

**CAPITAL AREA ASSOCIATION OF REALTORS**  
**Yearly Average Home Sale Prices**

<b>City / Area</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>% Change</b>
Athens	\$94,000	\$98,900	\$105,900	\$100,100	\$99,500	(5.6)
Auburn, Thayer	\$81,000	\$81,800	\$81,700	\$81,300	\$83,500	2.7
Chatham*	\$120,600	\$128,600	\$130,700	\$137,600	\$143,100	4.0
Girard	\$69,900	\$61,300	\$84,400	\$81,100	\$66,000	(18.6)
Illiopolis, Buffalo, Mechanicsburg	\$80,400	\$72,300	\$94,900	\$92,900	\$98,000	5.2
Lake Springfield	\$277,000	\$314,900	\$283,300	\$315,000	\$318,000	1.0
New Berlin, Loami, Pleasant Plains, Curran, Salisbury	\$98,300	\$113,100	\$111,400	\$111,500	\$117,000	4.9
Pawnee, Divernon, Glenarm	\$81,800	\$78,800	\$74,100	\$84,200	\$88,500	5.1
Petersburg	\$101,100	\$108,200	\$104,000	\$101,100	\$111,000	9.8
Riverton, Barclay, Dawson, Spaulding	\$90,200	\$90,000	\$96,700	\$97,900	\$105,500	7.8
Rochester, Buckhart, New City	\$129,800	\$123,300	\$125,500	\$150,700	\$161,500	7.2
Sherman, Williamsville, Cantrall	\$127,400	\$133,600	\$142,000	\$145,600	\$141,500	(2.8)
Springfield*	\$101,800	\$97,300	\$105,300	\$110,400	\$113,900	3.2
Taylorville	NA	\$76,900	\$73,600	\$78,300	\$76,500	(2.3)
Virden	\$70,900	\$65,300	\$64,300	\$64,000	\$67,000	4.7
<b>ALL AREAS</b>	<b>99,900**</b>	<b>\$98,200</b>	<b>\$101,400</b>	<b>\$106,500</b>	<b>\$110,000</b>	<b>3.3</b>

<b>Counties</b>						
Christian	NA	\$72,500	\$69,400	\$75,500	\$70,000	(7.3)
Macoupin	\$70,300	\$65,000	\$67,500	\$68,300	\$72,000	5.4
Menard	\$98,100	\$105,100	\$103,400	\$100,700	\$105,500	4.8
Sangamon	\$102,900	\$100,300	\$106,400	\$112,200	\$117,000	4.3

*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 1998 through 2003.*

\*Revised

\*\* Beginning with the year 2000 we began adding an additional 200+/- sales annually from Christian County.