

# HEADRICK-WAGNER CONSULTING GROUP

Presents

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

### NORTHWESTERN SUBURBAN MARKET AREA

The Analysis of Absorption Rates and Percentage of Change in Inventory Level

Single Family Detached Residences

October 1, 2006 to September 30, 2007

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#### October 1, 2007 Statistics

#### October 1, 2006 Statistics

Town	MLS Area	Actives	October 1, 2007 Statistics			October 1, 2006 Statistics			MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
			Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY				
South Elgin	177	156	\$ 371,668	10	1	218	\$ 315,828	8.17	5.15	58.79%	\$ 310,375	1.76%
Hoffman Estates	194	274	\$ 375,159	40	17	341	\$ 377,970	8.26	5.68	45.51%	\$ 355,343	6.37%
Buffalo Grove	89	190	\$ 456,350	19	8	248	\$ 423,370	8.29	5.85	41.71%	\$ 442,564	-4.34%
Streamwood	107	290	\$ 285,939	24	13	365	\$ 268,225	8.66	5.30	63.48%	\$ 279,910	-4.17%
Elk Grove Village	7	146	\$ 356,341	17	11	164	\$ 350,060	9.13	5.20	75.54%	\$ 335,743	4.26%
Mt. Prospect	56	276	\$ 475,814	23	5	317	\$ 387,490	9.60	6.99	37.39%	\$ 397,410	-2.50%
Rolling Meadows	8	98	\$ 369,458	10	3	107	\$ 313,266	9.80	5.37	82.42%	\$ 325,863	-3.87%
Arlington Heights	5	501	\$ 535,542	38	12	553	\$ 469,125	9.97	8.71	14.41%	\$ 448,580	4.58%
Schaumburg	193	274	\$ 421,043	19	5	292	\$ 372,342	10.41	6.00	73.42%	\$ 386,407	-3.64%
Inverness	7167	84	\$ 883,287	6	8	80	\$ 720,394	10.72	12.89	-16.80%	\$ 825,968	-12.78%
Palatine	67	323	\$ 539,789	25	6	319	\$ 443,330	11.07	6.50	70.45%	\$ 436,959	1.46%
Elgin	123	977	\$ 310,171	55	48	908	\$ 261,706	11.60	6.45	79.87%	\$ 255,711	2.34%
Carpentersville	110	355	\$ 228,594	9	14	317	\$ 220,969	12.53	4.53	176.76%	\$ 198,789	11.16%
Wheeling	90	119	\$ 337,460	12	2	96	\$ 301,151	12.98	5.86	121.58%	\$ 324,642	-7.24%
Barrington Area	10	538	\$ 1,161,761	31	12	413	\$ 734,963	14.16	11.29	25.37%	\$ 745,392	-1.40%
Prospect Heights	70	65	\$ 602,067	1	1	39	\$ 520,779	19.02	12.55	51.64%	\$ 530,206	-1.78%
Itasca	143	79	\$ 573,057	9	2	35	\$ 472,366	20.61	10.55	95.43%	\$ 463,700	1.87%
<b>TOTALS (all areas in report)</b>		<b>4,745</b>	<b>\$ 487,265</b>	<b>348</b>	<b>168</b>	<b>4,812</b>	<b>\$ 409,020</b>	<b>10.69</b>	<b>6.81</b>	<b>56.93%</b>	<b>\$ 415,504</b>	<b>-1.56%</b>
<b>ALL AREAS IN MLSNI</b>	<b>ALL</b>	<b>54,424</b>	<b>\$ 452,897</b>	<b>3,875</b>	<b>2,159</b>	<b>54,217</b>	<b>\$ 361,889</b>	<b>10.84</b>	<b>6.83</b>	<b>58.70%</b>	<b>\$ 335,038</b>	<b>8.01%</b>
<i>(including areas not listed above)</i>												

A balanced market typically has a 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 ML.

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