

CAPITAL AREA ASSOCIATION OF REALTORS
Yearly Median Home Sales

City / Area	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% Change
Athens	\$84,100	\$87,200	\$90,000	\$99,500	\$104,500	\$100,000	\$105,000	\$104,900	\$113,000	\$91,500	\$124,500	\$118,000	-5.2%
Auburn, Thayer	\$66,000	\$69,800	\$74,900	\$80,000	\$76,900	\$79,000	\$76,500	\$84,300	\$97,500	\$90,000	\$89,900	\$95,900	6.7%
Chatham	\$114,500	\$115,500	\$111,900	\$120,500	\$121,000	\$125,500	\$138,000	\$145,000	\$162,700	\$164,500	\$163,500	\$158,500	-3.1%
Girard	\$57,500	\$58,300	\$62,500	\$61,300	\$71,500	\$64,500	\$60,000	\$54,500	\$74,900	\$55,000	\$83,400	\$74,000	-11.3%
Illiopolis, Buffalo, Mechanicsburg	\$72,000	\$65,000	\$71,000	\$78,800	\$83,000	\$75,000	\$92,500	\$82,000	\$90,000	\$98,500	\$86,000	\$80,000	-7.0%
Jacksonville							\$83,000	\$85,500	\$89,900	\$85,500	\$94,400	\$90,800	-3.8%
Lake Springfield	\$259,000	\$272,500	\$257,500	\$284,000	\$251,000	\$310,000	\$327,500	\$256,000	\$320,250	\$311,300	\$350,000	\$400,000	14.3%
New Berlin, Loami, Pleasant Plains, Curran, Salisbury	\$74,000	\$85,000	\$94,500	\$96,500	\$93,000	\$103,800	\$111,000	\$124,000	\$110,000	\$122,000	\$130,000	\$120,000	-7.7%
Pawnee, Divernon, Glenarm	\$68,000	\$75,000	\$80,000	\$76,000	\$67,000	\$81,000	\$82,000	\$84,000	\$88,000	\$87,500	\$89,600	\$99,000	10.5%
Petersburg	\$79,000	\$83,000	\$91,300	\$108,500	\$96,000	\$101,000	\$107,000	\$106,500	\$115,000	\$114,000	\$107,500	\$128,800	19.8%
Riverton, Barclay, Dawson, Spaulding	\$85,000	\$86,800	\$85,000	\$82,000	\$87,000	\$91,800	\$97,000	\$91,000	\$110,500	\$107,000	\$112,000	\$107,500	-4.0%
Rochester, Buckhart, New City	\$121,000	\$122,700	\$122,100	\$122,900	\$127,800	\$138,500	\$155,000	\$141,000	\$160,500	\$140,900	\$170,000	\$170,000	0.0%
Sherman, Williamsville, Cantrall	\$122,000	\$119,200	\$121,800	\$127,300	\$129,700	\$123,500	\$135,000	\$147,000	\$166,375	\$149,900	\$170,000	\$179,900	5.8%
Springfield	\$80,000	\$82,000	\$82,000	\$82,500	\$86,000	\$88,500	\$92,000	\$94,000	\$100,000	\$102,000	\$102,000	\$100,000	-2.0%
Taylorville				\$71,300	\$64,300	\$70,000	\$70,500	\$75,000	\$74,900	\$74,900	\$79,900	\$72,500	-9.3%
Viriden	\$66,500	\$61,400	\$71,800	\$67,000	\$63,300	\$57,300	\$69,500	\$74,000	\$73,500	\$77,800	\$68,000	\$64,800	-4.7%
Waverly							\$62,000	\$84,700	\$68,200	\$65,000	\$55,500	\$58,500	5.4%
ALL AREAS	\$82,900	\$85,000	\$85,900	\$84,500*	\$86,200	\$89,900	\$90,500**	\$92,900	\$100,000	\$99,000	\$104,500	\$104,000	-0.5%

Counties											
Christian	\$64,000	\$60,000	\$59,600	\$64,000	\$65,300	\$67,000	\$72,800	\$72,900	\$73,300		0.5%
Macoupin	\$62,800	\$65,000	\$54,500	\$62,500	\$65,000	\$69,509	\$65,000	\$75,500	\$68,000		-9.9%
Menard	\$99,000	\$96,900	\$102,000	\$106,000	\$106,500	\$114,400	\$109,300	\$113,500	\$118,000		4.0%
Morgan				\$80,000	\$81,000	\$87,500	\$83,000	\$89,000	\$89,000		0.0%
Sangamon	\$87,000	\$90,000	\$93,600	\$99,500	\$103,000	\$110,700	\$113,900	\$114,000	\$114,000		0.0%

Note: This statistical data is based on existing single-family detached home sales reported sold through the Capital Area Association of REALTORS Multiple Information Service (MIS) from 1997 through 2008.

*Beginning with the year 2000 approximately 200-300 +/- sales were added annually from Christian County which had the effect of reducing the median sale price by about \$2,000. ** Beginning with the year 2003 approximately 300-400 +/- sales were added annually from Morgan County which had the effect of reducing the median sale price by about \$1,500.