

**Illinois Association of REALTORS Quarterly Housing Survey by County
Single Family Home Sales Q2 2005**

County	Q2 2003	Q2 2004	Q2 2005	% Change Q2 2003-2004	% Change Q2 2004-2005	Median Q2 2004	Median Q2 2005	% Change Median	Average Price Q2 2004	Average Price Q2 2005	% Average Price Change
ADAMS	254	236	246	-7.1%	4.2%	\$78,000	\$80,000	2.6%	\$99,734	\$108,721	9.0%
ALEXANDER	1	4	3	300.0%	-25.0%	\$34,375	\$42,500	23.6%	\$35,938	\$46,633	29.8%
BOND	36	38	26	5.6%	-31.6%	\$67,500	\$77,600	15.0%	\$77,739	\$96,208	23.8%
BOONE	243	371	451	52.7%	21.6%	\$154,380	\$167,500	8.5%	\$179,254	\$190,725	6.4%
BROWN	3	1	1	-66.7%	0.0%	\$24,250	\$45,000	85.6%	\$24,250	\$45,000	85.6%
BUREAU	88	114	100	29.5%	-12.3%	\$86,750	\$80,750	-6.9%	\$100,607	\$94,810	-5.8%
CALHOUN	1	0	5	-100.0%			\$200,000			\$176,760	
CARROLL	48	42	57	-12.5%	35.7%	\$92,500	\$86,000	-7.0%	\$171,331	\$129,519	-24.4%
CASS	4	6	13	50.0%	116.7%	\$80,000	\$80,000	0.0%	\$87,383	\$89,415	2.3%
CHAMPAIGN	674	663	669	-1.6%	0.9%	\$128,000	\$140,000	9.4%	\$143,350	\$156,008	8.8%
CHRISTIAN	115	132	106	14.8%	-19.7%	\$67,000	\$59,250	-11.6%	\$74,745	\$72,946	-2.4%
CLARK	5	23	23	360.0%	0.0%	\$65,000	\$68,900	6.0%	\$82,587	\$83,807	1.5%
CLAY	15	3	12	-80.0%	300.0%	\$50,000	\$39,500	-21.0%	\$47,300	\$52,942	11.9%
CLINTON	63	73	69	15.9%	-5.5%	\$95,000	\$133,900	40.9%	\$104,614	\$135,701	29.7%
COLES	166	158	147	-4.8%	-7.0%	\$62,750	\$78,000	24.3%	\$81,436	\$91,842	12.8%
COOK	9,939	10,828	10,510	8.9%	-2.9%	\$237,000	\$265,000	11.8%	\$300,956	\$339,130	12.7%
CRAWFORD	0	2	0		-100.0%	\$117,000			\$117,000		
CUMBERLAND	20	29	17	45.0%	-41.4%	\$78,000	\$53,500	-31.4%	\$75,781	\$57,939	-23.5%
DE KALB	476	466	550	-2.1%	18.0%	\$173,500	\$183,000	5.5%	\$188,457	\$195,164	3.6%
DEWITT	18	27	29	50.0%	7.4%	\$89,900	\$91,000	1.2%	\$100,846	\$98,224	-2.6%
DOUGLAS	42	35	39	-16.7%	11.4%	\$63,200	\$110,000	74.1%	\$71,921	\$112,459	56.4%
DU PAGE	2,970	3,143	2,900	5.8%	-7.7%	\$295,000	\$327,000	10.8%	\$369,814	\$406,086	9.8%
EDGAR	34	43	40	26.5%	-7.0%	\$60,000	\$57,000	-5.0%	\$65,901	\$68,153	3.4%
EFFINGHAM	95	85	84	-10.5%	-1.2%	\$81,500	\$106,500	30.7%	\$110,849	\$127,491	15.0%
FAYETTE	37	45	41	21.6%	-8.9%	\$69,000	\$66,000	-4.3%	\$87,127	\$77,165	-11.4%
FORD	24	31	32	29.2%	3.2%	\$76,000	\$82,600	8.7%	\$79,338	\$90,140	13.6%
FRANKLIN	80	89	80	11.2%	-10.1%	\$39,000	\$47,950	22.9%	\$49,124	\$69,107	40.7%
FULTON	94	84	85	-10.6%	1.2%	\$55,500	\$73,770	32.9%	\$65,471	\$74,579	13.9%
GREENE	3	14	14	366.7%	0.0%	\$89,450	\$66,750	-25.4%	\$99,281	\$78,529	-20.9%
GRUNDY	142	137	152	-3.5%	10.9%	\$184,000	\$204,750	11.3%	\$198,959	\$218,416	9.8%
HAMILTON	3	4	2	33.3%	-50.0%	\$77,000	\$97,250	26.3%	\$94,250	\$97,250	3.2%
HANCOCK	2	5	8	150.0%	60.0%	\$70,000	\$72,500	3.6%	\$68,000	\$79,750	17.3%
HARDIN	0	1	1		0.0%	\$147,500	\$22,500	-84.7%	\$147,500	\$22,500	-84.7%
HENDERSON	6	1	7	-83.3%	600.0%	\$87,000	\$57,000	-34.5%	\$87,000	\$63,286	-27.3%
HENRY	152	193	190	27.0%	-1.6%	\$69,900	\$80,975	15.8%	\$90,707	\$98,514	8.6%
IROQUOIS	57	115	81	101.8%	-29.6%	\$77,000	\$87,500	13.6%	\$93,647	\$91,888	-1.9%
JACKSON	122	128	132	4.9%	3.1%	\$82,250	\$82,750	0.6%	\$95,295	\$106,843	12.1%
JASPER	10	3	10	-70.0%	233.3%	\$36,500	\$51,750	41.8%	\$73,833	\$50,850	-31.1%
JEFFERSON	68	87	97	27.9%	11.5%	\$69,000	\$77,000	11.6%	\$81,060	\$87,469	7.9%
JERSEY	43	43	39	0.0%	-9.3%	\$81,000	\$113,500	40.1%	\$99,620	\$141,659	42.2%
JO DAVIES	69	89	94	29.0%	5.6%	\$150,900	\$153,000	1.4%	\$170,662	\$178,280	4.5%
JOHNSON	9	10	20	11.1%	100.0%	\$95,250	\$75,500	-20.7%	\$98,900	\$106,690	7.9%
KANE	1,769	1,974	1,929	11.6%	-2.3%	\$234,000	\$250,000	6.8%	\$274,116	\$288,186	5.1%
KANKAKEE	296	419	485	41.6%	15.8%	\$116,500	\$134,500	15.5%	\$126,458	\$142,447	12.6%
KENDALL	306	363	417	18.6%	14.9%	\$235,000	\$256,000	8.9%	\$244,966	\$270,836	10.6%
KNOX	164	178	185	8.5%	3.9%	\$64,500	\$64,000	-0.8%	\$72,755	\$77,792	6.9%
LA SALLE	323	427	455	32.2%	6.6%	\$118,000	\$131,000	11.0%	\$136,702	\$148,133	8.4%
LAKE	2,657	2,808	2,682	5.7%	-4.5%	\$277,250	\$292,000	5.3%	\$368,716	\$381,360	3.4%
LEE	97	101	111	4.1%	9.9%	\$94,000	\$94,900	1.0%	\$108,631	\$112,408	3.5%
LIVINGSTON	28	111	87	296.4%	-21.6%	\$87,500	\$90,000	2.9%	\$100,634	\$107,986	7.3%
LOGAN	79	106	119	34.2%	12.3%	\$70,000	\$73,000	4.3%	\$74,872	\$81,443	8.8%

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MACON	408	448	406	9.8%	-9.4%	\$72,500	\$85,700	18.2%	\$90,906	\$101,369	11.5%
MACOUPIN	92	122	113	32.6%	-7.4%	\$68,450	\$71,600	4.6%	\$78,670	\$78,764	0.1%
MADISON	1,040	1,197	1,063	15.1%	-11.2%	\$112,000	\$125,000	11.6%	\$128,756	\$137,679	6.9%
MARION	119	103	120	-13.4%	16.5%	\$64,000	\$58,000	-9.4%	\$69,053	\$67,179	-2.7%
MARSHALL	6	14	13	133.3%	-7.1%	\$74,950	\$144,000	92.1%	\$81,514	\$144,531	77.3%
MASON	14	10	14	-28.6%	40.0%	\$56,450	\$70,000	24.0%	\$66,321	\$83,807	26.4%
MASSAC	0	0	1				\$75,000			\$75,000	
MCDONOUGH	18	13	88	-27.8%	576.9%	\$95,000	\$75,450	-20.6%	\$98,923	\$83,394	-15.7%
MCHENRY	1,311	1,372	1,303	4.7%	-5.0%	\$232,000	\$245,000	5.6%	\$258,282	\$277,947	7.6%
MCLEAN	585	644	621	10.1%	-3.6%	\$147,375	\$154,200	4.6%	\$171,738	\$174,273	1.5%
MENARD	48	44	42	-8.3%	-4.5%	\$113,000	\$105,000	-7.1%	\$111,262	\$117,100	5.2%
MERCER	47	42	58	-10.6%	38.1%	\$87,000	\$76,750	-11.8%	\$121,426	\$85,362	-29.7%
MONROE	87	115	109	32.2%	-5.2%	\$170,000	\$185,000	8.8%	\$177,603	\$199,754	12.5%
MONTGOMERY	56	73	60	30.4%	-17.8%	\$62,000	\$62,000	0.0%	\$80,275	\$79,913	-0.5%
MORGAN	120	96	120	-20.0%	25.0%	\$79,950	\$87,700	9.7%	\$95,858	\$96,659	0.8%
MOULTRIE	9	21	15	133.3%	-28.6%	\$73,000	\$69,000	-5.5%	\$76,998	\$80,453	4.5%
OGLE	177	222	253	25.4%	14.0%	\$125,500	\$138,000	10.0%	\$131,979	\$144,928	9.8%
PEORIA	716	770	759	7.5%	-1.4%	\$95,500	\$106,000	11.0%	\$124,405	\$135,785	9.1%
PERRY	9	39	43	333.3%	10.3%	\$65,500	\$48,500	-26.0%	\$70,569	\$62,070	-12.0%
PIATT	64	74	54	15.6%	-27.0%	\$115,800	\$122,200	5.5%	\$130,896	\$131,995	0.8%
PIKE	1	2	4	100.0%	100.0%	\$53,000	\$75,250	42.0%	\$53,000	\$73,625	38.9%
POPE	2	0	1	-100.0%			\$286,000			\$286,000	
PULASKI	0	3	3		0.0%	\$36,000	\$75,000	108.3%	\$29,003	\$58,833	102.9%
PUTNAM	16	20	15	25.0%	-25.0%	\$118,500	\$80,000	-32.5%	\$115,207	\$83,550	-27.5%
RANDOLPH	21	36	24	71.4%	-33.3%	\$51,000	\$73,950	45.0%	\$67,472	\$74,979	11.1%
ROCK ISLAND	383	453	422	18.3%	-6.8%	\$85,000	\$93,000	9.4%	\$100,420	\$110,361	9.9%
SAINT CLAIR	854	942	883	10.3%	-6.3%	\$116,500	\$129,900	11.5%	\$128,324	\$136,734	6.6%
SALINE	2	2	6	0.0%	200.0%	\$15,000	\$48,250	221.7%	\$15,000	\$47,083	213.9%
SANGAMON	815	854	852	4.8%	-0.2%	\$105,000	\$115,000	9.5%	\$122,338	\$133,774	9.3%
SCHUYLER	0	1	1		0.0%	\$156,000	\$63,500	-59.3%	\$156,000	\$63,500	-59.3%
SCOTT	1	2	2	100.0%	0.0%	\$174,900	\$148,450	-15.1%	\$174,900	\$148,450	-15.1%
SHELBY	36	48	51	33.3%	6.2%	\$60,500	\$71,000	17.4%	\$75,091	\$78,090	4.0%
STARK	12	15	20	25.0%	33.3%	\$76,500	\$81,200	6.1%	\$93,853	\$77,890	-17.0%
STEPHENSON	205	168	168	-18.0%	0.0%	\$75,250	\$89,500	18.9%	\$92,067	\$100,752	9.4%
TAZEWELL	573	614	623	7.2%	1.5%	\$99,000	\$111,000	12.1%	\$116,356	\$122,398	5.2%
UNION	23	34	20	47.8%	-41.2%	\$53,500	\$66,750	24.8%	\$64,119	\$79,845	24.5%
VERMILION	240	298	257	24.2%	-13.8%	\$64,700	\$72,900	12.7%	\$76,646	\$90,932	18.6%
WABASH	0	1	0		-100.0%	\$154,000			\$154,000		
WARREN	22	44	31	100.0%	-29.5%	\$67,500	\$47,500	-29.6%	\$80,625	\$67,542	-16.2%
WASHINGTON	15	21	15	40.0%	-28.6%	\$82,000	\$97,500	18.9%	\$80,221	\$106,127	32.3%
WAYNE	1	3	1	200.0%	-66.7%	\$53,200	\$69,000	29.7%	\$47,900	\$69,000	44.1%
WHITE	0	9	4		-55.6%	\$60,000	\$39,950	-33.4%	\$58,744	\$41,125	-30.0%
WHITESIDE	193	218	219	13.0%	0.5%	\$74,479	\$76,600	2.8%	\$83,788	\$84,648	1.0%
WILL	2,303	2,672	2,806	16.0%	5.0%	\$218,900	\$235,000	7.4%	\$249,095	\$266,943	7.2%
WILLIAMSON	230	205	209	-10.9%	2.0%	\$83,000	\$89,500	7.8%	\$100,644	\$105,603	4.9%
WINNEBAGO	1,227	1,626	1,560	32.5%	-4.1%	\$110,000	\$125,900	14.5%	\$119,784	\$132,091	10.3%
WOODFORD	124	129	130	4.0%	0.8%	\$152,900	\$142,500	-6.8%	\$163,290	\$156,929	-3.9%
Chicagoland PMSA	21,873	23,763	23,249	8.6%	-2.2%	\$245,000	\$265,000	8.2%	\$303,896	\$330,565	8.8%
Totals	34,175	37,927	37,234	11.0%	-1.8%	\$185,000	\$201,500	8.9%	\$234,301	\$254,005	8.4%

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