

Housing Market Data November 2008

Prepared by:

The North Shore – Barrington
Association of REALTORS®



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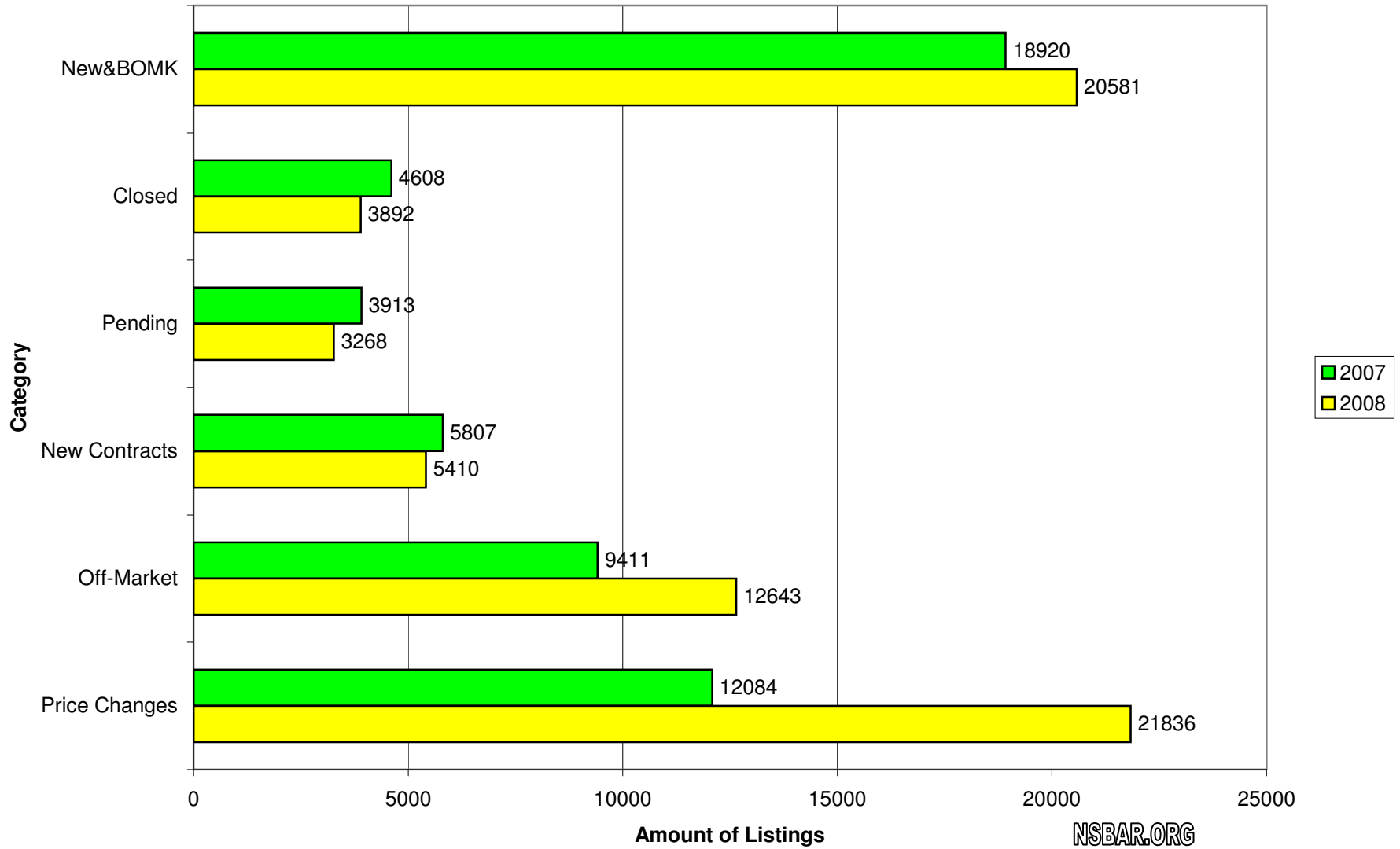


Legal

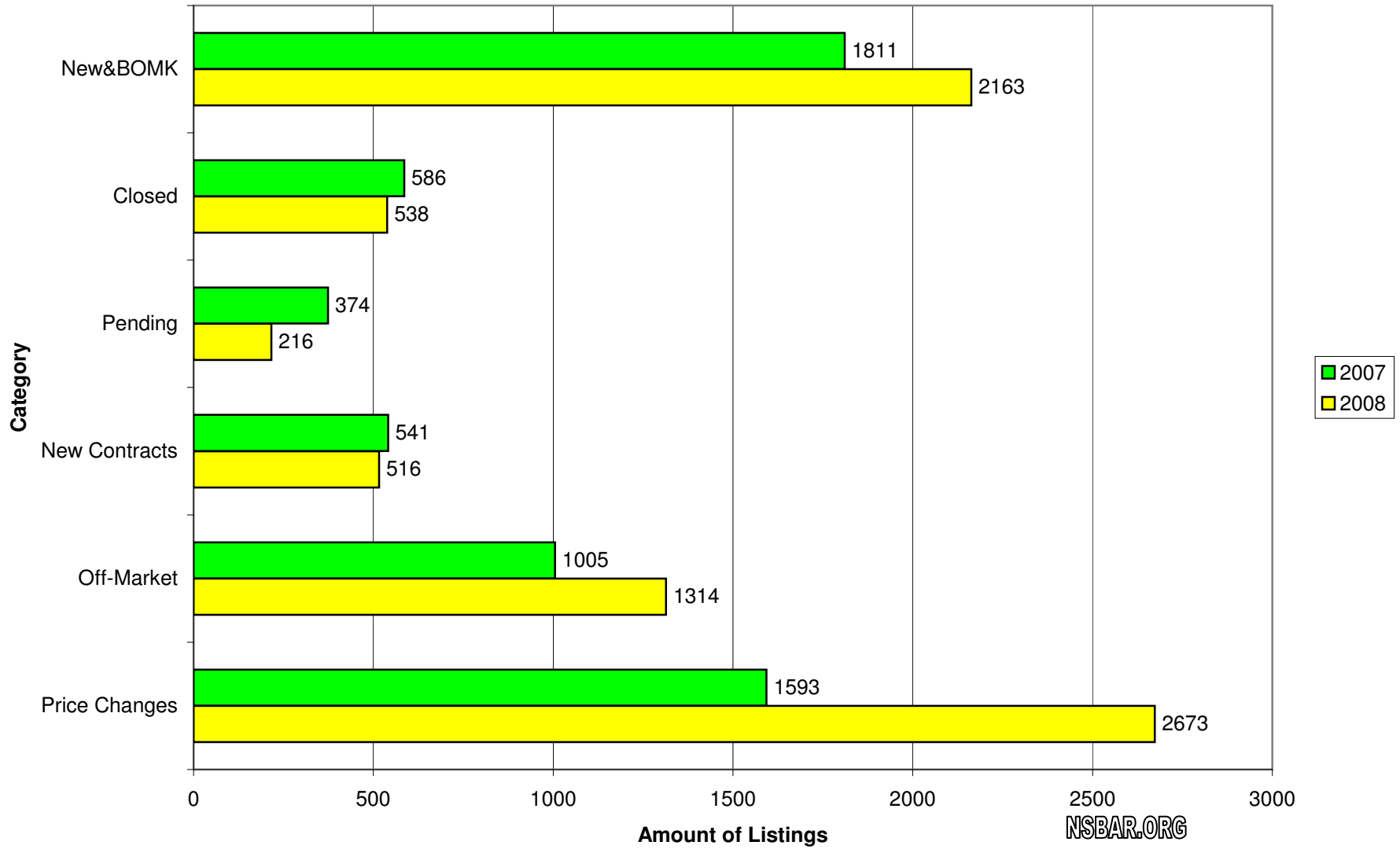
Legal Information

The following representations are based in whole or in part on data supplied by various participants in the Midwest Real Estate Data, LLC (MRED) for the period 9/06 thru 11/08. Neither North Shore Barrington Association of Realtors (NSBAR) nor the Midwest Real Estate Data LLC guarantees, nor is in any way responsible for its accuracy. Data maintained by the Midwest Real Estate Data, LLC may not reflect all real estate activity in the market.

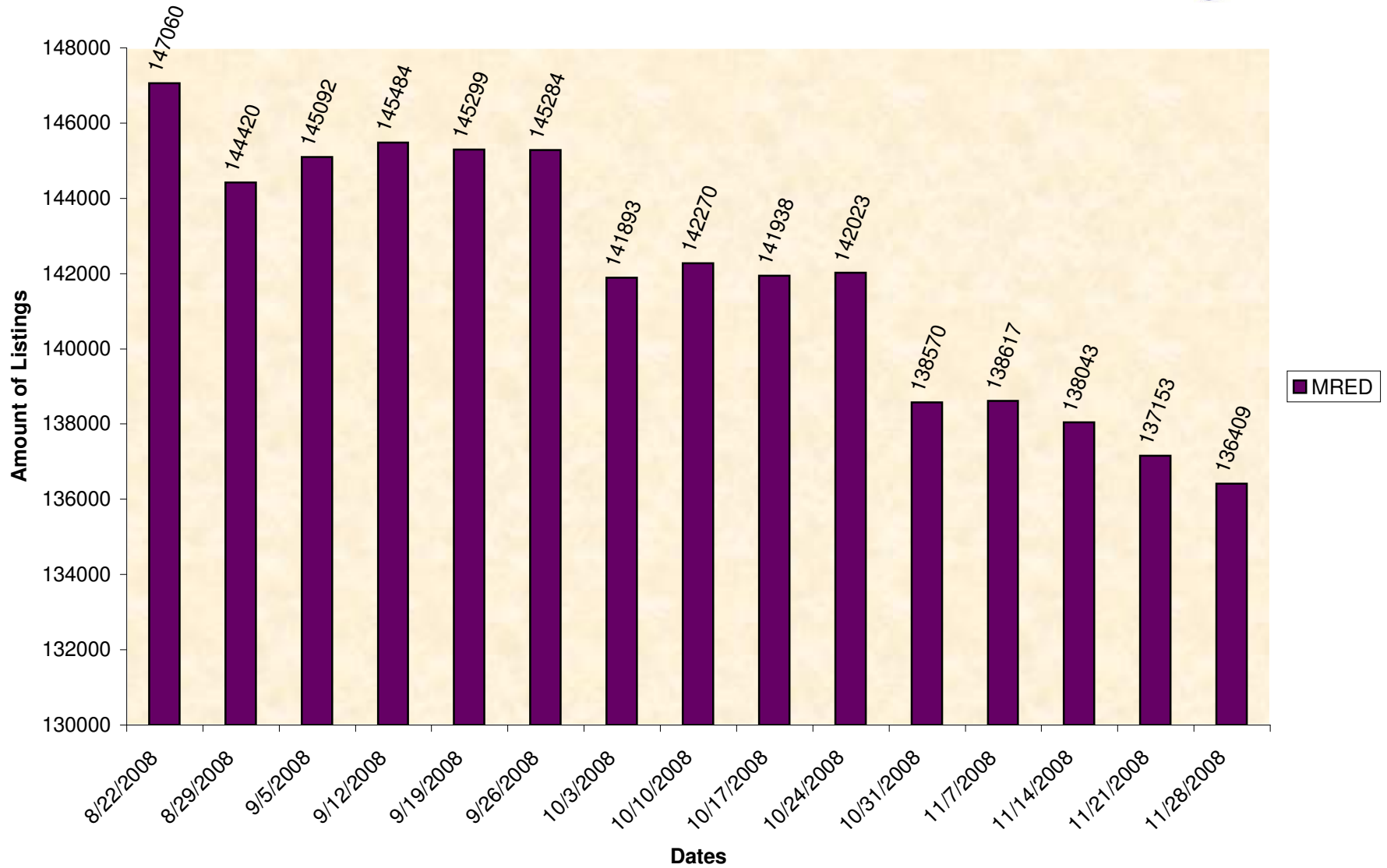
North Shore Quick Data



Barrington Quick Data

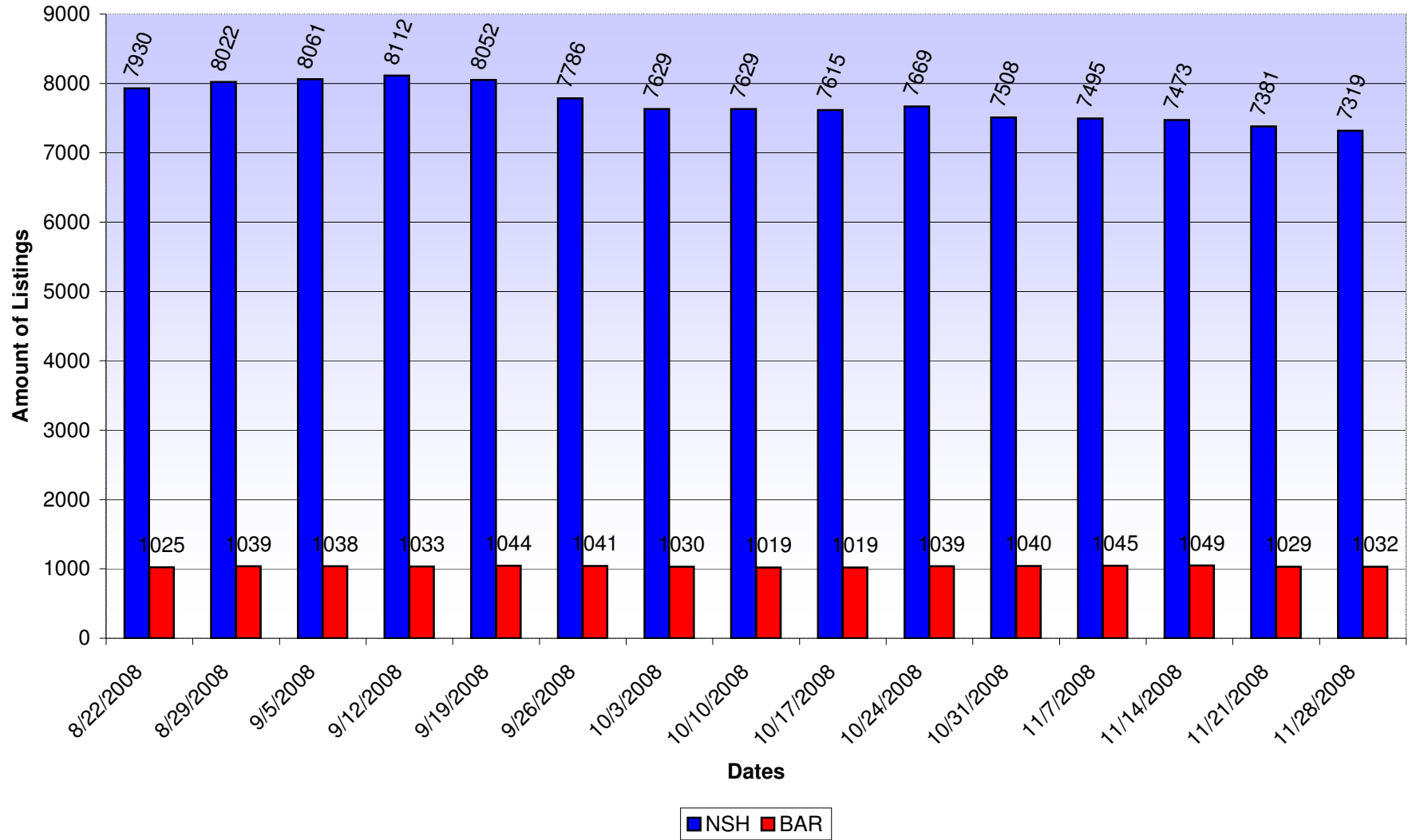


MRED Active Listngs All Property Types

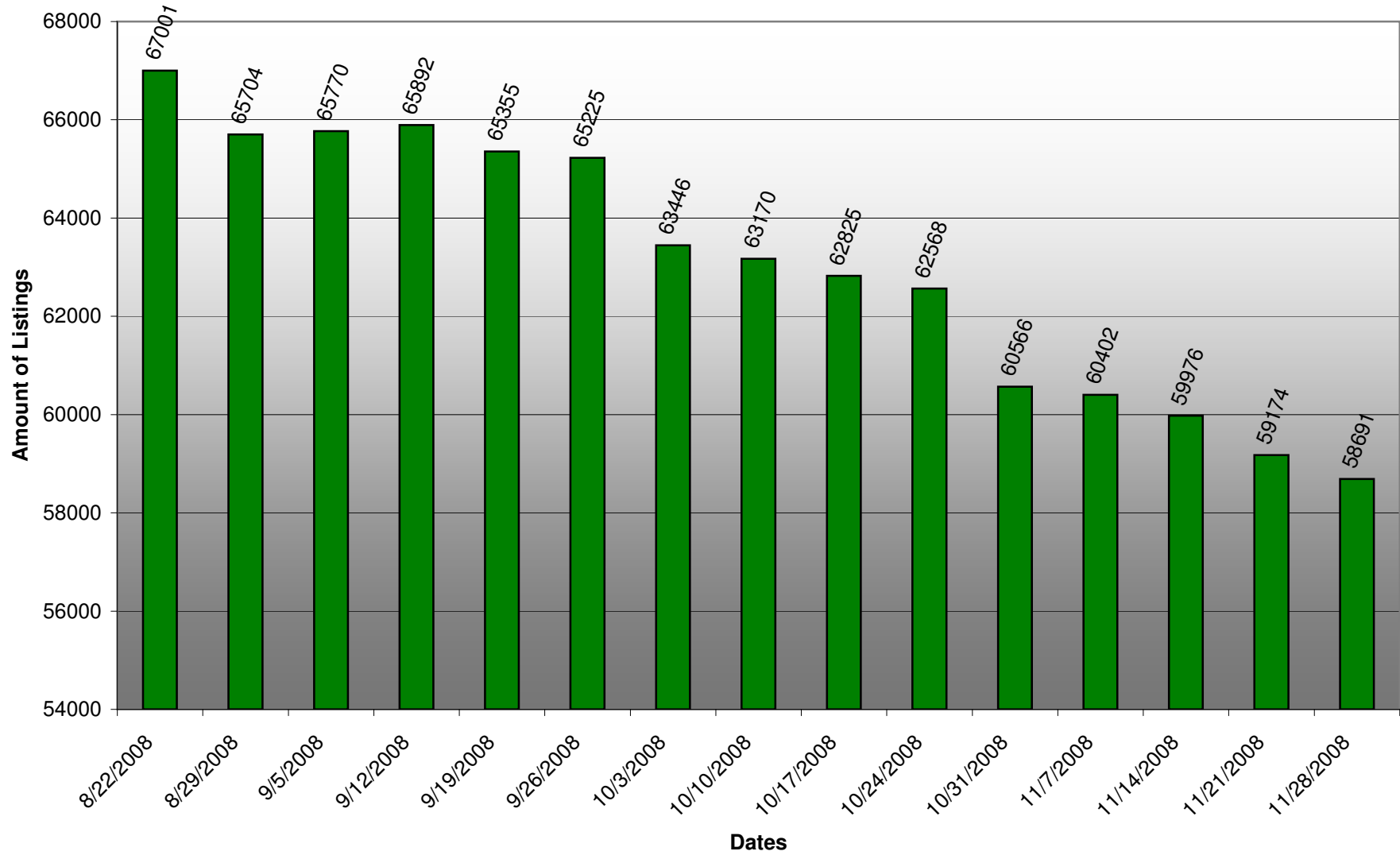


The next six tables show active listings for all MLSNI and for NSBAR for the last fifteen weeks. The NSBAR actives are broken down between North Shore and Barrington.

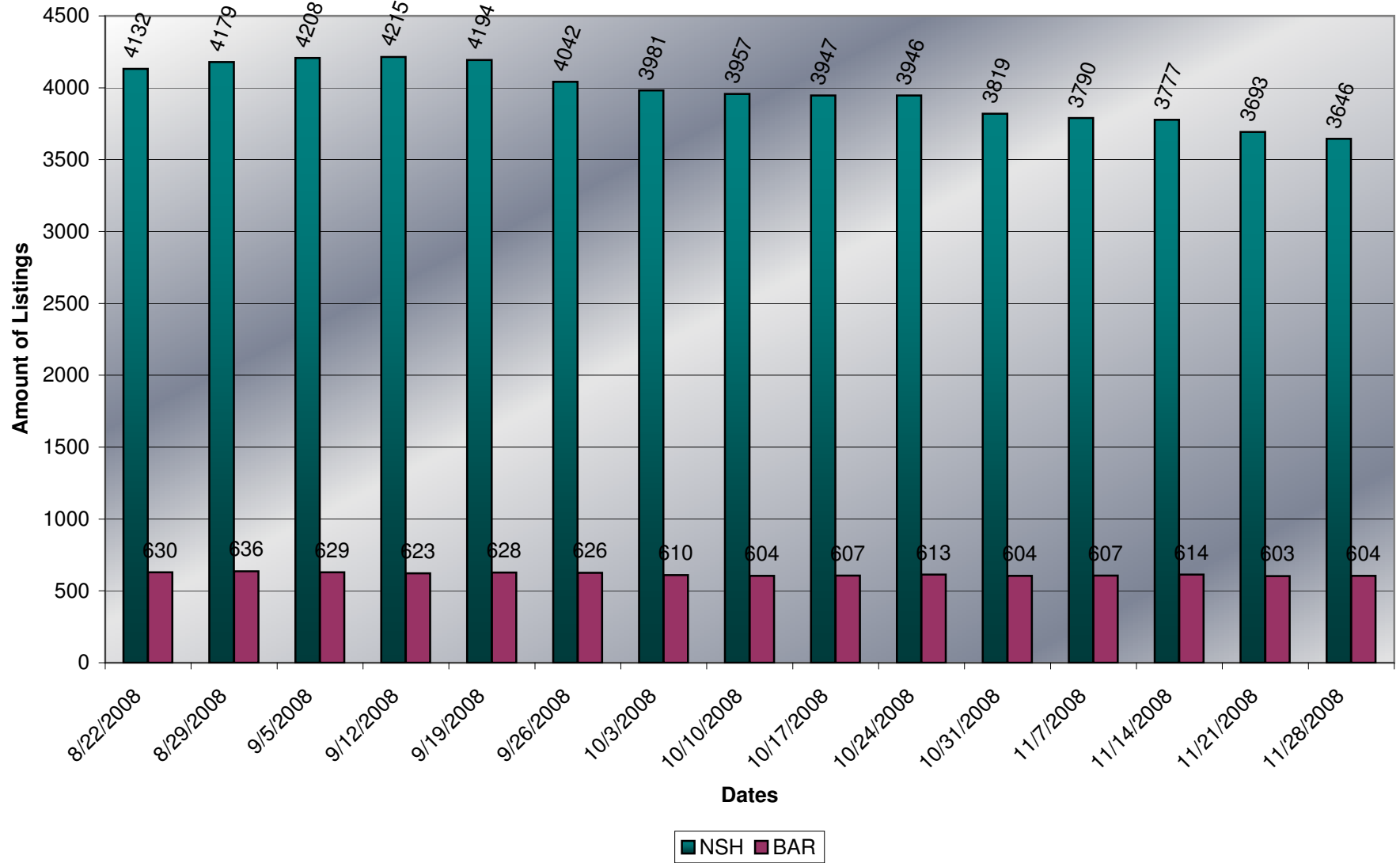
NSBAR Actives All Property Types



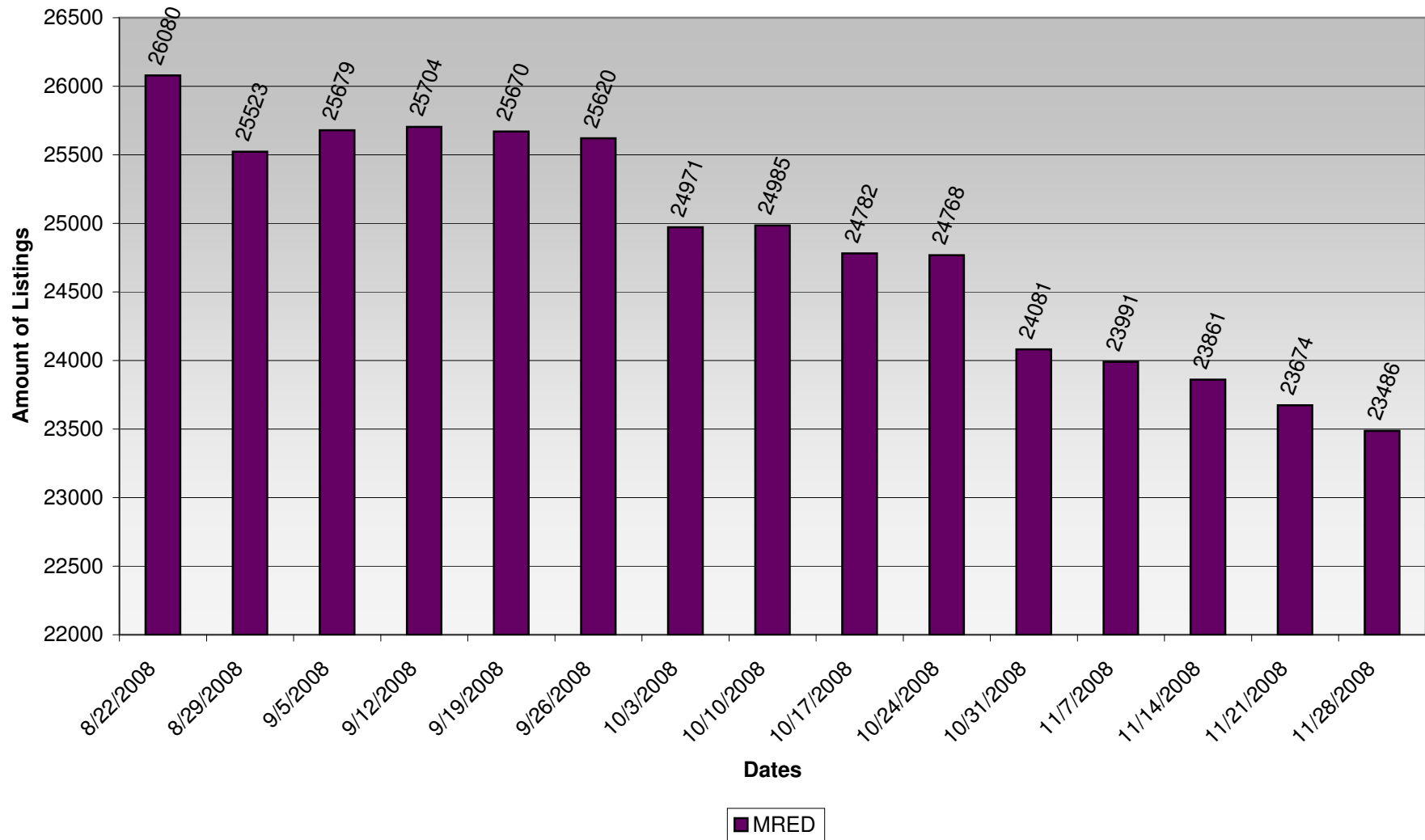
MRED Single Family Homes Active Listings



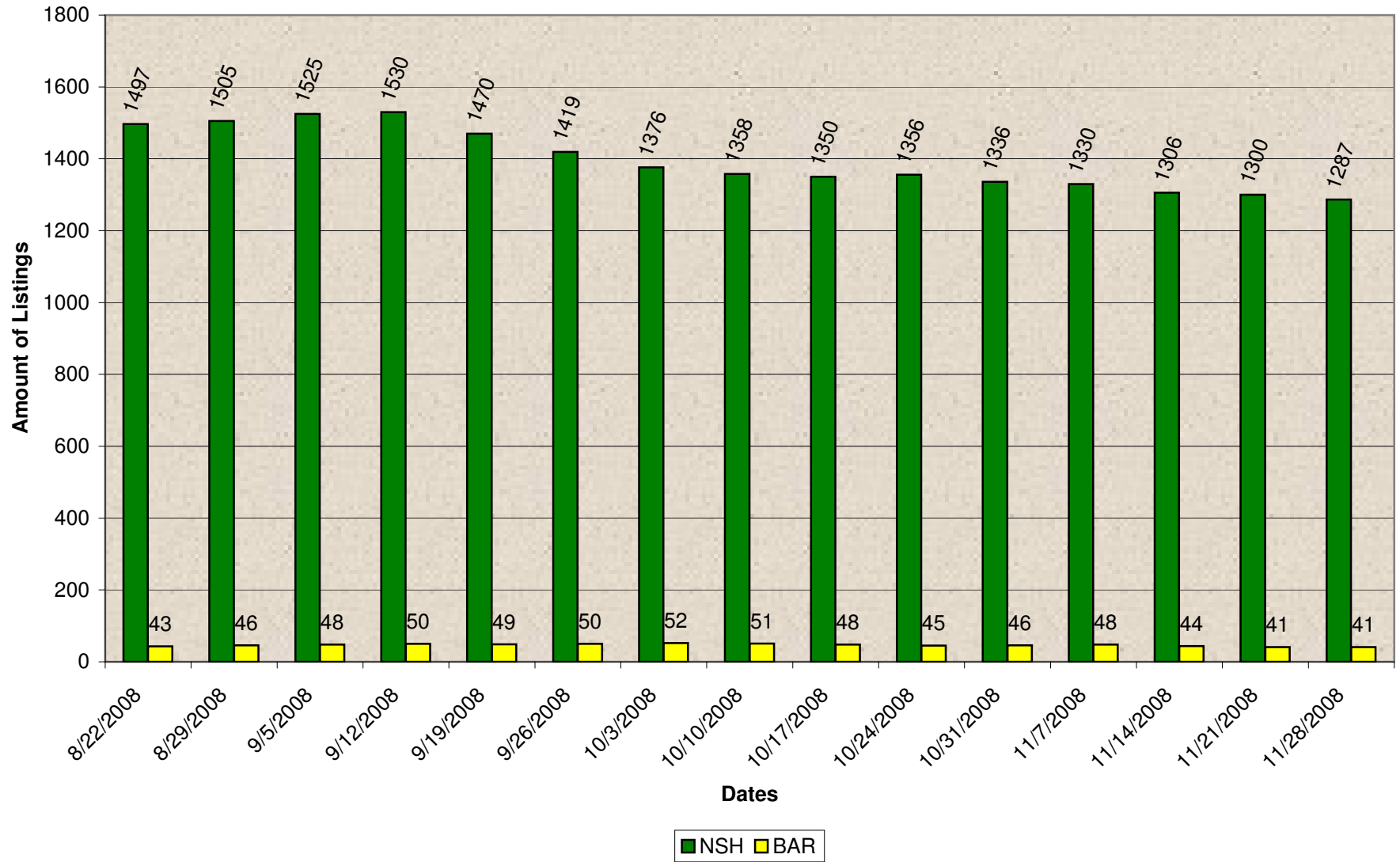
NSBAR Single Family Homes Active Listings



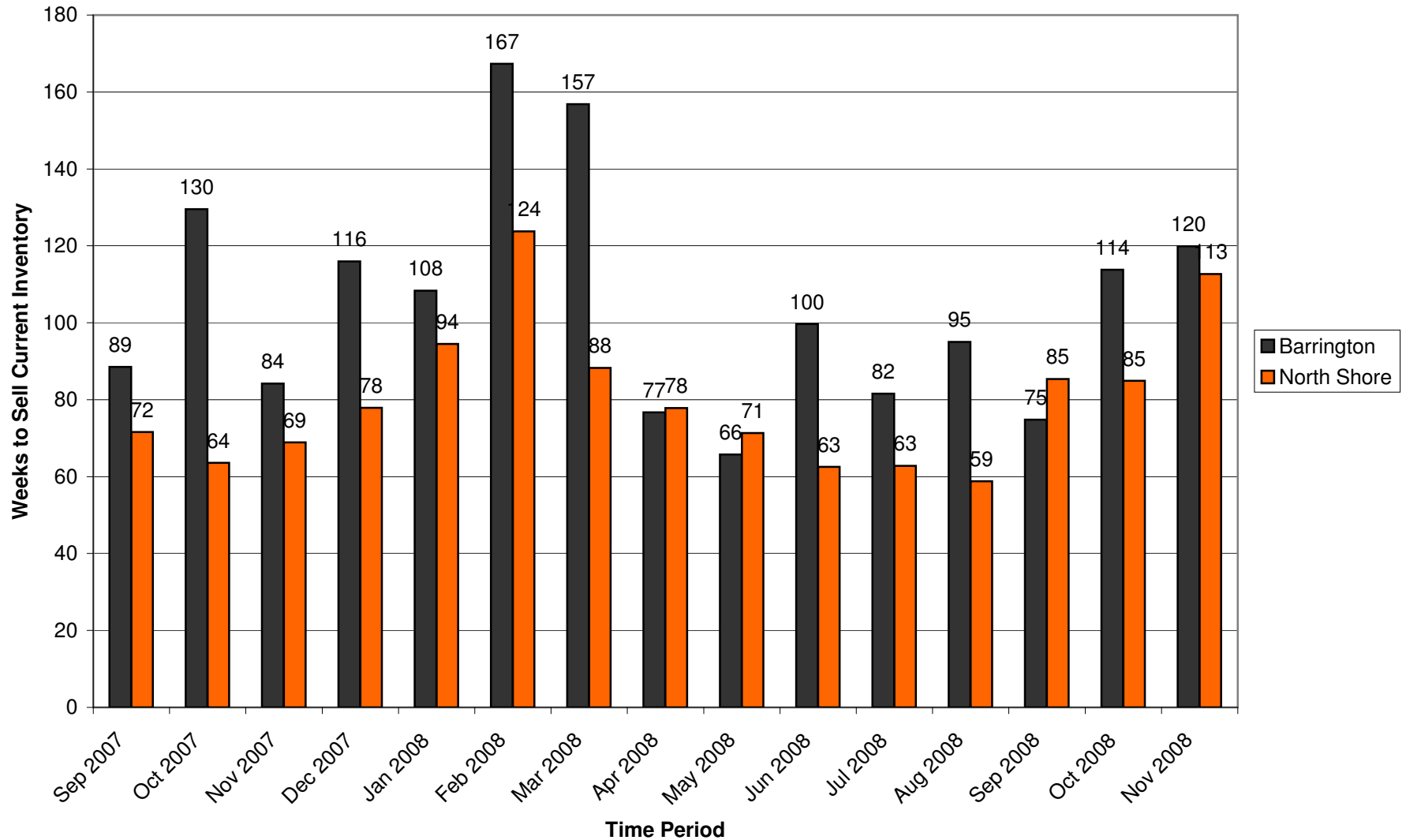
MRED Active Condo Listings



NSBAR Condos Active Listings



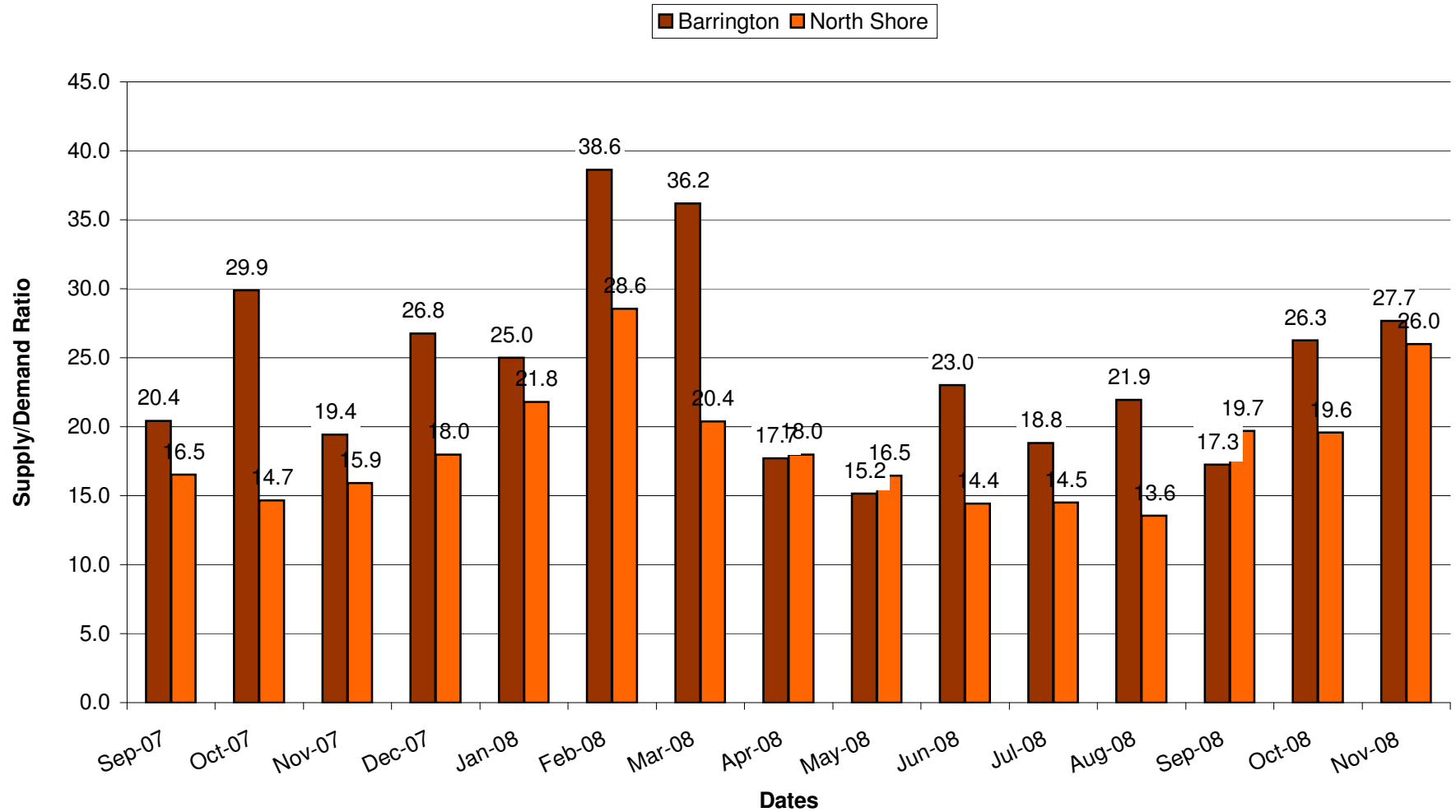
NSBAR Absorption Rate



This table shows the number of weeks inventory that exists in the NSBAR market area by month for the past 15 months broken out between North Shore and Barrington.

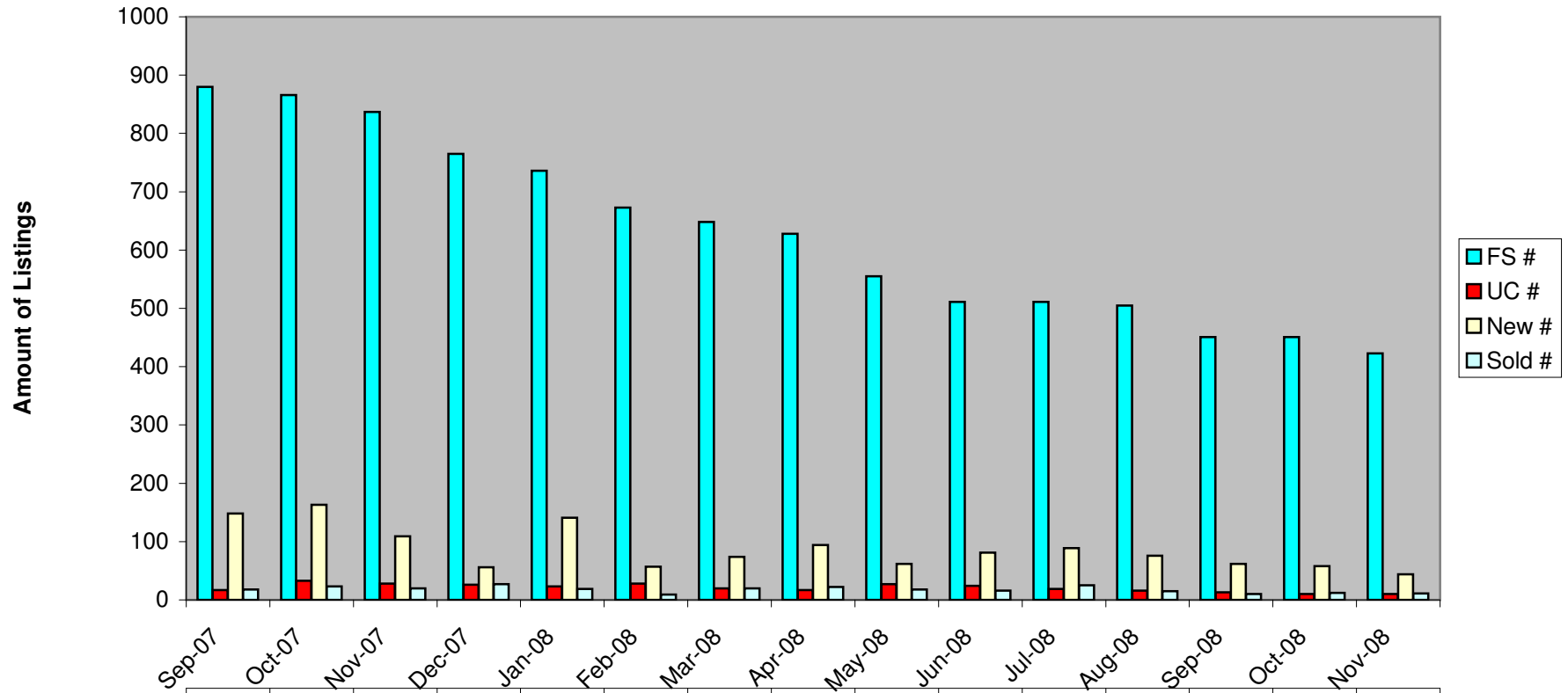
Produced by NSBAR from information in MRED

NSBAR Supply Demand Ratio for Single Family Homes



The numbers in the chart represent the ratio of the number of homes for sale to the number of homes sold.
 Produced by NSBAR from information in MRED

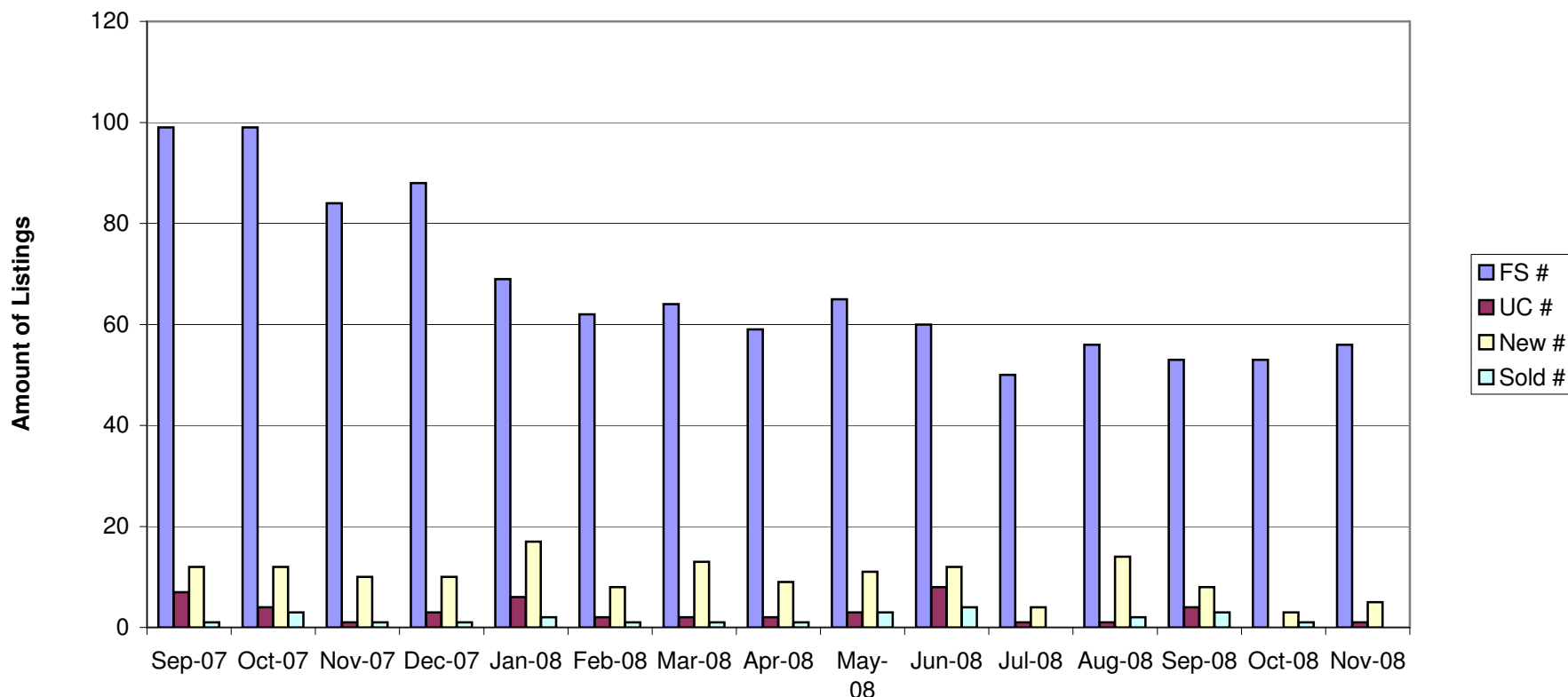
North Shore New Construction



	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08
FS #	880	866	837	765	736	673	648	628	555	511	511	505	451	451	423
UC #	17	33	28	26	23	28	20	17	27	24	19	16	13	10	10
New #	148	163	109	56	141	57	74	94	62	81	89	76	62	58	44
Sold #	18	23	20	27	19	9	20	22	18	16	25	15	10	12	11

Dates

Barrington New Construction

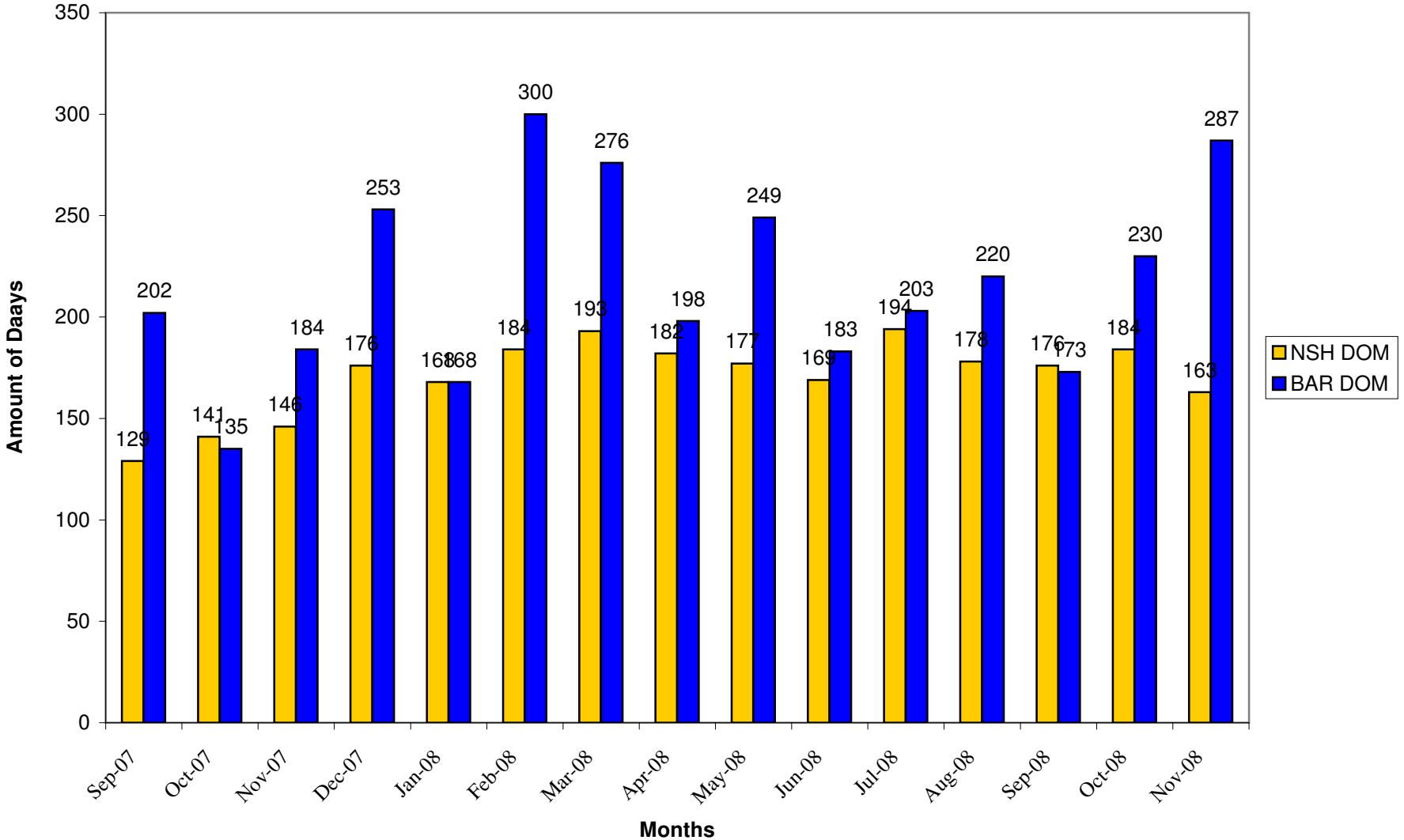


	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08
FS #	99	99	84	88	69	62	64	59	65	60	50	56	53	53	56
UC #	7	4	1	3	6	2	2	2	3	8	1	1	4	0	1
New #	12	12	10	10	17	8	13	9	11	12	4	14	8	3	5
Sold #	1	3	1	1	2	1	1	1	3	4	0	2	3	1	0

Dates

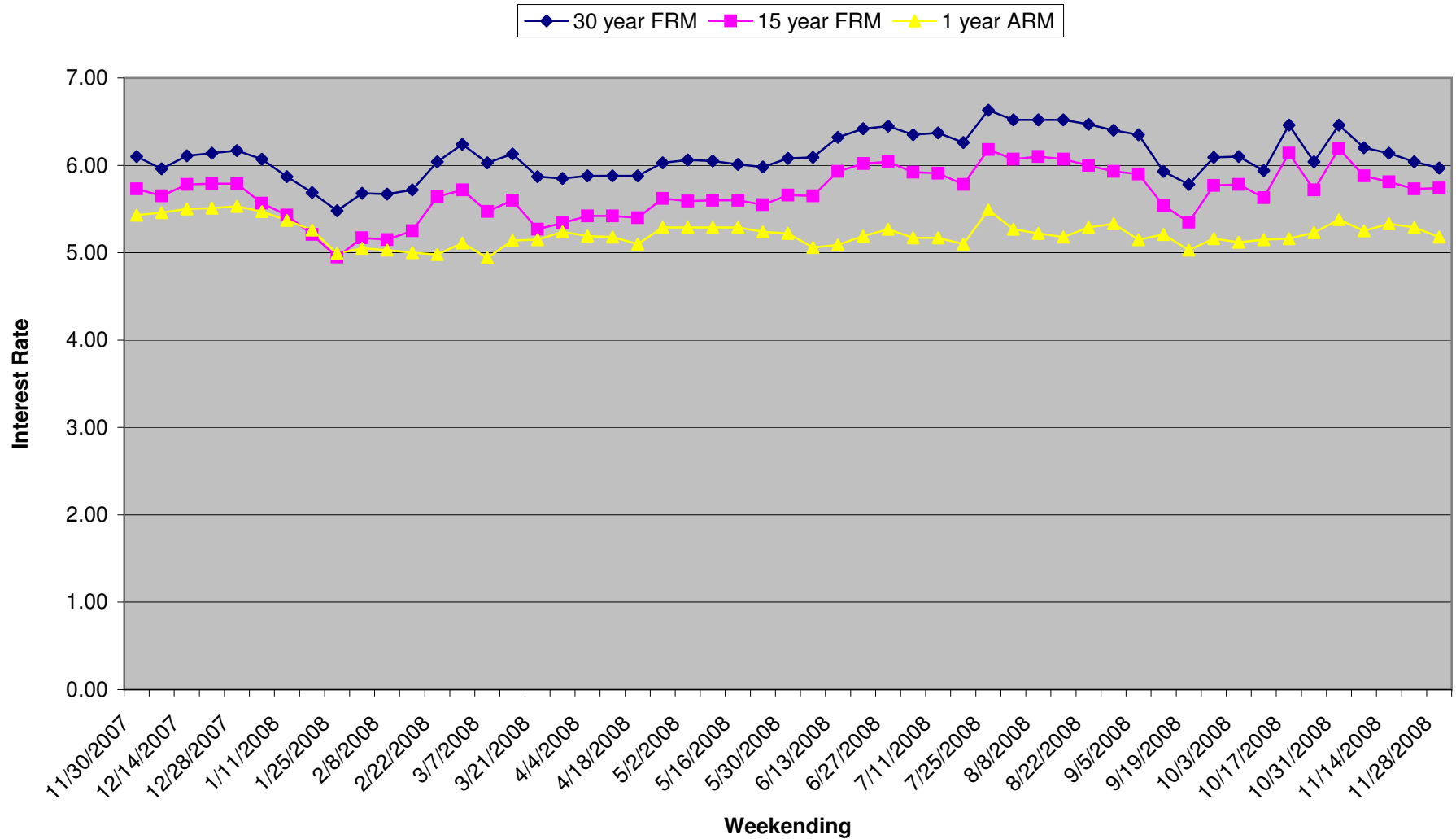
These two charts show, for the past fifteen months th number of new units on the market for North Shore and Barrington respectively.
Produced by NSBAR from information in MRED

NSBAR Market Time



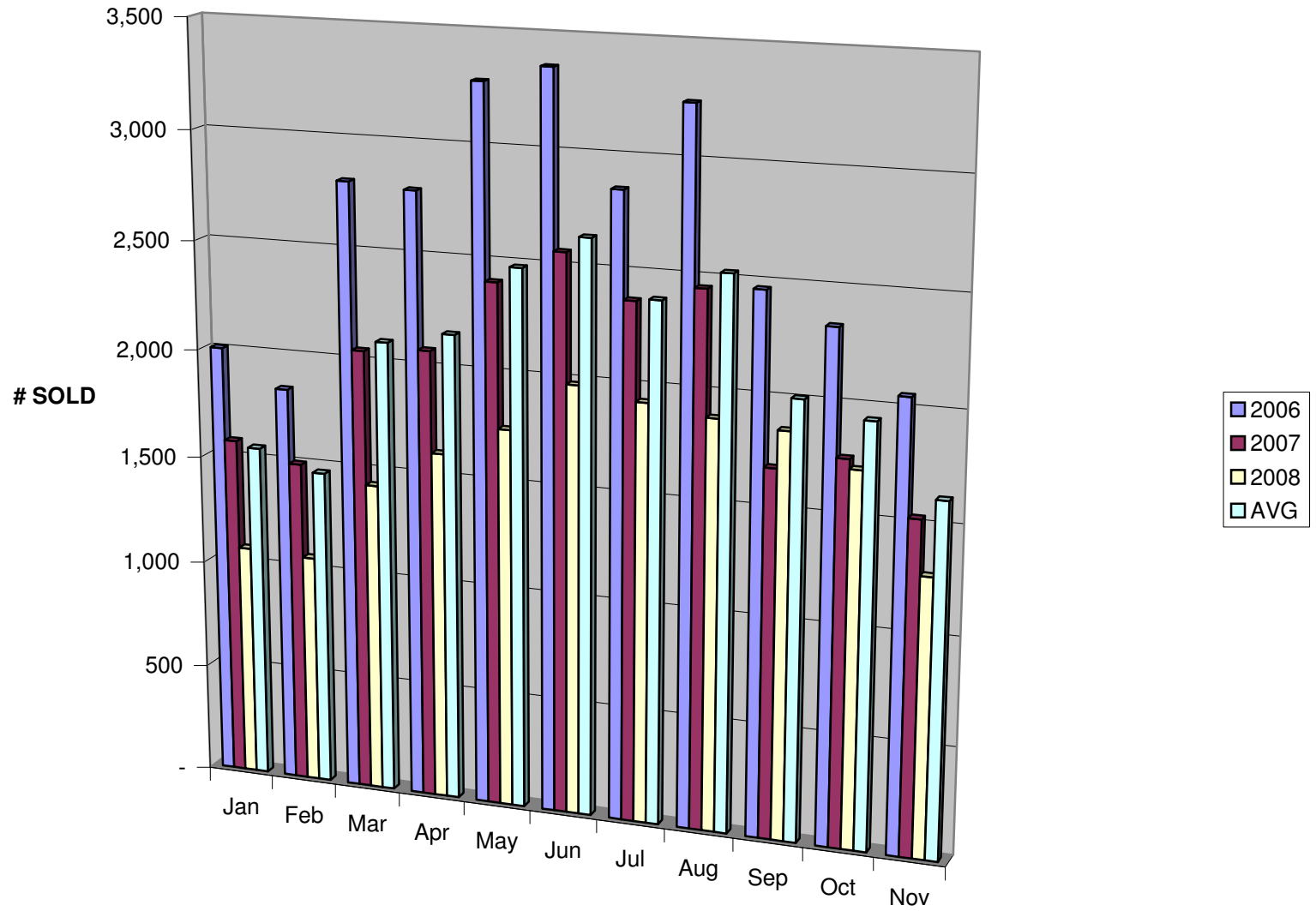
The graph shows the days on the market for both North Shore and Barrington for the past fifteen months. Produced by NSBAR from information in MRED

Mortgage Rate Trends

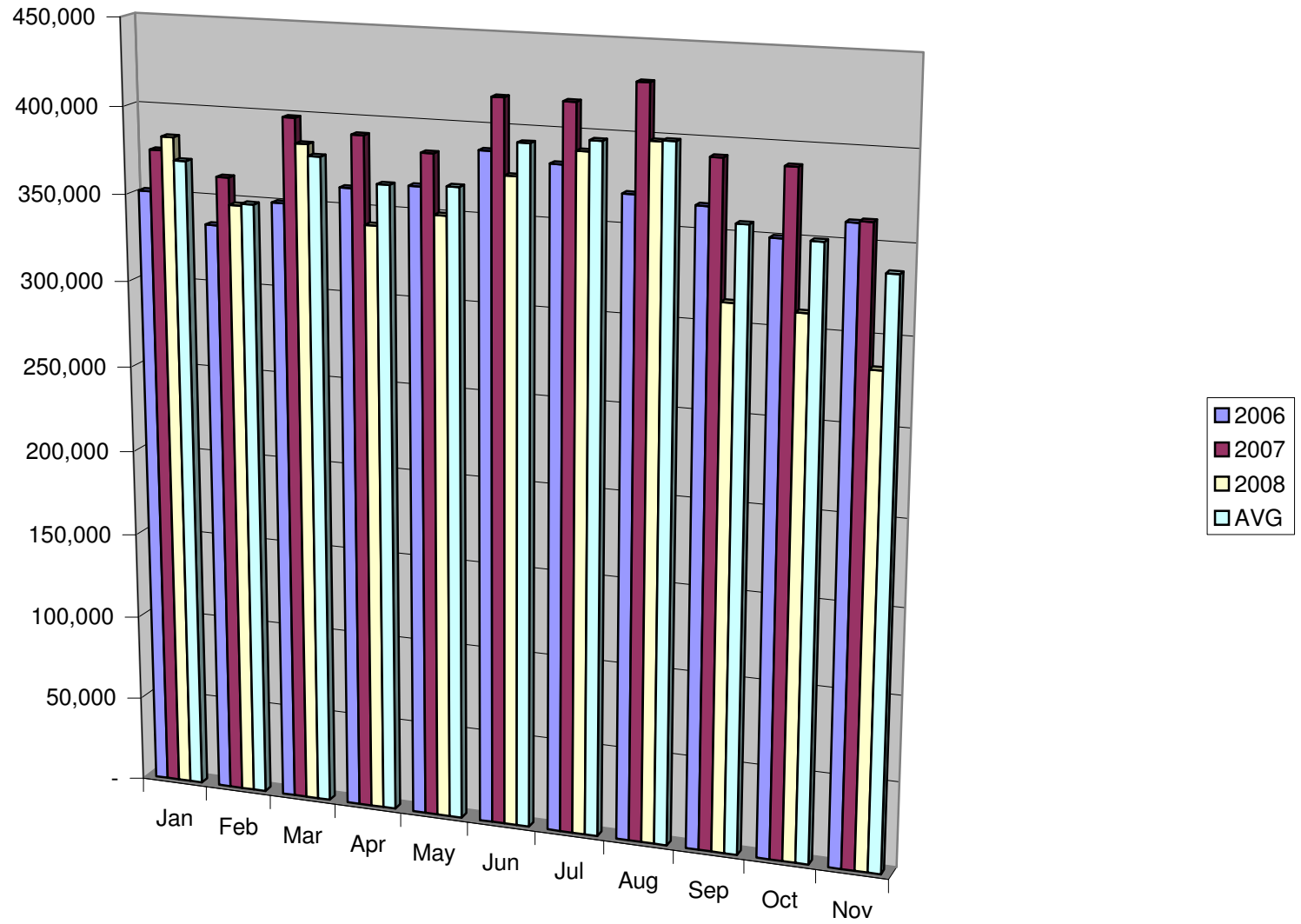


This graph lays out the rates on thirty- and fifteen-year fixed rate mortgages and one-year ARMS for the past year. Produced by NSBAR from information in MRED

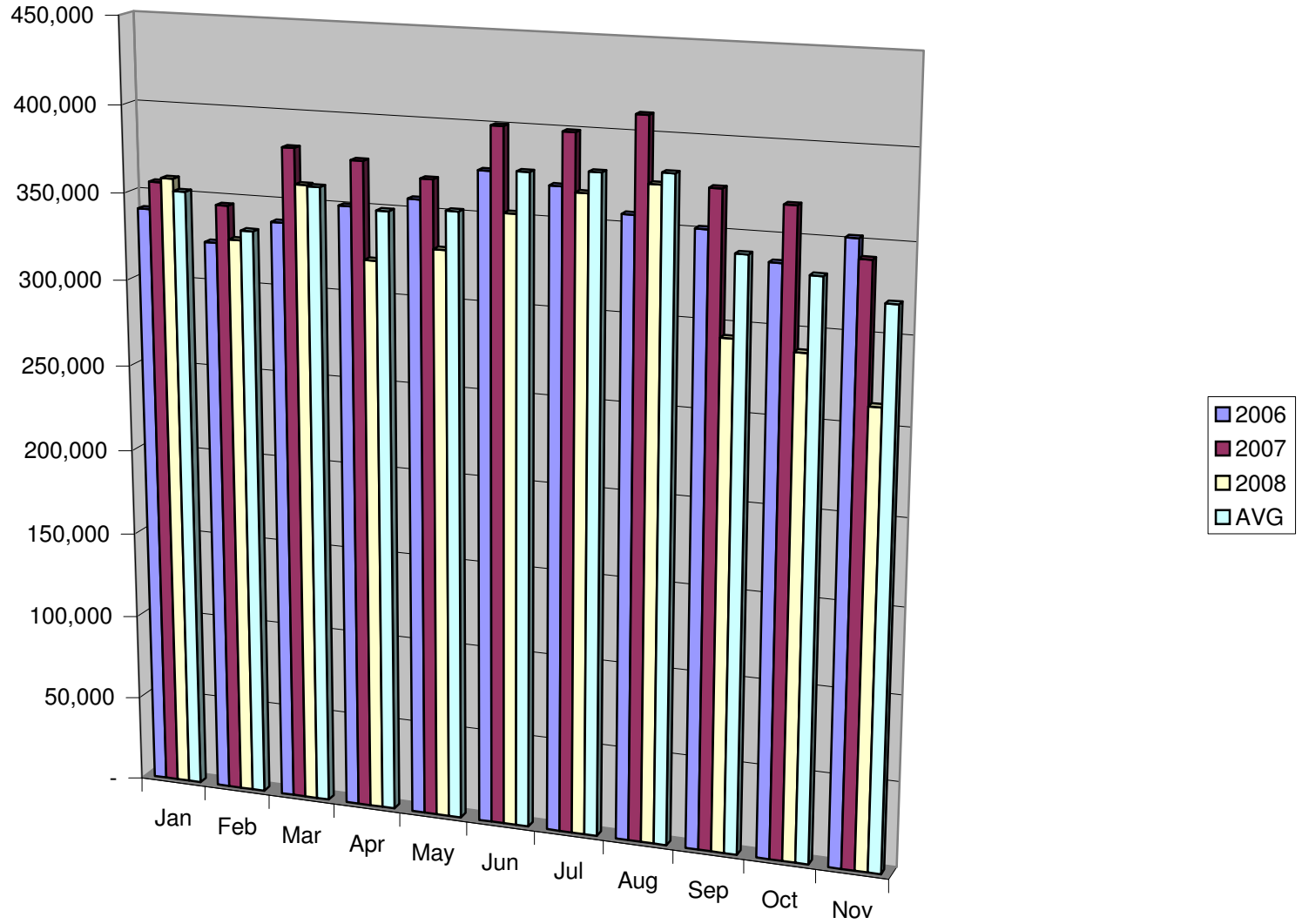
Cook County - # HOUSES SOLD BY MONTH



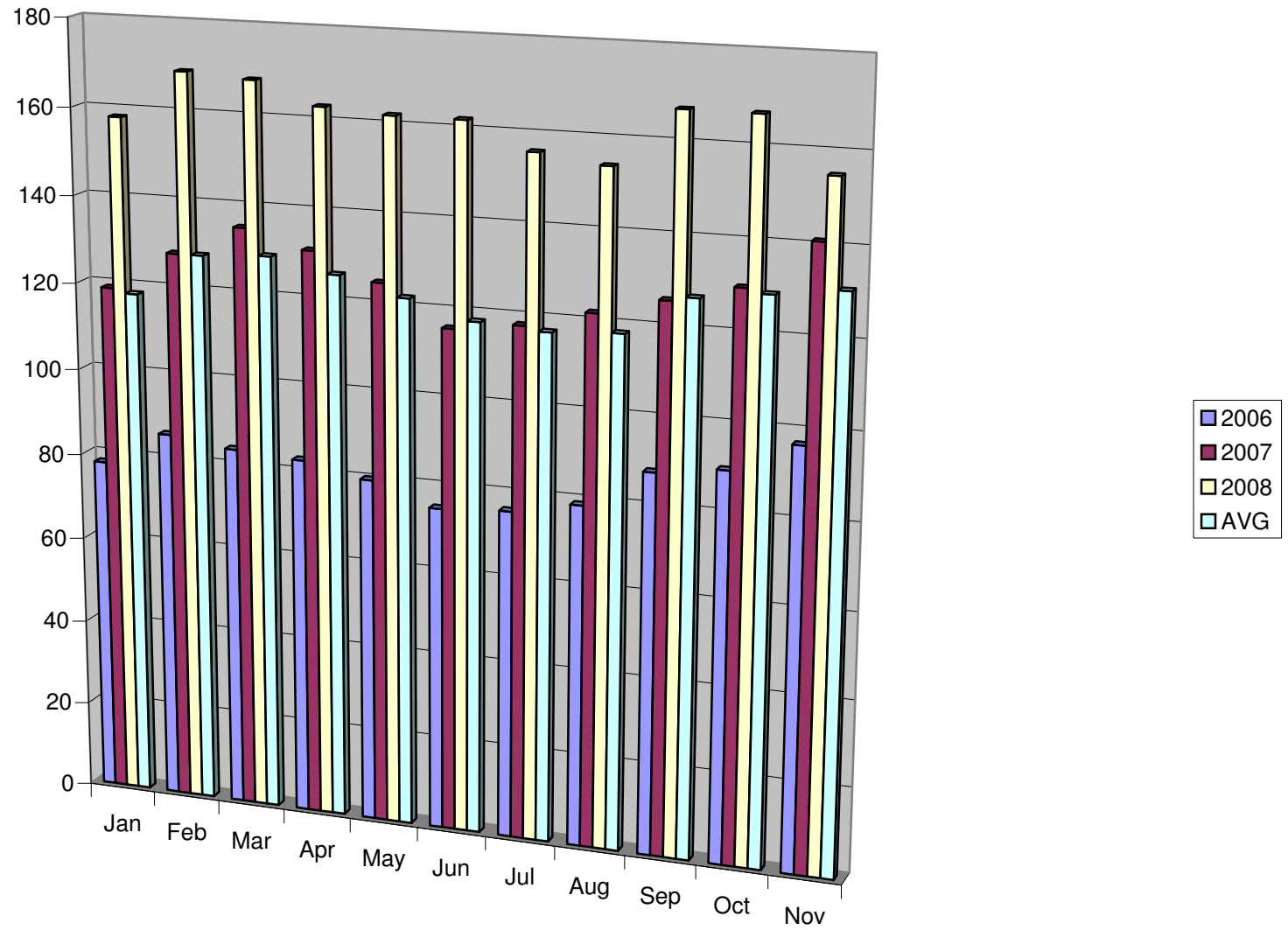
Cook County - AVERAGE LIST PRICE BY MONTH



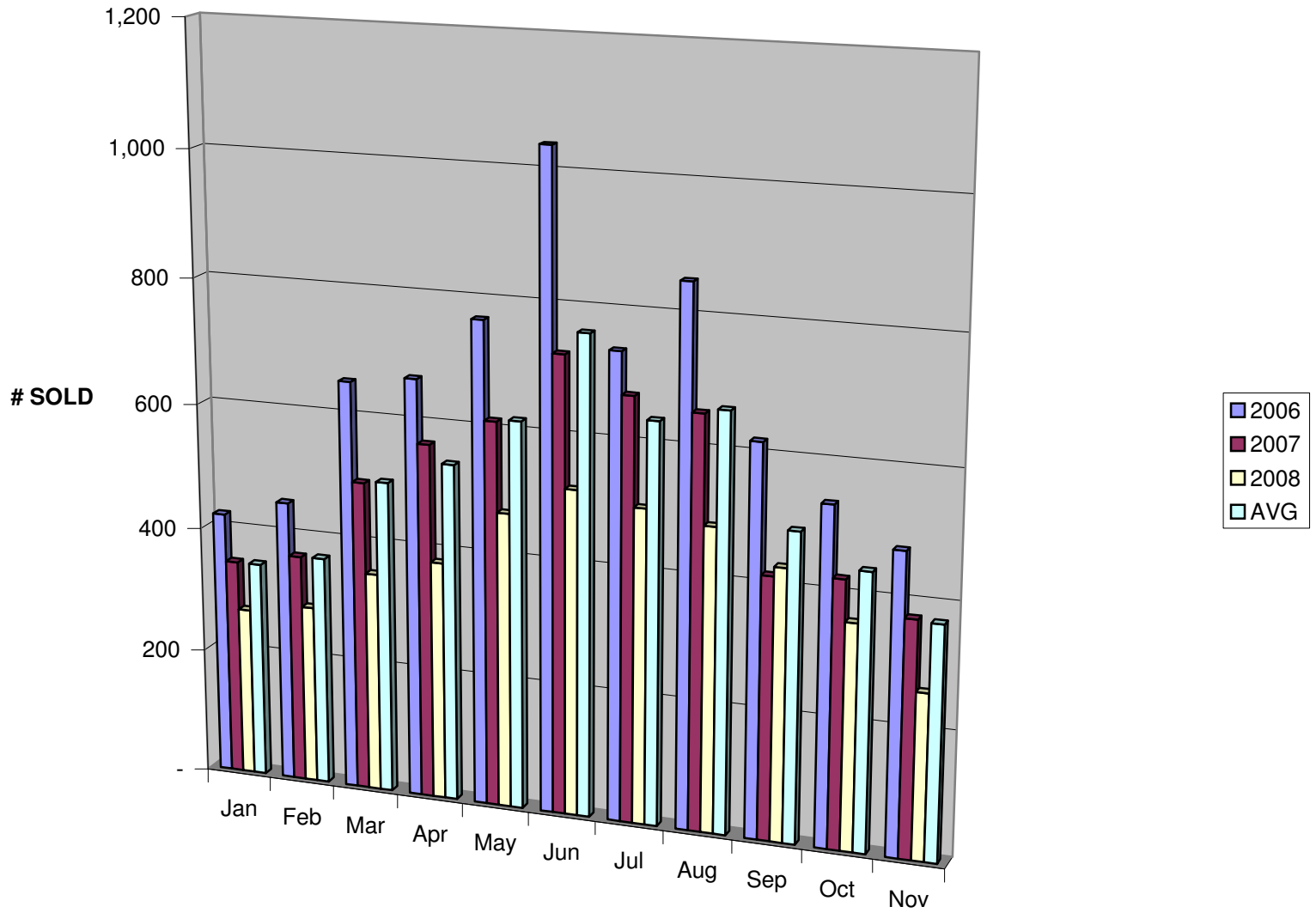
Cook County - AVERAGE SALE PRICE BY MONTH



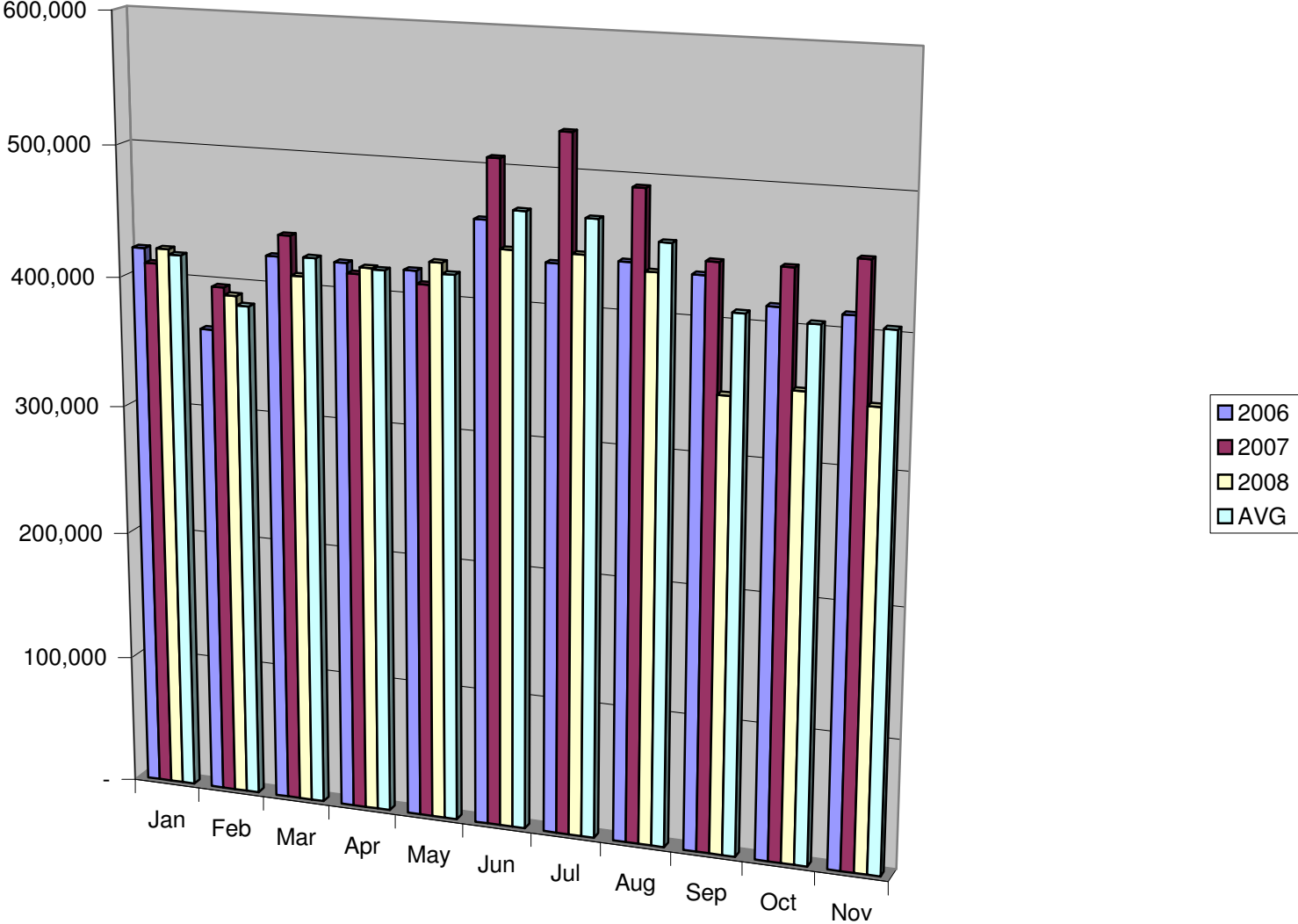
Cook County - AVERAGE TIME ON MARKET BY MONTH



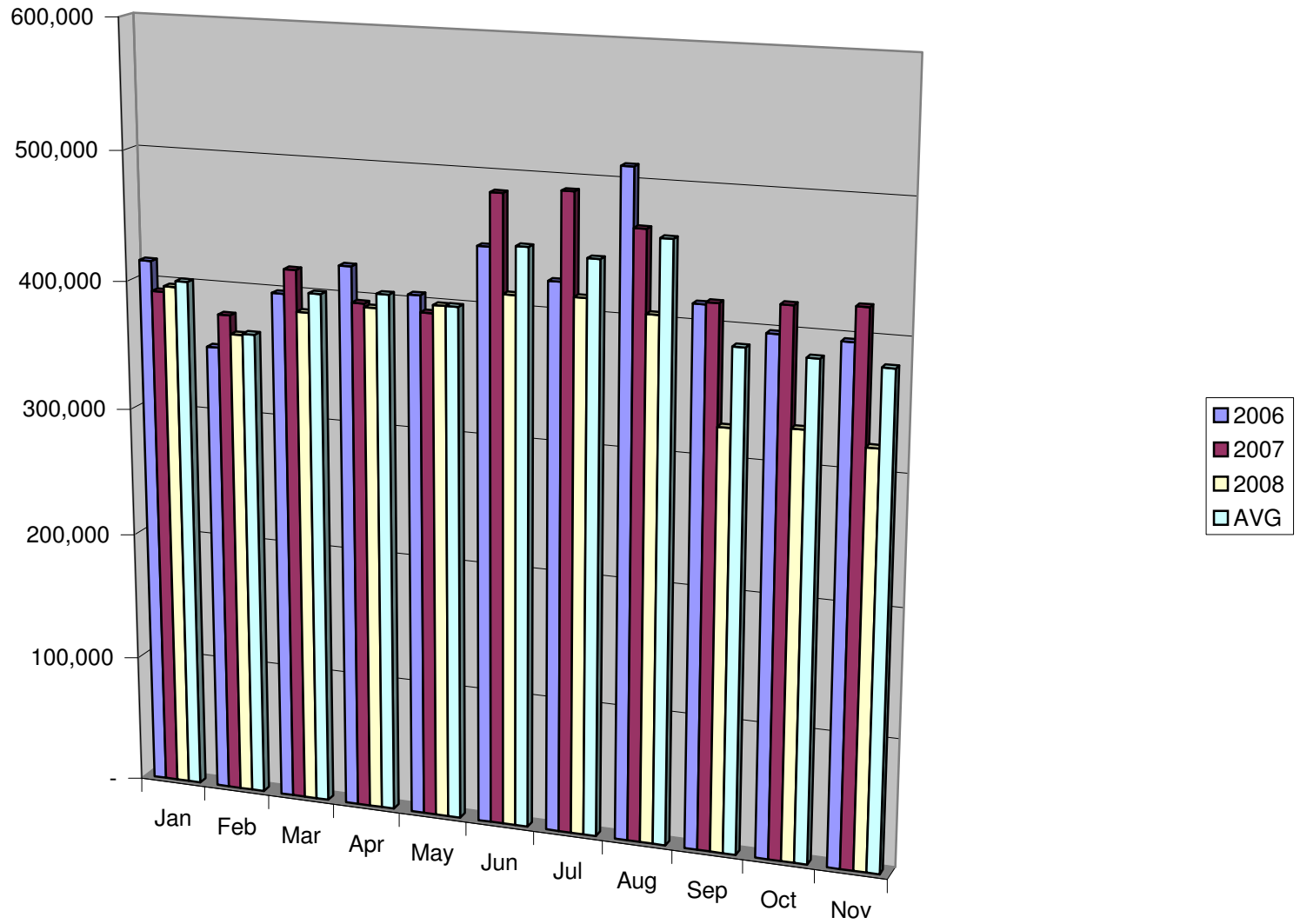
Lake County - # HOUSES SOLD BY MONTH



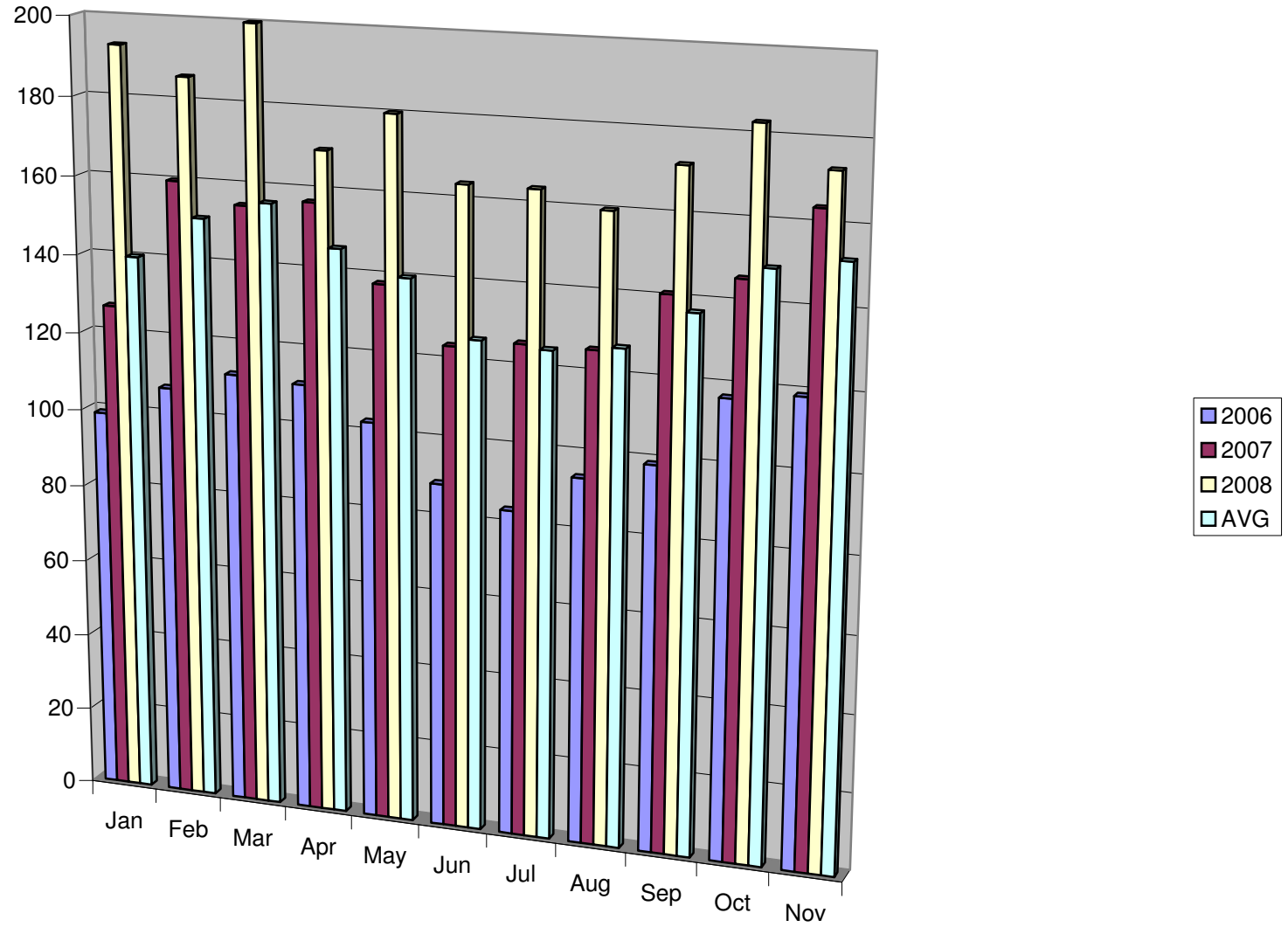
Lake County - AVERAGE LIST PRICE BY MONTH



Lake County - AVERAGE SALE PRICE BY MONTH



Lake County - AVERAGE TIME ON MARKET BY MONTH



Single Family Sales YTD

AREA	CITY	Avg OLP			Avg SP			Avg MT		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
5	ARLINGTON HEIGHTS	486,375	498,173	467,468	458,070	464,235	426,698	85	149	181
10	BARRINGTON	672,132	656,935	641,828	631,461	603,383	563,671	97	172	202
10	BARRINGTON HILLS	1,322,000	1,116,234	1,680,957	1,165,085	983,434	1,442,369	235	254	287
10	DEER PARK	639,963	705,822	666,890	600,750	654,000	627,564	104	122	112
10	LAKE BARRINGTON	760,904	883,690	722,723	736,948	836,220	650,865	123	136	258
10	NORTH BARRINGTON	982,002	1,014,413	1,007,364	882,796	898,829	880,436	228	266	298
10	PORT BARRINGTON	352,995	323,373	327,774	335,314	295,064	295,756	153	179	249
10	SOUTH BARRINGTON	1,211,094	1,169,069	1,310,354	1,116,957	1,098,542	1,182,754	116	166	205
10	TOWER LAKES	621,725	628,443	428,300	594,375	569,286	362,333	198	232	207
13	CARY	354,794	353,143	322,147	339,025	331,305	286,906	107	153	184
13	OAKWOOD HILLS	239,257	348,356	260,960	219,143	322,469	216,500	63	119	288
14	CRYSTAL LAKE	315,626	331,758	309,027	300,962	309,870	276,585	100	149	176
14	LAKEMOOD	585,109	560,790	532,932	553,876	515,128	473,567	182	161	291
14	PRAIRIE GROVE	628,780	718,800	714,828	573,400	712,667	625,434	283	241	240
15	DEERFIELD	730,956	759,978	743,073	684,964	707,047	653,924	101	141	189
16	DES PLAINES	372,496	372,757	338,778	355,266	348,758	298,842	69	113	162
22	GLENCOE	1,327,001	1,636,223	1,515,580	1,234,350	1,467,433	1,321,483	143	218	230
25	GLENVIEW	785,480	871,277	852,445	740,368	795,253	745,655	93	156	187
25	GOLF	869,000	792,633	925,857	847,250	695,000	829,286	319	261	338
30	GAGES LAKE	175,320	151,402	152,983	169,900	139,800	136,500	71	94	110
30	GRAYSLAKE	311,608	293,393	319,422	298,060	276,154	289,218	82	116	155
30	HAINESVILLE	264,580	246,557	235,122	253,096	233,708	220,493	70	88	185
30	THIRD LAKE	343,873	342,392	280,227	329,909	323,083	257,327	72	155	78
30	WILDWOOD	222,284	226,301	243,603	211,459	212,192	222,624	79	81	121
31	GURNEE	361,947	382,281	366,021	343,688	357,761	324,444	85	140	168
35	HIGHLAND PARK	1,022,958	937,127	919,164	909,462	824,414	783,640	122	203	227
40	HIGHWOOD	490,893	473,362	323,229	459,786	446,769	272,036	97	71	117
42	ISLAND LAKE	230,121	252,595	227,027	220,200	245,080	204,921	86	122	189
43	KENILWORTH	1,633,391	2,208,893	2,422,550	1,496,270	1,941,767	2,065,370	77	244	208
44	LAKE BLUFF	950,998	1,096,122	727,180	871,657	915,453	640,879	125	175	193
45	LAKE FOREST	1,519,704	1,797,947	1,482,908	1,338,541	1,587,096	1,282,814	148	193	196
47	HAWTHORN WOODS	694,649	731,321	690,283	656,529	690,489	623,861	112	183	181
47	KILDEER	913,988	865,380	881,251	857,042	799,426	773,019	149	129	213
47	LAKE ZURICH	398,865	388,513	385,986	380,891	364,697	353,313	87	130	142
47	LONG GROVE	1,007,796	941,607	949,941	948,080	862,800	835,166	149	182	262
48	GREEN OAKS	743,834	808,985	766,151	705,692	747,595	655,000	114	150	260
48	LIBERTYVILLE	606,155	580,018	579,717	575,472	544,689	522,755	129	162	214
50	HOLIDAY HILLS	248,700	192,566	131,583	222,750	177,933	125,983	90	157	53
50	JOHNSBURG	315,648	348,691	309,988	306,767	328,704	273,967	95	121	144
50	LAKEMOOR	221,548	253,351	198,353	215,690	249,227	174,711	93	140	159
50	MCCULLOM LAKE	179,920	119,810	132,600	164,900	109,600	124,643	122	74	89
50	MCHENRY	259,464	263,234	229,423	247,409	245,607	206,527	93	127	157
50	RINGWOOD	399,722	491,886	389,950	386,500	451,643	345,250	64	225	232

Information compares YTD home sales courtesy of NSBAR.org

AREA	CITY	Avg OLP			Avg SP			Avg MT		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
53	MORTON GROVE	449,565	443,854	432,537	427,541	414,587	379,973	63	119	170
56	MOUNT PROSPECT	415,772	417,669	387,101	396,560	388,689	347,280	58	123	155
60	IVANHOE	956,164	889,829	810,550	904,243	796,114	681,683	217	201	408
60	MUNDELEIN	334,274	331,519	312,125	319,349	311,957	278,641	91	123	171
61	INDIAN CREEK	498,857	490,313	461,414	478,714	454,625	410,643	83	163	127
61	VERNON HILLS	540,009	551,574	557,764	515,468	511,173	505,303	80	142	146
62	NORTHBROOK	785,424	766,551	748,390	730,648	698,646	666,673	97	138	173
67	PALATINE	464,493	470,859	476,793	445,240	444,363	434,247	88	130	156
69	LINCOLNSHIRE	733,294	795,140	693,438	696,967	742,526	620,944	79	124	248
73	ROUND LAKE	276,799	268,844	240,473	271,144	249,165	206,163	80	150	169
73	ROUND LAKE BEACH	185,180	184,955	167,516	177,190	174,993	149,355	66	111	157
73	ROUND LAKE HEIGHTS	214,526	187,388	168,218	206,930	175,535	149,177	88	93	193
73	ROUND LAKE PARK	160,764	172,209	138,430	153,750	160,534	124,988	95	89	106
76	SKOKIE	462,141	440,741	389,125	438,531	406,406	347,896	68	118	151
84	WAUCONDA	312,914	300,128	308,806	309,765	279,160	277,439	94	135	153
85	PARK CITY	218,146	213,750	204,148	210,293	210,250	184,063	107	127	136
85	WAUKEGAN	173,973	170,097	144,572	163,975	157,895	125,780	94	121	159
89	BUFFALO GROVE	467,151	445,808	442,887	445,408	416,295	402,863	67	114	130
90	WHEELING	336,559	304,874	285,830	324,199	288,241	254,076	61	125	170
91	WILMETTE	1,018,585	1,048,949	1,023,353	944,820	971,130	917,294	93	131	150
93	WINNETKA	1,811,114	1,832,418	1,665,563	1,648,767	1,657,645	1,466,444	132	186	193
102	ALGONQUIN	347,127	347,095	327,270	330,412	327,848	293,652	95	138	184
115	DEKALB	213,437	212,187	208,442	206,344	199,702	189,461	68	94	136
156	LAKE IN THE HILLS	285,282	287,859	252,735	277,322	272,303	228,758	81	118	152
178	SYCAMORE	268,270	279,102	284,368	256,895	261,592	254,686	106	144	192
193	SCHAUMBURG	408,865	384,590	374,552	391,037	361,003	339,379	81	134	159
194	HOFFMAN ESTATES	376,856	395,152	353,705	362,027	381,775	328,369	72	89	156
201	EVANSTON	663,273	699,247	675,800	627,956	652,101	619,188	69	116	136
645	LINCOLNWOOD	643,948	786,858	648,008	604,552	716,465	552,494	109	153	161
7115	BANNOCKBURN	1,752,571	2,427,800	1,474,000	1,536,786	2,089,000	1,381,250	445	370	335
7145	METTAWA	1,546,667	2,199,000	1,874,950	1,330,000	2,100,000	1,490,000	106	37	127
7167	INVERNESS	898,280	774,925	780,568	821,828	715,293	699,535	148	240	165
7169	PRAIRIE VIEW	429,820	278,580	280,950	405,550	250,600	247,750	106	90	135
7193	NORTHFIELD	1,079,916	1,295,321	980,645	1,004,948	1,117,770	878,200	100	179	154
7215	RIVERWOODS	1,003,298	885,700	1,092,740	948,968	825,680	954,865	126	123	245
8001	CHICAGO	500,059	504,633	452,291	480,752	477,938	401,382	116	88	212
8002	CHICAGO	452,239	470,841	420,121	430,312	439,716	369,460	71	122	139
8006	CHICAGO	1,270,163	1,277,874	1,375,339	1,204,186	1,187,349	1,246,404	135	164	161
8008	CHICAGO	3,261,553	2,852,024	2,858,519	2,649,155	2,583,581	2,363,994	298	198	331
	Average	522,605	562,277	529,015	480,444	517,551	470,398	92	139	171
	% change from previous year		7.59%	-5.92%		7.72%	-9.11%		51.09%	23.02%

AREA	CITY	# Listed			#Sold			Volume		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
	5 ARLINGTON HEIGHTS	1450	1450	1176	516	516	382	239,545,013	239,545,013	162,998,824
	10 BARRINGTON	530	530	478	183	183	138	110,419,023	110,419,023	77,786,660
	10 BARRINGTON HILLS	135	135	159	32	32	34	31,469,879	31,469,879	49,040,550
	10 DEER PARK	44	44	67	18	18	24	11,772,000	11,772,000	15,061,547
	10 LAKE BARRINGTON	79	79	80	29	29	26	24,250,387	24,250,387	16,922,500
	10 NORTH BARRINGTON	113	113	121	38	38	28	34,155,500	34,155,500	24,652,216
	10 PORT BARRINGTON	88	88	66	11	11	14	3,245,700	3,245,700	4,140,583
	10 SOUTH BARRINGTON	119	119	147	33	33	33	36,251,875	36,251,875	39,030,869
	10 TOWER LAKES	23	23	12	14	14	3	7,970,000	7,970,000	1,087,000
	13 CARY	611	611	508	223	223	195	73,880,934	73,880,934	55,946,718
	13 OAKWOOD HILLS	40	40	15	16	16	5	5,159,500	5,159,500	1,082,500
	14 CRYSTAL LAKE	1238	1238	1048	421	421	315	130,455,081	130,455,081	87,124,317
	14 LAKEWOOD	135	135	137	40	40	25	20,605,100	20,605,100	11,839,168
	14 PRAIRIE GROVE	36	36	28	6	6	7	4,276,000	4,276,000	4,378,041
	15 DEERFIELD	470	470	452	177	177	113	125,147,338	125,147,338	73,893,400
	16 DES PLAINES	1124	1124	1002	292	292	229	101,837,273	101,837,273	68,434,752
	22 GLENCOE	285	285	268	102	102	84	149,678,137	149,678,137	111,004,550
	25 GLENVIEW	1146	1146	941	325	325	269	258,457,270	258,457,270	200,581,284
	25 GOLF	22	22	26	3	3	7	2,085,000	2,085,000	5,805,000
	30 GAGES LAKE	19	19	25	5	5	12	699,000	699,000	1,638,000
	30 GRAYSLAKE	629	629	523	275	275	228	75,942,313	75,942,313	65,941,775
	30 HAINESVILLE	70	70	69	30	30	27	7,011,250	7,011,250	5,953,300
	30 THIRD LAKE	23	23	25	12	12	6	3,877,000	3,877,000	1,543,962
	30 WILDWOOD	74	74	51	37	37	25	7,851,110	7,851,110	5,565,600
	31 GURNEE	755	755	668	329	329	246	117,703,393	117,703,393	79,813,127
	35 HIGHLAND PARK	806	806	698	256	256	222	211,049,950	211,049,950	173,968,003
	40 HIGHWOOD	61	61	43	13	13	7	5,808,000	5,808,000	1,904,250
	42 ISLAND LAKE	261	261	208	86	86	58	21,076,889	21,076,889	11,885,400
	43 KENILWORTH	68	68	75	42	42	18	81,554,200	81,554,200	37,176,663
	44 LAKE BLUFF	252	252	196	93	93	75	85,137,145	85,137,145	48,065,900
	45 LAKE FOREST	602	602	543	210	210	148	333,290,225	333,290,225	189,856,434
	47 HAWTHORN WOODS	272	272	238	76	76	76	52,477,153	52,477,153	47,413,413
	47 KILDEER	124	124	156	43	43	33	34,375,302	34,375,302	25,509,625
	47 LAKE ZURICH	495	495	446	213	213	167	77,680,422	77,680,422	59,003,324
	47 LONG GROVE	321	321	266	100	100	48	86,279,953	86,279,953	40,087,988
	48 GREEN OAKS	105	105	87	35	35	25	26,165,833	26,165,833	16,375,000
	48 LIBERTYVILLE	659	659	538	255	255	175	138,895,610	138,895,610	91,482,116
	50 HOLIDAY HILLS	15	15	11	3	3	6	533,800	533,800	755,900
	50 JOHNSBURG	220	220	197	56	56	42	18,407,398	18,407,398	11,506,605
	50 LAKEMOOR	148	148	111	50	50	29	12,461,327	12,461,327	5,066,630
	50 MCCULLOM LAKE	14	14	15	5	5	7	548,000	548,000	872,500
	50 MCHENRY	1167	1167	943	440	440	331	108,067,060	108,067,060	68,360,418
	50 RINGWOOD	16	16	22	7	7	2	3,161,500	3,161,500	690,500

AREA	CITY	# Listed			#Sold			Volume		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
53	MORTON GROVE	649	600	449	210	161	118	89,783,655	66,748,450	44,836,830
56	MOUNT PROSPECT	918	887	730	294	285	211	116,588,647	110,776,250	73,276,095
60	IVANHOE	36	33	23	14	7	6	12,659,400	5,572,800	4,090,099
60	MUNDELEIN	808	761	653	376	268	177	120,075,039	83,604,608	49,319,484
61	INDIAN CREEK	34	20	27	7	8	7	3,351,000	3,637,000	2,874,500
61	VERNON HILLS	465	362	294	218	166	117	112,372,126	84,854,706	59,120,450
62	NORTHBROOK	896	836	773	292	255	236	213,349,111	178,154,623	157,334,890
67	PALATINE	961	924	861	395	287	256	175,869,804	127,532,257	111,167,280
69	LINCOLNSHIRE	201	210	161	69	67	40	48,090,750	49,749,263	24,837,750
73	ROUND LAKE	698	619	509	273	155	140	74,022,252	38,620,630	28,862,814
73	ROUND LAKE BEACH	736	667	580	366	243	173	64,851,641	42,523,206	25,838,449
73	ROUND LAKE HEIGHTS	114	89	76	39	33	25	8,070,283	5,792,650	3,729,419
73	ROUND LAKE PARK	171	188	129	98	66	40	15,067,470	10,595,244	4,999,530
76	SKOKIE	1114	1117	875	350	279	227	153,485,738	113,387,351	78,972,376
84	WAUCONDA	410	368	401	174	147	100	53,899,040	41,036,546	27,743,869
85	PARK CITY	22	16	19	15	4	8	3,154,400	841,000	1,472,500
85	WAUKEGAN	1467	1392	1138	718	471	378	117,734,265	74,368,651	47,544,990
89	BUFFALO GROVE	705	620	498	303	253	192	134,958,575	105,322,731	77,349,604
90	WHEELING	330	332	324	142	93	79	46,036,300	26,806,446	20,072,000
91	WILMETTE	687	684	605	320	303	225	302,342,415	294,252,319	206,391,254
93	WINNETKA	428	417	409	187	197	139	308,319,454	326,556,080	203,835,700
102	ALGONQUIN	828	753	621	359	243	196	118,618,031	79,667,042	57,555,886
115	DEKALB	463	458	462	292	239	182	60,252,400	47,728,698	34,481,839
156	LAKE IN THE HILLS	891	807	642	428	290	217	118,693,858	78,967,939	49,640,455
178	SYCAMORE	447	414	340	225	189	159	57,801,380	49,440,934	40,495,010
193	SCHAUMBURG	803	777	575	340	261	226	132,952,561	94,221,738	76,699,651
194	HOFFMAN ESTATES	884	882	714	355	322	238	128,519,695	122,931,689	78,151,830
201	EVANSTON	894	868	768	431	358	316	270,648,900	233,452,021	195,663,460
645	LINCOLNWOOD	375	412	364	83	65	63	50,177,800	46,570,200	34,807,100
7115	BANNOCKBURN	26	32	21	7	5	2	10,757,500	10,445,000	2,762,500
7145	METTAWA	15	24	22	3	1	2	3,990,000	2,100,000	2,980,000
7167	INVERNESS	229	227	192	74	72	37	60,815,275	51,501,113	25,882,795
7169	PRAIRIE VIEW	41	33	19	10	5	4	4,055,500	1,253,000	991,000
7193	NORTHFIELD	113	132	127	45	43	33	45,222,660	48,064,100	28,980,600
7215	RIVERWOODS	119	123	139	47	30	25	44,601,500	24,770,400	23,871,625
8001	CHICAGO	97	78	80	32	24	23	15,384,050	11,470,500	9,231,794
8002	CHICAGO	356	349	263	124	106	81	53,358,700	46,609,900	29,926,235
8006	CHICAGO	451	419	387	151	123	101	181,832,140	146,043,887	125,886,819
8008	CHICAGO	94	113	89	30	33	21	79,474,655	85,258,170	49,643,869
	Total	34,723	32,907	28,244	13,988	11,307	8,764	6,846,348,611	5,851,943,985	4,122,569,263
	% change from previous year		-5.23%	-14.17%		-19.17%	-22.49%		-14.52%	-29.55%

Condo Sales by Year YTD

Area	City	Avg OLP			Avg SP			Avg MT		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
5	ARLINGTON HEIGHTS	191,981	196,811	213,263	180,247	182,238	193,866	78	110	173
10	BARRINGTON	257,434	283,695	283,700	263,879	264,956	260,917	111	182	299
10	LAKE BARRINGTON	313,406	309,913	263,090	295,665	286,607	221,867	82	128	182
14	CRYSTAL LAKE	160,981	145,429	155,501	151,926	138,709	147,695	88	131	139
15	DEERFIELD	311,063	299,796	273,329	292,371	280,585	245,000	94	111	169
16	DES PLAINES	186,306	182,890	179,035	178,518	172,399	163,269	87	127	158
22	GLENCOE	339,843	334,714	399,450	312,286	313,071	388,000	52	163	183
25	GLENVIEW	258,283	261,440	239,522	243,456	242,149	210,722	82	126	161
30	GRAYSLAKE	189,329	239,184	204,656	191,267	233,402	191,006	27	138	90
30	HAINESVILLE	175,880	164,900	162,400	166,300	162,000	141,250	112	25	266
30	WILDWOOD	138,090	132,233	139,900	138,384	130,308	134,400	5	49	99
31	GURNEE	154,361	154,103	142,426	138,983	146,208	123,837	27	95	219
35	HIGHLAND PARK	468,163	526,675	554,808	436,215	482,688	499,878	112	151	156
40	HIGHWOOD	277,450	357,560	450,000	254,950	341,180	372,500	87	91	167
42	ISLAND LAKE	279,900	194,500	161,400	276,000	176,000	127,500	5	99	198
44	LAKE BLUFF	206,393	194,200	205,222	201,580	181,389	186,333	132	146	312
45	LAKE FOREST	406,965	847,440	511,771	375,870	840,305	464,668	104	83	143
47	LAKE ZURICH	208,956	2,206,397	251,617	202,711	226,311	236,703	57	118	100
48	LIBERTYVILLE	229,549	228,826	202,244	218,660	216,379	185,521	77	122	182
50	MCHENRY	131,614	132,694	140,562	126,806	124,740	132,741	54	101	121
53	MORTON GROVE	245,296	259,880	223,429	232,622	246,992	202,303	75	140	175
56	MOUNT PROSPECT	179,602	204,226	182,464	164,599	191,778	165,858	83	146	192
60	MUNDELEIN	150,860	161,823	201,262	143,409	160,132	182,477	97	84	86
61	VERNON HILLS	191,802	194,114	194,880	181,727	184,478	176,482	65	117	112

Area	City	Avg OLP			Avg SP			Avg MT		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
62	NORTHBROOK	319,270	332,620	298,309	299,335	301,268	254,207	98	156	210
67	PALATINE	165,051	175,144	166,950	159,273	166,148	151,299	88	120	130
69	LINCOLNSHIRE	411,467	368,813	367,425	394,389	327,625	314,475	178	175	266
73	ROUND LAKE	140,169	156,333	153,780	132,392	145,667	124,900	86	89	161
73	ROUND LAKE BEACH	122,461	123,937	125,241	118,985	119,977	117,000	82	63	143
76	SKOKIE	258,981	280,564	236,169	250,139	264,631	212,074	76	138	201
84	WAUCONDA	177,052	176,637	184,261	167,708	166,324	165,167	108	138	193
85	WAUKEGAN	103,929	109,119	105,444	103,598	105,550	91,988	65	93	129
89	BUFFALO GROVE	185,199	189,295	190,415	176,332	175,335	170,199	104	143	152
90	WHEELING	179,909	187,985	217,931	172,544	178,934	184,868	93	123	134
91	WILMETTE	373,016	440,313	510,438	350,555	414,180	479,810	109	153	89
93	WINNETKA	458,793	499,806	600,857	426,345	471,471	541,714	120	82	237
102	ALGONQUIN	194,086	208,876	207,900	186,700	197,464	196,750	100	126	78
156	LAKE IN THE HILLS	132,204	134,718	138,720	128,277	128,176	134,685	52	109	102
178	SYCAMORE	146,206	155,755	156,017	143,997	150,396	151,754	39	122	113
193	SCHAUMBURG	169,732	167,138	170,873	163,699	164,374	162,104	66	64	92
194	HOFFMAN ESTATES	129,241	128,757	120,786	124,046	121,882	109,326	75	109	158
201	EVANSTON	309,944	330,126	318,719	298,575	313,987	293,293	123	150	173
645	LINCOLNWOOD	341,352	357,676	332,450	314,967	312,250	294,375	164	291	259
7193	NORTHFIELD	317,653	378,506	497,092	305,984	360,925	475,769	42	110	117
8001	CHICAGO	225,693	235,643	233,830	223,971	227,848	218,495	106	146	180
8002	CHICAGO	222,394	230,426	199,400	215,546	221,993	182,299	109	135	179
8006	CHICAGO	356,515	366,298	379,662	347,183	356,667	364,094	90	101	106
8008	CHICAGO	495,465	542,793	596,148	480,296	512,395	572,700	89	111	130
	Average	317,476	353,374	383,528	307,053	335,245	363,692	90	117	136
	% change from previous year		11.31%	8.53%		9.18%	8.49%		30.00%	16.24%

AREA	CITY	#Listed			#Sold			Volume		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
	5 ARLINGTON HEIGHTS	931	894	772	373	323	184	67,231,953	58,862,887	35,671,254
	10 BARRINGTON	60	41	34	31	11	6	8,180,258	2,914,511	1,565,500
	10 LAKE BARRINGTON	41	38	45	17	15	15	5,026,300	4,299,100	3,328,000
	14 CRYSTAL LAKE	223	282	183	121	97	81	18,383,035	13,454,815	11,963,286
	15 DEERFIELD	69	72	50	41	43	21	11,987,200	12,065,149	5,145,000
	16 DES PLAINES	1495	1459	1083	516	338	237	92,115,160	58,270,890	38,694,790
	22 GLENCOE	14	16	8	7	7	2	2,186,000	2,191,500	776,000
	25 GLENVIEW	377	359	298	150	126	74	36,518,335	30,510,813	15,593,400
	30 GRAYSLAKE	125	61	78	58	18	9	11,093,460	4,201,238	1,719,050
	30 HAINESVILLE	17	11	5	5	2	2	831,500	324,000	282,500
	30 WILDWOOD	108	27	21	34	9	2	4,705,059	1,172,775	268,800
	31 GURNEE	136	106	84	82	48	26	11,396,599	7,017,994	3,219,750
	35 HIGHLAND PARK	144	114	115	70	53	30	30,535,050	25,582,460	14,996,350
	40 HIGHWOOD	6	9	9	2	5	1	509,900	1,705,900	372,500
	42 ISLAND LAKE	2	2	4	1	1	2	276,000	176,000	255,000
	44 LAKE BLUFF	53	42	29	44	9	9	8,869,532	1,632,500	1,677,000
	45 LAKE FOREST	41	86	48	23	37	17	8,645,000	31,091,284	7,899,362
	47 LAKE ZURICH	16	19	22	9	7	9	1,824,400	1,584,180	2,130,325
	48 LIBERTYVILLE	76	73	60	44	38	26	9,621,050	8,222,400	4,823,550
	50 MCHENRY	87	110	77	63	59	39	7,988,759	7,359,680	5,176,900
	53 MORTON GROVE	144	194	163	45	43	35	10,468,010	10,620,650	7,080,619
	56 MOUNT PROSPECT	442	430	349	293	108	63	48,227,503	20,711,987	10,449,075
	60 MUNDELEIN	47	92	66	15	17	13	2,151,137	2,722,250	2,372,200
	61 VERNON HILLS	202	189	149	104	79	47	18,899,590	14,573,725	8,294,674

AREA	CITY	#Listed			#Sold			Volume		
		2006	2007	2008	2006	2007	2008	2006	2007	2008
62	NORTHBROOK	246	280	233	89	98	58	26,640,800	29,524,222	14,744,000
67	PALATINE	1,188	1138	920	423	294	207	67,372,300	48,847,643	31,318,996
69	LINCOLNSHIRE	18	38	45	9	8	4	3,549,500	2,621,000	1,257,900
73	ROUND LAKE	26	21	15	13	6	5	1,721,090	874,000	624,500
73	ROUND LAKE BEACH	69	65	54	49	31	16	5,830,289	3,719,300	1,872,000
76	SKOKIE	699	661	500	259	164	86	64,785,882	43,399,471	18,238,390
84	WAUCONDA	75	50	47	48	19	15	8,049,965	3,160,150	2,477,500
85	WAUKEGAN	128	94	69	27	30	16	2,797,145	3,166,513	1,471,810
89	BUFFALO GROVE	441	335	338	180	104	78	31,739,715	18,234,799	13,275,540
90	WHEELING	419	337	303	138	100	70	23,811,068	17,893,368	12,940,773
91	WILMETTE	81	90	136	44	33	57	15,424,400	13,667,938	27,349,165
93	WINNETKA	30	25	25	15	17	7	6,395,175	8,015,000	3,792,000
102	ALGONQUIN	17	23	11	7	11	1	1,306,900	2,172,100	196,750
156	LAKE IN THE HILLS	101	88	64	49	42	20	6,285,550	5,383,400	2,693,700
178	SYCAMORE	105	112	115	64	60	36	9,215,800	9,023,755	5,463,143
193	SCHAUMBURG	404	593	435	215	309	133	35,195,275	50,791,422	21,559,887
194	HOFFMAN ESTATES	291	262	201	124	85	44	15,381,659	10,359,950	4,810,357
201	EVANSTON	1,340	1216	1030	630	519	315	188,102,425	162,959,044	92,387,363
645	LINCOLNWOOD	57	47	36	15	17	4	4,724,500	5,308,250	1,177,500
7193	NORTHFIELD	40	33	46	19	16	13	5,813,700	5,774,800	6,185,000
8001	CHICAGO	1,883	1876	1449	863	622	361	193,286,819	141,721,397	78,876,670
8002	CHICAGO	1,626	1608	1221	436	435	215	93,978,212	96,566,888	39,194,373
8006	CHICAGO	4,172	3988	3431	2,185	2,012	1545	758,594,800	717,614,672	562,525,273
8008	CHICAGO	5,969	5779	5035	2,798	2,641	2008	1,343,867,826	1,353,235,809	1,149,981,573
	Total	24,311	23,506	19,511	10,855	9,178	6,264	3,333,061,815	3,077,179,879	2,278,169,048
	% change from previous year		-3.31%	-17.00%		-15.45%	-31.75%		-7.68%	-25.97%

Glossary of Terms and Abbreviations

Absorption Rate:

Absorption rates are used to determine the amount of weeks that it will take to sell the current inventory at the present rate of sales.

Twenty six weeks is considered neutral. When the absorption is rate is higher than 26 weeks, it is considered a buyer's market and sale prices become stagnant. When the rate is lower, homes are selling faster and sales prices increase.

To formulate Absorption Rate you need to know 2 figures.

- 1) How many listings are currently on the market?
- 2) How many listings sold last month?

Then

- A.) Multiple the number of solds last month by 12 (months).
- B.) Divided by the current listings equals # of Units that would sell each week.
- C.) Divide the # or units that should sell each week into the number available = absorption rate.

Supply Demand Ratio

The amount of homes for sales divided by the amount of sold properties for a given time period. When there are six active listings for every sold listing, the market is considered to be at its equilibrium, homes are being sold at the exact right price.

Listing

Listing in MRED - when the current titleholders of the property have signed an exclusive or exclusive right to sell agreement and the agreement is in effect with an MRED office.

Statuses for Active Listings

ACTV - An A

ctive listing is where an agreement and an owner of real property and a real estate agent, whereby the agent agrees to secure a buyer or tenant for specific property at a certain price and terms in return for a fee or commission.

BOMK - Back on Market: A listing previously showing Off-Market (Canceled, Closed, Expired, or Rented) status is now active again.

CTG - Contingent on a contract pending – A valid sales contract has been signed by a Buyer and Seller with provisions to be met before a contract can become binding.

CONTINGENCY FLAGS

AI - Attorney Approval/Home Inspection

CTGO - Denotes other contingency that may apply. Call Listing Agent for specifics of contingency

FIN - Financing

*HC*** - Buyer has home to close. Code is followed by number of hours in kick out period

*HS*** - Buyer has home to sell. Code is followed by number of hours in kick out period

NEW - A New listing.

PCHG - Price Change: A listing showing a change in list price – new list price is required.

RACT Reactivate: A listing that was previously showing as Contingent, Pending or

Temporarily Off-Market

TEMP - Active -Temporarily Off-Market (still listed) exclusive brokerage agreement in effect, property unable to be shown, except for reasonable restrictions noted on the listing in the showing instructions.

BOMK, NEW, PCHG & RACT - statuses will show on MRED® for 5 days (unless a status change is made to the listing) and then revert to an ACTV status.

OFF-MARKET LISTING

Closed property in MRED is when an active listing has been sold and the title has changed from the seller titleholder to the new title holder.

Expired listing in MRED is an active listing which has reached its expiration date and has moved from active status to expired and the listing agreement is no longer in effect.

Temporary off the market/withdrawn is a listing in MRED which still has a valid listing agreement but the titleholders have asked the property be taken out of MRED.

Cancelled listing in MRED is when seller titleholders and the real estate company have cancelled the listing agreement and the property is no longer for sale with that company.

OFF MARKET STATUSES

CANC - A Canceled listing - cancellation date is required

CLSD - A Closed listing - must be reported within 72 hours of closing. Selling Price, Contract Date, Closed Date, Seller's Concessions Y/N (if Y is entered, Seller's Concessions \$ amount is required (PNT)), and Selling Agent are required.

EXP - An Expired listing.

PEND - Pending: A fully executed purchase contract with no contingencies other than closing. Property must be placed in Pending in order to report it closed and show the correct Market Time. Requires entry/confirmation of the Contract Date and Selling Agent ID.

RNTD - Rented: Property type 6 only - requires Rental Date, Selling Agent and Rented Price.

Median Sale Price - The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price.

Average Sale Price - The average home price is the sum of prices of all homes sold in a certain area in a certain period, divided by the number of properties sold in the same area in that period.

Days On Market (DOM) or Market Time (MT) - The number of days a listing is active in a multiple listing service before it is entered into "pending" status. Pending status is when an offer has been accepted by the seller but the transaction is not yet closed. Many agents refer to "average days on market," which is derived by adding all the days on market of each listing and dividing by the number of listings. In a buyer's market, the DOM are generally higher because inventory takes longer to sell. In a seller's market, the DOM are fewer.

Additional Abbreviations:

FS= For Sale or Active Property

UC= Under Contract, Property under contract but has not had all contingencies met.

OLP = Original List Price

LP = List Price

LLP = Last List Price