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THE HEADRICK-WAGNER REPORT Statistics for Single Family Detached Residences Located in the Village of **BOLINGBROOK** As of January 3, 2007

(Compiled from MLSNI & historical DuPage Association of Realtors MLS)

AVERAGE SALES INCREASE (through 12/31/2006):

<u>YEAR</u>	<u>SOLD</u>	<u>MEAN SP</u>	<u>% CHANGE</u>	<u>MEDIAN SP</u>	<u>%CHANGE</u>
1992	611	\$111,782		\$106,900	
1993	784	\$121,380	+ 8.59%	\$114,000	+ 6.64%
1994	724	\$126,056	+ 3.85%	\$117,500	+ 3.07%
1995	684	\$127,693	+ 1.30%	\$120,000	+ 2.13%
1996	635	\$133,314	+ 4.40%	\$124,000	+ 3.33%
1997	674	\$136,355	+ 2.28%	\$127,000	+ 2.42%
1998	795	\$143,528	+ 5.26%	\$133,000	+ 4.72%
1999	926	\$151,295	+ 5.41%	\$141,000	+ 6.02%
2000	930	\$163,550	+ 8.10%	\$151,000	+ 7.09%
2001	978	\$177,982	+ 8.82%	\$166,900	+ 10.53%
2002	1042	\$198,201	+ 11.36%	\$187,000	+ 12.04%
2003	1131	\$218,346	+ 10.16%	\$200,000	+ 6.95%
2004	1237	\$239,152	+ 9.53%	\$226,500	+ 13.25%
2005	1154	\$256,722	+ 7.35%	\$243,000	+ 7.28%
2006	915	\$279,221	+ 8.76%	\$260,000	+ 7.00%

(*) *Average Sales Price should not be considered Appreciation due to the impact of new construction in this area.* The sales and statistics above show continued increase in Sales Price in Bolingbrook. These statistics include all sales to occur in the MLSNI, both resales and new construction. The market continues to increase in the area, but is heavily influenced by the new upscale housing developments taking place on the Village's west side. The MEAN sales price is the "simple average" while the MEDIAN sales price is the "middle value in the sample which is not influenced by the extremes."

SUPPLY & DEMAND:

As of January 3, 2007, there were 379 active listings in this area with an average list price of \$338,227. There were 55 homes under contract (46 contingencies & 9 pendings). During the previous 12-month period, 915 homes sold with an average sales price of \$279,221 and a median of \$260,000. The months supply indicated below is an important number which calculates the current inventory in relation to the typical number of homes to sell per month. Typically a 3 to 4 month supply (90 to 120 days) is balanced. One year ago there was a 2.73 month supply of inventory, representing a 72% increase.

For attached housing (condo/townhome/duplex) in this area, there are 114 active listings with an average list price of \$189,234, there was 29 under contract and 329 sales in the previous 12-month period with an average sale price of \$164,043. This indicates a 3.82 months supply for *attached* housing.

<u>Homes priced from:</u>	<u># Actives</u>	<u>Avg. DOM</u>	<u>Months Supply</u>
\$0 - \$300,000	208	111	3.81
\$300,000 - \$500,000	150	187	6.23
\$500,000 - \$1 Million	36	222	18.00
\$1 Million - \$2 Million	1	223	36.00
Total Plainfield Inventory	395	150	4.69