000      | \$130,000      | 13.0 %          | \$128,902             | \$144,556             | 12.1 %                 |
| LAKE        | 2,180   | 1,724   | 1,392   | -20.9 %      | -19.3 %      | \$330,000      | \$290,000      | -12.1 %         | \$465,384             | \$386,384             | -17.0 %                |
| LAWRENCE    | 0       | 1       | 0       | 0.0 %        | -100.0 %     | \$82,000       | \$0            | -100.0 %        | \$82,000              | \$0                   | -100.0 %               |
| LEE         | 142     | 142     | 92      | 0.0 %        | -35.2 %      | \$95,500       | \$103,400      | 8.3 %           | \$113,697             | \$114,524             | 0.7 %                  |
| LIVINGSTON  | 78      | 106     | 62      | 35.9 %       | -41.5 %      | \$105,500      | \$99,750       | -5.5 %          | \$113,000             | \$101,977             | -9.8 %                 |
| LOGAN       | 105     | 88      | 76      | -16.2 %      | -13.6 %      | \$83,000       | \$75,000       | -9.6 %          | \$92,953              | \$83,146              | -10.6 %                |
| MACON       | 420     | 364     | 327     | -13.3 %      | -10.2 %      | \$86,875       | \$93,500       | 7.6 %           | \$104,175             | \$114,417             | 9.8 %                  |
| MACOUPIN    | 108     | 116     | 109     | 7.4 %        | -6.0 %       | \$73,337       | \$80,000       | 9.1 %           | \$90,798              | \$90,274              | -0.6 %                 |
| MADISON     | 1,005   | 911     | 845     | -9.4 %       | -7.2 %       | \$125,000      | \$119,000      | -4.8 %          | \$142,347             | \$133,308             | -6.3 %                 |
| MARION      | 110     | 91      | 101     | -17.3 %      | 11.0 %       | \$64,850       | \$63,500       | -2.1 %          | \$75,083              | \$69,554              | -7.4 %                 |
| MARSHALL    | 9       | 15      | 0       | 66.7 %       | -100.0 %     | \$110,000      | \$0            | -100.0 %        | \$146,873             | \$0                   | -100.0 %               |
| MASON       | 15      | 6       | 9       | -60.0 %      | 50.0 %       | \$50,975       | \$58,000       | 13.8 %          | \$47,491              | \$64,444              | 35.7 %                 |
| MASSAC      | 25      | 47      | 27      | 88.0 %       | -42.6 %      | \$64,500       | \$68,000       | 5.4 %           | \$83,041              | \$74,719              | -10.0 %                |
| MCDONOUGH   | 78      | 65      | 55      | -16.7 %      | -15.4 %      | \$80,000       | \$83,500       | 4.4 %           | \$95,866              | \$818,795             | 754.1 %                |
| MCHENRY     | 1,040   | 858     | 631     | -17.5 %      | -26.5 %      | \$260,000      | \$223,500      | -14.0 %         | \$293,921             | \$249,549             | -15.1 %                |
| MCLEAN      | 560     | 656     | 630     | 17.1 %       | -4.0 %       | \$155,000      | \$164,250      | 6.0 %           | \$182,141             | \$187,620             | 3.0 %                  |
| MENARD      | 49      | 56      | 51      | 14.3 %       | -8.9 %       | \$104,750      | \$122,000      | 16.5 %          | \$121,562             | \$123,905             | 1.9 %                  |
| MERCER      | 62      | 34      | 8       | -45.2 %      | -76.5 %      | \$83,450       | \$65,750       | -21.2 %         | \$81,707              | \$76,687              | -6.1 %                 |
| MONROE      | 105     | 99      | 79      | -5.7 %       | -20.2 %      | \$199,900      | \$193,900      | -3.0 %          | \$204,717             | \$195,925             | -4.3 %                 |
| MONTGOMERY  | 68      | 72      | 59      | 5.9 %        | -18.1 %      | \$61,250       | \$67,000       | 9.4 %           | \$85,242              | \$78,785              | -7.6 %                 |
| MORGAN      | 92      | 121     | 111     | 31.5 %       | -8.3 %       | \$90,400       | \$95,000       | 5.1 %           | \$101,629             | \$110,888             | 9.1 %                  |
| MOULTRIE    | 13      | 15      | 14      | 15.4 %       | -6.7 %       | \$71,500       | \$63,950       | -10.6 %         | \$74,680              | \$86,971              | 16.5 %                 |
| OGLE        | 281     | 214     | 132     | -23.8 %      | -38.3 %      | \$149,500      | \$141,500      | -5.4 %          | \$156,531             | \$147,333             | -5.9 %                 |
| PEORIA      | 758     | 738     | 729     | -2.6 %       | -1.2 %       | \$121,000      | \$120,000      | -0.8 %          | \$155,545             | \$155,091             | -0.3 %                 |
| PERRY       | 38      | 41      | 36      | 7.9 %        | -12.2 %      | \$58,000       | \$56,500       | -2.6 %          | \$54,928              | \$68,292              | 24.3 %                 |
| PIATT       | 58      | 68      | 37      | 17.2 %       | -45.6 %      | \$129,900      | \$117,900      | -9.2 %          | \$143,888             | \$125,320             | -12.9 %                |
| PIKE        | 1       | 3       | 5       | 200.0 %      | 66.7 %       | \$25,000       | \$38,000       | 52.0 %          | \$56,000              | \$63,110              | 12.7 %                 |
| POPE        | 1       | 2       | 3       | 100.0 %      | 50.0 %       | \$130,500      | \$73,000       | -44.1 %         | \$130,500             | \$145,166             | 11.2 %                 |
| PULASKI     | 5       | 1       | 3       | -80.0 %      | 200.0 %      | \$150,000      | \$75,000       | -50.0 %         | \$150,000             | \$94,000              | -37.3 %                |
| PUTNAM      | 15      | 12      | 0       | -20.0 %      | -100.0 %     | \$76,250       | \$0            | -100.0 %        | \$88,810              | \$0                   | -100.0 %               |
| RANDOLPH    | 41      | 38      | 34      | -7.3 %       | -10.5 %      | \$80,500       | \$74,250       | -7.8 %          | \$93,903              | \$91,598              | -2.5 %                 |
| RICHLAND    | 2       | 1       | 1       | -50.0 %      | 0.0 %        | \$10,500       | \$44,000       | 319.0 %         | \$10,500              | \$44,000              | 319.0 %                |
| ROCK ISLAND | 379     | 449     | 342     | 18.5 %       | -23.8 %      | \$95,893       | \$92,950       | -3.1 %          | \$111,443             | \$115,575             | 3.7 %                  |
| SAINT CLAIR | 866     | 831     | 710     | -4.0 %       | -14.6 %      | \$130,500      | \$134,950      | 3.4 %           | \$145,958             | \$145,884             | -0.1 %                 |
| SALINE      | 20      | 31      | 33      | 55.0 %       | 6.5 %        | \$65,000       | \$35,000       | -46.2 %         | \$72,521              | \$49,024              | -32.4 %                |
| SANGAMON    | 720     | 743     | 697     | 3.2 %        | -6.2 %       | \$119,500      | \$117,500      | -1.7 %          | \$143,066             | \$140,100             | -2.1 %                 |
| SCHUYLER    | 0       | 3       | 2       | 0.0 %        | -33.3 %      | \$50,500       | \$83,925       | 66.2 %          | \$43,166              | \$83,925              | 94.4 %                 |
| SCOTT       | 6       | 7       | 3       | 16.7 %       | -57.1 %      | \$90,000       | \$70,000       | -22.2 %         | \$90,285              | \$74,166              | -17.9 %                |
| SHELBY      | 35      | 51      | 34      | 45.7 %       | -33.3 %      | \$72,000       | \$73,500       | 2.1 %           | \$83,417              | \$77,427              | -7.2 %                 |
| STARK       | 17      | 23      | 16      | 35.3 %       | -30.4 %      | \$54,000       | \$72,000       | 33.3 %          | \$62,563              | \$84,918              | 35.7 %                 |
| STEPHENSON  | 183     | 169     | 108     | -7.7 %       | -36.1 %      | \$82,000       | \$80,450       | -1.9 %          | \$95,594              | \$94,132              | -1.5 %                 |
| TAZEWELL    | 581     | 563     | 496     | -3.1 %       | -11.9 %      | \$125,000      | \$123,500      | -1.2 %          | \$145,352             | \$143,958             | -1.0 %                 |

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|------------------|---------|---------|---------|-----------------|-----------------|-------------------|-------------------|--------------------|-----------------------------|-----------------------------|------------------------------|
| UNION            | 36      | 29      | 26      | -19.4 %         | -10.3 %         | \$86,000          | \$70,250          | -18.3 %            | \$92,430                    | \$83,623                    | -9.5 %                       |
| VERMILION        | 107     | 11      | 7       | -89.7 %         | -36.4 %         | \$75,900          | \$100,000         | 31.8 %             | \$88,645                    | \$101,500                   | 14.5 %                       |
| WARREN           | 35      | 29      | 28      | -17.1 %         | -3.4 %          | \$60,000          | \$44,000          | -26.7 %            | \$60,777                    | \$82,135                    | 35.1 %                       |
| WASHINGTON       | 23      | 26      | 25      | 13.0 %          | -3.8 %          | \$91,750          | \$78,000          | -15.0 %            | \$106,509                   | \$93,629                    | -12.1 %                      |
| WAYNE            | 5       | 0       | 5       | -100.0 %        | 0.0 %           | \$0               | \$104,000         | 0.0 %              | \$0                         | \$120,600                   | 0.0 %                        |
| WHITE            | 3       | 3       | 8       | 0.0 %           | 166.7 %         | \$83,000          | \$40,250          | -51.5 %            | \$75,500                    | \$52,925                    | -29.9 %                      |
| WHITESIDE        | 208     | 209     | 159     | 0.5 %           | -23.9 %         | \$80,000          | \$82,500          | 3.1 %              | \$94,534                    | \$92,643                    | -2.0 %                       |
| WILL             | 2,129   | 1,700   | 1,389   | -20.2 %         | -18.3 %         | \$255,184         | \$230,000         | -9.9 %             | \$298,994                   | \$273,620                   | -8.5 %                       |
| WILLIAMSON       | 218     | 206     | 168     | -5.5 %          | -18.4 %         | \$111,000         | \$99,500          | -10.4 %            | \$117,815                   | \$111,175                   | -5.6 %                       |
| WINNEBAGO        | 1,885   | 1,574   | 1,080   | -16.5 %         | -31.4 %         | \$126,650         | \$122,390         | -3.4 %             | \$132,959                   | \$152,093                   | 14.4 %                       |
| WOODFORD         | 148     | 124     | 93      | -16.2 %         | -25.0 %         | \$166,450         | \$165,000         | -0.9 %             | \$205,449                   | \$176,754                   | -14.0 %                      |
| Chicagoland PMSA | 18,479  | 14,508  | 12,274  | -21.5 %         | -15.4 %         | \$288,000         | \$252,373         | -12.4 %            | \$377,534                   | \$334,605                   | -11.4 %                      |
| Total            | 32,314  | 27,715  | 23,016  | -14.2 %         | -17.0 %         | \$191,000         | \$175,000         | -8.4 %             | \$261,430                   | \$242,938                   | -7.1 %                       |

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