

HEADRICK-WAGNER CONSULTING GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

NORTHWESTERN SUBURBAN MARKET AREA

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

Single Family Detached Residences

January 1, 2007 to December 31, 2007

Sponsored by:

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January 1, 2008 Statistics							January 1, 2007 Statistics					
MLS	Average	Under Contract	Under Contract	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP		
Town	List Price	(Ctg.)	(Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change		
Buffalo Grove	\$ 468,432	16	5	253	\$ 423,488	6.53	4.88	33.70%	\$ 442,286	-4.25%		
Hoffman Estates	\$ 369,827	17	12	339	\$ 382,565	6.82	4.67	45.79%	\$ 360,286	6.18%		
Inverness	\$ 893,414	6	4	76	\$ 725,146	6.98	8.37	-16.67%	\$ 805,869	-10.02%		
Arlington Heights	\$ 524,080	28	9	544	\$ 463,991	7.15	7.45	-4.11%	\$ 460,693	0.72%		
Elk Grove Village	\$ 354,834	10	2	175	\$ 338,212	7.25	4.45	62.86%	\$ 344,817	-1.92%		
South Elgin	\$ 387,770	5	3	198	\$ 318,989	7.51	4.80	56.55%	\$ 308,951	3.25%		
Mt. Prospect	\$ 456,306	10	8	303	\$ 390,023	7.59	6.35	19.53%	\$ 397,472	-1.87%		
Streamwood	\$ 277,516	20	7	328	\$ 259,703	7.67	4.56	68.40%	\$ 276,941	-6.22%		
Schaumburg	\$ 430,227	6	6	280	\$ 365,045	8.18	5.77	41.63%	\$ 391,127	-6.67%		
Rolling Meadows	\$ 358,188	5	1	105	\$ 314,350	8.54	4.99	71.04%	\$ 326,924	-3.85%		
Palatine	\$ 543,702	22	3	298	\$ 445,763	9.81	5.82	68.46%	\$ 439,972	1.32%		
Carpentersville	\$ 220,283	19	10	299	\$ 212,476	9.88	5.21	89.74%	\$ 206,754	2.77%		
Wheeling	\$ 334,710	5	3	92	\$ 299,136	10.68	5.96	79.17%	\$ 324,981	-7.95%		
Elgin	\$ 312,184	46	47	820	\$ 261,668	11.05	6.27	76.38%	\$ 255,874	2.26%		
Barrington Area	\$ 1,161,761	31	12	413	\$ 734,963	14.16	11.29	25.37%	\$ 745,392	-1.40%		
Prospect Heights	\$ 574,962	4	0	26	\$ 487,977	19.20	7.40	159.46%	\$ 554,451	-11.99%		
Itasca	\$ 573,057	9	2	35	\$ 472,366	20.61	10.55	95.43%	\$ 463,700	1.87%		
TOTALS (all areas in report)	\$ 487,265	348	168	4,812	\$ 409,020	10.69	6.81	56.93%	\$ 415,504	-1.56%		
ALL AREAS <i>(including areas not listed above)</i>	\$ 441,482	2,725	1,721	50,516	\$ 365,211	9.73	6.18	57.42%	\$ 336,702	8.47%		

A balanced market typically has a 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 ML.

Average Sales Price noted from previous year to current year should not be construed as Depreciation/Appreciation - it is percent of change of average sales price

		January 1, 2008 Statistics						January 1, 2007 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
<u>Town</u>	<u>Area</u>	<u>Actives</u>	<u>List Price</u>	<u>(Ctg.)</u>	<u>(Pend)</u>	<u>12 mos.</u>	<u>Sale Price</u>	<u>SUPPLY</u>	<u>SUPPLY</u>	<u>Change</u>	<u>Sale Price</u>	<u>Change</u>