

**Illinois Association of REALTORS Monthly Housing Survey by County  
All Sales August 2008**

County	Aug 2007	YTD 2007	Aug 2008	YTD 2008	% Change Month	% Change Year	Median Aug 2007	Median Aug 2008	Median Price % Change	Average Price Aug 2007	Average Price Aug 2008	Average Price % Change
ADAMS	80	555	69	447	-13.8%	-19.5%	\$99,250	\$100,000	0.8%	\$118,519	\$115,508	-2.5%
ALEXANDER	2	23	1	10	-50.0%	-56.5%	\$48,750	\$25,500	-47.7%	\$48,750	\$25,500	-47.7%
BOND	15	85	18	65	20.0%	-23.5%	\$91,000	\$72,950	-19.8%	\$118,185	\$100,716	-14.8%
BOONE	107	790	64	506	-40.2%	-35.9%	\$178,500	\$155,700	-12.8%	\$212,628	\$187,046	-12.0%
BROWN	2	4	1	13	-50.0%	225.0%	\$106,500	\$142,000	33.3%	\$106,500	\$142,000	33.3%
BUREAU	2	140	3	163	50.0%	16.4%	\$105,450	\$147,000	39.4%	\$105,450	\$136,983	29.9%
CALHOUN	5	6	1	8	-80.0%	33.3%	\$38,500	\$52,000	35.1%	\$138,900	\$52,000	-62.6%
CARROLL	13	145	11	84	-15.4%	-42.1%	\$85,000	\$140,000	64.7%	\$205,153	\$227,000	10.6%
CASS	5	32	3	20	-40.0%	-37.5%	\$78,000	\$51,000	-34.6%	\$108,700	\$44,000	-59.5%
CHAMPAIGN	321	1,858	212	1,437	-34.0%	-22.7%	\$141,523	\$151,000	6.7%	\$163,115	\$176,095	8.0%
CHRISTIAN	31	243	32	237	3.2%	-2.5%	\$64,000	\$67,000	4.7%	\$74,316	\$75,680	1.8%
CLARK	11	63	6	41	-45.5%	-34.9%	\$75,000	\$65,750	-12.3%	\$93,772	\$61,233	-34.7%
CLAY	5	41	8	57	60.0%	39.0%	\$58,900	\$89,500	52.0%	\$100,720	\$85,737	-14.9%
CLINTON	41	221	27	180	-34.1%	-18.6%	\$118,900	\$127,000	6.8%	\$123,201	\$130,803	6.2%
COLES	62	326	55	330	-11.3%	1.2%	\$71,250	\$74,500	4.6%	\$83,010	\$91,125	9.8%
COOK	5,592	38,846	3,890	27,868	-30.4%	-28.3%	\$280,000	\$265,000	-5.4%	\$358,699	\$357,811	-0.2%
CRAWFORD	0	0	2	10	0.0%	0.0%	\$0	\$61,750	0.0%	\$0	\$61,750	0.0%
CUMBERLAND	11	44	11	57	0.0%	29.5%	\$54,000	\$75,000	38.9%	\$65,090	\$97,800	50.3%
DE KALB	165	1,410	107	895	-35.2%	-36.5%	\$183,000	\$190,000	3.8%	\$210,321	\$210,528	0.1%
DEWITT	26	158	22	115	-15.4%	-27.2%	\$89,750	\$117,487	30.9%	\$129,294	\$126,606	-2.1%
DOUGLAS	13	107	13	73	0.0%	-31.8%	\$74,000	\$109,000	47.3%	\$88,052	\$111,569	26.7%
DU PAGE	1,113	7,777	755	5,602	-32.2%	-28.0%	\$276,000	\$289,000	4.7%	\$354,316	\$365,989	3.3%
EDGAR	11	97	7	74	-36.4%	-23.7%	\$54,000	\$45,000	-16.7%	\$67,809	\$49,221	-27.4%
EFFINGHAM	35	181	30	178	-14.3%	-1.7%	\$119,000	\$116,750	-1.9%	\$151,432	\$132,405	-12.6%
FAYETTE	12	95	9	79	-25.0%	-16.8%	\$39,750	\$59,500	49.7%	\$46,935	\$64,972	38.4%
FORD	10	58	18	119	80.0%	105.2%	\$82,850	\$65,000	-21.5%	\$80,520	\$72,522	-9.9%
FRANKLIN	38	219	35	197	-7.9%	-10.0%	\$56,000	\$48,500	-13.4%	\$75,625	\$56,747	-25.0%
FULTON	32	243	32	192	0.0%	-21.0%	\$66,250	\$54,500	-17.7%	\$78,320	\$68,192	-12.9%
GALLATIN	1	1	1	6	0.0%	500.0%	\$30,000	\$45,000	50.0%	\$30,000	\$45,000	50.0%
GREENE	7	30	3	23	-57.1%	-23.3%	\$51,000	\$99,000	94.1%	\$60,257	\$122,333	103.0%
GRUNDY	52	430	43	325	-17.3%	-24.4%	\$206,000	\$160,000	-22.3%	\$240,435	\$187,052	-22.2%
HAMILTON	2	6	1	4	-50.0%	-33.3%	\$36,500	\$140,000	283.6%	\$36,500	\$140,000	283.6%
HANCOCK	1	13	3	12	200.0%	-7.7%	\$60,000	\$68,000	13.3%	\$60,000	\$83,333	38.9%
HARDIN	2	13	0	4	-100.0%	-69.2%	\$86,500	\$0	-100.0%	\$86,500	\$0	-100.0%
HENDERSON	3	20	3	17	0.0%	-15.0%	\$53,500	\$120,000	124.3%	\$47,833	\$184,666	286.1%
HENRY	28	327	27	162	-3.6%	-50.5%	\$63,915	\$44,000	-31.2%	\$84,214	\$53,377	-36.6%
IROQUOIS	32	177	18	144	-43.8%	-18.6%	\$81,200	\$86,200	6.2%	\$96,088	\$118,175	23.0%
JACKSON	67	357	40	296	-40.3%	-17.1%	\$102,500	\$101,395	-1.1%	\$114,319	\$113,052	-1.1%
JASPER	4	22	5	19	25.0%	-13.6%	\$43,250	\$80,000	85.0%	\$56,950	\$81,980	44.0%
JEFFERSON	39	282	32	220	-17.9%	-22.0%	\$62,000	\$68,000	9.7%	\$82,226	\$82,800	0.7%
JERSEY	18	152	16	106	-11.1%	-30.3%	\$104,700	\$133,250	27.3%	\$108,220	\$139,937	29.3%
JO DAVIESS	30	188	21	143	-30.0%	-23.9%	\$146,500	\$223,000	52.2%	\$208,207	\$244,823	17.6%
JOHNSON	10	57	4	53	-60.0%	-7.0%	\$105,000	\$27,500	-73.8%	\$126,955	\$50,600	-60.1%
KANE	557	4,165	407	2,856	-26.9%	-31.4%	\$238,000	\$230,000	-3.4%	\$287,848	\$278,581	-3.2%

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KANKAKEE	137	1,102	147	988	7.3%	-10.3%	\$153,500	\$144,500	-5.9%	\$171,846	\$162,580	-5.4%
KENDALL	165	1,276	132	920	-20.0%	-27.9%	\$234,000	\$221,929	-5.2%	\$261,831	\$236,117	-9.8%
KNOX	70	417	52	396	-25.7%	-5.0%	\$67,500	\$78,500	16.3%	\$94,455	\$110,108	16.6%
LA SALLE	85	1,052	32	618	-62.4%	-41.3%	\$126,000	\$133,600	6.0%	\$137,330	\$160,738	17.0%
LAKE	847	5,929	630	4,179	-25.6%	-29.5%	\$280,000	\$263,750	-5.8%	\$409,885	\$362,976	-11.4%
LAWRENCE	1	1	0	0	-100.0%	-100.0%	\$82,000	\$0	-100.0%	\$82,000	\$0	-100.0%
LEE	55	311	32	228	-41.8%	-26.7%	\$109,000	\$99,750	-8.5%	\$114,740	\$117,111	2.1%
LIVINGSTON	38	237	18	168	-52.6%	-29.1%	\$106,000	\$120,000	13.2%	\$108,678	\$112,416	3.4%
LOGAN	43	199	25	175	-41.9%	-12.1%	\$84,000	\$68,000	-19.0%	\$94,429	\$74,616	-21.0%
MACON	133	910	119	764	-10.5%	-16.0%	\$87,000	\$101,750	17.0%	\$98,028	\$116,148	18.5%
MACOUPIN	49	285	41	240	-16.3%	-15.8%	\$74,675	\$86,500	15.8%	\$90,117	\$103,628	15.0%
MADISON	336	2,310	309	2,122	-8.0%	-8.1%	\$125,450	\$120,000	-4.3%	\$144,743	\$138,733	-4.2%
MARION	32	260	36	230	12.5%	-11.5%	\$64,375	\$59,525	-7.5%	\$78,398	\$70,857	-9.6%
MARSHALL	0	38	0	15	0.0%	-60.5%	\$0	\$0	0.0%	\$0	\$0	0.0%
MASON	3	21	4	20	33.3%	-4.8%	\$45,000	\$93,500	107.8%	\$35,483	\$88,125	148.4%
MASSAC	17	78	12	79	-29.4%	1.3%	\$65,000	\$84,000	29.2%	\$75,356	\$86,236	14.4%
MCDONOUGH	26	139	18	128	-30.8%	-7.9%	\$78,750	\$71,300	-9.5%	\$84,700	\$79,544	-6.1%
MCHENRY	427	2,741	254	1,957	-40.5%	-28.6%	\$228,455	\$202,250	-11.5%	\$263,840	\$236,119	-10.5%
MCLEAN	227	1,632	236	1,448	4.0%	-11.3%	\$145,900	\$170,000	16.5%	\$170,971	\$198,119	15.9%
MENARD	20	98	18	102	-10.0%	4.1%	\$98,500	\$119,250	21.1%	\$111,490	\$119,322	7.0%
MERCER	7	112	1	36	-85.7%	-67.9%	\$91,000	\$46,500	-48.9%	\$99,428	\$46,500	-53.2%
MONROE	34	242	24	198	-29.4%	-18.2%	\$192,000	\$185,000	-3.6%	\$201,492	\$190,092	-5.7%
MONTGOMERY	30	160	18	148	-40.0%	-7.5%	\$61,250	\$72,500	18.4%	\$83,518	\$80,516	-3.6%
MORGAN	48	275	34	238	-29.2%	-13.5%	\$91,000	\$109,450	20.3%	\$102,945	\$115,597	12.3%
MOULTRIE	5	40	5	41	0.0%	2.5%	\$58,500	\$85,000	45.3%	\$66,160	\$81,360	23.0%
OGLE	74	556	53	401	-28.4%	-27.9%	\$150,335	\$137,000	-8.9%	\$166,148	\$148,475	-10.6%
PEORIA	291	1,995	272	1,800	-6.5%	-9.8%	\$124,000	\$124,365	0.3%	\$149,432	\$163,272	9.3%
PERRY	19	104	9	87	-52.6%	-16.3%	\$74,200	\$78,000	5.1%	\$60,637	\$81,316	34.1%
PIATT	12	148	6	109	-50.0%	-26.4%	\$146,500	\$126,000	-14.0%	\$149,666	\$124,441	-16.9%
PIKE	3	3	3	6	0.0%	100.0%	\$25,000	\$27,000	8.0%	\$56,000	\$77,016	37.5%
POPE	0	8	0	4	0.0%	-50.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
PULASKI	0	1	0	9	0.0%	800.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
PUTNAM	0	46	0	26	0.0%	-43.5%	\$0	\$0	0.0%	\$0	\$0	0.0%
RANDOLPH	12	91	10	106	-16.7%	16.5%	\$91,500	\$76,000	-16.9%	\$89,816	\$83,000	-7.6%
RICHLAND	0	3	1	4	0.0%	33.3%	\$0	\$44,000	0.0%	\$0	\$44,000	0.0%
ROCK ISLAND	158	1,056	105	869	-33.5%	-17.7%	\$100,500	\$97,000	-3.5%	\$108,933	\$120,739	10.8%
SAINT CLAIR	297	2,058	228	1,668	-23.2%	-19.0%	\$129,000	\$128,000	-0.8%	\$141,698	\$142,414	0.5%
SALINE	7	47	12	59	71.4%	25.5%	\$58,900	\$37,000	-37.2%	\$58,594	\$47,030	-19.7%
SANGAMON	293	2,121	243	1,732	-17.1%	-18.3%	\$122,900	\$119,900	-2.4%	\$142,466	\$132,161	-7.2%
SCHUYLER	1	5	0	0	-100.0%	-100.0%	\$54,000	\$0	-100.0%	\$54,000	\$0	-100.0%
SCOTT	3	15	2	18	-33.3%	20.0%	\$41,500	\$87,500	110.8%	\$47,833	\$87,500	82.9%
SHELBY	20	114	15	81	-25.0%	-28.9%	\$65,000	\$75,000	15.4%	\$77,295	\$85,313	10.4%
STARK	6	48	3	40	-50.0%	-16.7%	\$40,500	\$60,000	48.1%	\$49,416	\$99,666	101.7%
STEPHENSON	63	397	41	302	-34.9%	-23.9%	\$88,500	\$90,000	1.7%	\$104,736	\$106,491	1.7%

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TAZEWELL	206	1,445	172	1,225	-16.5%	-15.2%	\$130,000	\$125,000	-3.8%	\$149,587	\$142,283	-4.9%
UNION	12	54	10	74	-16.7%	37.0%	\$67,500	\$67,600	0.1%	\$79,741	\$82,070	2.9%
VERMILION	5	39	2	33	-60.0%	-15.4%	\$70,000	\$122,500	75.0%	\$67,880	\$122,500	80.5%
WABASH	0	1	0	0	0.0%	-100.0%	\$0	\$0	0.0%	\$0	\$0	0.0%
WARREN	10	89	12	68	20.0%	-23.6%	\$74,750	\$59,500	-20.4%	\$78,575	\$116,250	47.9%
WASHINGTON	11	57	3	56	-72.7%	-1.8%	\$106,000	\$94,000	-11.3%	\$100,954	\$103,000	2.0%
WAYNE	0	2	2	8	0.0%	300.0%	\$0	\$101,000	0.0%	\$0	\$101,000	0.0%
WHITE	2	15	2	11	0.0%	-26.7%	\$71,750	\$128,000	78.4%	\$71,750	\$128,000	78.4%
WHITESIDE	73	553	61	400	-16.4%	-27.7%	\$79,000	\$83,000	5.1%	\$87,379	\$90,881	4.0%
WILL	815	5,923	586	4,167	-28.1%	-29.6%	\$232,000	\$222,000	-4.3%	\$279,640	\$265,561	-5.0%
WILLIAMSON	70	506	67	450	-4.3%	-11.1%	\$102,370	\$81,000	-20.9%	\$118,547	\$103,406	-12.8%
WINNEBAGO	606	4,620	395	3,009	-34.8%	-34.9%	\$117,000	\$130,000	11.1%	\$129,659	\$209,313	61.4%
WOODFORD	45	299	23	242	-48.9%	-19.1%	\$163,000	\$146,000	-10.4%	\$205,766	\$160,156	-22.2%
Chicagoland PMSA	9,733	68,497	6,804	48,769	-30.1%	-28.8%	\$266,500	\$251,250	-5.7%	\$343,027	\$336,213	-2.0%
Total	14,562	102,291	10,601	75,949	-27.2%	-25.8%	\$210,000	\$195,000	-7.1%	\$273,321	\$267,070	-2.3%

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®.

\*Information reported August 2006 to present does not include data from the Danville Association of REALTORS® (Vermilion County).