

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
 April 1, 2006 to March 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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April 1, 2007 Statistics

April 1, 2006 Statistics

Town	Actives	Average List Price	Under # of Sales			Average Sale Price	MONTHS SUPPLY	April 1, 2006 Statistics		Average Sale Price	12 mo SP Percent Change
			Contrac (Ctg.)	Contrac (Pend)	Last 12 mos.			MONTHS SUPPLY	Percent Change		
Midlothian	63	\$ 218,938	11	11	187	\$ 192,451	3.62	2.67	35.37%	\$ 179,696	7.10%
Crestwood	16	\$ 268,863	4	1	42	\$ 242,896	4.09	3.58	14.14%	\$ 222,091	9.37%
Lockport	165	\$ 296,529	39	12	401	\$ 262,284	4.38	3.22	36.22%	\$ 246,247	6.51%
Evergreen Park	109	\$ 253,215	31	8	218	\$ 228,449	5.09	3.37	51.06%	\$ 222,557	2.65%
New Lenox	178	\$ 382,868	39	10	362	\$ 304,284	5.20	4.40	18.09%	\$ 300,146	1.38%
Joliet	698	\$ 209,668	108	72	1,409	\$ 176,774	5.27	3.22	63.80%	\$ 161,335	9.57%
Palos Hills	44	\$ 370,670	11	1	86	\$ 329,146	5.39	3.53	52.65%	\$ 308,135	6.82%
Tinley Park	167	\$ 366,757	42	6	319	\$ 309,837	5.46	3.32	64.57%	\$ 285,615	8.48%
Oak Forest	128	\$ 260,124	21	3	243	\$ 250,813	5.75	2.36	143.81%	\$ 232,999	7.65%
Chicago Ridge	32	\$ 295,953	3	4	58	\$ 242,687	5.91	4.80	23.08%	\$ 229,810	5.60%
Minooka	30	\$ 363,204	4	0	56	\$ 265,276	6.00	8.38	-28.43%	\$ 263,994	0.49%
Oak Lawn	252	\$ 324,799	28	17	437	\$ 278,524	6.27	3.38	85.42%	\$ 259,835	7.19%
Justice	34	\$ 338,603	1	1	63	\$ 263,587	6.28	4.14	51.69%	\$ 256,974	2.57%
Alsip	95	\$ 261,275	10	4	154	\$ 235,672	6.79	4.21	61.08%	\$ 225,914	4.32%
Channahon	66	\$ 355,984	14	2	99	\$ 239,322	6.89	6.24	10.28%	\$ 261,657	-8.54%
Worth	49	\$ 323,896	5	3	73	\$ 238,985	7.26	2.30	215.07%	\$ 231,118	3.40%
Orland Park	255	\$ 584,895	41	5	367	\$ 420,102	7.41	4.02	84.17%	\$ 400,536	4.89%
Mokena	125	\$ 511,541	16	1	177	\$ 370,379	7.73	4.16	86.06%	\$ 328,474	12.76%
Blue Island	88	\$ 189,317	4	7	125	\$ 162,925	7.76	3.38	130.07%	\$ 151,066	7.85%
Frankfort	239	\$ 540,555	44	5	301	\$ 386,692	8.19	5.95	37.62%	\$ 361,463	6.98%
Shorewood	174	\$ 369,823	24	6	211	\$ 290,518	8.66	6.75	28.35%	\$ 272,673	6.54%
Palos Heights	73	\$ 516,364	7	1	90	\$ 420,684	8.94	3.42	161.72%	\$ 396,528	6.09%
Hickory Hills	55	\$ 325,650	6	2	65	\$ 302,294	9.04	2.03	345.21%	\$ 282,471	7.02%
Palos Park	51	\$ 801,232	9	0	58	\$ 639,929	9.13	5.94	53.76%	\$ 538,045	18.94%
Burbank	214	\$ 309,594	15	7	259	\$ 283,883	9.14	4.37	109.15%	\$ 256,748	10.57%
Homer Glen	183	\$ 601,234	18	5	183	\$ 404,361	10.66	4.64	129.78%	\$ 387,043	4.47%

Overall Average 3,583 \$370,829 555 194 6,043 \$297,798 6.33 3.19 98.44% \$279,353 6.60%
 of 26 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(4/1/2007)

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