

HEADRICK-WAGNER APPRAISAL GROUP

Compiled from MLS of Northern Illinois, Inc. by:

Presents

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

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Robert E. Headrick, SRA, 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

April 1, 2006 to March 31, 2007

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April 1, 2007 Statistics

April 1, 2006 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 Percent Change
				(Ctg.)	(Pend)	Last 12 mos.		MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Addison	101	176	\$ 422,606	16	1	214	\$ 317,510	9.14	3.90	134.64%	\$ 314,075	1.09%
Algonquin	102	239	\$ 372,343	39	2	364	\$ 328,747	7.08	4.28	65.43%	\$ 321,990	2.10%
Alsip	658	95	\$ 261,275	10	4	154	\$ 235,672	6.79	4.21	61.08%	\$ 225,914	4.32%
Antioch	2	231	\$ 394,632	27	16	326	\$ 279,137	7.51	5.27	42.67%	\$ 276,228	1.05%
Arlington Heights	5	452	\$ 566,236	75	16	567	\$ 464,937	8.24	4.78	72.46%	\$ 437,846	6.19%
Aurora - DuPage County	507	227	\$ 353,823	52	7	509	\$ 323,505	4.80	2.77	73.26%	\$ 312,420	3.55%
Aurora - Kane County	507	674	\$ 226,133	120	46	1,245	\$ 190,140	5.73	4.03	42.14%	\$ 182,506	4.18%
Aurora - Will, Kendall Cty	507	141	\$ 328,188	37	4	237	\$ 294,086	6.09	3.65	66.52%	\$ 286,343	2.70%
Barrington Area	10	430	\$ 1,122,302	54	19	458	\$ 735,590	9.72	6.17	57.47%	\$ 736,629	-0.14%
Bartlett	104	263	\$ 416,624	32	13	407	\$ 345,589	6.98	3.35	108.72%	\$ 346,002	-0.12%
Batavia	510	170	\$ 466,460	25	7	288	\$ 369,107	6.38	3.55	79.78%	\$ 346,872	6.41%
Beecher	401	81	\$ 337,461	7	0	57	\$ 263,886	15.19	11.62	30.71%	\$ 257,643	2.42%
Bellwood	2104	123	\$ 220,868	9	9	212	\$ 192,345	6.42	2.62	144.70%	\$ 183,446	4.85%
Bensenville	106	108	\$ 360,211	6	4	144	\$ 309,517	8.42	2.73	208.31%	\$ 292,130	5.95%
Berwyn	402	292	\$ 284,212	33	25	459	\$ 258,988	6.78	3.59	88.80%	\$ 247,642	4.58%
Bloomington	108	102	\$ 507,144	16	10	128	\$ 454,494	7.95	5.26	51.12%	\$ 426,673	6.52%
Blue Island	406	88	\$ 189,317	4	7	125	\$ 162,925	7.76	3.38	130.07%	\$ 151,066	7.85%
Bolingbrook	440	449	\$ 330,472	77	16	864	\$ 278,895	5.63	3.06	83.87%	\$ 260,834	6.92%
Bridgeview	455	53	\$ 297,343	4	2	79	\$ 255,837	7.48	4.00	87.06%	\$ 246,787	3.67%
Broadview	155	61	\$ 217,526	10	6	84	\$ 196,762	7.32	3.41	114.48%	\$ 187,401	5.00%
Brookfield	513	71	\$ 320,118	24	5	192	\$ 286,712	3.86	2.20	75.36%	\$ 269,608	6.34%
Buffalo Grove	89	170	\$ 500,880	35	7	282	\$ 442,026	6.30	2.30	173.22%	\$ 421,094	4.97%
Burbank	454	214	\$ 309,594	15	7	259	\$ 283,883	9.14	4.37	109.15%	\$ 256,748	10.57%
Burnham	633	25	\$ 131,486	2	2	39	\$ 116,765	6.98	4.52	54.20%	\$ 112,212	4.06%
Burr Ridge	522	107	\$ 1,554,606	15	3	102	\$ 1,081,097	10.70	9.97	7.30%	\$ 879,548	22.92%
Calumet City	409	307	\$ 141,644	36	31	502	\$ 131,788	6.47	4.14	56.52%	\$ 130,881	0.69%

		April 1, 2007 Statistics							April 1, 2006 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	
Calumet Park	643	41	\$ 130,807	8	6	76	\$ 127,649	5.47	4.24	28.89%	\$ 116,711	9.37%	
Carol Stream	188	124	\$ 358,377	33	7	283	\$ 300,769	4.61	3.46	33.18%	\$ 285,817	5.23%	
Carpentersville	110	276	\$ 240,494	37	18	442	\$ 210,212	6.66	3.08	116.71%	\$ 197,153	6.62%	
Cary	13	263	\$ 369,027	27	8	302	\$ 337,547	9.36	3.37	177.99%	\$ 311,079	8.51%	
Channahon	410	66	\$ 355,984	14	2	99	\$ 239,322	6.89	6.24	10.28%	\$ 261,657	-8.54%	
Chicago Heights	411	233	\$ 141,924	27	21	348	\$ 161,461	7.06	4.41	60.09%	\$ 115,417	39.89%	
Chicago Ridge	415	32	\$ 295,953	3	4	58	\$ 242,687	5.91	4.80	23.08%	\$ 229,810	5.60%	
Cicero	650	276	\$ 235,466	29	29	364	\$ 222,236	7.85	3.20	145.06%	\$ 209,354	6.15%	
Clarendon Hills	514	122	\$ 906,910	15	2	95	\$ 775,274	13.07	6.20	110.69%	\$ 722,492	7.31%	
Country Club Hills	478	136	\$ 238,742	26	16	234	\$ 178,608	5.91	3.53	67.75%	\$ 163,515	9.23%	
Countryside	527	33	\$ 533,903	5	1	27	\$ 427,369	12.00	7.03	70.59%	\$ 373,999	14.27%	
Crestwood	446	16	\$ 268,863	4	1	42	\$ 242,896	4.09	3.58	14.14%	\$ 222,091	9.37%	
Crete	417	180	\$ 317,812	26	6	236	\$ 238,672	8.06	6.81	18.34%	\$ 239,450	-0.32%	
Crystal Lake (& Lakewood)	14	479	\$ 432,899	70	14	618	\$ 320,201	8.19	4.59	78.32%	\$ 318,314	0.59%	
Darien	562	93	\$ 492,982	16	2	150	\$ 409,286	6.64	2.80	137.40%	\$ 401,792	1.87%	
Deerfield	15	146	\$ 945,309	20	19	208	\$ 694,131	7.09	4.07	74.37%	\$ 634,103	9.47%	
Des Plaines	16	269	\$ 440,208	40	15	411	\$ 352,782	6.93	3.81	81.83%	\$ 354,734	-0.55%	
Dolton	419	253	\$ 141,566	29	37	406	\$ 126,291	6.43	3.69	74.29%	\$ 119,920	5.31%	
Downers Grove	515	420	\$ 631,427	66	5	521	\$ 464,300	8.51	4.61	84.56%	\$ 441,877	5.07%	
Elgin	123	813	\$ 331,707	105	57	1,113	\$ 255,894	7.65	4.28	78.80%	\$ 250,671	2.08%	
Elk Grove Village	7	113	\$ 373,433	18	12	191	\$ 347,954	6.14	2.38	157.55%	\$ 323,658	7.51%	
Elmhurst	126	417	\$ 663,614	55	6	430	\$ 535,316	10.19	7.41	37.59%	\$ 546,850	-2.11%	
Elmwood Park	635	130	\$ 405,609	20	8	166	\$ 345,386	8.04	3.59	124.11%	\$ 337,326	2.39%	
Evanston	201	214	\$ 673,525	52	35	423	\$ 647,211	5.04	2.76	82.32%	\$ 598,284	8.18%	
Evergreen Park	642	109	\$ 253,215	31	8	218	\$ 228,449	5.09	3.37	51.06%	\$ 222,557	2.65%	
Flossmoor	422	112	\$ 448,855	11	5	123	\$ 330,669	9.67	6.52	48.23%	\$ 338,818	-2.41%	
Forest Park	130	60	\$ 347,652	11	2	67	\$ 339,963	9.00	4.31	108.93%	\$ 320,627	6.03%	
Fox Lake	20	89	\$ 325,735	11	7	97	\$ 248,885	9.29	7.34	26.47%	\$ 236,826	5.09%	
Fox River Grove	21	39	\$ 308,872	9	0	59	\$ 340,445	6.88	3.31	108.17%	\$ 296,160	14.95%	
Frankfort	423	239	\$ 540,555	44	5	301	\$ 386,692	8.19	5.95	37.62%	\$ 361,463	6.98%	
Franklin Park	131	128	\$ 309,331	15	6	178	\$ 272,093	7.72	3.35	130.49%	\$ 271,573	0.19%	
Geneva	134	219	\$ 478,090	46	4	374	\$ 402,791	6.20	3.44	80.12%	\$ 381,181	5.67%	
Glen Ellyn	137	320	\$ 739,672	67	7	410	\$ 494,860	7.93	5.94	33.46%	\$ 504,311	-1.87%	
Glencoe	22	118	\$ 2,031,651	9	21	114	\$ 1,367,623	9.83	8.02	22.56%	\$ 1,480,554	-7.63%	
Glendale Heights	139	132	\$ 285,727	12	9	223	\$ 265,696	6.49	3.55	82.83%	\$ 249,487	6.50%	
Glenview	25	352	\$ 965,494	40	28	369	\$ 767,295	9.67	4.77	102.58%	\$ 686,240	11.81%	

		April 1, 2007 Statistics							April 1, 2006 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	
Glenwood	425	69	\$ 179,365	10	7	117	\$ 168,222	6.18	3.60	71.64%	\$ 160,633	4.72%	
Gurnee	31	241	\$ 430,981	45	8	403	\$ 344,040	6.34	3.43	84.98%	\$ 340,783	0.96%	
Hanover Park	103	159	\$ 274,291	10	8	290	\$ 249,919	6.19	2.89	114.44%	\$ 240,617	3.87%	
Harvey	426	263	\$ 107,486	13	25	286	\$ 86,308	9.74	4.56	113.59%	\$ 76,542	12.76%	
Harwood Heights	656	40	\$ 457,800	1	1	33	\$ 393,639	13.71	4.32	217.46%	\$ 393,221	0.11%	
Hazel Crest	429	102	\$ 167,638	15	14	242	\$ 141,614	4.52	3.36	34.56%	\$ 135,768	4.31%	
Hickory Hills	457	55	\$ 325,650	6	2	65	\$ 302,294	9.04	2.03	345.21%	\$ 282,471	7.02%	
Highland Park	35	344	\$ 1,302,024	27	30	315	\$ 995,674	11.10	5.96	86.04%	\$ 766,961	29.82%	
Hillside	162	58	\$ 261,342	7	2	99	\$ 227,906	6.44	2.80	130.41%	\$ 217,209	4.92%	
Hinkley	520	14	\$ 273,021	1	1	28	\$ 259,936	5.60	2.53	121.67%	\$ 226,139	14.95%	
Hinsdale	521	298	\$ 1,546,415	35	3	245	\$ 1,055,670	12.64	7.24	74.63%	\$ 1,052,787	0.27%	
Hoffman Estates	194	213	\$ 406,255	31	32	367	\$ 363,799	5.94	3.31	79.56%	\$ 341,436	6.55%	
Homer Glen	500	183	\$ 601,234	18	5	183	\$ 404,361	10.66	4.64	129.78%	\$ 387,043	4.47%	
Homewood	430	127	\$ 255,708	25	10	302	\$ 207,325	4.52	2.98	51.57%	\$ 205,767	0.76%	
Indian Head Park	531	11	\$ 713,409	4	1	7	\$ 588,986	11.00	4.00	175.00%	\$ 601,138	-2.02%	
Inverness	7167	80	\$ 957,905	8	2	75	\$ 753,972	11.29	8.69	29.97%	\$ 849,118	1.09%	
Itasca	143	65	\$ 588,578	5	3	44	\$ 486,907	15.00	5.43	176.32%	\$ 452,037	7.71%	
Joliet	499	698	\$ 209,668	108	72	1,409	\$ 176,774	5.27	3.22	63.80%	\$ 161,335	9.57%	
Justice	458	34	\$ 338,603	1	1	63	\$ 263,587	6.28	4.14	51.69%	\$ 256,974	2.57%	
Kenilworth	43	41	\$ 2,705,683	3	10	29	\$ 1,523,997	11.71	5.86	99.89%	\$ 1,781,030	-14.43%	
LaGrange Park	526	77	\$ 452,448	29	5	124	\$ 406,133	5.85	3.32	76.27%	\$ 395,153	2.78%	
LaGrange	525	105	\$ 712,807	28	3	171	\$ 600,182	6.24	5.10	22.40%	\$ 552,616	8.61%	
Lake Bluff	44	93	\$ 1,036,302	13	5	112	\$ 877,973	8.58	5.37	59.97%	\$ 707,318	24.13%	
Lake Forest	45	274	\$ 2,196,390	21	21	278	\$ 1,376,855	10.28	7.01	46.62%	\$ 1,295,139	6.31%	
Lake In The Hills	156	263	\$ 346,864	37	3	404	\$ 276,229	7.11	4.20	69.41%	\$ 273,205	1.11%	
Lake Villa & Lindenhurst	46	315	\$ 357,878	49	17	521	\$ 303,294	6.44	3.98	61.62%	\$ 293,021	3.51%	
Lansing	438	211	\$ 182,801	37	26	443	\$ 167,426	5.00	3.14	59.16%	\$ 160,639	4.22%	
Lemont	439	159	\$ 612,791	23	2	174	\$ 522,567	9.59	5.89	62.92%	\$ 451,088	15.85%	
Libertyville & Green Oaks	48	271	\$ 712,377	59	7	287	\$ 593,186	9.21	5.57	65.44%	\$ 539,939	9.86%	
Lincolnshire	69	69	\$ 962,568	7	3	72	\$ 716,208	10.10	3.78	166.86%	\$ 649,307	10.30%	
Lincolnwood	645	112	\$ 888,094	6	7	87	\$ 609,666	13.44	7.20	86.67%	\$ 615,224	-0.90%	
Lisle	532	115	\$ 492,273	23	3	173	\$ 418,627	6.93	3.82	81.72%	\$ 393,322	6.43%	
Lockport	495	165	\$ 296,529	39	12	401	\$ 262,284	4.38	3.22	36.22%	\$ 246,247	6.51%	
Lombard	148	266	\$ 446,404	42	3	379	\$ 323,273	7.53	3.41	120.71%	\$ 321,836	0.45%	
Lynwood	5411	78	\$ 288,525	3	11	67	\$ 229,293	11.56	5.77	100.15%	\$ 213,769	7.26%	
Lyons	534	48	\$ 269,577	2	4	99	\$ 239,161	5.49	3.30	66.13%	\$ 228,093	4.85%	

		April 1, 2007 Statistics							April 1, 2006 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change		Sale Price	Change
Markham	4426	138	\$ 153,220	21	16	201	\$ 121,240	6.96	3.27	112.61%	\$ 117,449	3.23%	
Matteson	443	173	\$ 289,648	32	12	277	\$ 222,719	6.47	4.17	54.95%	\$ 193,225	15.26%	
Maywood	153	147	\$ 208,770	21	15	211	\$ 180,823	7.14	3.10	130.70%	\$ 166,871	8.36%	
Medinah	157	23	\$ 567,725	4	1	27	\$ 425,485	8.63	2.40	259.38%	\$ 396,272	7.37%	
Melrose Park	160	69	\$ 299,587	5	8	86	\$ 267,988	8.36	3.08	171.82%	\$ 272,514	-1.66%	
McHenry	50	586	\$ 340,177	65	23	670	\$ 251,306	9.28	4.66	99.02%	\$ 248,451	1.15%	
Minooka	447	30	\$ 363,204	4	0	56	\$ 265,276	6.00	8.38	-28.43%	\$ 263,994	0.49%	
Midlothian	445	63	\$ 218,938	11	11	187	\$ 192,451	3.62	2.67	35.37%	\$ 179,696	7.10%	
Mokena	448	125	\$ 511,541	16	1	177	\$ 370,379	7.73	4.16	86.06%	\$ 328,474	12.76%	
Monee	449	114	\$ 431,231	8	3	94	\$ 312,856	13.03	5.35	143.46%	\$ 292,600	6.92%	
Montgomery	538	201	\$ 256,667	42	16	401	\$ 227,996	5.25	5.01	4.96%	\$ 215,543	5.78%	
Morton Grove	53	136	\$ 545,462	13	11	223	\$ 430,603	6.61	3.07	115.38%	\$ 406,039	6.05%	
Mt. Prospect	56	204	\$ 474,416	36	9	323	\$ 392,047	6.65	3.19	108.30%	\$ 390,950	0.28%	
Mundelein	60	227	\$ 401,459	42	13	379	\$ 338,526	6.28	3.48	80.40%	\$ 321,198	5.39%	
Naperville	540	936	\$ 734,024	220	16	1,635	\$ 501,049	6.00	3.55	69.00%	\$ 471,724	6.22%	
New Lenox	451	178	\$ 382,868	39	10	362	\$ 304,284	5.20	4.40	18.09%	\$ 300,146	1.38%	
Niles	648	105	\$ 524,189	18	7	151	\$ 443,299	7.16	3.14	127.98%	\$ 412,795	7.39%	
Norridge	634	112	\$ 514,740	13	3	92	\$ 407,952	12.44	3.83	224.64%	\$ 422,249	-3.39%	
North Aurora	542	136	\$ 365,724	24	11	192	\$ 279,701	7.19	3.42	110.44%	\$ 269,600	3.75%	
North Chicago	64	91	\$ 147,418	11	9	128	\$ 140,936	7.38	4.13	78.60%	\$ 131,440	7.22%	
North Riverside	547	35	\$ 317,534	4	2	55	\$ 291,195	6.89	2.65	160.11%	\$ 268,431	8.48%	
Northbrook	62	298	\$ 973,176	35	20	288	\$ 747,595	10.43	4.56	128.56%	\$ 679,762	9.98%	
Northfield	7193	49	\$ 1,432,267	3	3	45	\$ 1,085,526	11.53	4.70	145.53%	\$ 930,252	16.69%	
Northlake	164	82	\$ 269,123	5	7	116	\$ 260,822	7.69	4.78	60.66%	\$ 249,311	4.62%	
Oak Brook	523	88	\$ 1,781,770	11	1	54	\$ 1,191,202	16.00	6.84	133.92%	\$ 1,235,609	-3.59%	
Oak Forest	452	128	\$ 260,124	21	3	243	\$ 250,813	5.75	2.36	143.81%	\$ 232,999	7.65%	
Oak Lawn	453	252	\$ 324,799	28	17	437	\$ 278,524	6.27	3.38	85.42%	\$ 259,835	7.19%	
Oak Park	302	231	\$ 557,468	50	20	403	\$ 518,995	5.86	2.91	101.28%	\$ 480,296	8.06%	
Olympia Fields	461	54	\$ 375,387	10	3	78	\$ 312,245	7.12	5.08	40.26%	\$ 292,066	6.91%	
Orland Park	462	255	\$ 584,895	41	5	367	\$ 420,102	7.41	4.02	84.17%	\$ 400,536	4.89%	
Oswego	543	317	\$ 380,080	60	10	440	\$ 320,598	7.46	4.63	61.14%	\$ 298,291	7.48%	
Palatine	67	262	\$ 528,091	44	10	379	\$ 431,524	7.26	4.12	76.05%	\$ 420,385	2.65%	
Palos Heights	463	73	\$ 516,364	7	1	90	\$ 420,684	8.94	3.42	161.72%	\$ 396,528	6.09%	
Palos Hills	465	44	\$ 370,670	11	1	86	\$ 329,146	5.39	3.53	52.65%	\$ 308,135	6.82%	
Palos Park	464	51	\$ 801,232	9	0	58	\$ 639,929	9.13	5.94	53.76%	\$ 538,045	18.94%	
Park Forest	466	218	\$ 134,020	33	15	390	\$ 122,459	5.97	3.20	86.46%	\$ 113,580	7.82%	

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Park Ridge	68	296	\$ 787,788	26	18	307	\$ 614,177	10.12	5.04	100.72%	\$ 627,458	-2.12%	
Peotone	468	38	\$ 369,123	6	3	47	\$ 253,926	8.14	5.60	45.41%	\$ 230,074	10.37%	
Plainfield	544	998	\$ 365,076	127	35	1,421	\$ 306,709	7.57	4.76	59.00%	\$ 289,028	6.12%	
Posen	469	38	\$ 179,292	2	3	72	\$ 159,927	5.92	3.03	95.57%	\$ 155,987	2.53%	
Prospect Heights	70	55	\$ 655,976	3	0	49	\$ 520,397	12.69	6.00	111.54%	\$ 516,125	0.83%	
Richton Park	471	93	\$ 223,067	10	7	188	\$ 189,202	5.44	3.08	76.51%	\$ 181,162	4.44%	
River Forest	305	76	\$ 992,391	9	5	74	\$ 858,227	10.36	2.63	294.39%	\$ 760,810	12.80%	
River Grove	171	42	\$ 351,476	2	2	69	\$ 303,252	6.90	2.82	145.05%	\$ 299,548	1.24%	
Riverdale	627	107	\$ 118,473	9	16	171	\$ 111,186	6.55	3.97	65.18%	\$ 108,374	2.59%	
Riverside	546	75	\$ 610,247	14	4	104	\$ 519,787	7.38	5.12	44.19%	\$ 513,324	1.26%	
Rolling Meadows	8	80	\$ 365,812	5	7	130	\$ 330,274	6.76	3.35	101.69%	\$ 309,487	6.72%	
Romeoville	494	268	\$ 252,503	40	15	533	\$ 221,044	5.47	4.12	32.81%	\$ 216,572	2.06%	
Roselle & Keeneyville	172	111	\$ 486,533	17	2	183	\$ 352,487	6.59	5.55	18.78%	\$ 352,679	-0.05%	
Round Lake	73	490	\$ 241,461	69	16	740	\$ 199,955	7.13	3.76	89.47%	\$ 204,201	-2.08%	
Sauk Village	414	131	\$ 135,547	15	8	211	\$ 110,286	6.72	3.50	91.74%	\$ 110,120	0.15%	
Schaumburg	193	203	\$ 438,726	31	10	345	\$ 393,871	6.31	3.08	104.94%	\$ 366,243	7.54%	
Shorewood	496	174	\$ 369,823	24	6	211	\$ 290,518	8.66	6.75	28.35%	\$ 272,673	6.54%	
Skokie	76	295	\$ 524,797	25	14	348	\$ 435,784	9.15	2.84	221.72%	\$ 423,030	3.01%	
South Elgin	177	136	\$ 380,653	28	5	266	\$ 309,737	5.46	4.25	28.51%	\$ 311,417	-0.54%	
South Holland	473	201	\$ 204,857	21	23	333	\$ 186,885	6.40	2.97	115.69%	\$ 174,636	7.01%	
St. Charles	174	564	\$ 715,247	89	7	725	\$ 473,013	8.24	5.86	40.79%	\$ 443,295	6.70%	
Steger	475	70	\$ 205,420	10	6	116	\$ 136,240	6.36	2.82	125.69%	\$ 133,913	1.74%	
Stickney	404	82	\$ 279,961	6	6	103	\$ 249,529	8.56	3.45	147.94%	\$ 237,901	4.89%	
Streamwood	107	220	\$ 292,662	44	19	436	\$ 272,057	5.29	2.43	117.38%	\$ 268,415	1.36%	
Sugar Grove	554	132	\$ 460,760	17	2	102	\$ 366,569	13.09	5.48	138.82%	\$ 357,539	2.53%	
Summit	501	38	\$ 254,871	2	3	53	\$ 238,475	7.86	4.09	92.03%	\$ 216,613	10.09%	
Thornton	476	11	\$ 144,600	1	1	45	\$ 136,082	2.81	4.62	-39.15%	\$ 132,727	2.53%	
Tinley Park	477	167	\$ 366,757	42	6	319	\$ 309,837	5.46	3.32	64.57%	\$ 285,615	8.48%	
University Park	5466	66	\$ 196,952	15	6	64	\$ 167,008	9.32	5.01	85.94%	\$ 152,514	9.50%	
Vernon Hills	61	116	\$ 626,675	20	5	225	\$ 484,779	5.57	3.99	39.67%	\$ 506,957	-4.37%	
Villa Park	186	109	\$ 337,952	28	6	220	\$ 298,557	5.15	3.46	48.79%	\$ 281,589	6.03%	
Warrenville	555	65	\$ 445,662	8	3	108	\$ 304,965	6.55	3.18	106.20%	\$ 312,155	-2.30%	
Waukegan & Park City	85	411	\$ 181,786	66	24	706	\$ 164,426	6.20	4.56	35.77%	\$ 160,768	2.28%	
Wayne	184	35	\$ 961,784	4	1	24	\$ 770,801	14.48	6.92	109.43%	\$ 711,823	8.29%	
West Chicago	185	201	\$ 407,996	29	9	293	\$ 315,150	7.29	4.84	50.64%	\$ 322,673	-2.33%	
Westchester	154	120	\$ 318,294	22	5	275	\$ 288,896	4.77	2.53	88.25%	\$ 279,072	3.52%	

April 1, 2007 Statistics									April 1, 2006 Statistics				
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS		MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Change	Sale Price	Change
Western Springs	558	144	\$ 825,999	15	0	134	\$ 637,125	11.60	6.49	78.56%	\$ 655,649	-2.83%	
Westmont	559	121	\$ 506,105	17	4	166	\$ 405,099	7.76	4.84	60.50%	\$ 359,122	12.80%	
Wheaton	187	337	\$ 601,746	80	8	528	\$ 436,060	6.56	3.65	79.75%	\$ 425,268	2.54%	
Wheeling	90	94	\$ 350,641	11	6	134	\$ 330,040	7.47	2.63	184.19%	\$ 296,215	11.42%	
Willow Springs	480	29	\$ 486,355	3	0	40	\$ 449,390	8.09	7.33	10.36%	\$ 425,793	5.54%	
Willowbrook	516	49	\$ 943,851	6	0	47	\$ 536,711	11.09	7.08	56.66%	\$ 525,290	2.17%	
Wilmette	91	192	\$ 1,114,164	30	41	332	\$ 974,718	5.72	4.06	40.73%	\$ 901,706	8.10%	
Winfield	190	65	\$ 466,069	19	3	117	\$ 356,896	5.61	3.69	52.18%	\$ 362,376	-1.51%	
Winnetka	93	152	\$ 2,334,840	20	29	204	\$ 1,663,698	7.21	6.25	15.39%	\$ 1,615,828	2.96%	
Wood Dale	191	92	\$ 432,748	7	7	88	\$ 346,193	10.82	5.02	115.55%	\$ 337,596	2.55%	
Woodridge	517	101	\$ 417,940	21	6	229	\$ 319,071	4.73	2.26	109.04%	\$ 301,594	5.79%	
Woodstock & Greenwood	98	293	\$ 477,983	31	14	310	\$ 282,049	9.90	6.38	55.14%	\$ 273,104	3.28%	
Worth	482	49	\$ 323,896	5	3	73	\$ 238,985	7.26	2.30	215.07%	\$ 231,118	3.40%	
Yorkville	560	356	\$ 407,748	34	20	295	\$ 324,291	12.24	9.22	32.72%	\$ 319,980	1.35%	
Zion	99	235	\$ 201,821	25	16	368	\$ 165,171	6.89	4.37	57.77%	\$ 160,442	2.95%	
City of CHICAGO	8000	7,231	\$ 425,587	622	880	9,340	\$ 351,589	8.00	4.04	98.30%	\$ 326,377	7.72%	
TOTALS:	8099	40,212	\$ 483,914	5,471	2,729	57,889	\$ 357,300	7.30	N/A	N/A	N/A	N/A	
ALL AREAS <i>(including areas not listed above)</i>	ALL	44,219	\$ 476,914	6,049	2,947	63,235	\$ 351,519	7.35	4.27	71.94%	\$ 328,625	6.97%	
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</i>													
<i>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</i>													
<i>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.</i>													
<i>Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.</i>													