



# Local Market Updates

## From the Peoria Area Association of REALTORS®

### May 2009

| Area             | New Listings |          |        | Closed Sales |          |        | Average Sales Price |           |        | Percent of Original List Price Received at Sale |          |        | Days on Market Until Sale |          |        | Total Current Inventory | Single-Family Inventory | Townhouse-Condo Inventory |
|------------------|--------------|----------|--------|--------------|----------|--------|---------------------|-----------|--------|---|----------|--------|---------------------------|----------|--------|-------------------------|-------------------------|---------------------------|
|                  | May 2008     | May 2009 | Change | May 2008     | May 2009 | Change | May 2008            | May 2009  | Change | May 2008  | May 2009 | Change | May 2008                  | May 2009 | Change |                         |                         |                           |
| Bartonville      | 22           | 11       | -50.0% | 12           | 7        | -41.7% | \$135,250           | \$105,114 | -22.3% | 96.9%   | 93.8%    | -3.2%  | 44                        | 92       | 106.5% | 38                      | 36                      | 2                         |
| Canton           | 37           | 18       | -51.4% | 13           | 13       | 0.0%   | \$80,435            | \$64,523  | -19.8% | 90.5%   | 86.6%    | -4.3%  | 123                       | 98       | -20.8% | 92                      | 91                      | 1                         |
| Chillicothe      | 25           | 19       | -24.0% | 20           | 3        | -85.0% | \$157,988           | \$263,833 | 67.0%  | 94.1%   | 89.8%    | -4.6%  | 72                        | 142      | 97.9%  | 59                      | 51                      | 8                         |
| Dunlap           | 45           | 28       | -37.8% | 30           | 10       | -66.7% | \$265,148           | \$237,984 | -10.2% | 96.2%   | 96.0%    | -0.1%  | 92                        | 104      | 12.1%  | 128                     | 117                     | 11                        |
| East Peoria      | 63           | 32       | -49.2% | 42           | 27       | -35.7% | \$132,184           | \$139,906 | 5.8%   | 96.2%   | 92.2%    | -4.1%  | 46                        | 69       | 52.3%  | 118                     | 112                     | 6                         |
| Edwards          | 7            | 9        | 28.6%  | 9            | 5        | -44.4% | \$273,799           | \$307,360 | 12.3%  | 97.2%   | 95.1%    | -2.1%  | 48                        | 100      | 107.4% | 40                      | 36                      | 4                         |
| Germantown Hills | 6            | 9        | 50.0%  | 6            | 5        | -16.7% | \$255,167           | \$270,780 | 6.1%   | 91.8%   | 91.2%    | -0.6%  | 118                       | 149      | 26.1%  | 32                      | 29                      | 3                         |
| Mackinaw         | 11           | 9        | -18.2% | 3            | 4        | 33.3%  | \$158,667           | \$146,225 | -7.8%  | 94.9%   | 92.0%    | -3.1%  | 130                       | 124      | -4.6%  | 19                      | 19                      | 0                         |
| Metamora         | 16           | 11       | -31.3% | 11           | 16       | 45.5%  | \$160,209           | \$164,800 | 2.9%   | 96.5%   | 91.1%    | -5.6%  | 143                       | 102      | -28.5% | 49                      | 47                      | 2                         |
| Morton           | 31           | 24       | -22.6% | 21           | 26       | 23.8%  | \$178,469           | \$194,771 | 9.1%   | 93.4%   | 94.2%    | 0.8%   | 68                        | 80       | 17.2%  | 95                      | 77                      | 18                        |
| Pekin            | 101          | 65       | -35.6% | 54           | 43       | -20.4% | \$104,805           | \$115,108 | 9.8%   | 92.4%   | 92.6%    | 0.2%   | 75                        | 84       | 11.3%  | 233                     | 216                     | 17                        |
| Peoria           | 330          | 241      | -27.0% | 186          | 105      | -43.5% | \$130,432           | \$129,130 | -1.0%  | 91.5%   | 92.2%    | 0.8%   | 90                        | 78       | -13.5% | 862                     | 718                     | 144                       |
| Peoria Heights   | 14           | 6        | -57.1% | 6            | 4        | -33.3% | \$105,667           | \$55,475  | -47.5% | 89.0%   | 85.6%    | -3.8%  | 117                       | 58       | -50.2% | 35                      | 35                      | 0                         |
| Washington       | 41           | 46       | 12.2%  | 45           | 30       | -33.3% | \$186,497           | \$167,562 | -10.2% | 97.3%   | 96.2%    | -1.1%  | 68                        | 62       | -29.9% | 158                     | 137                     | 21                        |
| West Peoria      | 8            | 4        | -50.0% | 8            | 6        | -25.0% | \$98,813            | \$63,042  | -36.2% | 93.8%   | 89.6%    | -4.4%  | 69                        | 30       | -56.3% | 24                      | 24                      | 0                         |
| Fulton County    | 57           | 34       | -40.4% | 21           | 21       | 0.0%   | \$71,983            | \$79,490  | 10.4%  | 90.3%   | 85.8%    | -4.9%  | 116                       | 129      | 10.9%  | 173                     | 172                     | 1                         |
| Marshall County  | 22           | 17       | -22.7% | 8            | 6        | -25.0% | \$115,031           | \$55,860  | -51.4% | 92.8%   | 93.3%    | 0.6%   | 153                       | 54       | -64.8% | 76                      | 69                      | 7                         |
| Peoria County    | 492          | 351      | -28.7% | 302          | 164      | -45.7% | \$151,721           | \$138,603 | -8.6%  | 92.5%   | 92.5%    | 0.0%   | 85                        | 83       | -1.6%  | 1,292                   | 1,123                   | 169                       |
| Stark County     | 4            | 3        | -25.0% | 2            | 5        | 150.0% | \$90,000            | \$65,300  | -27.4% | 82.3%   | 91.4%    | 11.1%  | 143                       | 178      | 24.9%  | 26                      | 26                      | 0                         |
| Tazewell County  | 281          | 220      | -21.7% | 181          | 143      | -21.0% | \$140,275           | \$145,502 | 3.7%   | 95.0%   | 93.5%    | -1.6%  | 68                        | 83       | 21.2%  | 747                     | 682                     | 65                        |
| Woodford County  | 61           | 37       | -39.3% | 33           | 37       | 12.1%  | \$172,476           | \$164,905 | -4.4%  | 94.0%   | 90.2%    | -4.0%  | 110                       | 115      | 5.0%   | 185                     | 176                     | 9                         |

| Area             | New Listings |          |        | Closed Sales |          |        | Average Sales Price |           |        | Percent of Original List Price Received at Sale |          |        | Days on Market Until Sale |          |        |
|------------------|--------------|----------|--------|--------------|----------|--------|---------------------|-----------|--------|---|----------|--------|---------------------------|----------|--------|
|                  | YTD 2008     | YTD 2009 | Change | YTD 2008     | YTD 2009 | Change | YTD 2008            | YTD 2009  | Change | YTD 2008  | YTD 2009 | Change | YTD 2008                  | YTD 2009 | Change |
| Bartonville      | 79           | 70       | -11.4% | 48           | 47       | -2.1%  | \$122,516           | \$94,550  | -22.8% | 94.5%   | 91.6%    | -3.1%  | 55                        | 64       | 16.0%  |
| Canton           | 126          | 86       | -31.7% | 52           | 48       | -7.7%  | \$68,407            | \$69,209  | 1.2%   | 89.7%   | 87.7%    | -2.3%  | 121                       | 90       | -25.3% |
| Chillicothe      | 98           | 65       | -33.7% | 52           | 25       | -51.9% | \$139,619           | \$156,404 | 12.0%  | 93.0%   | 92.0%    | -1.1%  | 63                        | 79       | 24.3%  |
| Dunlap           | 180          | 130      | -27.8% | 71           | 43       | -39.4% | \$281,595           | \$242,390 | -13.9% | 95.2%   | 93.7%    | -1.6%  | 87                        | 96       | 10.0%  |
| East Peoria      | 231          | 186      | -19.5% | 121          | 98       | -19.0% | \$130,478           | \$129,803 | -0.5%  | 95.1%   | 91.3%    | -4.0%  | 68                        | 74       | 8.4%   |
| Edwards          | 36           | 35       | -2.8%  | 23           | 17       | -26.1% | \$316,509           | \$334,218 | 5.6%   | 98.2%   | 96.1%    | -2.2%  | 99                        | 116      | 17.0%  |
| Germantown Hills | 33           | 39       | 18.2%  | 20           | 13       | -35.0% | \$237,234           | \$253,254 | 6.8%   | 95.8%   | 92.0%    | -3.9%  | 71                        | 110      | 54.0%  |
| Mackinaw         | 36           | 32       | -11.1% | 15           | 19       | 26.7%  | \$143,660           | \$126,332 | -12.1% | 93.0%   | 92.2%    | -0.9%  | 131                       | 88       | -33.1% |
| Metamora         | 84           | 72       | -14.3% | 50           | 41       | -18.0% | \$197,034           | \$186,959 | -5.1%  | 94.6%   | 91.5%    | -3.2%  | 81                        | 97       | 19.8%  |
| Morton           | 151          | 118      | -21.9% | 85           | 64       | -24.7% | \$177,478           | \$193,677 | 9.1%   | 93.6%   | 94.4%    | 0.9%   | 78                        | 69       | -11.9% |
| Pekin            | 395          | 277      | -29.9% | 215          | 146      | -32.1% | \$103,789           | \$100,140 | -3.5%  | 93.1%   | 91.1%    | -2.2%  | 69                        | 85       | 22.8%  |
| Peoria           | 1,345        | 1,080    | -19.7% | 632          | 442      | -30.1% | \$129,494           | \$123,908 | -4.3%  | 91.2%   | 89.5%    | -1.9%  | 86                        | 85       | -1.6%  |
| Peoria Heights   | 66           | 48       | -27.3% | 31           | 18       | -41.9% | \$111,068           | \$105,828 | -4.7%  | 90.4%   | 90.8%    | 0.5%   | 65                        | 52       | -19.8% |
| Washington       | 256          | 207      | -19.1% | 153          | 109      | -28.8% | \$185,917           | \$172,820 | -7.0%  | 95.9%   | 95.0%    | -0.9%  | 80                        | 92       | 15.2%  |
| West Peoria      | 54           | 40       | -25.9% | 31           | 22       | -29.0% | \$86,343            | \$76,770  | -11.1% | 91.6%   | 88.7%    | -3.2%  | 74                        | 56       | -24.1% |
| Fulton County    | 215          | 153      | -28.8% | 95           | 74       | -22.1% | \$72,465            | \$76,902  | 6.1%   | 89.7%   | 87.1%    | -2.9%  | 112                       | 104      | -6.4%  |
| Marshall County  | 75           | 80       | 6.7%   | 42           | 30       | -28.6% | \$99,105            | \$80,341  | -18.9% | 91.2%   | 88.4%    | -3.1%  | 108                       | 127      | 17.9%  |
| Peoria County    | 1,345        | 1,080    | -19.7% | 632          | 442      | -30.1% | \$129,494           | \$123,908 | -4.3%  | 91.2%   | 89.5%    | -1.9%  | 86                        | 85       | -1.6%  |
| Stark County     | 36           | 18       | -50.0% | 19           | 11       | -42.1% | \$85,608            | \$58,773  | -31.3% | 88.5%   | 87.1%    | -1.6%  | 94                        | 135      | 44.1%  |
| Tazewell County  | 1,257        | 964      | -23.3% | 688          | 502      | -27.0% | \$137,533           | \$134,828 | -2.0%  | 94.0%   | 92.2%    | -1.9%  | 75                        | 85       | 13.6%  |
| Woodford County  | 256          | 202      | -21.1% | 127          | 96       | -24.4% | \$173,595           | \$173,019 | -0.3%  | 93.2%   | 90.2%    | -3.2%  | 83                        | 110      | 33.3%  |

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