

HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE NORTHWEST SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price
Selected Single Family Detached Residences in the Northwestern Suburban Market Area
April 1, 2006 to March 31, 2007

Compiled from MLS of Northern Illinois, Inc. by:

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

Robert E. Headrick, SRA, SCRP
Headrick-Wagner Appraisal Group, Ltd.
 1700 Park St., Ste 109, Naperville, IL 60563
 Corporate office: Toll Free (800) 460-0020
 Web Page: www.Headrick-Wagner.com
 E-mail: Chip@headrick-wagner.com

April 1, 2007 Statistics

April 1, 2006 Statistics

Town	Actives	Average List Price	Under # of Sales		Last 12 mos.	Average Sale Price	MONTHS SUPPLY	April 1, 2006 Statistics		12 mo SP	
			Contract (Ctg.)	Contract (Pend)				MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change
Streamwood	220	\$ 292,662	44	19	436	\$ 272,057	5.29	2.43	117.38%	\$ 268,415	1.36%
South Elgin	136	\$ 380,653	28	5	266	\$ 309,737	5.46	4.25	28.51%	\$ 311,417	-0.54%
Hoffman Estates	213	\$ 406,255	31	32	367	\$ 363,799	5.94	3.31	79.56%	\$ 341,436	6.55%
Elk Grove Village	113	\$ 373,433	18	12	191	\$ 347,954	6.14	2.38	157.55%	\$ 323,658	7.51%
Buffalo Grove	170	\$ 500,880	35	7	282	\$ 442,026	6.30	2.30	173.22%	\$ 421,094	4.97%
Schaumburg	203	\$ 438,726	31	10	345	\$ 393,871	6.31	3.08	104.94%	\$ 366,243	7.54%
Mt. Prospect	204	\$ 474,416	36	9	323	\$ 392,047	6.65	3.19	108.30%	\$ 390,950	0.28%
Carpentersville	276	\$ 240,494	37	18	442	\$ 210,212	6.66	3.08	116.71%	\$ 197,153	6.62%
Rolling Meadows	80	\$ 365,812	5	7	130	\$ 330,274	6.76	3.35	101.69%	\$ 309,487	6.72%
Palatine	262	\$ 528,091	44	10	379	\$ 431,524	7.26	4.12	76.05%	\$ 420,385	2.65%
Wheeling	94	\$ 350,641	11	6	134	\$ 330,040	7.47	2.63	184.19%	\$ 296,215	11.42%
Arlington Heights	452	\$ 566,236	75	16	567	\$ 464,937	8.24	4.78	72.46%	\$ 437,846	6.19%
Barrington Area	430	\$ 1,122,302	54	19	458	\$ 735,590	9.72	6.17	57.47%	\$ 736,629	-0.14%
Inverness	80	\$ 957,905	8	2	75	\$ 753,972	11.29	8.69	29.97%	\$ 849,118	1.09%
Prospect Heights	55	\$ 655,976	3	0	49	\$ 520,397	12.69	6.00	111.54%	\$ 516,125	0.83%
Itasca	65	\$ 588,578	5	3	44	\$ 486,907	15.00	5.43	176.32%	\$ 452,037	7.71%
Overall Average	3,053	\$515,191	465	175	4,488	\$424,084	7.14	2.97	140.55%	\$414,888	2.22%

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.

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(4/1/2007)

Copyright © 2007 Headrick-Wagner Appraisal Group, All Rights Reserved