

HEADRICK-WAGNER APPRAISAL GROUP

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WEST SUBURBAN/FOX VALLEY QUARTERLY HOUSING REPORT

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

Single Family Detached Residences

July 1, 2006 to June 30, 2007

Compiled from MLS of Northern Illinois, Inc. by:

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July 1, 2007 Statistics

July 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)						Average Sale Price	Percent Change
Aurora-DuPage County	236	\$ 370,978	55	9	458	\$ 322,333	5.43	3.83	41.83%	\$ 318,526	1.20%
Woodridge	119	\$ 420,425	20	5	212	\$ 332,021	6.03	3.26	84.63%	\$ 302,285	9.84%
Carol Stream	143	\$ 341,083	31	5	247	\$ 298,775	6.06	4.29	41.41%	\$ 296,243	0.85%
Montgomery	232	\$ 255,677	42	13	400	\$ 225,176	6.12	5.42	12.90%	\$ 221,255	1.77%
Villa Park	133	\$ 331,828	25	9	223	\$ 299,274	6.21	5.00	24.20%	\$ 286,108	4.60%
North Aurora	127	\$ 361,611	21	6	200	\$ 278,174	6.71	3.55	88.90%	\$ 278,155	0.01%
Naperville	1,111	\$ 694,007	230	26	1,596	\$ 511,396	7.20	4.91	46.66%	\$ 478,790	6.81%
Aurora-Kane County	791	\$ 223,313	94	53	1,165	\$ 187,423	7.23	9.49	-23.77%	\$ 195,043	-3.91%
Batavia	194	\$ 430,787	46	7	268	\$ 364,240	7.25	4.44	63.30%	\$ 356,409	2.20%
Romeoville	327	\$ 247,456	41	11	480	\$ 219,324	7.38	5.38	37.01%	\$ 221,796	-1.11%
Geneva	259	\$ 488,663	46	13	357	\$ 401,748	7.47	4.74	57.60%	\$ 388,484	3.41%
Lisle	126	\$ 486,345	31	1	166	\$ 403,496	7.64	4.56	67.29%	\$ 408,425	-1.21%
Winfield	84	\$ 493,446	17	2	112	\$ 368,602	7.69	4.40	74.71%	\$ 359,950	2.40%
Aurora-Will/Kendall Ct	166	\$ 325,249	22	4	219	\$ 291,918	8.13	4.98	63.25%	\$ 290,282	0.56%
Bolingbrook	573	\$ 317,130	55	15	767	\$ 275,664	8.22	4.43	85.58%	\$ 271,537	1.52%
Roselle & Keeneyville	139	\$ 458,130	25	10	168	\$ 348,361	8.22	7.06	16.30%	\$ 354,808	-1.82%
Bartlett	302	\$ 419,439	56	7	377	\$ 350,993	8.24	4.20	95.92%	\$ 346,357	1.34%
Wheaton	413	\$ 569,074	77	11	504	\$ 441,929	8.37	5.89	42.03%	\$ 434,414	1.73%
Plainfield	1,064	\$ 358,884	137	37	1,258	\$ 305,663	8.92	5.92	50.63%	\$ 297,242	2.83%
Oswego	351	\$ 372,943	51	13	393	\$ 325,533	9.22	5.40	70.74%	\$ 306,052	6.37%
St. Charles	614	\$ 678,925	99	12	661	\$ 463,840	9.54	6.60	44.70%	\$ 457,301	1.43%
Westmont	140	\$ 509,985	15	2	159	\$ 396,544	9.55	6.64	43.77%	\$ 380,464	4.23%
Glen Ellyn	366	\$ 706,960	42	7	397	\$ 514,316	9.85	7.18	37.10%	\$ 506,840	1.48%
Warrenville	95	\$ 423,929	12	1	101	\$ 313,666	10.00	5.63	77.70%	\$ 318,562	-1.54%
West Chicago	248	\$ 391,211	28	2	264	\$ 325,477	10.12	6.22	62.85%	\$ 320,111	1.68%
Lombard	339	\$ 424,063	46	9	341	\$ 309,311	10.27	5.52	85.94%	\$ 331,552	-6.71%
Darien	133	\$ 461,707	14	2	138	\$ 396,857	10.36	4.30	140.91%	\$ 402,428	-1.38%
Glendale Heights	181	\$ 278,055	18	6	179	\$ 261,881	10.70	5.02	113.00%	\$ 255,549	2.48%
Downers Grove	492	\$ 599,155	55	4	482	\$ 470,958	10.91	6.23	75.27%	\$ 459,516	2.49%
Bloomington	132	\$ 502,835	13	4	119	\$ 468,496	11.65	8.09	43.89%	\$ 436,111	7.43%
Elmhurst	484	\$ 625,844	59	7	429	\$ 549,663	11.73	8.29	41.55%	\$ 541,211	1.56%
Lemont	196	\$ 623,058	27	2	161	\$ 517,950	12.38	9.17	34.94%	\$ 473,484	9.39%
Addison	224	\$ 407,882	19	2	188	\$ 318,052	12.86	5.44	136.34%	\$ 315,565	0.79%
Yorkville	370	\$ 393,730	34	16	282	\$ 321,942	13.37	9.93	34.74%	\$ 323,595	-0.51%
Bensenville	153	\$ 363,001	8	7	118	\$ 309,747	13.80	4.82	186.29%	\$ 301,386	2.77%
Oak Brook	91	\$1,949,513	13	0	64	\$ 1,151,990	14.18	10.97	29.30%	\$1,218,064	-5.42%
Clarendon Hills	137	\$ 827,913	17	0	95	\$ 808,363	14.68	11.61	26.43%	\$ 753,632	7.26%
Hinsdale	361	\$1,487,970	32	3	237	\$ 1,135,694	15.93	9.55	66.82%	\$1,039,780	9.22%
Wood Dale	127	\$ 431,064	6	5	76	\$ 339,735	17.52	6.13	185.70%	\$ 345,554	-1.68%
Burr Ridge	173	\$1,393,803	9	1	100	\$ 1,045,253	18.87	10.64	77.40%	\$ 908,415	15.06%
Overall Average	11946	\$536,177	1688	349	14161	\$424,294	8.85	3.73	137.26%	\$412,532	2.85%

of 40 areas 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.

Source: MLSNI (7/1/2007)

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