

# HEADRICK-WAGNER CONSULTING GROUP

Presents

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

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

Single Family Detached Residences

October 1, 2006 to September 30, 2007

Sponsored by:

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

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565  
(630) 416-6556 ~ www.wagnerappraisal.com ~ chip@rac.net

Sponsored by:

Robert E. Headrick, SRA, SCRP

Robert E. Headrick & Associates, Inc.

1700 Park Street, Suite 109, Naperville, IL 60563  
(630) 355-2323 ~ www.headrickappraisal.com ~ bobheadrick@rac.net

### October 1, 2007 Statistics

### October 1, 2006 Statistics

Town	MLS	Active	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area		List Price	Contract	Contract	Last	Sale Price	SUPPLY			Sale Price	
Addison	101	224	\$ 401,676	15	4	165	\$ 319,259	14.61	6.90	111.63%	\$ 319,983	-0.23%
Algonquin	102	301	\$ 363,694	24	7	284	\$ 331,540	11.47	6.59	74.00%	\$ 327,094	1.36%
Alsip	658	118	\$ 259,448	9	2	124	\$ 229,648	10.49	6.11	71.80%	\$ 234,792	-2.19%
Antioch	2	299	\$ 387,349	16	9	250	\$ 270,188	13.05	7.33	78.08%	\$ 288,776	-6.44%
Arlington Heights	5	501	\$ 535,542	38	12	553	\$ 469,125	9.97	8.71	14.41%	\$ 448,580	4.58%
Aurora - DuPage County	507	246	\$ 354,156	22	6	421	\$ 315,670	6.57	4.52	45.30%	\$ 323,188	-2.33%
Aurora - Kane County	507	841	\$ 220,414	73	31	1,066	\$ 186,708	8.63	5.53	56.02%	\$ 180,597	3.38%
Aurora - Will, Kendall Cty	507	144	\$ 316,537	19	5	201	\$ 292,298	7.68	5.66	35.68%	\$ 291,653	0.22%
Barrington Area	10	538	\$ 1,161,761	31	12	413	\$ 734,963	14.16	11.29	25.37%	\$ 745,392	-1.40%
Bartlett	104	272	\$ 396,730	20	7	384	\$ 347,791	7.94	6.13	29.48%	\$ 347,443	0.10%
Batavia	510	196	\$ 424,713	26	3	269	\$ 352,692	7.89	6.39	23.55%	\$ 373,932	-5.68%
Beecher	401	86	\$ 334,875	6	1	46	\$ 240,659	19.47	12.92	50.67%	\$ 279,376	-13.86%
Bellwood	2104	146	\$ 213,604	11	16	163	\$ 191,395	9.22	3.82	141.63%	\$ 190,994	0.21%
Bensenville	106	156	\$ 362,171	3	4	104	\$ 300,391	16.86	6.69	152.15%	\$ 304,793	-1.44%
Berwyn	402	378	\$ 276,851	21	19	359	\$ 253,102	11.37	6.21	82.93%	\$ 256,693	-1.40%
Bloomingtondale	108	114	\$ 542,999	10	3	103	\$ 452,008	11.79	8.96	31.62%	\$ 433,872	4.18%
Blue Island	406	95	\$ 175,602	13	5	98	\$ 166,778	9.83	4.47	120.02%	\$ 158,925	4.94%
Bolingbrook	440	567	\$ 309,696	45	21	668	\$ 279,459	9.27	5.40	71.64%	\$ 275,055	1.60%

		October 1, 2007 Statistics							October 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	
Bridgeview	455	62	\$ 265,952	4	2	55	\$ 256,297	12.20	6.57	85.69%	\$ 249,974	2.53%	
Broadview	155	63	\$ 214,591	4	2	73	\$ 201,870	9.57	4.41	116.99%	\$ 192,669	4.78%	
Brookfield	513	109	\$ 312,642	12	3	173	\$ 284,890	6.96	2.96	134.77%	\$ 281,086	1.35%	
Buffalo Grove	89	190	\$ 456,350	19	8	248	\$ 423,370	8.29	5.85	41.71%	\$ 442,564	-4.34%	
Burbank	454	256	\$ 311,077	16	6	198	\$ 285,176	13.96	7.81	78.90%	\$ 275,066	3.68%	
Burnham	633	34	\$ 136,024	2	2	29	\$ 108,062	12.36	4.60	168.77%	\$ 119,774	-9.78%	
Burr Ridge	522	183	\$ 1,402,414	7	2	82	\$ 1,066,527	24.13	12.51	92.86%	\$ 993,357	7.37%	
Calumet City	409	422	\$ 139,006	21	36	424	\$ 131,515	10.53	5.73	83.61%	\$ 131,784	-0.20%	
Calumet Park	643	59	\$ 134,804	8	7	69	\$ 126,866	8.43	6.97	20.97%	\$ 123,486	2.74%	
Carol Stream	188	163	\$ 326,582	12	5	213	\$ 298,968	8.50	5.12	66.18%	\$ 306,586	-2.48%	
Carpentersville	110	355	\$ 228,594	9	14	317	\$ 220,969	12.53	4.53	176.76%	\$ 198,789	11.16%	
Cary	13	260	\$ 362,053	20	5	261	\$ 323,883	10.91	6.38	71.10%	\$ 330,818	-2.10%	
Channahon	410	85	\$ 323,621	6	2	80	\$ 246,249	11.59	8.17	41.89%	\$ 256,132	-3.86%	
Chicago Heights	411	292	\$ 131,711	30	15	253	\$ 124,260	11.76	5.64	108.46%	\$ 121,113	2.60%	
Chicago Ridge	415	41	\$ 279,302	1	0	44	\$ 232,959	10.93	5.92	84.83%	\$ 235,561	-1.10%	
Cicero	650	333	\$ 230,097	16	16	253	\$ 214,182	14.02	5.52	153.88%	\$ 217,667	-1.60%	
Clarendon Hills	514	128	\$ 779,293	4	2	97	\$ 807,907	14.91	14.13	5.58%	\$ 823,263	-1.87%	
Country Club Hills	478	198	\$ 228,396	8	11	189	\$ 172,434	11.42	4.51	153.03%	\$ 169,651	1.64%	
Countryside	527	35	\$ 496,740	3	1	28	\$ 459,500	13.13	9.26	41.78%	\$ 391,204	17.46%	
Crestwood	446	34	\$ 276,356	4	0	42	\$ 234,562	8.87	6.50	36.45%	\$ 239,989	-2.26%	
Crete	417	233	\$ 299,732	11	8	186	\$ 244,880	13.64	8.31	64.04%	\$ 237,565	3.08%	
Crystal Lake (& Lakewood)	14	598	\$ 392,669	36	5	537	\$ 326,308	12.42	8.06	54.09%	\$ 320,681	1.75%	
Darien	562	114	\$ 434,923	14	1	130	\$ 391,649	9.43	5.84	61.51%	\$ 404,808	-3.25%	
Deerfield	15	160	\$ 965,640	13	15	192	\$ 701,153	8.73	6.69	30.52%	\$ 677,478	3.49%	
Des Plaines	16	385	\$ 429,516	21	9	351	\$ 354,339	12.13	6.51	86.20%	\$ 357,782	-0.96%	
Dolton	419	314	\$ 134,816	25	25	324	\$ 127,060	10.07	5.46	84.49%	\$ 124,302	2.22%	
Downers Grove	515	471	\$ 608,393	37	1	462	\$ 469,702	11.30	7.49	50.86%	\$ 469,409	0.06%	
Elgin	123	977	\$ 310,171	55	48	908	\$ 261,706	11.60	6.45	79.87%	\$ 255,711	2.34%	
Elk Grove Village	7	146	\$ 356,341	17	11	164	\$ 350,060	9.13	5.20	75.54%	\$ 335,743	4.26%	
Elmhurst	126	449	\$ 616,600	40	9	407	\$ 546,150	11.82	8.92	32.48%	\$ 539,154	1.30%	
Elmwood Park	635	208	\$ 375,407	4	5	138	\$ 343,062	16.98	7.68	121.15%	\$ 350,904	-2.23%	
Evanston	201	283	\$ 671,458	10	20	406	\$ 647,029	7.79	5.60	39.09%	\$ 619,831	4.39%	
Evergreen Park	642	155	\$ 251,865	12	6	209	\$ 231,287	8.19	5.37	52.53%	\$ 225,051	2.77%	
Flossmoor	422	161	\$ 435,624	10	2	102	\$ 330,065	16.95	8.77	93.26%	\$ 329,008	0.32%	
Forest Park	130	58	\$ 340,546	2	2	62	\$ 326,765	10.55	8.89	18.57%	\$ 332,107	-1.61%	
Fox Lake	20	95	\$ 323,758	6	2	86	\$ 222,519	12.13	10.24	18.39%	\$ 251,314	-11.46%	

		October 1, 2007 Statistics							October 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	
Fox River Grove	21	49	\$ 320,033	2	2	49	\$ 314,719	11.09	6.30	76.10%	\$ 305,203	3.12%	
Frankfort	423	332	\$ 550,526	21	4	268	\$ 388,778	13.60	9.34	45.56%	\$ 387,472	0.34%	
Franklin Park	131	195	\$ 299,377	8	7	139	\$ 263,040	15.19	7.34	107.12%	\$ 274,461	-4.16%	
Geneva	134	234	\$ 479,112	35	5	345	\$ 399,766	7.29	5.54	31.64%	\$ 398,282	0.37%	
Glen Ellyn	137	347	\$ 691,407	37	5	357	\$ 510,772	10.44	8.36	24.86%	\$ 511,260	-0.10%	
Glencoe	22	130	\$ 2,022,213	3	7	115	\$ 1,547,448	12.48	11.34	10.02%	\$ 1,275,301	21.34%	
Glendale Heights	139	187	\$ 274,365	10	6	152	\$ 259,160	13.36	5.53	141.44%	\$ 258,316	0.33%	
Glenview	25	448	\$ 935,407	22	22	349	\$ 773,030	13.68	9.26	47.69%	\$ 725,014	6.62%	
Glenwood	425	83	\$ 178,919	10	8	100	\$ 165,307	8.44	5.51	53.09%	\$ 164,404	0.55%	
Gurnee	31	282	\$ 413,363	19	3	358	\$ 357,949	8.91	6.39	39.33%	\$ 343,316	4.26%	
Hanover Park	103	215	\$ 267,846	18	5	199	\$ 243,266	11.62	5.15	125.58%	\$ 247,445	-1.69%	
Harvey	426	305	\$ 101,692	16	22	232	\$ 80,124	13.56	6.79	99.58%	\$ 82,700	-3.11%	
Harwood Heights	656	59	\$ 453,974	3	1	28	\$ 389,043	22.13	10.82	104.42%	\$ 405,718	-4.11%	
Hazel Crest	429	138	\$ 159,461	17	5	193	\$ 145,613	7.70	5.19	48.29%	\$ 143,243	1.65%	
Hickory Hills	457	83	\$ 332,130	3	0	58	\$ 287,568	16.33	7.29	123.85%	\$ 296,425	-2.99%	
Highland Park	35	364	\$ 1,175,821	20	41	283	\$ 944,657	12.70	9.93	27.88%	\$ 891,888	5.92%	
Hillside	162	83	\$ 254,902	7	4	67	\$ 230,634	12.77	3.31	286.12%	\$ 224,176	2.88%	
Hinkley	520	25	\$ 292,716	1	1	27	\$ 246,175	10.34	6.18	67.34%	\$ 252,744	-2.60%	
Hinsdale	521	350	\$ 1,477,124	16	4	226	\$ 1,146,541	17.07	12.20	39.99%	\$ 1,071,617	6.99%	
Hoffman Estates	194	274	\$ 375,159	40	17	341	\$ 377,970	8.26	5.68	45.51%	\$ 355,343	6.37%	
Homer Glen	500	217	\$ 596,297	19	2	170	\$ 394,216	13.63	8.41	62.11%	\$ 399,569	-1.34%	
Homewood	430	180	\$ 241,611	24	4	258	\$ 221,620	7.55	4.62	63.64%	\$ 202,800	9.28%	
Indian Head Park	531	17	\$ 627,898	1	0	10	\$ 575,640	18.55	13.09	41.67%	\$ 600,540	-4.15%	
Inverness	7167	84	\$ 883,287	6	8	80	\$ 720,394	10.72	12.89	-16.80%	\$ 825,968	-12.78%	
Itasca	143	79	\$ 573,057	9	2	35	\$ 472,366	20.61	10.55	95.43%	\$ 463,700	1.87%	
Joliet	499	972	\$ 207,164	69	50	1,166	\$ 177,340	9.08	4.63	96.10%	\$ 170,059	4.28%	
Justice	458	50	\$ 323,577	1	0	43	\$ 269,265	13.64	6.27	117.53%	\$ 249,261	8.03%	
Kenilworth	43	31	\$ 2,374,513	1	5	40	\$ 1,930,635	8.09	18.43	-56.12%	\$ 1,559,068	23.83%	
LaGrange Park	526	107	\$ 457,351	8	3	140	\$ 397,267	8.50	7.30	16.41%	\$ 407,512	-2.51%	
LaGrange	525	134	\$ 692,031	12	0	152	\$ 642,347	9.80	8.06	21.63%	\$ 576,105	11.50%	
Lake Bluff	44	124	\$ 1,078,966	9	4	96	\$ 929,804	13.65	8.31	64.19%	\$ 829,293	12.12%	
Lake Forest	45	313	\$ 2,243,865	9	16	232	\$ 1,509,536	14.61	10.27	42.37%	\$ 1,356,536	11.28%	
Lake In The Hills	156	302	\$ 324,717	16	6	328	\$ 271,699	10.35	5.74	80.45%	\$ 281,872	-3.61%	
Lake Villa & Lindenhurst	46	350	\$ 356,895	31	12	452	\$ 295,790	8.48	5.65	50.28%	\$ 306,419	-3.47%	
Lansing	438	283	\$ 176,797	26	17	388	\$ 165,941	7.88	5.11	54.26%	\$ 166,753	-0.49%	
Lemont	439	184	\$ 598,599	13	1	166	\$ 483,328	12.27	11.81	3.88%	\$ 491,779	-1.72%	

		October 1, 2007 Statistics							October 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	
Libertyville & Green Oaks	48	317	\$ 696,818	21	5	326	\$ 577,947	10.81	10.40	3.89%	\$ 570,908	1.23%	
Lincolnshire	69	79	\$ 824,091	3	4	76	\$ 769,111	11.42	9.13	25.09%	\$ 663,373	15.94%	
Lincolnwood	645	128	\$ 739,096	5	5	73	\$ 701,290	18.51	11.16	65.86%	\$ 606,572	15.62%	
Lisle	532	125	\$ 519,294	18	3	150	\$ 408,025	8.77	6.47	35.67%	\$ 407,447	0.14%	
Lockport	495	245	\$ 312,019	28	7	314	\$ 261,964	8.42	5.27	59.83%	\$ 259,049	1.13%	
Lombard	148	319	\$ 416,539	33	5	337	\$ 307,644	10.21	6.59	55.01%	\$ 329,043	-6.50%	
Lynwood	5411	107	\$ 305,000	3	6	67	\$ 250,448	16.89	10.04	68.22%	\$ 232,528	7.71%	
Lyons	534	67	\$ 264,218	3	6	68	\$ 231,499	10.44	4.54	129.85%	\$ 232,761	-0.54%	
Markham	4426	185	\$ 149,922	9	15	171	\$ 112,648	11.38	5.95	91.18%	\$ 120,682	-6.66%	
Matteson	443	195	\$ 272,899	22	7	201	\$ 220,630	10.17	5.13	98.35%	\$ 217,396	1.49%	
Maywood	153	170	\$ 199,854	7	15	178	\$ 178,817	10.20	4.99	104.40%	\$ 174,418	2.52%	
Medinah	157	25	\$ 501,427	0	0	22	\$ 447,055	13.64	7.80	74.83%	\$ 407,734	9.64%	
Melrose Park	160	100	\$ 289,938	3	0	67	\$ 271,063	17.14	6.29	172.56%	\$ 273,123	-0.75%	
McHenry	50	693	\$ 340,626	43	23	612	\$ 260,096	12.27	7.50	63.58%	\$ 246,387	5.56%	
Minooka	447	36	\$ 433,466	6	0	34	\$ 278,290	10.80	7.50	44.00%	\$ 256,075	8.68%	
Midlothian	445	103	\$ 199,910	6	5	158	\$ 188,862	7.31	3.13	133.47%	\$ 188,989	-0.07%	
Mokena	448	139	\$ 510,809	16	2	157	\$ 358,090	9.53	6.68	42.58%	\$ 365,693	-2.08%	
Monee	449	123	\$ 427,131	10	4	93	\$ 286,056	13.79	12.46	10.70%	\$ 316,370	-9.58%	
Montgomery	538	248	\$ 247,804	22	20	386	\$ 225,700	6.95	6.09	14.21%	\$ 222,900	1.26%	
Morton Grove	53	175	\$ 523,794	12	6	172	\$ 422,336	11.05	8.27	33.72%	\$ 433,578	-2.59%	
Mt. Prospect	56	276	\$ 475,814	23	5	317	\$ 387,490	9.60	6.99	37.39%	\$ 397,410	-2.50%	
Mundelein	60	329	\$ 433,456	31	10	310	\$ 322,190	11.25	5.98	88.24%	\$ 336,639	-4.29%	
Naperville	540	1,028	\$ 696,281	138	12	1,505	\$ 513,291	7.45	5.61	32.94%	\$ 495,125	3.67%	
New Lenox	451	222	\$ 378,686	30	2	303	\$ 316,104	7.95	5.21	52.69%	\$ 303,457	4.17%	
Niles	648	166	\$ 503,327	4	4	133	\$ 426,272	14.13	7.40	90.94%	\$ 430,709	-1.03%	
Norridge	634	143	\$ 511,885	4	5	79	\$ 398,443	19.50	10.00	95.00%	\$ 431,541	-7.67%	
North Aurora	542	134	\$ 347,752	3	5	198	\$ 277,463	7.81	6.23	25.26%	\$ 281,437	-1.41%	
North Chicago	64	113	\$ 144,328	9	2	100	\$ 136,053	12.22	5.07	140.75%	\$ 134,702	1.00%	
North Riverside	547	39	\$ 312,528	4	1	58	\$ 282,449	7.43	5.31	39.86%	\$ 283,009	-0.20%	
Northbrook	62	308	\$ 933,370	20	17	256	\$ 723,627	12.61	9.38	34.55%	\$ 718,625	0.70%	
Northfield	7193	57	\$ 1,217,061	2	3	47	\$ 1,153,812	13.15	11.77	11.72%	\$ 994,328	16.04%	
Northlake	164	111	\$ 263,652	6	8	90	\$ 260,410	12.81	5.80	120.87%	\$ 258,485	0.74%	
Oak Brook	523	91	\$ 2,156,618	4	0	68	\$ 1,124,074	15.17	15.45	-1.85%	\$ 1,286,473	-12.62%	
Oak Forest	452	170	\$ 262,744	21	3	218	\$ 240,463	8.43	4.82	74.76%	\$ 247,748	-2.94%	
Oak Lawn	453	363	\$ 311,338	29	11	330	\$ 272,153	11.77	5.06	132.49%	\$ 271,798	0.13%	
Oak Park	302	282	\$ 533,635	27	14	385	\$ 537,131	7.94	6.43	23.59%	\$ 500,723	7.27%	

		October 1, 2007 Statistics							October 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	
Olympia Fields	461	81	\$ 357,234	3	0	61	\$ 301,614	15.19	6.91	119.82%	\$ 305,029	-1.12%	
Orland Park	462	316	\$ 538,138	25	16	335	\$ 416,538	10.09	6.21	62.29%	\$ 422,744	-1.47%	
Oswego	543	350	\$ 358,038	35	14	374	\$ 325,263	9.93	6.30	57.67%	\$ 313,743	3.67%	
Palatine	67	323	\$ 539,789	25	6	319	\$ 443,330	11.07	6.50	70.45%	\$ 436,959	1.46%	
Palos Heights	463	94	\$ 471,532	8	3	71	\$ 389,556	13.76	7.71	78.32%	\$ 417,203	-6.63%	
Palos Hills	465	81	\$ 363,328	7	1	62	\$ 326,773	13.89	6.37	118.15%	\$ 322,869	1.21%	
Palos Park	464	64	\$ 867,121	2	2	54	\$ 614,006	13.24	8.69	52.38%	\$ 618,957	-0.80%	
Park Forest	466	277	\$ 132,206	35	4	327	\$ 119,416	9.08	5.14	76.59%	\$ 121,015	-1.32%	
Park Ridge	68	362	\$ 716,051	21	12	267	\$ 633,383	14.48	9.51	52.30%	\$ 618,056	2.48%	
Peotone	468	49	\$ 403,183	3	1	44	\$ 244,748	12.25	6.21	97.36%	\$ 243,504	0.51%	
Plainfield	544	1,080	\$ 354,716	86	31	1,135	\$ 303,697	10.35	6.65	55.69%	\$ 301,712	0.66%	
Posen	469	63	\$ 183,518	5	1	52	\$ 160,632	13.03	3.48	274.92%	\$ 155,757	3.13%	
Prospect Heights	70	65	\$ 602,067	1	1	39	\$ 520,779	19.02	12.55	51.64%	\$ 530,206	-1.78%	
Richton Park	471	117	\$ 213,272	10	11	150	\$ 194,757	8.21	5.44	50.82%	\$ 180,342	7.99%	
River Forest	305	79	\$ 965,063	9	9	79	\$ 902,515	9.77	6.81	43.56%	\$ 833,857	8.23%	
River Grove	171	72	\$ 325,150	2	3	55	\$ 297,996	14.40	7.87	83.05%	\$ 307,831	-3.19%	
Riverdale	627	118	\$ 122,932	6	16	134	\$ 106,085	9.08	5.50	65.03%	\$ 110,335	-3.85%	
Riverside	546	97	\$ 642,857	7	2	80	\$ 572,733	13.08	6.95	88.12%	\$ 516,255	10.94%	
Rolling Meadows	8	98	\$ 369,458	10	3	107	\$ 313,266	9.80	5.37	82.42%	\$ 325,863	-3.87%	
Romeoville	494	340	\$ 241,743	17	9	409	\$ 219,458	9.38	4.64	102.30%	\$ 220,905	-0.65%	
Roselle & Keeneyville	172	134	\$ 438,751	11	3	167	\$ 343,376	8.88	8.55	3.95%	\$ 349,082	-1.63%	
Round Lake	73	605	\$ 225,962	30	7	576	\$ 197,370	11.84	5.55	113.43%	\$ 205,608	-4.01%	
Sauk Village	414	153	\$ 131,337	5	12	173	\$ 110,719	9.66	5.35	80.66%	\$ 112,707	-1.76%	
Schaumburg	193	274	\$ 421,043	19	5	292	\$ 372,342	10.41	6.00	73.42%	\$ 386,407	-3.64%	
Shorewood	496	196	\$ 369,454	19	1	213	\$ 297,933	10.09	8.20	23.06%	\$ 278,758	6.88%	
Skokie	76	368	\$ 513,945	21	15	294	\$ 412,114	13.38	7.53	77.70%	\$ 438,295	-5.97%	
South Elgin	177	156	\$ 371,668	10	1	218	\$ 315,828	8.17	5.15	58.79%	\$ 310,375	1.76%	
South Holland	473	262	\$ 205,457	27	15	266	\$ 180,753	10.21	5.13	98.93%	\$ 180,937	-0.10%	
St. Charles	174	629	\$ 648,908	42	8	622	\$ 461,186	11.23	8.01	40.24%	\$ 475,733	-3.06%	
Steger	475	99	\$ 212,585	12	2	109	\$ 155,800	9.66	4.71	105.24%	\$ 130,833	19.08%	
Stickney	404	101	\$ 273,727	5	3	80	\$ 255,529	13.77	6.23	120.98%	\$ 247,566	3.22%	
Streamwood	107	290	\$ 285,939	24	13	365	\$ 268,225	8.66	5.30	63.48%	\$ 279,910	-4.17%	
Sugar Grove	554	126	\$ 451,481	8	1	114	\$ 374,432	12.29	12.10	1.63%	\$ 358,548	4.43%	
Summit	501	63	\$ 246,490	3	2	25	\$ 249,396	25.20	5.82	332.73%	\$ 234,796	6.22%	
Thornton	476	27	\$ 149,057	1	3	33	\$ 138,521	8.76	2.00	337.84%	\$ 136,075	1.80%	
Tinley Park	477	236	\$ 358,476	22	8	290	\$ 302,858	8.85	6.31	40.24%	\$ 304,700	-0.60%	

	October 1, 2007 Statistics							October 1, 2006 Statistics				
	MLS		Average	Under	Under	# of Sales		MONTHS		Percent	Average	12 mo SP
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
University Park	5466	89	\$ 184,468	4	3	66	\$ 166,475	14.63	9.19	59.28%	\$ 157,358	5.79%
Vernon Hills	61	133	\$ 590,802	15	5	192	\$ 503,325	7.53	5.67	32.77%	\$ 509,821	-1.27%
Villa Park	186	141	\$ 324,647	20	3	219	\$ 293,671	6.99	6.11	14.48%	\$ 292,577	0.37%
Warrenville	555	92	\$ 427,792	6	4	94	\$ 308,292	10.62	7.51	41.31%	\$ 318,421	-3.18%
Waukegan & Park City	85	547	\$ 178,773	32	19	552	\$ 160,146	10.89	5.95	83.03%	\$ 164,446	-2.61%
Wayne	184	47	\$ 1,023,773	0	1	19	\$ 692,118	28.20	11.71	140.73%	\$ 768,436	-9.93%
West Chicago	185	257	\$ 375,961	17	4	240	\$ 322,515	11.82	6.69	76.55%	\$ 318,180	1.36%
Westchester	154	155	\$ 322,790	10	3	223	\$ 286,735	7.88	4.16	89.54%	\$ 287,449	-0.25%
Western Springs	558	154	\$ 860,354	12	3	114	\$ 677,105	14.33	7.84	82.77%	\$ 640,450	5.72%
Westmont	559	154	\$ 479,609	11	1	136	\$ 382,336	12.49	6.48	92.76%	\$ 396,974	-3.69%
Wheaton	187	395	\$ 580,064	40	9	495	\$ 437,732	8.71	6.98	24.81%	\$ 432,130	1.30%
Wheeling	90	119	\$ 337,460	12	2	96	\$ 301,151	12.98	5.86	121.58%	\$ 324,642	-7.24%
Willow Springs	480	41	\$ 524,327	2	1	34	\$ 386,107	13.30	9.71	36.88%	\$ 455,627	-15.26%
Willowbrook	516	60	\$ 829,780	4	0	42	\$ 529,405	15.65	10.97	42.74%	\$ 549,851	-3.72%
Wilmette	91	227	\$ 1,113,755	18	24	320	\$ 973,945	7.52	6.52	15.37%	\$ 939,848	3.63%
Winfield	190	80	\$ 464,844	7	3	102	\$ 395,725	8.57	4.93	73.77%	\$ 357,486	10.70%
Winnetka	93	175	\$ 2,153,290	10	18	200	\$ 1,602,115	9.21	9.24	-0.31%	\$ 1,696,450	-5.56%
Wood Dale	191	123	\$ 428,597	4	4	64	\$ 334,948	20.50	8.34	145.69%	\$ 337,571	-0.78%
Woodridge	517	130	\$ 388,264	18	2	194	\$ 330,781	7.29	4.24	72.02%	\$ 303,176	9.11%
Woodstock & Greenwood	98	341	\$ 423,765	34	21	300	\$ 283,149	11.53	10.38	11.02%	\$ 281,432	0.61%
Worth	482	65	\$ 306,738	5	0	56	\$ 236,843	12.79	6.23	105.37%	\$ 236,997	-0.07%
Yorkville	560	369	\$ 390,066	26	10	262	\$ 319,713	14.86	12.47	19.19%	\$ 324,611	-1.51%
Zion	99	314	\$ 182,661	22	9	283	\$ 156,932	12.00	6.72	78.66%	\$ 163,366	-3.94%
City of CHICAGO	8000	9,179	\$ 413,449	475	601	8,024	\$ 366,758	12.10	6.94	74.53%	\$ 340,371	7.75%
TOTALS (all areas in report)	8099	49,584	\$ 458,381	3,488	2,008	49,482	\$ 368,648	10.82	6.66	62.50%	\$ 350,303	5.24%
ALL AREAS <i>(including areas not listed above)</i>	ALL	54,424	\$ 452,897	3,875	2,159	54,217	\$ 361,889	10.84	6.83	58.70%	\$ 335,038	8.01%
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.												
Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.												