

A.L. WAGNER APPRAISAL GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Western Suburbs of Chicago

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

Single Family Detached Residences

January 1, 2008 to December 31, 2008

Sponsored by:

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January 1, 2009 Statistics

January 1, 2008 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP
				(Ctg.)	(Pend)	Last 12 mos.						Percent Change
Aurora - DuPage County	507	166	\$ 354,201	22	4	303	\$ 306,270	6.05	5.47	10.63%	\$ 324,576	-5.64%
Winfield	190	55	\$ 474,526	6	1	76	\$ 362,539	7.95	6.12	29.98%	\$ 405,404	-10.57%
Carol Stream	188	119	\$ 293,942	8	3	166	\$ 269,948	8.07	6.33	27.51%	\$ 298,944	-9.70%
Naperville	540	828	\$ 711,932	59	13	1,156	\$ 485,033	8.09	6.11	32.32%	\$ 512,066	-5.28%
Montgomery	538	194	\$ 221,858	26	10	251	\$ 199,927	8.11	7.74	4.76%	\$ 215,513	-7.23%
Roselle & Keeneyville	172	89	\$ 394,962	10	4	117	\$ 319,341	8.15	6.63	23.01%	\$ 349,098	-8.52%
Lisle	532	86	\$ 557,927	8	3	115	\$ 375,510	8.19	7.07	15.82%	\$ 394,865	-4.90%
Wheaton	187	308	\$ 576,155	21	7	401	\$ 418,806	8.62	6.79	26.81%	\$ 433,148	-3.31%
Elmhurst	126	295	\$ 621,270	19	9	381	\$ 501,653	8.66	9.82	-11.84%	\$ 544,291	-7.83%
Aurora - Will, Kendall Cty	507	106	\$ 283,596	6	5	127	\$ 266,772	9.22	6.98	32.06%	\$ 295,114	-9.60%
Bartlett	104	214	\$ 399,321	18	4	250	\$ 313,221	9.44	6.47	45.84%	\$ 343,066	-8.70%
Geneva	134	218	\$ 504,408	17	0	260	\$ 383,339	9.44	7.13	32.55%	\$ 388,786	-1.40%
Lombard	148	247	\$ 367,557	21	7	279	\$ 303,710	9.65	9.59	0.64%	\$ 305,130	-0.47%
Westmont	559	102	\$ 405,850	4	4	114	\$ 356,875	10.03	10.27	-2.34%	\$ 388,118	-8.05%
Batavia	510	165	\$ 413,362	10	2	185	\$ 329,854	10.05	7.34	36.87%	\$ 356,140	-7.38%
North Aurora	542	122	\$ 306,437	3	5	137	\$ 279,979	10.10	7.13	41.71%	\$ 278,604	0.49%
Glen Ellyn	137	252	\$ 646,359	13	5	280	\$ 488,001	10.15	7.91	28.33%	\$ 520,571	-6.26%
Plainfield	544	828	\$ 328,474	60	30	876	\$ 273,163	10.29	9.40	9.47%	\$ 302,626	-9.74%

		January 1, 2009 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Villa Park	186	133	\$ 280,295	13	6	132	\$ 239,819	10.57	5.66	86.84%	\$ 287,051	-16.45%	
Hanover Park	103	166	\$ 221,977	11	7	169	\$ 209,440	10.65	9.45	12.78%	\$ 239,228	-12.45%	
Aurora - Kane County	507	695	\$ 185,657	46	37	688	\$ 162,669	10.82	7.97	35.73%	\$ 185,643	-12.38%	
Downers Grove	515	336	\$ 548,381	21	7	342	\$ 451,796	10.90	9.97	9.32%	\$ 489,146	-7.64%	
Warrenville	555	70	\$ 375,513	5	3	68	\$ 281,385	11.05	8.44	30.96%	\$ 304,948	-7.73%	
Oswego	543	312	\$ 335,514	28	9	297	\$ 283,438	11.21	9.01	24.45%	\$ 317,557	-10.74%	
Bolingbrook	440	450	\$ 268,012	48	16	415	\$ 249,153	11.27	9.23	22.19%	\$ 275,872	-9.69%	
Bloomington	108	90	\$ 525,655	9	3	76	\$ 441,770	12.27	7.68	59.71%	\$ 442,560	-0.18%	
Darien	562	89	\$ 414,463	4	1	82	\$ 340,741	12.28	8.13	51.07%	\$ 385,323	-11.57%	
Clarendon Hills	514	88	\$ 710,434	5	2	74	\$ 697,692	13.04	12.00	8.64%	\$ 810,499	-13.92%	
St. Charles	174	514	\$ 637,213	23	8	437	\$ 467,076	13.18	10.23	28.79%	\$ 468,848	-0.38%	
Sugar Grove	554	103	\$ 407,347	7	0	80	\$ 354,902	14.21	9.05	57.00%	\$ 384,402	-7.67%	
West Chicago	185	239	\$ 313,568	8	6	175	\$ 266,885	15.17	11.68	29.97%	\$ 329,349	-18.97%	
Yorkville	560	289	\$ 390,877	22	1	202	\$ 294,109	15.41	13.58	13.53%	\$ 309,512	-4.98%	
Wood Dale	191	98	\$ 393,532	9	3	64	\$ 328,854	15.47	18.86	-17.94%	\$ 343,722	-4.33%	
Addison	101	191	\$ 342,878	18	14	113	\$ 264,959	15.81	12.59	25.56%	\$ 316,868	-16.38%	
Hinsdale	521	273	\$ 1,374,788	14	6	187	\$ 1,169,627	15.83	14.01	12.97%	\$ 1,239,789	-5.66%	
Glendale Heights	139	179	\$ 225,808	11	6	116	\$ 206,678	16.15	12.69	27.31%	\$ 257,117	-19.62%	
Bensenville	106	127	\$ 297,670	9	4	54	\$ 236,204	22.75	14.40	57.96%	\$ 283,865	-16.79%	
Oak Brook	523	82	\$ 1,962,930	7	2	34	\$ 1,060,000	22.88	12.00	90.70%	\$ 1,128,584	-6.08%	
Willowbrook	516	57	\$ 903,221	1	0	28	\$ 499,461	23.59	10.96	115.27%	\$ 525,870	-5.02%	
Burr Ridge	522	148	\$ 1,411,197	11	0	50	\$ 895,470	29.11	20.86	39.59%	\$ 1,066,882	-16.07%	
Wayne	184	45	\$ 1,063,936	1	0	12	\$ 573,750	41.54	16.67	149.23%	\$ 657,067	-12.68%	
All areas noted above	ALL	9,168	\$ 523,244	662	257	9,369	\$ 395,361	10.69	8.71	22.77%	\$ 431,647	-8.41%	
<p>A balanced market typically has a 4.00 months supply. Less than that is undersupplied, more is oversupplied.</p> <p>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</p> <p>Average Sales Price changes may be exaggerated if fewer high priced homes are selling than in past.</p> <p>Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change in mean sales price</p>													