

# Headrick-Wagner Appraisal Group

Compiled from MLS of Northern Illinois, Inc. by:

Presents

Alvin "Chip" Wagner III, IFA, SCRIP

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

Robert E. Headrick, SRA, IFA, SCRIP

The analysis of absorption rates and percentage of change in Inventory Level

Headrick-Wagner Appraisal Group, Ltd.

Single Family Detached Residences

1700 Park St., Ste 109, Naperville, IL 60563

July 1, 2005 to June 30, 2006

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### July 1, 2006 Statistics

### July 1, 2005 Statistics

Town	MLS Area	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change
				Contract (Ctg.)	Contract (Pend)					
Adison	101	156	\$ 422,189	34	9	301	\$ 315,565	5.44	3.08	76.68%
Algonquin	102	225	\$ 385,460	52	8	440	\$ 329,337	5.40	2.86	88.81%
Alsip	658	79	\$ 257,152	21	6	154	\$ 233,186	5.24	2.27	130.73%
Antioch	2	217	\$ 377,643	48	25	375	\$ 276,571	5.81	5.69	2.15%
Arlington Heights	5	407	\$ 577,997	90	29	591	\$ 441,630	6.88	2.89	138.02%
Aurora-Dist 101	507	16	\$ 384,792	3	0	45	\$ 365,983	4.00	5.08	-21.26%
Aurora-DuPage Cty	507	226	\$ 392,281	80	9	620	\$ 318,526	3.83	2.38	60.72%
Aurora-Kane Cty	507	624	\$ 205,950	122	77	590	\$ 195,043	9.49	2.66	256.79%
Aurora-Will Cty	507	149	\$ 317,621	37	2	320	\$ 290,282	4.98	2.53	96.86%
Barrington Area	10	510	\$ 1,102,809	74	21	582	\$ 739,296	9.04	6.19	46.04%
Bartlett	104	213	\$ 419,911	66	21	521	\$ 346,357	4.20	2.03	107.09%
Batavia	510	151	\$ 451,292	51	15	342	\$ 356,409	4.44	2.79	59.18%
Beecher	401	61	\$ 331,249	5	4	59	\$ 275,210	10.76	11.78	-8.62%
Bellwood	2104	89	\$ 212,425	27	16	254	\$ 186,945	3.60	2.12	69.62%
Bensenville	106	88	\$ 389,768	20	6	193	\$ 301,386	4.82	2.21	118.19%
Berwyn	402	275	\$ 284,313	38	46	583	\$ 253,510	4.95	3.02	63.83%
Bloomington	108	114	\$ 524,227	22	5	142	\$ 436,111	8.09	3.26	148.30%
Blue Island	406	53	\$ 192,216	13	13	164	\$ 156,557	3.35	2.94	13.86%
Bolingbrook	440	460	\$ 343,215	126	34	1087	\$ 271,537	4.43	1.99	122.44%
Bridgeview	455	38	\$ 291,569	10	3	93	\$ 253,911	4.30	1.41	205.10%
Broadview	155	37	\$ 215,775	6	8	97	\$ 190,178	4.00	1.74	129.89%
Brookfield	513	57	\$ 343,212	28	10	232	\$ 274,983	2.53	1.57	61.36%
Buffalo Grove	89	172	\$ 465,334	54	11	344	\$ 437,318	5.05	1.59	217.39%
Burbank	454	176	\$ 324,358	31	13	321	\$ 263,297	5.79	2.98	94.17%
Burnham	633	12	\$ 112,025	5	9	51	\$ 116,109	2.22	3.94	-43.77%
Burr Ridge	522	125	\$ 1,491,851	20	8	113	\$ 908,415	10.64	7.75	37.27%
Calumet City	409	224	\$ 139,765	51	54	560	\$ 131,914	4.04	2.33	73.48%
Calumet Park	643	33	\$ 135,290	12	13	82	\$ 121,714	3.70	1.78	107.92%
Carol Stream	188	139	\$ 338,769	48	6	335	\$ 296,243	4.29	2.12	102.26%
Carpentersville	110	230	\$ 274,575	65	20	557	\$ 197,701	4.30	3.06	40.49%
Cary	13	173	\$ 390,605	62	10	397	\$ 319,365	4.43	3.74	18.35%
Channahon	410	120	\$ 359,816	25	6	155	\$ 260,575	7.74	2.88	168.82%
Chicago Heights	411	157	\$ 135,237	49	18	371	\$ 120,420	4.30	2.97	44.83%
Chicago Ridge	415	26	\$ 285,707	10	2	61	\$ 232,546	4.27	2.03	110.54%
Cicero	650	207	\$ 238,464	23	46	503	\$ 213,443	4.34	2.25	93.01%
Clarendon Hills	514	119	\$ 933,491	14	3	106	\$ 753,632	11.61	3.46	235.54%
Country Club Hills	478	100	\$ 215,441	25	28	266	\$ 166,169	3.76	2.33	61.45%
Countryside	527	22	\$ 641,218	4	0	31	\$ 403,072	7.54	6.50	16.04%
Crestwood	446	23	\$ 252,186	2	0	53	\$ 229,614	5.02	0.94	433.85%
Crete	417	417	\$ 327,632	34	13	249	\$ 235,146	16.91	5.54	205.15%
Crystal Lake (& Lakewood)	14	494	\$ 443,757	86	18	812	\$ 322,322	6.47	3.52	83.85%
Darien	562	76	\$ 465,752	21	6	185	\$ 402,428	4.30	3.26	31.96%
Deerfield	15	148	\$ 912,923	22	24	242	\$ 653,188	6.17	4.51	36.73%
Des Plaines	16	263	\$ 449,269	48	25	498	\$ 360,388	5.53	2.46	124.68%
Dolton	419	174	\$ 137,159	35	59	453	\$ 121,976	3.82	2.55	49.69%
Downers Grove	515	385	\$ 631,843	73	8	661	\$ 459,516	6.23	4.48	38.98%
Elgin	123	725	\$ 317,079	187	85	1376	\$ 253,164	5.28	3.36	57.12%
Elk Grove Village	7	98	\$ 393,421	22	16	230	\$ 327,884	4.39	1.45	202.62%
Elmhurst	126	411	\$ 702,025	78	21	496	\$ 541,211	8.29	5.29	56.69%
Elmwood Park	635	143	\$ 411,652	22	9	248	\$ 343,881	6.15	3.10	98.40%
Evanston	201	213	\$ 683,724	63	45	524	\$ 614,489	4.04	2.02	100.21%
Evergreen Park	642	124	\$ 257,124	22	10	265	\$ 225,275	5.01	2.71	84.87%
Flossmoor	422	106	\$ 440,140	22	6	165	\$ 329,944	6.59	3.47	89.93%
Forest Park	130	55	\$ 372,294	14	1	89	\$ 335,767	6.35	3.07	106.72%
Fox Lake	20	97	\$ 332,050	17	5	117	\$ 244,301	8.37	7.67	9.18%
Fox River Grove	21	38	\$ 322,065	9	5	86	\$ 316,415	4.56	3.89	17.22%
Frankfort	423	231	\$ 542,937	38	8	347	\$ 371,939	7.05	3.89	81.32%
Franklin Park	131	108	\$ 313,057	25	13	215	\$ 275,418	5.12	2.32	120.80%
Geneva	134	207	\$ 472,113	69	8	447	\$ 388,484	4.74	3.10	52.92%
Glen Ellyn	137	328	\$ 722,805	74	8	466	\$ 506,840	7.18	4.72	52.17%
Glencoe	22	140	\$ 1,969,289	9	17	131	\$ 1,469,741	10.70	6.39	67.46%
Glendale Heights	139	144	\$ 292,012	29	8	307	\$ 255,549	5.02	2.88	74.42%
Glenview	25	342	\$ 1,018,915	38	42	456	\$ 700,645	7.66	3.65	109.77%
Glenwood	425	57	\$ 183,152	17	4	151	\$ 165,607	3.98	2.21	79.94%
Gurnee	31	238	\$ 418,276	61	10	457	\$ 347,905	5.41	2.19	146.99%
Hanover Park	103	164	\$ 264,330	34	10	373	\$ 246,149	4.72	2.22	112.59%
Harvey	426	205	\$ 106,103	22	52	326	\$ 79,890	6.15	3.68	67.12%

Harwood Heights	656	37	\$ 475,283	6	2	58	\$ 398,201	6.73		2.49	170.17%
Hazel Crest	429	89	\$ 163,687	17	18	231	\$ 140,634	4.02		2.32	73.06%
Hickory Hills	457	37	\$ 336,244	10	2	110	\$ 294,547	3.64		2.79	30.44%
Highland Park	35	336	\$ 1,431,466	35	57	404	\$ 824,999	8.13		6.11	33.04%
Hillside	162	30	\$ 238,637	16	6	113	\$ 217,045	2.67		1.56	70.94%
Hinkley	520	20	\$ 280,338	2	1	30	\$ 249,403	7.27		8.28	-12.17%
Hinsdale	521	288	\$ 1,589,832	38	9	315	\$ 1,039,780	9.55		5.11	86.83%
Hoffman Estates	194	224	\$ 399,482	61	20	437	\$ 348,465	5.19		2.03	155.63%
Homer Glen	500	153	\$ 585,337	24	3	235	\$ 392,893	7.01		3.66	91.47%
Homewood	430	121	\$ 252,424	45	12	337	\$ 204,201	3.69		3.27	12.70%
Indian Head Park	531	13	\$ 618,623	0	1	9	\$ 577,333	15.60		5.00	212.00%
Inverness	7167	99	\$ 927,698	12	1	78	\$ 803,371	13.05		8.18	59.60%
Itasca	143	42	\$ 594,958	5	3	74	\$ 463,463	6.15		4.00	53.66%
Joliet	499	625	\$ 211,550	156	105	1525	\$ 165,995	4.20		2.52	66.64%
Justice	458	30	\$ 319,189	9	4	55	\$ 252,475	5.29		3.09	71.33%
Kenilworth	43	40	\$ 2,783,250	0	5	30	\$ 1,886,653	13.71		2.95	364.89%
LaGrange Park	526	68	\$ 470,529	24	5	134	\$ 390,505	5.01		2.73	83.37%
LaGrange	525	104	\$ 834,776	34	1	193	\$ 561,920	5.47		3.51	55.95%
Lake Bluff	44	87	\$ 1,277,462	17	10	148	\$ 796,073	5.97		5.80	2.86%
Lake Forest	45	286	\$ 2,141,336	32	37	338	\$ 1,329,146	8.43		7.97	5.80%
Lake In The Hills	156	245	\$ 332,394	54	15	521	\$ 278,486	4.98		3.22	54.75%
Lake Villa & Lindenhurst	46	309	\$ 352,030	89	20	654	\$ 306,346	4.86		4.10	18.53%
Lansing	438	186	\$ 189,884	50	28	497	\$ 164,194	3.88		2.58	50.46%
Lemont	439	172	\$ 665,128	25	7	193	\$ 473,484	9.17		5.04	82.01%
Libertyville & Green Oaks	48	275	\$ 737,270	51	9	370	\$ 548,445	7.67		4.95	55.04%
Lincolnshire	69	65	\$ 966,808	14	1	94	\$ 651,740	7.16		2.70	165.04%
Lincolnwood	645	89	\$ 863,264	7	7	117	\$ 597,757	8.15		4.42	84.45%
Lisle	532	97	\$ 522,902	30	3	222	\$ 408,425	4.56		3.46	31.93%
Lockport	495	207	\$ 330,179	62	23	466	\$ 259,586	4.51		2.10	114.67%
Lombard	148	250	\$ 434,334	55	9	479	\$ 331,552	5.52		2.50	120.99%
Lynwood	5411	76	\$ 284,236	7	5	87	\$ 229,886	9.21		3.79	143.06%
Lyons	534	50	\$ 272,768	12	7	134	\$ 233,473	3.92		3.33	17.76%
Markham	4426	104	\$ 166,597	23	19	256	\$ 122,945	4.19		2.34	78.97%
Matteson	443	139	\$ 286,118	56	21	287	\$ 207,709	4.58		3.12	46.87%
Maywood	153	109	\$ 212,294	21	34	281	\$ 172,207	3.89		1.68	131.72%
Medinah	157	16	\$ 495,731	6	1	34	\$ 409,023	4.68		3.30	41.91%
Melrose Park	160	70	\$ 312,409	7	2	152	\$ 273,841	5.22		2.85	83.07%
McHenry	50	474	\$ 351,208	92	20	855	\$ 251,516	5.88		3.55	65.69%
Minooka	447	130	\$ 322,617	22	10	158	\$ 257,669	8.21		4.17	96.90%
Midlothian	445	58	\$ 224,937	22	6	222	\$ 186,923	2.78		1.62	71.85%
Mokena	448	126	\$ 471,773	28	4	205	\$ 344,530	6.38		3.04	109.86%
Monee	449	91	\$ 416,788	15	4	104	\$ 296,567	8.88		4.31	105.99%
Montgomery	538	224	\$ 257,606	77	36	383	\$ 221,255	5.42		2.25	140.86%
Morton Grove	53	134	\$ 550,882	18	16	233	\$ 423,116	6.02		2.38	153.05%
Mt. Prospect	56	201	\$ 483,938	43	18	413	\$ 399,087	5.09		1.98	157.00%
Mundelein	60	233	\$ 438,965	51	13	482	\$ 328,619	5.12		3.78	35.47%
Naperville	540	996	\$ 721,160	316	32	2087	\$ 478,790	4.91		2.88	70.43%
New Lenox	451	153	\$ 388,157	46	5	362	\$ 304,732	4.45		3.06	45.28%
Niles	648	89	\$ 538,601	9	12	192	\$ 425,889	5.01		2.72	84.34%
Norridge	634	84	\$ 517,891	5	8	122	\$ 430,448	7.47		2.96	152.25%
North Aurora	542	85	\$ 357,867	37	7	243	\$ 278,155	3.55		2.65	34.11%
North Chicago	64	79	\$ 154,772	19	8	154	\$ 134,465	5.24		4.05	29.32%
North Riverside	547	23	\$ 318,573	9	3	57	\$ 268,251	4.00		2.00	100.00%
Northbrook	62	261	\$ 1,152,685	39	37	421	\$ 696,369	6.30		4.25	48.28%
Northfield	7193	48	\$ 1,558,099	1	9	54	\$ 1,061,384	9.00		5.51	63.34%
Northlake	164	70	\$ 271,636	12	9	132	\$ 253,711	5.49		2.72	101.85%
Oak Brook	523	85	\$ 1,880,797	7	0	86	\$ 1,218,064	10.97		7.30	50.24%
Oak Forest	452	102	\$ 267,556	21	10	305	\$ 241,979	3.64		1.37	165.90%
Oak Lawn	453	226	\$ 326,795	56	14	515	\$ 263,731	4.64		2.50	85.44%
Oak Park	302	194	\$ 606,074	67	31	469	\$ 493,292	4.11		4.38	-6.26%
Olympia Fields	461	55	\$ 415,811	12	7	93	\$ 296,061	5.89		7.96	-25.97%
Orland Park	462	234	\$ 604,011	54	22	414	\$ 414,557	5.73		3.19	79.64%
Oswego	543	278	\$ 378,834	63	15	540	\$ 306,052	5.40		3.36	60.66%
Palatine	67	247	\$ 531,534	72	14	461	\$ 436,224	5.42		2.76	96.33%
Palos Heights	463	54	\$ 547,953	9	10	101	\$ 414,087	5.40		2.84	90.14%
Palos Hills	465	56	\$ 387,475	12	3	117	\$ 321,267	5.09		3.00	69.70%
Palos Park	464	59	\$ 955,039	11	2	92	\$ 578,528	6.74		7.38	-8.63%
Park Forest	466	177	\$ 129,187	47	16	438	\$ 117,057	4.24		2.35	80.41%
Park Ridge	68	267	\$ 794,228	31	23	395	\$ 631,388	7.14		3.26	118.89%
Peotone	468	34	\$ 349,801	5	1	45	\$ 253,170	8.00		4.21	90.02%
Plainfield	544	989	\$ 357,983	185	83	1737	\$ 297,242	5.92		3.71	59.55%
Posen	469	24	\$ 160,303	8	7	92	\$ 155,651	2.69		2.04	31.94%
Prospect Heights	70	57	\$ 583,919	6	5	64	\$ 518,168	9.12		4.77	91.19%
Richton Park	471	85	\$ 219,560	20	7	182	\$ 182,397	4.88		2.31	111.27%
River Forest	305	47	\$ 996,538	11	10	102	\$ 819,873	4.59		2.96	54.91%
River Grove	171	44	\$ 334,741	5	5	102	\$ 303,605	4.71		2.27	107.68%
Riverdale	627	73	\$ 113,428	23	22	192	\$ 109,992	3.70		2.96	24.87%
Riverside	546	61	\$ 710,249	20	4	122	\$ 513,133	5.01		4.52	10.92%
Rolling Meadows	8	57	\$ 363,326	25	4	150	\$ 318,289	3.82		1.95	95.96%
Romeoville	494	310	\$ 257,554	78	16	597	\$ 221,796	5.38		2.19	145.82%
Roselle & Keeneyville	172	136	\$ 451,996	31	6	194	\$ 354,808	7.06		2.84	148.77%

Round Lake	73	432	\$ 250,871	96	32	945	\$ 204,997	<b>4.83</b>		<b>3.06</b>	57.89%
Sauk Village	414	88	\$ 131,779	20	18	251	\$ 113,094	<b>3.65</b>		<b>2.16</b>	69.17%
Schaumburg	193	187	\$ 442,870	47	17	418	\$ 378,750	<b>4.66</b>		<b>2.13</b>	118.57%
Shorewood	496	147	\$ 347,103	25	11	202	\$ 272,672	<b>7.41</b>		<b>6.38</b>	16.17%
Skokie	76	246	\$ 568,975	32	24	438	\$ 428,879	<b>5.98</b>		<b>2.36</b>	153.21%
South Elgin	177	145	\$ 381,963	36	10	315	\$ 311,391	<b>4.82</b>		<b>2.82</b>	70.92%
South Holland	473	168	\$ 199,911	29	32	446	\$ 178,377	<b>3.98</b>		<b>3.07</b>	29.52%
St. Charles	174	548	\$ 666,325	132	25	840	\$ 457,301	<b>6.60</b>		<b>5.15</b>	28.07%
Steger	475	51	\$ 201,885	14	4	151	\$ 131,374	<b>3.62</b>		<b>2.74</b>	32.16%
Stickney	404	73	\$ 291,196	5	7	125	\$ 240,625	<b>6.39</b>		<b>2.70</b>	136.82%
Streamwood	107	237	\$ 295	57	13	572	\$ 277,176	<b>4.43</b>		<b>1.90</b>	133.15%
Sugar Grove	554	109	\$ 450,900	9	6	151	\$ 349,376	<b>7.88</b>		<b>4.30</b>	83.24%
Summit	501	41	\$ 246,820	4	3	69	\$ 229,191	<b>6.47</b>		<b>2.71</b>	138.88%
Thornton	476	14	\$ 151,229	4	3	38	\$ 139,182	<b>3.73</b>		<b>4.24</b>	-11.95%
Tinley Park	477	168	\$ 353,804	48	3	374	\$ 296,287	<b>4.74</b>		<b>2.78</b>	70.63%
University Park	5466	52	\$ 198,274	9	2	71	\$ 154,176	<b>7.61</b>		<b>1.89</b>	302.63%
Vernon Hills	61	132	\$ 577,116	39	14	276	\$ 507,971	<b>4.81</b>		<b>3.26</b>	47.69%
Villa Park	186	140	\$ 356,849	33	6	297	\$ 286,108	<b>5.00</b>		<b>2.31</b>	116.45%
Warrenville	555	68	\$ 402,249	17	0	128	\$ 318,562	<b>5.63</b>		<b>2.16</b>	160.54%
Waukegan & Park City	85	454	\$ 182,194	71	38	858	\$ 162,840	<b>5.63</b>		<b>3.74</b>	50.64%
Wayne	184	38	\$ 989,274	6	0	47	\$ 687,967	<b>8.60</b>		<b>7.68</b>	12.03%
West Chicago	185	216	\$ 386,870	48	12	357	\$ 320,111	<b>6.22</b>		<b>3.61</b>	72.18%
Westchester	154	123	\$ 320,097	36	7	317	\$ 283,583	<b>4.10</b>		<b>2.60</b>	57.69%
Western Springs	558	114	\$ 824,088	26	3	165	\$ 645,556	<b>7.05</b>		<b>4.98</b>	41.60%
Westmont	559	135	\$ 473,716	27	4	213	\$ 380,464	<b>6.64</b>		<b>3.56</b>	86.50%
Wheaton	187	335	\$ 565,688	101	7	574	\$ 434,414	<b>5.89</b>		<b>3.20</b>	84.20%
Wheeling	90	59	\$ 354,876	20	5	183	\$ 314,448	<b>3.40</b>		<b>1.96</b>	73.67%
Willow Springs	480	37	\$ 519,759	3	1	44	\$ 446,668	<b>9.25</b>		<b>5.03</b>	83.90%
Willowbrook	516	52	\$ 703,915	12	0	54	\$ 532,829	<b>9.45</b>		<b>6.74</b>	40.28%
Wilmette	91	204	\$ 1,194,018	21	49	360	\$ 918,274	<b>5.69</b>		<b>3.21</b>	77.35%
Winfield	190	69	\$ 488,568	24	1	163	\$ 359,950	<b>4.40</b>		<b>3.50</b>	25.84%
Winnetka	93	175	\$ 2,384,072	10	40	201	\$ 1,676,828	<b>8.37</b>		<b>5.29</b>	58.16%
Wood Dale	191	70	\$ 436,578	16	5	116	\$ 345,554	<b>6.13</b>		<b>4.14</b>	48.10%
Woodridge	517	96	\$ 379,652	37	5	311	\$ 302,285	<b>3.26</b>		<b>1.89</b>	72.67%
Woodstock & Greenwood	98	298	\$ 472,018	53	11	333	\$ 281,848	<b>9.01</b>		<b>5.28</b>	70.60%
Worth	482	37	\$ 293,229	12	3	109	\$ 229,360	<b>3.58</b>		<b>1.51</b>	137.13%
Yorkville	560	311	\$ 424,934	54	15	307	\$ 323,595	<b>9.93</b>		<b>7.38</b>	34.49%
Zion	99	217	\$ 183,804	42	36	430	\$ 163,491	<b>5.13</b>		<b>4.55</b>	12.66%
City of CHICAGO	8001-	6291	\$ 466,496	797	1184	11759	\$ 333,018	<b>5.49</b>		<b>2.94</b>	86.88%
TOTALS:	8099										
ALL AREAS (including areas not listed above)	ALL	44139	\$ 483,209	8708	4639	81188	\$ 333,881	<b>5.60</b>		<b>3.36</b>	66.75%
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied. Some appreciation noted may be exaggerated if significant amount of New Construction is reported in the MLS.</i>											
<b>Source: MLSNI(7/1/2006)</b>											
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# Headrick-Wagner Appraisal Group presents

## THE WEST SUBURBAN/FOX VALLEY QUARTERLY HOUSING REPORT

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

Single Family Detached Residences REALTOR Association of the Western Suburbs

July 1, 2005 to June 30, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRP

Robert E. Headrick, SRA, IFA, SCRP

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### July 1, 2006 Statistics

### July 1, 2005 Statistics

Town	Actives	Average List Price	Under # of Sales			Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Annual Percent Increase
			Contract (Ctg.)	Contract (Pend)	Last 12 mos.				
Woodridge	96	\$ 379,652	37	5	311	\$ 302,285	3.26	1.89	72.67%
North Aurora	85	\$ 357,867	37	7	243	\$ 278,155	3.55	2.65	34.11%
Aurora-DuPage C	226	\$ 392,281	80	9	620	\$ 318,526	3.83	2.38	60.72%
Aurora-Dist 101	16	\$ 384,792	3	0	45	\$ 365,983	4.00	5.08	-21.26%
Bartlett	213	\$ 419,911	66	21	521	\$ 346,357	4.20	2.03	107.09%
Carol Stream	139	\$ 338,769	48	6	335	\$ 296,243	4.29	2.12	102.26%
Darien	76	\$ 465,752	21	6	185	\$ 402,428	4.30	3.26	31.96%
Winfield	69	\$ 488,568	24	1	163	\$ 359,950	4.40	3.50	25.84%
Bolingbrook	460	\$ 343,215	126	34	1087	\$ 271,537	4.43	1.99	122.44%
Batavia	151	\$ 451,292	51	15	342	\$ 356,409	4.44	2.79	59.18%
Lisle	97	\$ 522,902	30	3	222	\$ 408,425	4.56	3.46	31.93%
Geneva	207	\$ 472,113	69	8	447	\$ 388,484	4.74	3.10	52.92%
Bensenville	88	\$ 389,768	20	6	193	\$ 301,386	4.82	2.21	118.19%
Naperville	996	\$ 721,160	316	32	2087	\$ 478,790	4.91	2.88	70.43%
Aurora-Will Cty	149	\$ 317,621	37	2	320	\$ 290,282	4.98	2.53	96.86%
Villa Park	140	\$ 356,849	33	6	297	\$ 286,108	5.00	2.31	116.45%
Glendale Heights	144	\$ 292,012	29	8	307	\$ 255,549	5.02	2.88	74.42%
Romeoville	310	\$ 257,554	78	16	597	\$ 221,796	5.38	2.19	145.82%
Oswego	278	\$ 378,834	63	15	540	\$ 306,052	5.40	3.36	60.66%
Montgomery	224	\$ 257,606	77	36	383	\$ 221,255	5.42	2.25	140.86%
Addison	156	\$ 422,189	34	9	301	\$ 315,565	5.44	3.08	76.68%
Lombard	250	\$ 434,334	55	9	479	\$ 331,552	5.52	2.50	120.99%
Warrenville	68	\$ 402,249	17	0	128	\$ 318,562	5.63	2.16	160.54%
Wheaton	335	\$ 565,688	101	7	574	\$ 434,414	5.89	3.20	84.20%
Plainfield	989	\$ 357,983	185	83	1737	\$ 297,242	5.92	3.71	59.55%
Wood Dale	70	\$ 436,578	16	5	116	\$ 345,554	6.13	4.14	48.10%
West Chicago	216	\$ 386,870	48	12	357	\$ 320,111	6.22	3.61	72.18%
Downers Grove	385	\$ 631,843	73	8	661	\$ 459,516	6.23	4.48	38.98%
St. Charles	548	\$ 666,325	132	25	840	\$ 457,301	6.60	5.15	28.07%
Westmont	135	\$ 473,716	27	4	213	\$ 380,464	6.64	3.56	86.50%
Roselle & Keene	136	\$ 451,996	31	6	194	\$ 354,808	7.06	2.84	148.77%
Glen Ellyn	328	\$ 722,805	74	8	466	\$ 506,840	7.18	4.72	52.17%
Bloomingtondale	114	\$ 524,227	22	5	142	\$ 436,111	8.09	3.26	148.30%
Elmhurst	411	\$ 702,025	78	21	496	\$ 541,211	8.29	5.29	56.69%
Lemont	172	\$ 665,128	25	7	193	\$ 473,484	9.17	5.04	82.01%
Aurora-Kane Cty	624	\$ 205,950	122	77	590	\$ 195,043	9.49	2.66	256.79%
Hinsdale	288	#####	38	9	315	#####	9.55	5.11	86.83%
Yorkville	311	\$ 424,934	54	15	307	\$ 323,595	9.93	7.38	34.49%
Burr Ridge	125	#####	20	8	113	\$ 908,415	10.64	7.75	37.27%
Oak Brook	85	#####	7	0	86	#####	10.97	7.30	50.24%
Clarendon Hills	119	\$ 933,491	14	3	106	\$ 753,632	11.61	3.46	235.54%
<b>Overall Average</b>	<b>10029</b>	<b>\$545,349</b>	<b>2418</b>	<b>557</b>	<b>17659</b>	<b>\$411,397</b>	<b>5.83</b>	<b>2.78</b>	<b>109.80%</b>

of 41 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 noted from previous year to current year may not be construed as Appreciation - it is percent of change of average

Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.

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# Headrick-Wagner Appraisal Group

Presents

## THE NORTH SUBURBAN QUARTERLY HOUSING REPORT

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

*Single Family Detached Residences*

**July 1, 2005 to June 30, 2006**

Compiled from MLS of Northern Illinois, Inc. by:

**Alvin "Chip" Wagner III, IFA, SCRP**

**Robert E. Headrick, SRA, IFA, SCRP**

**Headrick-Wagner Appraisal Group, Ltd.**

**300 S. Northwest Hwy - Ste 204, Park Ridge, IL 60068**

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Town	Actives	Average List Price	July 1, 2006 Statistics			Average Sale Price	MONTHS SUPPLY	July 1, 2005 Statistics	
			Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Annual Percent Increase
Evanston	213	\$ 683,724	63	45	524	\$ 614,489	<b>4.04</b>	<b>2.02</b>	100.21%
Wilmette	204	\$ 1,194,018	21	49	360	\$ 918,274	<b>5.69</b>	<b>3.21</b>	77.35%
Skokie	246	\$ 568,975	32	24	438	\$ 428,879	<b>5.98</b>	<b>2.36</b>	153.21%
Deerfield	148	\$ 912,923	22	24	242	\$ 653,188	<b>6.17</b>	<b>4.51</b>	36.73%
Northbrook	261	\$ 1,152,685	39	37	421	\$ 696,369	<b>6.30</b>	<b>4.25</b>	48.28%
Park Ridge	267	\$ 794,228	31	23	395	\$ 631,388	<b>7.14</b>	<b>3.26</b>	118.89%
Lincolnshire	65	\$ 966,808	14	1	94	\$ 651,740	<b>7.16</b>	<b>2.70</b>	165.04%
Glenview	342	\$ 1,018,915	38	42	456	\$ 700,645	<b>7.66</b>	<b>3.65</b>	109.77%
Highland Par	336	\$ 1,431,466	35	57	404	\$ 824,999	<b>8.13</b>	<b>6.11</b>	33.04%
Winnetka	175	\$ 2,384,072	10	40	201	\$ 1,676,828	<b>8.37</b>	<b>5.29</b>	58.16%
Northfield	48	\$ 1,558,099	1	9	54	\$ 1,061,384	<b>9.00</b>	<b>5.51</b>	63.34%
Glencoe	140	\$ 1,969,289	9	17	131	\$ 1,469,741	<b>10.70</b>	<b>6.39</b>	67.46%
Kenilworth	40	\$ 2,783,250	0	5	30	\$ 1,886,653	<b>13.71</b>	<b>2.95</b>	364.89%
Overall Average	2485	\$829,450	315	373	3750	\$581,647	<b>6.72</b>	<b>2.48</b>	170.94%

of 13 communities analyzed

Source: MLSNI (7/1/2006)

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# Headrick-Wagner Appraisal Group

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## THE NORTHWEST 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

July 1, 2005 to June 30, 2006

Compiled from MLS of Northern Illinois, Inc. by:

**Alvin "Chip" Wagner III, IFA, SCRIP**

**Robert E. Headrick, SRA, IFA, SCRIP**

**Headrick-Wagner Appraisal Group, Ltd.**

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### July 1, 2006 Statistics

### July 1, 2005 Statistics

<u>Town</u>	<u>Actives</u>	<u>Average List Price</u>	<u>Under # of Sales</u>			<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>Annual</u>	
			<u>Contract (Ctg.)</u>	<u>Contract (Pend)</u>	<u>Last 12 mos.</u>			<u>MONTHS SUPPLY</u>	<u>Percent Increase</u>
Wheeling	59	\$ 354,876	20	5	183	\$ 314,448	<b>3.40</b>	<b>1.96</b>	73.67%
Rolling Meadow	57	\$ 363,326	25	4	150	\$ 318,289	<b>3.82</b>	<b>1.95</b>	95.96%
Carpentersville	230	\$ 274,575	65	20	557	\$ 197,701	<b>4.30</b>	<b>3.06</b>	40.49%
Elk Grove Village	98	\$ 393,421	22	16	230	\$ 327,884	<b>4.39</b>	<b>1.45</b>	202.62%
Streamwood	237	\$ 295	57	13	572	\$ 277,176	<b>4.43</b>	<b>1.90</b>	133.15%
Schaumburg	187	\$ 442,870	47	17	418	\$ 378,750	<b>4.66</b>	<b>2.13</b>	118.57%
South Elgin	145	\$ 381,963	36	10	315	\$ 311,391	<b>4.82</b>	<b>2.82</b>	70.92%
Buffalo Grove	172	\$ 465,334	54	11	344	\$ 437,318	<b>5.05</b>	<b>1.59</b>	217.39%
Mt. Prospect	201	\$ 483,938	43	18	413	\$ 399,087	<b>5.09</b>	<b>1.98</b>	157.00%
Hoffman Estate	224	\$ 399,482	61	20	437	\$ 348,465	<b>5.19</b>	<b>2.03</b>	155.63%
Palatine	247	\$ 531,534	72	14	461	\$ 436,224	<b>5.42</b>	<b>2.76</b>	96.33%
Itasca	42	\$ 594,958	5	3	74	\$ 463,463	<b>6.15</b>	<b>4.00</b>	53.66%
Arlington Heights	407	\$ 577,997	90	29	591	\$ 441,630	<b>6.88</b>	<b>2.89</b>	138.02%
Barrington Area	510	\$1,102,809	74	21	582	\$ 739,296	<b>9.04</b>	<b>6.19</b>	46.04%
Prospect Heights	57	\$ 583,919	6	5	64	\$ 518,168	<b>9.12</b>	<b>4.77</b>	91.19%
Inverness	99	\$ 927,698	12	1	78	\$ 803,371	<b>13.05</b>	<b>8.18</b>	59.60%
<b>Overall Average</b>	<b>2972</b>	<b>\$375,190</b>	<b>689</b>	<b>207</b>	<b>5469</b>	<b>\$319,651</b>	<b>5.60</b>	<b>2.48</b>	<b>125.93%</b>

of 16 communities analyzed

Source: MLSNI (7/1/2006)

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# Headrick-Wagner Appraisal Group

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## THE SOUTH 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

July 1, 2005 to June 30, 2006

Compiled from MLS of Northern Illinois, Inc. by:

**Alvin "Chip" Wagner III, IFA, SCRIP**  
**Robert E. Headrick, SRA, IFA, SCRIP**  
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Town	Actives	Average List Price	July 1, 2006 Statistics			July 1, 2005 Statistics			
			Under Contract (Ctg.)	Under Contract (Pend)	Last 12 mos. Sales	Average Sale Price	MONTHS SUPPLY	Annual MONTHS SUPPLY	Percent Change
Steger	51	\$ 201,885	14	4	151	\$131,374	3.62	2.74	32.16%
Sauk Village	88	\$ 131,779	20	18	251	\$113,094	3.65	2.16	69.17%
Homewood	121	\$ 252,424	45	12	337	\$204,201	3.69	3.27	12.70%
Riverdale	73	\$ 113,428	23	22	192	\$109,992	3.70	2.96	24.87%
Country Club Hills	100	\$ 215,441	25	28	266	\$166,169	3.76	2.33	61.45%
Dolton	174	\$ 137,159	35	59	453	\$121,976	3.82	2.55	49.69%
Lansing	186	\$ 189,884	50	28	497	\$164,194	3.88	2.58	50.46%
South Holland	168	\$ 199,911	29	32	446	\$178,377	3.98	3.07	29.52%
Glenwood	57	\$ 183,152	17	4	151	\$165,607	3.98	2.21	79.94%
Hazel Crest	89	\$ 163,687	17	18	231	\$140,634	4.02	2.32	73.06%
Calumet City	224	\$ 139,765	51	54	560	\$131,914	4.04	2.33	73.48%
Markham	104	\$ 166,597	23	19	256	\$122,945	4.19	2.34	78.97%
Park Forest	177	\$ 129,187	47	16	438	\$117,057	4.24	2.35	80.41%
Chicago Heights	157	\$ 135,237	49	18	371	\$120,420	4.30	2.97	44.83%
Matteson	139	\$ 286,118	56	21	287	\$207,709	4.58	3.12	46.87%
Richton Park	85	\$ 219,560	20	7	182	\$182,397	4.88	2.31	111.27%
Olympia Fields	55	\$ 415,811	12	7	93	\$296,061	5.89	7.96	-25.97%
Harvey	205	\$ 106,103	22	52	326	\$ 79,890	6.15	3.68	67.12%
Flossmoor	106	\$ 440,140	22	6	165	\$329,944	6.59	3.47	89.93%
University Park	52	\$ 198,274	9	2	71	\$154,176	7.61	1.89	302.63%
Lynwood	76	\$ 284,236	7	5	87	\$229,886	9.21	3.79	143.06%
Crete	417	\$ 327,632	34	13	249	\$235,146	16.91	5.54	205.15%
Overall Average	2904	\$210,791	627	445	6060	\$168,326	4.89	2.89	69.07%

of 22 communities analyzed

Source: MLSNI (7/2/2006)

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

Single Family Detached Residences South/Southwest Association of REALTORS

July 1, 2005 to June 30, 2006

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Town	Actives	July 1, 2006 Statistics				July 1, 2005 Statistics			
		Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Average MONTHS SUPPLY	Annual Percent Increase
Midlothian	58	\$ 224,937	22	6	222	\$ 186,923	2.78	1.62	71.85%
Blue Island	53	\$ 192,216	13	13	164	\$ 156,557	3.35	2.94	13.86%
Worth	37	\$ 293,229	12	3	109	\$ 229,360	3.58	1.51	137.13%
Hickory Hills	37	\$ 336,244	10	2	110	\$ 294,547	3.64	2.79	30.44%
Oak Forest	102	\$ 267,556	21	10	305	\$ 241,979	3.64	1.37	165.90%
Chicago Ridge	26	\$ 285,707	10	2	61	\$ 232,546	4.27	2.03	110.54%
New Lenox	153	\$ 388,157	46	5	362	\$ 304,732	4.45	3.06	45.28%
Lockport	207	\$ 330,179	62	23	466	\$ 259,586	4.51	2.10	114.67%
Oak Lawn	226	\$ 326,795	56	14	515	\$ 263,731	4.64	2.50	85.44%
Tinley Park	168	\$ 353,804	48	3	374	\$ 296,287	4.74	2.78	70.63%
Evergreen Park	124	\$ 257,124	22	10	265	\$ 225,275	5.01	2.71	84.87%
Crestwood	23	\$ 252,186	2	0	53	\$ 229,614	5.02	0.94	433.85%
Palos Hills	56	\$ 387,475	12	3	117	\$ 321,267	5.09	3.00	69.70%
Alsip	79	\$ 257,152	21	6	154	\$ 233,186	5.24	2.27	130.73%
Justice	30	\$ 319,189	9	4	55	\$ 252,475	5.29	3.09	71.33%
Palos Heights	54	\$ 547,953	9	10	101	\$ 414,087	5.40	2.84	90.14%
Orland Park	234	\$ 604,011	54	22	414	\$ 414,557	5.73	3.19	79.64%
Burbank	176	\$ 324,358	31	13	321	\$ 263,297	5.79	2.98	94.17%
Mokena	126	\$ 471,773	28	4	205	\$ 344,530	6.38	3.04	109.86%
Palos Park	59	\$ 955,039	11	2	92	\$ 578,528	6.74	7.38	-8.63%
Homer Glen	153	\$ 585,337	24	3	235	\$ 392,893	7.01	3.66	91.47%
Frankfort	231	\$ 542,937	38	8	347	\$ 371,939	7.05	3.89	81.32%
Overall Average	2412	\$404,922	561	166	5047	\$309,900	5.01	2.48	102.13%

of 21 communities analyzed

Source: MLSNI (7/2/2006)

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