

CAPITAL AREA ASSOCIATION OF REALTORS

Yearly Median Home Sales

City / Area	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change
Athens	\$87,200	\$90,000	\$99,500	\$104,500	\$100,000	\$105,000	\$104,900	\$113,000	\$91,500	\$124,500	\$118,000	\$103,000	\$121,000	\$125,000	125,000	128,950	125,200	-2.9%
Auburn, Thayer	\$69,800	\$74,900	\$80,000	\$76,900	\$79,000	\$76,500	\$84,300	\$97,500	\$90,000	\$89,900	\$95,900	\$88,500	\$89,000	\$86,450	\$97,375	\$95,000	\$98,600	3.8%
Chatham	\$115,500	\$111,900	\$120,500	\$121,000	\$125,500	\$138,000	\$145,000	\$162,700	\$164,500	\$163,500	\$158,500	\$166,750	\$175,000	\$170,625	\$181,900	\$187,500	\$191,000	1.9%
Girard	\$58,300	\$62,500	\$61,300	\$71,500	\$64,500	\$60,000	\$54,500	\$74,900	\$55,000	\$83,400	\$74,000	\$68,000	\$60,000	\$67,500	\$76,500	\$69,000	\$65,750	-4.7%
Illioapolis, Buffalo, Mechanicsburg	\$65,000	\$71,000	\$78,800	\$83,000	\$75,000	\$92,500	\$82,000	\$90,000	\$98,500	\$86,000	\$80,000	\$90,000	\$83,000	\$84,000	\$95,000	\$94,500	\$100,250	6.1%
Jacksonville						\$83,000	\$85,500	\$89,900	\$85,500	\$94,400	\$90,800	\$87,500	\$90,250	\$86,500	\$92,000	\$89,078	\$97,000	8.9%
Lake Springfield	\$272,500	\$257,500	\$284,000	\$251,000	\$310,000	\$327,500	\$256,000	\$320,250	\$311,300	\$350,000	\$400,000	\$343,750	\$347,000	\$305,000	\$390,000	\$397,500	\$326,500	-17.9%
New Berlin, Loami, Pleasant Plains, Curran, Salisbury	\$85,000	\$94,500	\$96,500	\$93,000	\$103,800	\$111,000	\$124,000	\$110,000	\$122,000	\$130,000	\$120,000	\$109,000	\$118,000	\$127,500	\$124,050	\$135,000	\$136,700	1.3%
Pawnee, Divernon, Glenarm	\$75,000	\$80,000	\$76,000	\$67,000	\$81,000	\$82,000	\$84,000	\$88,000	\$87,500	\$89,600	\$99,000	\$105,000	\$93,000	\$108,000	\$111,000	\$115,175	\$110,046	-4.5%
Petersburg	\$83,000	\$91,300	\$108,500	\$96,000	\$101,000	\$107,000	\$106,500	\$115,000	\$114,000	\$107,500	\$128,800	\$124,300	\$121,750	\$116,000	\$124,750	\$139,900	\$152,000	8.6%
Riverton, Barclay, Dawson, Spaulding	\$86,800	\$85,000	\$82,000	\$87,000	\$91,800	\$97,000	\$91,000	\$110,500	\$107,000	\$112,000	\$107,500	\$107,000	\$112,000	\$112,000	\$114,500	\$112,500	\$120,000	6.7%
Rochester, Buckhart, New City	\$122,700	\$122,100	\$122,900	\$127,800	\$138,500	\$155,000	\$141,000	\$160,500	\$140,900	\$170,000	\$170,000	\$168,000	\$158,000	\$175,250	\$161,500	\$176,500	\$189,900	7.6%
Sherman, Williamsville, Cantrall	\$119,200	\$121,800	\$127,300	\$129,700	\$123,500	\$135,000	\$147,000	\$166,375	\$149,900	\$170,000	\$179,900	\$165,000	\$172,500	\$168,550	\$194,000	\$191,500	\$185,000	-3.4%
Springfield	\$82,000	\$82,000	\$82,500	\$86,000	\$88,500	\$92,000	\$94,000	\$100,000	\$102,000	\$102,000	\$100,000	\$108,500	\$112,500	\$111,000	\$115,000	\$111,700	\$116,250	4.1%
Taylorville			\$71,300	\$64,300	\$70,000	\$70,500	\$75,000	\$74,900	\$74,900	\$79,900	\$72,500	\$82,000	\$77,000	\$74,900	\$86,500	\$82,500	\$81,000	-1.8%
Viriden	\$61,400	\$71,800	\$67,000	\$63,300	\$57,300	\$69,500	\$74,000	\$73,500	\$77,800	\$68,000	\$64,800	\$66,500	\$78,000	\$67,000	\$78,250	\$70,000	\$85,000	21.4%
Waverly						\$62,000	\$84,700	\$68,200	\$65,000	\$55,500	\$58,500	\$70,250	\$63,750	\$87,500	\$70,000	\$47,000	\$62,750	33.5%
ALL AREAS	\$85,000	\$85,900	\$84,500*	\$86,200	\$89,900	\$90,500**	\$92,900	\$100,000	\$99,000	\$104,500	\$104,000	\$109,000	\$109,900	\$110,000	\$114,000	\$110,000	\$116,500	5.9%

County	1998	1999	2000	2001	2002	2003	2004	2004	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change
Christian			\$64,000	\$60,000	\$59,600	\$64,000	\$65,300	\$65,300	\$72,800	\$72,900	\$73,300	\$79,250	\$77,000	\$70,000	\$79,900	\$82,000	\$79,250	-3.4%
Macoupin			\$62,800	\$65,000	\$54,500	\$62,500	\$65,000	\$65,000	\$65,000	\$75,500	\$68,000	\$70,000	\$69,850	\$67,750	\$80,000	\$75,000	\$74,450	-0.7%
Menard			\$99,000	\$96,900	\$102,000	\$106,000	\$106,500	\$106,500	\$109,300	\$113,500	\$118,000	\$118,950	\$120,250	\$124,000	\$124,500	\$132,000	\$144,000	9.1%
Morgan						\$80,000	\$81,000	\$81,000	\$83,000	\$89,000	\$89,000	\$86,500	\$85,900	\$86,000	\$89,000	\$84,500	\$92,250	9.2%
Sangamon			\$87,000	\$90,000	\$93,600	\$99,500	\$103,000	\$103,000	\$113,900	\$114,000	\$114,000	\$117,000	\$123,000	\$122,000	\$125,200	\$125,000	\$128,000	2.4%

Note: This statistical data is based on existing single-family detached home sales reported sold through the Capital Area Association of REALTORS Multiple Listing Service (MLS) from 1998 through 2014.

*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.

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