

HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in Inventory Level

Single Family Detached Residences

January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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January 1, 2007 Statistics

January 1, 2006 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
				(Ctg.)	(Pend)	Last 12 mos.						
Addison	101	127	\$ 420,793	7	6	241	\$ 320,310	6.00	3.07	95.44%	\$ 309,600	3.46%
Algonquin	102	186	\$ 373,731	20	5	381	\$ 330,002	5.50	2.80	96.34%	\$ 315,725	4.52%
Alsip	658	65	\$ 262,297	8	4	154	\$ 237,007	4.70	3.10	51.57%	\$ 220,210	7.63%
Antioch	2	183	\$ 355,036	16	10	327	\$ 283,037	6.22	4.01	55.14%	\$ 273,153	3.62%
Arlington Heights	5	372	\$ 568,095	38	9	552	\$ 460,693	7.45	3.78	97.15%	\$ 438,147	5.15%
Aurora-Dist 101	507	13	\$ 384,269	1	0	31	\$ 372,380	4.88	1.91	155.24%	\$ 367,423	1.35%
Aurora-DuPage Cty	507	172	\$ 354,987	20	2	534	\$ 321,340	3.71	2.02	83.77%	\$ 306,903	4.70%
Aurora-Kane Cty	507	524	\$ 211,797	76	33	1202	\$ 181,821	4.80	3.15	52.26%	\$ 179,477	1.31%
Aurora-Will Cty	507	114	\$ 308,824	11	1	265	\$ 290,959	4.94	2.67	84.97%	\$ 285,966	1.75%
Barrington Area	10	393	\$ 1,138,684	31	9	489	\$ 747,911	8.91	5.24	70.13%	\$ 730,316	2.41%
Bartlett	104	192	\$ 432,066	22	9	412	\$ 341,729	5.20	2.52	106.39%	\$ 344,375	-0.77%
Batavia	510	143	\$ 455,997	18	6	292	\$ 370,429	5.43	3.09	75.74%	\$ 348,240	6.37%
Beecher	401	79	\$ 338,879	3	3	55	\$ 263,778	15.54	11.55	34.55%	\$ 247,902	6.40%
Bellwood	2104	76	\$ 215,296	16	12	224	\$ 193,540	3.62	1.92	88.49%	\$ 177,983	8.74%
Bensenville	106	88	\$ 376,465	13	4	151	\$ 311,160	6.29	2.64	138.10%	\$ 288,516	7.85%
Berwyn	402	229	\$ 284,681	12	31	497	\$ 256,314	5.09	3.25	56.58%	\$ 243,635	5.20%
Bloomington	108	87	\$ 538,529	4	5	128	\$ 442,599	7.62	4.68	62.83%	\$ 411,002	7.69%
Blue Island	406	58	\$ 190,854	4	9	137	\$ 162,872	4.64	2.58	79.84%	\$ 147,905	10.12%
Bolingbrook	440	379	\$ 338,277	46	9	915	\$ 279,221	4.69	2.73	71.75%	\$ 256,220	8.98%
Bridgeview	455	32	\$ 284,569	2	1	80	\$ 255,933	4.63	2.78	66.42%	\$ 242,929	5.35%
Broadview	155	51	\$ 219,533	2	5	91	\$ 197,936	6.24	2.71	130.44%	\$ 181,585	9.00%
Brookfield	513	58	\$ 305,742	9	2	200	\$ 285,632	3.30	1.77	86.36%	\$ 263,463	8.41%
Buffalo Grove	89	133	\$ 489,025	16	3	308	\$ 442,286	4.88	1.71	185.42%	\$ 409,501	8.01%

Burbank	454	153	\$ 350,166	16	13	268	\$ 279,314	6.18		3.27	89.05%	\$ 250,070	11.69%
Burnham	633	21	\$ 133,534	2	2	49	\$ 120,011	4.75		5.77	-17.60%	\$ 108,869	10.23%
Burr Ridge	522	88	\$ 1,584,317	11	5	96	\$ 1,062,405	9.43		7.42	27.07%	\$ 888,383	19.59%
Calumet City	409	277	\$ 139,499	28	30	499	\$ 130,640	5.97		3.89	53.41%	\$ 127,476	2.48%
Calumet Park	643	58	\$ 133,355	6	8	68	\$ 125,234	8.49		3.05	178.29%	\$ 115,489	8.44%
Carol Stream	188	97	\$ 346,403	13	2	301	\$ 305,115	3.68		2.28	61.56%	\$ 281,579	8.36%
Carpentersville	110	223	\$ 241,011	26	11	477	\$ 206,754	5.21		2.65	96.46%	\$ 194,878	6.09%
Cary	13	193	\$ 378,466	15	3	318	\$ 333,715	6.89		3.25	112.09%	\$ 303,830	9.84%
Channahon	410	96	\$ 359,673	8	3	143	\$ 252,063	7.48		4.75	57.48%	\$ 259,056	-2.70%
Chicago Heights	411	214	\$ 136,552	23	14	346	\$ 123,454	6.70		3.36	99.55%	\$ 113,559	8.71%
Chicago Ridge	415	29	\$ 275,426	2	0	60	\$ 242,681	5.61		2.22	152.83%	\$ 227,804	6.53%
Cicero	650	203	\$ 236,830	16	21	406	\$ 220,426	5.50		2.72	102.16%	\$ 205,941	7.03%
Clarendon Hills	514	82	\$ 966,056	12	2	86	\$ 796,750	9.84		4.78	105.86%	\$ 673,290	18.34%
Country Club Hills	478	124	\$ 207,991	15	17	253	\$ 173,292	5.22		2.86	82.55%	\$ 165,406	4.77%
Countryside	527	25	\$ 560,774	2	0	31	\$ 406,356	9.09		6.00	51.52%	\$ 373,499	8.80%
Crestwood	446	12	\$ 264,275	2	0	45	\$ 239,076	3.06		2.48	23.54%	\$ 215,886	10.74%
Crete	417	169	\$ 310,013	10	8	237	\$ 235,366	7.95		5.22	52.36%	\$ 236,389	-0.43%
Crystal Lake (& Lakewood)	14	389	\$ 424,482	36	8	671	\$ 320,399	6.53		3.90	67.40%	\$ 311,186	2.96%
Darien	562	67	\$ 475,420	10	0	163	\$ 403,979	4.65		3.09	50.40%	\$ 393,239	2.73%
Deerfield	15	130	\$ 1,047,921	10	8	223	\$ 689,119	6.47		4.19	54.49%	\$ 614,743	12.10%
Des Plaines	16	218	\$ 423,479	24	9	442	\$ 354,914	5.51		2.49	121.18%	\$ 349,456	1.56%
Dolton	419	232	\$ 142,924	25	44	428	\$ 125,448	5.60		3.38	65.73%	\$ 117,386	6.87%
Downers Grove	515	320	\$ 644,572	43	9	527	\$ 464,807	6.63		4.03	64.57%	\$ 427,439	8.74%
Elgin	123	681	\$ 342,880	72	54	1178	\$ 255,874	6.27		3.92	59.87%	\$ 244,528	4.64%
Elk Grove Village	7	82	\$ 369,138	9	5	207	\$ 344,817	4.45		2.38	87.08%	\$ 317,996	8.43%
Elmhurst	126	328	\$ 694,344	23	8	448	\$ 537,752	8.22		5.97	37.64%	\$ 536,221	0.29%
Elmwood Park	635	118	\$ 413,246	9	6	179	\$ 343,129	7.30		3.12	133.94%	\$ 333,794	2.80%
Evanston	201	194	\$ 669,526	23	10	453	\$ 620,758	4.79		2.54	88.59%	\$ 595,160	4.30%
Evergreen Park	642	108	\$ 260,447	9	6	227	\$ 225,359	5.36		2.82	89.91%	\$ 221,703	1.65%
Flossmoor	422	97	\$ 436,953	7	5	127	\$ 340,190	8.37		4.35	92.51%	\$ 319,692	6.41%
Forest Park	130	44	\$ 374,779	5	0	75	\$ 329,053	6.60		3.19	106.90%	\$ 317,549	3.62%
Fox Lake	20	82	\$ 312,936	7	5	91	\$ 250,022	9.55		5.50	73.70%	\$ 233,768	6.95%
Fox River Grove	21	42	\$ 355,354	3	1	59	\$ 310,049	8.00		3.87	106.72%	\$ 300,905	3.04%
Frankfort	423	225	\$ 521,181	19	3	302	\$ 388,073	8.33		5.36	55.47%	\$ 357,630	8.51%
Franklin Park	131	99	\$ 304,845	10	6	181	\$ 274,396	6.03		2.66	126.71%	\$ 269,569	1.79%
Geneva	134	160	\$ 470,420	14	7	389	\$ 403,137	4.68		3.11	50.58%	\$ 373,901	7.82%
Glen Ellyn	137	268	\$ 704,439	34	1	414	\$ 501,229	7.16		4.26	68.14%	\$ 498,184	0.61%

Glencoe	22	98	\$ 2,087,746	7	12	110	\$ 1,326,996	9.12	6.40	42.44%	\$ 1,405,186	-5.56%
Glendale Heights	139	104	\$ 286,727	12	4	242	\$ 262,785	4.84	3.18	52.11%	\$ 246,416	6.64%
Glenview	25	280	\$ 1,002,716	16	24	381	\$ 745,033	7.98	3.69	116.29%	\$ 677,944	9.90%
Glenwood	425	61	\$ 176,746	5	5	124	\$ 165,592	5.46	2.87	90.34%	\$ 158,980	4.16%
Gurnee	31	202	\$ 420,494	24	7	401	\$ 343,909	5.61	2.82	98.98%	\$ 338,664	1.55%
Hanover Park	103	141	\$ 264,835	11	10	304	\$ 249,915	5.21	2.27	129.35%	\$ 237,911	5.05%
Harvey	426	251	\$ 104,497	26	25	302	\$ 83,482	8.53	4.39	94.36%	\$ 74,938	11.40%
Harwood Heights	656	22	\$ 426,313	1	2	43	\$ 395,013	5.74	2.91	97.22%	\$ 391,612	0.87%
Hazel Crest	429	102	\$ 166,638	25	10	233	\$ 141,092	4.57	3.35	36.33%	\$ 131,398	7.38%
Hickory Hills	457	46	\$ 327,370	6	0	68	\$ 299,872	7.46	1.62	360.46%	\$ 283,438	5.80%
Highland Park	35	288	\$ 1,355,362	15	19	337	\$ 975,366	9.32	4.94	88.57%	\$ 751,779	29.74%
Hillside	162	47	\$ 263,897	5	6	102	\$ 226,250	4.99	2.58	93.46%	\$ 214,392	5.53%
Hinkley	520	14	\$ 281,442	3	1	26	\$ 264,546	5.60	4.00	40.00%	\$ 217,325	21.73%
Hinsdale	521	225	\$ 1,564,058	18	2	259	\$ 1,102,211	9.68	5.60	72.81%	\$ 1,025,368	7.49%
Hoffman Estates	194	164	\$ 395,740	20	31	370	\$ 360,286	4.67	2.34	99.77%	\$ 338,763	6.35%
Homer Glen	500	136	\$ 632,727	15	1	195	\$ 397,982	7.73	3.79	104.08%	\$ 383,762	3.71%
Homewood	430	115	\$ 248,433	13	6	315	\$ 209,712	4.13	2.57	60.68%	\$ 198,363	5.72%
Indian Head Park	531	10	\$ 774,570	1	0	9	\$ 579,100	12.00	4.36	175.00%	\$ 594,886	-2.65%
Inverness	7167	60	\$ 986,447	6	0	80	\$ 805,869	8.37	5.73	46.02%	\$ 801,150	0.59%
Itasca	143	50	\$ 594,369	6	0	52	\$ 475,113	10.34	3.45	199.85%	\$ 437,483	8.60%
Joliet	499	635	\$ 207,172	74	42	1484	\$ 175,540	4.76	3.26	46.29%	\$ 157,373	11.54%
Justice	458	26	\$ 315,630	1	3	61	\$ 255,363	4.80	3.50	37.14%	\$ 249,876	2.20%
Kenilworth	43	36	\$ 2,713,027	0	0	25	\$ 1,490,248	17.28	4.62	274.40%	\$ 1,867,421	-20.20%
LaGrange Park	526	66	\$ 454,268	10	3	114	\$ 402,414	6.24	2.43	156.69%	\$ 392,245	2.59%
LaGrange	525	83	\$ 733,584	14	2	169	\$ 584,075	5.38	3.77	42.63%	\$ 533,463	9.49%
Lake Bluff	44	85	\$ 979,428	11	1	108	\$ 866,564	8.50	4.38	94.14%	\$ 714,270	21.32%
Lake Forest	45	217	\$ 2,260,498	16	15	280	\$ 1,378,291	8.37	6.82	22.72%	\$ 1,251,718	10.11%
Lake In The Hills	156	213	\$ 349,346	18	2	438	\$ 276,999	5.58	3.36	65.87%	\$ 270,242	2.50%
Lake Villa & Lindenhurst	46	245	\$ 351,817	12	9	563	\$ 300,439	5.03	3.57	41.13%	\$ 290,104	3.56%
Lansing	438	230	\$ 185,407	19	42	461	\$ 165,441	5.29	2.59	104.40%	\$ 159,213	3.91%
Lemont	439	131	\$ 619,448	14	6	168	\$ 521,375	8.36	6.05	38.12%	\$ 444,285	17.35%
Libertyville & Green Oaks	48	223	\$ 729,741	26	6	280	\$ 585,343	8.58	4.68	83.07%	\$ 537,570	8.89%
Lincolnshire	69	56	\$ 976,710	6	4	75	\$ 707,998	7.91	2.51	215.09%	\$ 648,633	9.15%
Lincolnwood	645	71	\$ 924,532	9	4	90	\$ 599,931	8.27	4.82	71.73%	\$ 614,116	-2.31%
Lisle	532	83	\$ 471,795	7	4	173	\$ 407,551	5.41	2.97	81.96%	\$ 389,516	4.63%
Lockport	495	172	\$ 316,003	29	15	419	\$ 265,052	4.46	2.80	59.21%	\$ 233,302	13.61%
Lombard	148	208	\$ 447,779	24	6	404	\$ 327,006	5.75	3.04	89.34%	\$ 316,305	3.38%

Lynwood	5411	50	\$ 294,157	7	6	74	\$ 231,156	6.90		6.30	9.42%	\$ 201,616	14.65%
Lyons	534	36	\$ 267,754	5	4	113	\$ 234,959	3.54		2.98	18.85%	\$ 222,792	5.46%
Markham	4426	109	\$ 157,019	6	11	227	\$ 121,117	5.36		3.87	38.62%	\$ 113,305	6.89%
Matteson	443	167	\$ 283,501	33	8	300	\$ 218,913	5.88		4.51	30.30%	\$ 183,243	19.47%
Maywood	153	117	\$ 212,326	15	15	241	\$ 179,677	5.18		2.43	113.53%	\$ 162,269	10.73%
Medinah	157	17	\$ 536,735	2	1	28	\$ 412,725	6.58		3.57	84.46%	\$ 404,572	2.02%
Melrose Park	160	57	\$ 301,885	6	5	111	\$ 271,648	5.61		2.69	108.12%	\$ 264,100	2.86%
McHenry	50	468	\$ 346,850	35	19	752	\$ 250,824	6.97		4.29	62.55%	\$ 244,389	2.63%
Minooka	447	96	\$ 306,429	5	1	168	\$ 250,672	6.62		7.36	-10.06%	\$ 261,452	-4.12%
Midlothian	445	54	\$ 208,645	15	6	200	\$ 192,833	2.93		0.62	374.43%	\$ 177,203	8.82%
Mokena	448	104	\$ 484,904	8	0	181	\$ 370,718	6.60		2.57	156.79%	\$ 320,616	15.63%
Monee	449	93	\$ 384,700	11	4	90	\$ 317,930	10.63		3.48	205.78%	\$ 285,018	11.55%
Montgomery	538	198	\$ 253,748	20	15	409	\$ 228,787	5.35		3.32	61.28%	\$ 209,638	9.13%
Morton Grove	53	113	\$ 512,448	8	8	222	\$ 428,316	5.70		2.35	141.96%	\$ 402,864	6.32%
Mt. Prospect	56	182	\$ 466,076	18	6	320	\$ 397,472	6.35		1.79	253.90%	\$ 384,531	3.37%
Mundelein	60	180	\$ 396,333	27	9	411	\$ 338,670	4.83		3.36	43.85%	\$ 315,708	7.27%
Naperville	540	730	\$ 762,793	97	9	1704	\$ 504,688	4.84		2.77	74.97%	\$ 464,629	8.62%
New Lenox	451	145	\$ 386,783	27	6	349	\$ 305,917	4.55		3.71	22.81%	\$ 293,771	4.13%
Niles	648	77	\$ 468,078	10	4	154	\$ 443,904	5.50		2.46	123.84%	\$ 399,856	11.02%
Norridge	634	87	\$ 539,235	4	0	99	\$ 420,742	10.14		2.29	343.45%	\$ 411,605	2.22%
North Aurora	542	106	\$ 360,121	10	2	200	\$ 284,653	6.00		2.67	125.00%	\$ 264,445	7.64%
North Chicago	64	68	\$ 138,014	8	9	151	\$ 138,161	4.86		5.63	-13.72%	\$ 129,489	6.70%
North Riverside	547	27	\$ 321,233	1	1	55	\$ 287,565	5.68		0.86	563.16%	\$ 262,945	9.36%
Northbrook	62	246	\$ 1,054,574	14	14	307	\$ 746,529	8.81		3.51	151.03%	\$ 682,433	9.39%
Northfield	7193	36	\$ 1,686,269	0	3	47	\$ 1,033,992	8.64		4.24	104.00%	\$ 891,806	15.94%
Northlake	164	61	\$ 263,702	6	2	121	\$ 258,257	5.67		4.54	24.91%	\$ 249,123	3.67%
Oak Brook	523	74	\$ 1,927,145	4	1	59	\$ 1,260,947	13.88		5.63	146.67%	\$ 1,169,553	7.81%
Oak Forest	452	102	\$ 260,560	9	3	252	\$ 251,513	4.64		1.83	153.90%	\$ 228,176	10.23%
Oak Lawn	453	185	\$ 320,906	19	9	462	\$ 275,060	4.53		2.94	54.03%	\$ 257,440	6.84%
Oak Park	302	148	\$ 565,303	20	11	403	\$ 513,440	4.09		2.47	65.81%	\$ 476,465	7.76%
Olympia Fields	461	36	\$ 389,547	7	4	89	\$ 315,183	4.32		7.28	-40.67%	\$ 289,196	8.99%
Orland Park	462	200	\$ 559,546	12	8	382	\$ 422,087	5.97		3.35	78.33%	\$ 395,619	6.69%
Oswego	543	251	\$ 378,666	29	12	462	\$ 316,398	5.99		4.10	45.98%	\$ 298,003	6.17%
Palatine	67	213	\$ 549,483	27	0	412	\$ 439,972	5.82		3.14	85.32%	\$ 412,059	6.77%
Palos Heights	463	55	\$ 560,808	11	2	98	\$ 428,239	5.95		3.97	49.92%	\$ 377,694	13.38%
Palos Hills	465	40	\$ 381,445	8	3	90	\$ 324,855	4.75		3.08	54.17%	\$ 300,836	7.98%
Palos Park	464	45	\$ 818,915	7	1	60	\$ 601,765	7.94		5.50	44.39%	\$ 550,330	9.35%

Park Forest	466	199	\$ 133,792	21	18	412	\$ 122,288	5.29		2.48	113.50%	\$ 111,551	9.63%
Park Ridge	68	227	\$ 784,523	32	9	314	\$ 610,759	7.67		4.40	74.47%	\$ 608,090	0.44%
Peotone	468	41	\$ 366,585	2	0	52	\$ 253,408	9.11		5.76	58.18%	\$ 221,297	14.51%
Plainfield	544	801	\$ 369,515	102	29	1518	\$ 302,232	5.83		4.32	34.84%	\$ 288,447	4.78%
Posen	469	28	\$ 160,775	2	3	83	\$ 161,280	3.82		3.15	21.15%	\$ 154,695	4.26%
Prospect Heights	70	37	\$ 633,729	4	4	52	\$ 554,451	7.40		4.36	69.58%	\$ 486,770	13.90%
Richton Park	471	89	\$ 211,855	16	6	181	\$ 188,085	5.26		3.41	54.23%	\$ 179,539	4.76%
River Forest	305	44	\$ 957,624	4	3	80	\$ 871,190	6.07		1.37	341.69%	\$ 752,947	15.70%
River Grove	171	34	\$ 357,429	1	4	79	\$ 303,170	4.86		2.38	104.22%	\$ 295,736	2.51%
Riverdale	627	89	\$ 116,227	14	10	189	\$ 110,677	5.01		4.71	6.40%	\$ 106,984	3.45%
Riverside	546	49	\$ 610,191	3	0	108	\$ 521,586	5.30		5.08	4.18%	\$ 510,094	2.25%
Rolling Meadows	8	62	\$ 370,307	7	1	141	\$ 326,924	4.99		2.73	83.09%	\$ 308,714	5.90%
Romeoville	494	242	\$ 248,256	36	7	558	\$ 220,851	4.83		3.35	44.27%	\$ 214,193	3.11%
Roselle & Keeneyville	172	93	\$ 492,151	12	5	174	\$ 354,416	5.84		4.41	32.44%	\$ 343,249	3.25%
Round Lake	73	380	\$ 237,699	43	23	792	\$ 203,582	5.31		3.26	63.25%	\$ 199,285	2.16%
Sauk Village	414	121	\$ 129,169	12	4	219	\$ 111,643	6.18		3.11	98.60%	\$ 109,028	2.40%
Schaumburg	193	179	\$ 426,277	10	6	356	\$ 391,127	5.77		2.54	127.47%	\$ 363,065	7.73%
Shorewood	496	139	\$ 345,997	18	10	200	\$ 285,746	7.32		6.47	13.00%	\$ 268,161	6.56%
Skokie	76	180	\$ 554,381	17	17	362	\$ 436,151	5.45		2.25	142.75%	\$ 421,034	3.59%
South Elgin	177	112	\$ 372,955	8	3	269	\$ 308,951	4.80		3.28	46.37%	\$ 312,100	-1.01%
South Holland	473	186	\$ 208,213	14	17	368	\$ 185,815	5.59		3.12	79.51%	\$ 171,042	8.64%
St. Charles	174	489	\$ 691,454	50	5	741	\$ 477,501	7.37		5.05	46.02%	\$ 435,421	9.66%
Steger	475	54	\$ 181,092	8	6	121	\$ 140,159	4.80		3.24	48.00%	\$ 132,053	6.14%
Stickney	404	63	\$ 288,344	5	12	106	\$ 243,988	6.15		3.31	85.67%	\$ 231,667	5.32%
Streamwood	107	191	\$ 289,283	16	11	476	\$ 276,941	4.56		2.02	125.14%	\$ 261,860	5.76%
Sugar Grove	554	102	\$ 473,489	6	1	104	\$ 361,310	11.03		5.22	111.06%	\$ 350,516	3.08%
Summit	501	31	\$ 244,261	3	3	56	\$ 240,128	6.00		2.51	138.89%	\$ 208,326	15.27%
Thornton	476	11	\$ 132,790	0	1	47	\$ 137,513	2.75		4.80	-42.71%	\$ 134,407	2.31%
Tinley Park	477	141	\$ 361,422	17	5	324	\$ 306,120	4.89		2.93	66.75%	\$ 292,725	4.58%
University Park	5466	71	\$ 199,428	11	3	68	\$ 152,399	10.39		5.48	89.66%	\$ 153,269	-0.57%
Vernon Hills	61	98	\$ 607,479	10	4	236	\$ 508,119	4.70		2.36	99.56%	\$ 491,553	3.37%
Villa Park	186	106	\$ 334,053	11	1	236	\$ 296,683	5.13		2.11	142.85%	\$ 278,541	6.51%
Warrenville	555	57	\$ 387,342	7	0	105	\$ 303,260	6.11		2.68	128.29%	\$ 309,147	-1.90%
Waukegan & Park City	85	392	\$ 175,236	23	17	757	\$ 165,259	5.90		4.21	40.33%	\$ 158,370	4.35%
Wayne	184	26	\$ 989,594	2	0	30	\$ 776,196	9.75		5.41	80.16%	\$ 683,004	13.64%
West Chicago	185	126	\$ 414,900	17	10	295	\$ 308,738	4.70		3.74	25.56%	\$ 311,936	-1.03%
Westchester	154	79	\$ 297,589	19	2	277	\$ 289,238	3.18		2.40	32.55%	\$ 275,843	4.86%

Western Springs	558	83	\$ 823,797	11	2	137	\$ 626,079	6.64	4.81	37.94%	\$ 648,604	-3.47%
Westmont	559	87	\$ 484,681	9	1	192	\$ 405,117	5.17	3.92	32.00%	\$ 342,958	18.12%
Wheaton	187	264	\$ 579,710	41	5	516	\$ 433,228	5.64	3.02	86.81%	\$ 418,356	3.55%
Wheeling	90	76	\$ 357,227	2	3	148	\$ 324,981	5.96	2.45	143.40%	\$ 296,377	9.65%
Willow Springs	480	25	\$ 475,776	3	1	35	\$ 453,730	7.69	6.00	28.21%	\$ 434,202	4.50%
Willowbrook	516	35	\$ 721,322	3	0	52	\$ 545,123	7.64	5.14	48.48%	\$ 494,198	10.30%
Wilmette	91	139	\$ 1,067,940	12	20	335	\$ 941,319	4.54	3.32	37.04%	\$ 881,164	6.83%
Winfield	190	50	\$ 559,525	7	1	132	\$ 355,384	4.29	2.29	87.50%	\$ 365,820	-2.85%
Winnetka	93	134	\$ 2,303,532	8	18	197	\$ 1,640,233	7.21	6.03	19.61%	\$ 1,532,024	7.06%
Wood Dale	191	67	\$ 440,219	3	5	101	\$ 344,071	7.38	5.63	31.13%	\$ 332,013	3.63%
Woodridge	517	77	\$ 406,418	11	0	237	\$ 310,164	3.73	1.94	92.04%	\$ 305,870	1.40%
Woodstock & Greenwood	98	270	\$ 476,235	13	12	319	\$ 275,962	9.42	6.13	53.62%	\$ 279,200	-1.16%
Worth	482	42	\$ 311,164	6	1	86	\$ 239,896	5.42	2.26	139.55%	\$ 228,600	4.94%
Yorkville	560	282	\$ 405,058	17	17	289	\$ 327,753	10.48	8.27	26.67%	\$ 315,229	3.97%
Zion	99	234	\$ 190,983	18	16	395	\$ 164,950	6.55	4.45	47.00%	\$ 158,725	3.92%
City of CHICAGO	8001-	5818	\$ 421,484	438	783	9899	\$ 347,773	6.28	3.40	84.73%	\$ 315,458	10.24%
TOTALS:	8099											
ALL AREAS <i>(including areas not listed above)</i>	ALL	39925	\$ 451,537	3812	2667	71027	\$ 336,702	6.18	3.73	65.70%	\$ 323,038	4.23%
<p>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</p> <p>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</p> <p>Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change of average sales price.</p> <p>Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.</p>												
Source: MLSNI(1/1/2007)							Copyright © 2007 Headrick-Wagner Appraisal Group, All Rights Reserved					

HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE NORTH SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in Inventory Level and Average Sales Price

Single Family Detached Residences

January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, SRA, IFA, SCRP

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Town	MLS		Average List Price	January 1, 2007 Statistics			Average Sale Price	MONTHS SUPPLY	January 1, 2006 Statistics			12 mo SP Percent Change
	Area	Actives		Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Percent Change	Average Sale Price	
Wilmette	91	139	\$ 1,067,940	12	20	335	\$ 941,319	4.54	3.32	37.04%	\$ 881,164	6.83%
Evanston	201	194	\$ 669,526	23	10	453	\$ 620,758	4.79	2.54	88.59%	\$ 595,160	4.30%
Mundelein	60	180	\$ 396,333	27	9	411	\$ 338,670	4.83	3.36	43.85%	\$ 315,708	7.27%
Skokie	76	180	\$ 554,381	17	17	362	\$ 436,151	5.45	2.25	142.75%	\$ 421,034	3.59%
Gurnee	31	202	\$ 420,494	24	7	401	\$ 343,909	5.61	2.82	98.98%	\$ 338,664	1.55%
Deerfield	15	130	\$ 1,047,921	10	8	223	\$ 689,119	6.47	4.19	54.49%	\$ 614,743	12.10%
Winnetka	93	134	\$ 2,303,532	8	18	197	\$ 1,640,233	7.21	6.03	19.61%	\$ 1,532,024	7.06%
Park Ridge	68	227	\$ 784,523	32	9	314	\$ 610,759	7.67	4.40	74.47%	\$ 608,090	0.44%
Lincolnshire	69	56	\$ 976,710	6	4	75	\$ 707,998	7.91	2.51	215.09%	\$ 648,633	9.15%
Glenview	25	280	\$ 1,002,716	16	24	381	\$ 745,033	7.98	3.69	116.29%	\$ 677,944	9.90%
Lake Forest	45	217	\$ 2,260,498	16	15	280	\$ 1,378,291	8.37	6.82	22.72%	\$ 1,251,718	10.11%
Lake Bluff	44	85	\$ 979,428	11	1	108	\$ 866,564	8.50	4.38	94.14%	\$ 714,270	21.32%
Libertyville & Green Oak:	48	223	\$ 729,741	26	6	280	\$ 585,343	8.58	4.68	83.07%	\$ 537,570	8.89%
Northfield	7193	36	\$ 1,686,269	0	3	47	\$ 1,033,992	8.64	4.24	104.00%	\$ 891,806	15.94%
Northbrook	62	246	\$ 1,054,574	14	14	307	\$ 746,529	8.81	3.51	151.03%	\$ 682,433	9.39%
Glencoe	22	98	\$ 2,087,746	7	12	110	\$ 1,326,996	9.12	6.40	42.44%	\$ 1,405,186	-5.56%
Highland Park	35	288	\$ 1,355,362	15	19	337	\$ 975,366	9.32	4.94	88.57%	\$ 751,779	29.74%
Kenilworth	43	36	\$ 2,713,027	0	0	25	\$ 1,490,248	17.28	4.62	274.40%	\$ 1,867,421	-20.20%
Overall Average		2951	\$1,227,262	264	196	4646	\$859,849	6.94	3.76	84.45%	\$ 818,630	5.04%

of 18 communities analyzed

A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied

Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS

Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change of average sales price.

Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume

Source: *MLSNI(1/1/2007)*

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HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE NORTHWEST SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price
 Single Family Detached Residences South/Southwest Association of REALTORS
 January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, SRA, IFA, SCRP

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January 1, 2007 Statistics

January 1, 2006 Statistics

Town	Actives	Average List Price	Under # of Sales		Last 12 mos.	Average Sale Price	MONTHS SUPPLY	12 mo SP			
			Contract (Ctg.)	Contract (Pend)				MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change
Elk Grove Village	82	\$ 369,138	9	5	207	\$ 344,817	4.45	2.38	87.08%	\$ 317,996	8.43%
Streamwood	191	\$ 289,283	16	11	476	\$ 276,941	4.56	2.02	125.14%	\$ 261,860	5.76%
Hoffman Estates	164	\$ 395,740	20	31	370	\$ 360,286	4.67	2.34	99.77%	\$ 338,763	6.35%
South Elgin	112	\$ 372,955	8	3	269	\$ 308,951	4.80	3.28	46.37%	\$ 312,100	-1.01%
Buffalo Grove	133	\$ 489,025	16	3	308	\$ 442,286	4.88	1.71	185.42%	\$ 409,501	8.01%
Rolling Meadows	62	\$ 370,307	7	1	141	\$ 326,924	4.99	2.73	83.09%	\$ 308,714	5.90%
Carpentersville	223	\$ 241,011	26	11	477	\$ 206,754	5.21	2.65	96.46%	\$ 194,878	6.09%
Schaumburg	179	\$ 426,277	10	6	356	\$ 391,127	5.77	2.54	127.47%	\$ 363,065	7.73%
Palatine	213	\$ 549,483	27	0	412	\$ 439,972	5.82	3.14	85.32%	\$ 412,059	6.77%
Wheeling	76	\$ 357,227	2	3	148	\$ 324,981	5.96	2.45	143.40%	\$ 296,377	9.65%
Mt. Prospect	182	\$ 466,076	18	6	320	\$ 397,472	6.35	1.79	253.90%	\$ 384,531	3.37%
Prospect Heights	37	\$ 633,729	4	4	52	\$ 554,451	7.40	4.36	69.58%	\$ 486,770	13.90%
Arlington Heights	372	\$ 568,095	38	9	552	\$ 460,693	7.45	3.78	97.15%	\$ 438,147	5.15%
Inverness	60	\$ 986,447	6	0	80	\$ 805,869	8.37	5.73	46.02%	\$ 801,150	0.59%
Barrington Area	393	\$ 1,138,684	31	9	489	\$ 747,911	8.91	5.24	70.13%	\$ 730,316	2.41%
Itasca	50	\$ 594,369	6	0	52	\$ 475,113	10.34	3.45	199.85%	\$ 437,483	8.60%
Overall Average	2529	\$392,755	244	102	4709	\$326,883	6.00	2.97	102.14%	\$ 309,224	5.71%

of 16 communities analyzed

A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.

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Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change of average sales price.

Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.

HEADRICK-WAGNER APPRAISAL GROUP

Presents

WEST SUBURBAN/FOX VALLEY QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price

Single Family Detached Residences REALTOR Association of the Western Suburbs

January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, SRA, IFA, SCRP

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January 1, 2007 Statistics

January 1, 2006 Statistics

Town	Actives	Average List Price	Under Contract		# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY		Percent Change	12 mo SP	
			(Ctg.)	(Pend)				SUPPLY	SUPPLY		Average Sale Price	Percent Change
Carol Stream	97	\$ 346,403	13	2	301	\$ 305,115	3.68	2.28	61.56%	\$ 281,579	8.36%	
Aurora-DuPage Cty	172	\$ 354,987	20	2	534	\$ 321,340	3.71	2.02	83.77%	\$ 306,903	4.70%	
Woodridge	77	\$ 406,418	11	0	237	\$ 310,164	3.73	1.94	92.04%	\$ 305,870	1.40%	
Winfield	50	\$ 559,525	7	1	132	\$ 355,384	4.29	2.29	87.50%	\$ 365,820	-2.85%	
Darien	67	\$ 475,420	10	0	163	\$ 403,979	4.65	3.09	50.40%	\$ 393,239	2.73%	
Geneva	160	\$ 470,420	14	7	389	\$ 403,137	4.68	3.11	50.58%	\$ 373,901	7.82%	
Bolingbrook	379	\$ 338,277	46	9	915	\$ 279,221	4.69	2.73	71.75%	\$ 256,220	8.98%	
West Chicago	126	\$ 414,900	17	10	295	\$ 308,738	4.70	3.74	25.56%	\$ 311,936	-1.03%	
Aurora-Kane Cty	524	\$ 211,797	76	33	1202	\$ 181,821	4.80	3.15	52.26%	\$ 179,477	1.31%	
Romeoville	242	\$ 248,256	36	7	558	\$ 220,851	4.83	3.35	44.27%	\$ 214,193	3.11%	
Glendale Heights	104	\$ 286,727	12	4	242	\$ 262,785	4.84	3.18	52.11%	\$ 246,416	6.64%	
Naperville	730	\$ 762,793	97	9	1704	\$ 504,688	4.84	2.77	74.97%	\$ 464,629	8.62%	
Aurora-Dist 101	13	\$ 384,269	1	0	31	\$ 372,380	4.88	1.91	155.24%	\$ 367,423	1.35%	
Aurora-Will Cty	114	\$ 308,824	11	1	265	\$ 290,959	4.94	2.67	84.97%	\$ 285,966	1.75%	
Villa Park	106	\$ 334,053	11	1	236	\$ 296,683	5.13	2.11	142.85%	\$ 278,541	6.51%	
Westmont	87	\$ 484,681	9	1	192	\$ 405,117	5.17	3.92	32.00%	\$ 342,958	18.12%	
Bartlett	192	\$ 432,066	22	9	412	\$ 341,729	5.20	2.52	106.39%	\$ 344,375	-0.77%	
Montgomery	198	\$ 253,748	20	15	409	\$ 228,787	5.35	3.32	61.28%	\$ 209,638	9.13%	
Lisle	83	\$ 471,795	7	4	173	\$ 407,551	5.41	2.97	81.96%	\$ 389,516	4.63%	
Batavia	143	\$ 455,997	18	6	292	\$ 370,429	5.43	3.09	75.74%	\$ 348,240	6.37%	
Wheaton	264	\$ 579,710	41	5	516	\$ 433,228	5.64	3.02	86.81%	\$ 418,356	3.55%	
Lombard	208	\$ 447,779	24	6	404	\$ 327,006	5.75	3.04	89.34%	\$ 316,305	3.38%	
Plainfield	801	\$ 369,515	102	29	1518	\$ 302,232	5.83	4.32	34.84%	\$ 288,447	4.78%	
Roselle & Keeneyv	93	\$ 492,151	12	5	174	\$ 354,416	5.84	4.41	32.44%	\$ 343,249	3.25%	
Oswego	251	\$ 378,666	29	12	462	\$ 316,398	5.99	4.10	45.98%	\$ 298,003	6.17%	
North Aurora	106	\$ 360,121	10	2	200	\$ 284,653	6.00	2.67	125.00%	\$ 264,445	7.64%	
Addison	127	\$ 420,793	7	6	241	\$ 320,310	6.00	3.07	95.44%	\$ 309,600	3.46%	
Warrenville	57	\$ 387,342	7	0	105	\$ 303,260	6.11	2.68	128.29%	\$ 309,147	-1.90%	
Bensenville	88	\$ 376,465	13	4	151	\$ 311,160	6.29	2.64	138.10%	\$ 288,516	7.85%	
Downers Grove	320	\$ 644,572	43	9	527	\$ 464,807	6.63	4.03	64.57%	\$ 427,439	8.74%	
Glen Ellyn	268	\$ 704,439	34	1	414	\$ 501,229	7.16	4.26	68.14%	\$ 498,184	0.61%	
St. Charles	489	\$ 691,454	50	5	741	\$ 477,501	7.37	5.05	46.02%	\$ 435,421	9.66%	
Wood Dale	67	\$ 440,219	3	5	101	\$ 344,071	7.38	5.63	31.13%	\$ 332,013	3.63%	
Bloomington	87	\$ 538,529	4	5	128	\$ 442,599	7.62	4.68	62.83%	\$ 411,002	7.69%	
Elmhurst	328	\$ 694,344	23	8	448	\$ 537,752	8.22	5.97	37.64%	\$ 536,221	0.29%	
Lemont	131	\$ 619,448	14	6	168	\$ 521,375	8.36	6.05	38.12%	\$ 444,285	17.35%	
Burr Ridge	88	\$1,584,317	11	5	96	\$1,062,405	9.43	7.42	27.07%	\$ 888,383	19.59%	
Hinsdale	225	\$1,564,058	18	2	259	\$1,102,211	9.68	5.60	72.81%	\$1,025,368	7.49%	
Clarendon Hills	82	\$ 966,056	12	2	86	\$ 796,750	9.84	4.78	105.86%	\$ 673,290	18.34%	
Yorkville	282	\$ 405,058	17	17	289	\$ 327,753	10.48	8.27	26.67%	\$ 315,229	3.97%	
Oak Brook	74	\$1,927,145	4	1	59	\$1,260,947	13.88	5.63	146.67%	\$1,169,553	7.81%	
Overall Average	8100	\$551,062	936	256	15769	\$423,486	5.73	3.73	53.64%	\$396,568	6.79%	

of 41 areas analyzed

A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.

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Source: MLSNI(1/1/2007)

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HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE SOUTH SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price

Single Family Detached Residences South/Southwest Association of REALTORS

January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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January 1, 2007 Statistics

January 1, 2006 Statistics

Town	Actives	Average List Price	January 1, 2007 Statistics			January 1, 2006 Statistics			12 mo SP Percent Change		
			Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY		Percent Change	Average Sale Price
Homewood	115	\$ 248,433	13	6	315	\$ 209,712	4.13	2.57	60.68%	\$ 198,363	5.72%
Olympia Fields	36	\$ 389,547	7	4	89	\$ 315,183	4.32	7.28	-40.67%	\$ 289,196	8.99%
Hazel Crest	102	\$ 166,638	25	10	233	\$ 141,092	4.57	3.35	36.33%	\$ 131,398	7.38%
Steger	54	\$ 181,092	8	6	121	\$ 140,159	4.80	3.24	48.00%	\$ 132,053	6.14%
Riverdale	89	\$ 116,227	14	10	189	\$ 110,677	5.01	4.71	6.40%	\$ 106,984	3.45%
Country Club Hills	124	\$ 207,991	15	17	253	\$ 173,292	5.22	2.86	82.55%	\$ 165,406	4.77%
Richton Park	89	\$ 211,855	16	6	181	\$ 188,085	5.26	3.41	54.23%	\$ 179,539	4.76%
Lansing	230	\$ 185,407	19	42	461	\$ 165,441	5.29	2.59	104.40%	\$ 159,213	3.91%
Park Forest	199	\$ 133,792	21	18	412	\$ 122,288	5.29	2.48	113.50%	\$ 111,551	9.63%
Markham	109	\$ 157,019	6	11	227	\$ 121,117	5.36	3.87	38.62%	\$ 113,305	6.89%
Glenwood	61	\$ 176,746	5	5	124	\$ 165,592	5.46	2.87	90.34%	\$ 158,980	4.16%
South Holland	186	\$ 208,213	14	17	368	\$ 185,815	5.59	3.12	79.51%	\$ 171,042	8.64%
Dolton	232	\$ 142,924	25	44	428	\$ 125,448	5.60	3.38	65.73%	\$ 117,386	6.87%
Matteson	167	\$ 283,501	33	8	300	\$ 218,913	5.88	4.51	30.30%	\$ 183,243	19.47%
Calumet City	277	\$ 139,499	28	30	499	\$ 130,640	5.97	3.89	53.41%	\$ 127,476	2.48%
Sauk Village	121	\$ 129,169	12	4	219	\$ 111,643	6.18	3.11	98.60%	\$ 109,028	2.40%
Chicago Heights	214	\$ 136,552	23	14	346	\$ 123,454	6.70	3.36	99.55%	\$ 113,559	8.71%
Lynwood	50	\$ 294,157	7	6	74	\$ 231,156	6.90	6.30	9.42%	\$ 201,616	14.65%
Crete	169	\$ 310,013	10	8	237	\$ 235,366	7.95	5.22	52.36%	\$ 236,389	-0.43%
Flossmoor	97	\$ 436,953	7	5	127	\$ 340,190	8.37	4.35	92.51%	\$ 319,692	6.41%
Harvey	251	\$ 104,497	26	25	302	\$ 83,482	8.53	4.39	94.36%	\$ 74,938	11.40%
University Park	71	\$ 199,428	11	3	68	\$ 152,399	10.39	5.48	89.66%	\$ 153,269	-0.57%
Overall Average	3043	\$207,257	345	299	5573	\$172,325	5.87	3.59	63.61%	\$161,528	6.68%

of 22 communities analyzed

A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.

Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change of average sales price.

Source: MLSNI(1/1/2007)

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HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE SOUTHWEST SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price
 Single Family Detached Residences South/Southwest Association of REALTORS
 January 1, 2006 to December 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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January 1, 2007 Statistics

January 1, 2006 Statistics

Town	Actives	Average List Price	Under		# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	January 1, 2006 Statistics		12 mo SP Percent Change	
			Contract (Cntg.)	Contract (Pend)				MONTHS SUPPLY	Percent Change		
Midlothian	54	\$ 208,645	15	6	200	\$ 192,833	2.93	0.62	374.43%	\$ 177,203	8.82%
Crestwood	12	\$ 264,275	2	0	45	\$ 239,076	3.06	2.48	23.54%	\$ 215,886	10.74%
Lockport	172	\$ 316,003	29	15	419	\$ 265,052	4.46	2.80	59.21%	\$ 233,302	13.61%
Oak Lawn	185	\$ 320,906	19	9	462	\$ 275,060	4.53	2.94	54.03%	\$ 257,440	6.84%
New Lenox	145	\$ 386,783	27	6	349	\$ 305,917	4.55	3.71	22.81%	\$ 293,771	4.13%
Oak Forest	102	\$ 260,560	9	3	252	\$ 251,513	4.64	1.83	153.90%	\$ 228,176	10.23%
Blue Island	58	\$ 190,854	4	9	137	\$ 162,872	4.64	2.58	79.84%	\$ 147,905	10.12%
Alsip	65	\$ 262,297	8	4	154	\$ 237,007	4.70	3.10	51.57%	\$ 220,210	7.63%
Palos Hills	40	\$ 381,445	8	3	90	\$ 324,855	4.75	3.08	54.17%	\$ 300,836	7.98%
Joliet	635	\$ 207,172	74	42	1484	\$ 175,540	4.76	3.26	46.29%	\$ 157,373	11.54%
Justice	26	\$ 315,630	1	3	61	\$ 255,363	4.80	3.50	37.14%	\$ 249,876	2.20%
Tinley Park	141	\$ 361,422	17	5	324	\$ 306,120	4.89	2.93	66.75%	\$ 292,725	4.58%
Evergreen Park	108	\$ 260,447	9	6	227	\$ 225,359	5.36	2.82	89.91%	\$ 221,703	1.65%
Worth	42	\$ 311,164	6	1	86	\$ 239,896	5.42	2.26	139.55%	\$ 228,600	4.94%
Chicago Ridge	29	\$ 275,426	2	0	60	\$ 242,681	5.61	2.22	152.83%	\$ 227,804	6.53%
Palos Heights	55	\$ 560,808	11	2	98	\$ 428,239	5.95	3.97	49.92%	\$ 377,694	13.38%
Orland Park	200	\$ 559,546	12	8	382	\$ 422,087	5.97	3.35	78.33%	\$ 395,619	6.69%
Burbank	153	\$ 350,166	16	13	268	\$ 279,314	6.18	3.27	89.05%	\$ 250,070	11.69%
Mokena	104	\$ 484,904	8	0	181	\$ 370,718	6.60	2.57	156.79%	\$ 320,616	15.63%
Hickory Hills	46	\$ 327,370	6	0	68	\$ 299,872	7.46	1.62	360.46%	\$ 283,438	5.80%
Homer Glen	136	\$ 632,727	15	1	195	\$ 397,982	7.73	3.79	104.08%	\$ 383,762	3.71%
Palos Park	45	\$ 818,915	7	1	60	\$ 601,765	7.94	5.50	44.39%	\$ 550,330	9.35%
Frankfort	225	\$ 521,181	19	3	302	\$ 388,073	8.33	5.36	55.47%	\$ 357,630	8.51%
Overall Average	2778	\$372,985	324	140	5904	\$299,443	5.23	3.19	64.10%	\$277,042	8.09%

of 23 communities analyzed

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