

# 2005 Mount Prospect Home Sales Statistics

prepared by *Picket Fence Realty*

## Detached - Single-family homes - Year to Year

Year	2003	2004	2005
Total Homes Sold	479	471	461
Average Sale Price	\$309,709	\$348,263	\$384,252
% change over previous year	N/A	12.45%	10.33%
Median Sale Price	N/A	\$325,750	\$360,000
% change over previous year	N/A	N/A	10.51%
Low Sale Price	\$197,500	\$187,000	\$232,000
High Sale Price	\$720,000	\$850,000	\$1,426,700
% of List Price	97.00%	97.30%	97.96%
% of Original List Price	96.01%	96.40%	97.11%
Avg. Days on Mkt.	N/A	59	58

Home Sales by month	2003	2004	2005	2006
January	N/A	33	27	23
February	N/A	30	31	19
March	N/A	48	51	28
April	N/A	50	53	40
May	N/A	42	43	39
June	N/A	52	49	32
July	N/A	51	40	26
August	N/A	50	48	33
September	N/A	36	39	14
October	N/A	31	35	26
November	N/A	26	24	23
December	N/A	21	22	-
	N/A	470	462	303

as of 11/18/06

These numbers may differ from the home sales above because they track when the homes went under contract not when they closed.

## Attached - Condos & Townhomes - Year to Year

Year	2003	2004	2005
Total Units Sold	274	302	319
Condos	202	218	216
Townhomes	71	80	101
Other	1	3	2
Average Sale Price - All	\$178,858	\$190,309	\$202,705
% change over previous year	N/A	6.40%	6.51%
Median Sale Price - All	N/A	\$172,000	\$181,000
% change over previous year	N/A	N/A	5.23%
% of List Price	97.20%	97.45%	97.64%
% of Original List Price	96.32%	96.72%	96.79%
Avg. Days on Mkt.	29	35	43
Avg. Adj. Days on Mkt.	N/A	59	58
Average Condo Sale Price	\$160,884	\$176,607	\$178,817
Median Condo Sale Price	\$152,625	\$161,000	\$167,250
Low Condo Sale Price	\$86,000	\$93,750	\$89,900
High Condo Sale Price	\$372,500	\$448,200	\$455,000
Average Townhome Sale Price	\$228,035	\$223,376	\$254,266
Median Townhome Sale Price	\$234,000	\$193,000	\$254,500
Low Townhome Sale Price	\$135,000	\$140,000	\$159,000
High Townhome Sale Price	\$359,000	\$507,500	\$522,500

If you have questions or comments about these statistics, we would be delighted to hear from you.

**847-259-8600**

This data and more can be found on our website:

[www.PicketFenceRealty.com](http://www.PicketFenceRealty.com)



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## Detached - Single-family homes - Quarter to Quarter Comparison - 2005/2006

Year	Q1 2005	Q1 2006	Q2 2005	Q2 2006	Q3 2005	Q3 2006	Q123 2005	Q123 2006
Total Homes Sold	69	62	138	95	131	78	338	235
% change over previous year	N/A	-10.14%	N/A	-31.16%	N/A	-40.46%	N/A	-30.47%
Average Sale Price	\$389,009	\$394,327	\$381,706	\$415,063	\$401,202	\$395,417	\$383,009	\$403,072
% change over previous year	N/A	1.37%	N/A	8.74%	N/A	-1.44%	N/A	5.24%
Median Sale Price	\$358,000	\$359,750	\$362,500	\$379,000	\$369,000	\$386,750	\$358,000	\$380,000
% change over previous year	N/A	0.49%	N/A	4.55%	N/A	4.81%	N/A	6.15%

Highlighted numbers are negative

### Number of Units Sold by Sale Price in 2005

	Attached	Detached	All	
Under \$100,000	15	0	15	
\$100,000 - \$199,999	184	0	184	
\$200,000 - \$299,999	83	38	121	
\$300,000 - \$399,999	34	292	326	
\$400,000 - \$499,999	1	91	92	
\$500,000 - \$750,000	2	37	39	
Over \$750,000	0	3	3	
	319	461	780	Total

### Chicago Tribune Statistics

as printed in the Chicago Tribune July 29, 2006. Tribune's statistics do not separate attached properties from detached properties.

Year	Jan-Mar 2005	Jan-Mar 2006	% change
Total Units Sold	172	205	19.19%
Median Price	\$312,000	\$280,000	-10.26%

### MLSNI Statistics\* - Prepared by Picket Fence Realty

Same criteria, but using the data from the Multiple Listing Service of Northern Illinois\* (MLSNI) – "By Owner" sales are not included. The Tribune data above showed a 10% drop in median sale price. As you can see below, the data from the Multiple Listing Service of Northern Illinois shows significantly different results. Massive increases in condo construction/sales is a possible factor in the significant difference in the results. The data below separates the expanding condo/townhome sales from the more consistent single-family home sales.

### Both Attached & Detached homes

When viewed together, the year-to-year change appears poor overall.

Year	Jan-Mar 2005	Jan-Mar 2006	% change
Total Units Sold	122	144	18.03%
Median Price	\$295,550	\$275,000	-6.95%
Average Price	\$282,022	\$270,852	-3.96%

### Attached homes (Condos & Townhomes)

Separating attached data from detached data shows a significant difference in each categories performance.

Year	Jan-Mar 2005	Jan-Mar 2006	% change
Total Units Sold	53	82	54.72%
Median Price	\$169,500	\$167,000	-1.47%
Average Price	\$192,125	\$177,492	-7.62%

### Detached homes (Single-family homes)

Year	Jan-Mar 2005	Jan-Mar 2006	% change
Total Units Sold	69	62	-10.14%
Median Price	\$340,000	\$359,750	5.81%
Average Price	\$351,074	\$394,327	12.32%



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