

**CAPITAL AREA ASSOCIATION OF REALTORS**  
**Yearly Median Home Sales**

<b>City / Area</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>% Change</b>
Athens	\$90,000	\$99,500	\$104,500	\$100,000	\$105,000	5.0
Auburn, Thayer	\$74,900	\$80,000	\$76,900	\$79,000	\$76,500	(3.2)
Chatham*	\$109,500	\$120,500	\$121,000	\$125,500	\$138,000	10.0
Girard	\$62,500	\$61,300	\$71,500	\$64,500	\$60,000	(7.0)
Illiopolis, Buffalo, Mechanicsburg	\$71,000	\$78,800	\$83,000	\$75,000	\$92,500	23.3
Lake Springfield	\$251,500	\$284,000	\$251,000	\$310,000	\$327,500	5.6
New Berlin, Loami, Pleasant Plains, Curran, Salisbury	\$94,500	\$96,500	\$93,000	\$103,800	\$111,000	6.9
Pawnee, Divernon, Glenarm	\$80,000	\$76,000	\$67,000	\$81,000	\$82,000	1.2
Petersburg	\$91,300	\$108,500	\$96,000	\$101,000	\$107,000	5.9
Riverton, Barclay, Dawson, Spaulding	\$85,000	\$82,000	\$87,000	\$91,800	\$97,000	5.7
Rochester, Buckhart, New City	\$122,100	\$122,900	\$127,800	\$138,500	\$155,000	11.9
Sherman, Williamsville, Cantrall	\$121,800	\$127,300	\$129,700	\$123,500	\$135,000	9.3
Springfield*	\$83,000	\$82,500	\$86,000	\$88,500	\$92,000	4.0
Taylorville	NA	\$71,300	\$64,300	\$70,000	\$70,500	0.7
Virden	\$71,800	\$67,000	\$63,300	\$57,300	\$69,500	21.3
<b>ALL AREAS</b>	<b>\$85,900*</b>	<b>\$84,500</b>	<b>\$86,200</b>	<b>\$89,900</b>	<b>\$92,000</b>	<b>2.3</b>

<b>Counties</b>						
Christian	NA	\$64,000	\$60,000	\$59,600	\$64,000	7.4
Macoupin	\$65,500	\$62,800	\$65,000	\$54,500	\$62,500	14.7
Menard	\$90,000	\$99,000	\$96,900	\$102,000	\$106,000	3.9
Sangamon	\$87,900	\$87,000	\$90,000	\$93,600	\$99,500	6.3

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. this had the effect of reducing the median sale price by about \$2,000 and the average sales price by about