

HEADRICK-WAGNER CONSULTING GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT WEST SUBURBAN and FOX VALLEY COMMUNITIES

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

Single Family Detached Residences

January 1, 2007 to December 31, 2007

Sponsored by:

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January 1, 2008 Statistics

January 1, 2007 Statistics

Town	MLS Area	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average	12 mo SP
				Contract (Ctg.)	Contract (Pend)						Sale Price	Percent Change
Aurora - DuPage County	507	187	\$ 362,202	19	5	386	\$ 324,576	5.47	3.71	47.44%	\$ 321,340	1.01%
Villa Park	186	99	\$ 321,673	8	3	199	\$ 287,051	5.66	5.13	10.30%	\$ 296,683	-3.25%
Woodridge	517	98	\$ 366,402	13	1	180	\$ 334,818	6.06	3.73	62.70%	\$ 310,164	7.95%
Naperville	540	798	\$ 735,861	89	19	1,458	\$ 512,066	6.11	4.84	26.35%	\$ 504,688	1.46%
Winfield	190	52	\$ 447,074	9	0	93	\$ 405,404	6.12	4.29	42.75%	\$ 355,384	14.07%
Carol Stream	188	116	\$ 321,680	12	3	205	\$ 298,944	6.33	3.68	71.77%	\$ 305,115	-2.02%
Bartlett	104	205	\$ 396,339	16	4	360	\$ 343,066	6.47	5.20	24.47%	\$ 341,729	0.39%
Roselle & Keeneyville	172	95	\$ 421,392	3	5	164	\$ 349,098	6.63	5.84	13.43%	\$ 354,416	-1.50%
Wheaton	187	291	\$ 577,907	30	6	478	\$ 433,148	6.79	5.64	20.52%	\$ 433,228	-0.02%
Aurora - Will, Kendall Cty	507	114	\$ 314,421	11	0	185	\$ 295,114	6.98	4.94	41.33%	\$ 290,959	1.43%
Lisle	532	99	\$ 542,705	10	1	157	\$ 394,865	7.07	5.41	30.64%	\$ 407,551	-3.11%
Geneva	134	209	\$ 488,052	17	3	332	\$ 388,786	7.13	4.68	52.15%	\$ 403,137	-3.56%
North Aurora	542	114	\$ 367,453	7	8	177	\$ 278,604	7.13	6.00	18.75%	\$ 284,653	-2.12%
Batavia	510	164	\$ 427,285	13	1	254	\$ 356,140	7.34	5.43	35.23%	\$ 370,429	-3.86%
Bloomingtondale	108	73	\$ 538,348	7	3	104	\$ 442,560	7.68	7.62	0.84%	\$ 442,599	-0.01%
Montgomery	538	231	\$ 248,415	18	9	331	\$ 215,513	7.74	5.35	44.69%	\$ 228,787	-5.80%
Glen Ellyn	137	257	\$ 685,614	31	5	354	\$ 520,571	7.91	7.16	10.40%	\$ 501,229	3.86%
Aurora - Kane County	507	694	\$ 205,180	46	37	962	\$ 185,643	7.97	4.80	66.16%	\$ 181,821	2.10%

	January 1, 2008 Statistics							January 1, 2007 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	Last	Average	MONTHS	MONTHS	Percent	Average	Percent
						12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
Darien	562	86	\$ 455,816	4	0	123	\$ 385,323	8.13	4.65	74.85%	\$ 403,979	-4.62%
Warrenville	555	64	\$ 445,619	5	1	85	\$ 304,948	8.44	6.11	38.19%	\$ 303,260	0.56%
Romeoville	494	298	\$ 233,794	20	8	374	\$ 215,411	8.90	4.83	84.10%	\$ 220,851	-2.46%
Oswego	543	301	\$ 363,690	30	7	364	\$ 317,557	9.01	5.99	50.42%	\$ 316,398	0.37%
Bolingbrook	440	479	\$ 300,353	27	8	588	\$ 275,872	9.23	4.69	96.78%	\$ 279,221	-1.20%
Plainfield	544	895	\$ 353,826	56	24	1,063	\$ 302,626	9.40	5.83	61.20%	\$ 302,232	0.13%
Lombard	148	283	\$ 418,751	24	4	326	\$ 305,130	9.59	5.75	66.81%	\$ 327,006	-6.69%
Elmhurst	126	360	\$ 637,042	37	3	400	\$ 544,291	9.82	8.22	19.48%	\$ 537,752	1.22%
Downers Grove	515	368	\$ 595,581	23	1	419	\$ 489,146	9.97	6.63	50.30%	\$ 464,807	5.24%
St. Charles	174	533	\$ 656,363	44	4	577	\$ 468,848	10.23	7.37	38.82%	\$ 477,501	-1.81%
Willowbrook	516	42	\$ 898,792	4	0	42	\$ 525,870	10.96	7.64	43.48%	\$ 545,123	-3.53%
West Chicago	185	216	\$ 364,443	16	4	202	\$ 329,349	11.68	4.70	148.65%	\$ 308,738	6.68%
West Chicago	185	257	\$ 375,961	17	4	240	\$ 322,515	11.82	6.69	76.55%	\$ 318,180	1.36%
Clarendon Hills	514	100	\$ 866,689	2	1	97	\$ 810,499	12.00	9.84	21.95%	\$ 796,750	1.73%
Oak Brook	523	72	\$ 2,385,311	4	1	67	\$ 1,128,584	12.00	13.88	-13.51%	\$ 1,260,947	-10.50%
Indian Head Park	531	11	\$ 617,200	1	0	10	\$ 567,940	12.00	12.00	0.00%	\$ 579,100	-1.93%
Lemont	439	184	\$ 598,599	13	1	166	\$ 483,328	12.27	11.81	3.88%	\$ 491,779	-1.72%
Sugar Grove	554	126	\$ 451,481	8	1	114	\$ 374,432	12.29	12.10	1.63%	\$ 358,548	4.43%
Addison	101	171	\$ 375,401	8	3	152	\$ 316,868	12.59	6.00	109.82%	\$ 320,310	-1.07%
Glendale Heights	139	148	\$ 258,162	8	6	126	\$ 257,117	12.69	4.84	162.25%	\$ 262,785	-2.16%
Yorkville	560	310	\$ 391,992	27	14	233	\$ 309,512	13.58	10.48	29.59%	\$ 327,753	-5.57%
Hinsdale	521	272	\$ 1,479,048	17	0	216	\$ 1,239,789	14.01	9.68	44.76%	\$ 1,102,211	12.48%
Bensenville	106	114	\$ 357,030	4	5	86	\$ 283,865	14.40	6.29	129.09%	\$ 311,160	-8.77%
Wayne	184	25	\$ 1,045,040	1	2	15	\$ 657,067	16.67	9.75	70.94%	\$ 776,196	-15.35%
Wood Dale	191	99	\$ 439,390	6	7	50	\$ 343,722	18.86	7.38	155.65%	\$ 344,071	-0.10%
Burr Ridge	522	146	\$ 1,421,720	3	2	79	\$ 1,066,882	20.86	9.43	121.21%	\$ 1,062,405	0.42%
TOTALS (all areas in report)		9,856	\$ 558,070	768	224	12,593	\$ 431,647	8.71	5.73	52.01%	\$ 434,840	-0.73%
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.												
Extreme sale prices that occur in MLS can influence mean value in upper price bracket communities with lower sales volume.												