

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

January 1, 2007 to December 31, 2007

Sponsored by:

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January 1, 2008 Statistics

January 1, 2007 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	171	\$ 375,401	8	3	152	\$ 316,868	12.59	6.00	109.82%	\$ 320,310	-1.07%
Algonquin	102	233	\$ 361,344	22	4	252	\$ 328,306	10.06	5.50	82.95%	\$ 330,002	-0.51%
Alsip	658	86	\$ 252,088	3	4	102	\$ 223,127	9.47	4.70	101.50%	\$ 237,007	-5.86%
Antioch	2	228	\$ 365,887	13	4	224	\$ 270,335	11.35	6.22	82.49%	\$ 283,037	-4.49%
Arlington Heights	5	346	\$ 524,080	28	9	544	\$ 463,991	7.15	7.45	-4.11%	\$ 460,693	0.72%
Aurora - DuPage County	507	187	\$ 362,202	19	5	386	\$ 324,576	5.47	3.71	47.44%	\$ 321,340	1.01%
Aurora - Kane County	507	694	\$ 205,180	46	37	962	\$ 185,643	7.97	4.80	66.16%	\$ 181,821	2.10%
Aurora - Will, Kendall Cty	507	114	\$ 314,421	11	0	185	\$ 295,114	6.98	4.94	41.33%	\$ 290,959	1.43%
Barrington Area	10	434	\$ 1,148,758	22	12	377	\$ 726,439	12.67	8.91	42.14%	\$ 747,911	-2.87%
Bartlett	104	205	\$ 396,339	16	4	360	\$ 343,066	6.47	5.20	24.47%	\$ 341,729	0.39%
Batavia	510	164	\$ 427,285	13	1	254	\$ 356,140	7.34	5.43	35.23%	\$ 370,429	-3.86%
Beecher	401	85	\$ 343,273	5	0	37	\$ 249,354	24.29	15.54	56.27%	\$ 263,778	-5.47%
Bellwood	2104	130	\$ 205,556	4	8	130	\$ 188,462	10.99	3.62	203.56%	\$ 193,540	-2.62%
Bensenville	106	114	\$ 357,030	4	5	86	\$ 283,865	14.40	6.29	129.09%	\$ 311,160	-8.77%
Berwyn	402	293	\$ 265,393	14	9	310	\$ 251,964	10.56	5.09	107.48%	\$ 256,314	-1.70%
Bloomingtondale	108	73	\$ 538,348	7	3	104	\$ 442,560	7.68	7.62	0.84%	\$ 442,599	-0.01%
Blue Island	406	79	\$ 171,968	7	4	98	\$ 163,456	8.70	4.64	87.44%	\$ 162,872	0.36%
Bolingbrook	440	479	\$ 300,353	27	8	588	\$ 275,872	9.23	4.69	96.78%	\$ 279,221	-1.20%

		January 1, 2008 Statistics							January 1, 2007 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	46	\$ 281,526	4	2	51	\$ 246,147	9.68	4.63	109.32%	\$ 255,933	-3.82%	
Broadview	155	53	\$ 208,593	2	3	62	\$ 201,083	9.49	6.24	52.00%	\$ 197,936	1.59%	
Brookfield	513	85	\$ 308,400	4	1	182	\$ 278,160	5.45	3.30	65.36%	\$ 285,632	-2.62%	
Buffalo Grove	89	149	\$ 468,432	16	5	253	\$ 423,488	6.53	4.88	33.70%	\$ 442,286	-4.25%	
Burbank	454	217	\$ 295,782	10	5	173	\$ 281,621	13.85	6.18	124.06%	\$ 279,314	0.83%	
Burnham	633	24	\$ 127,977	1	1	25	\$ 100,672	10.67	4.75	124.34%	\$ 120,011	-16.11%	
Burr Ridge	522	146	\$ 1,421,720	3	2	79	\$ 1,066,882	20.86	9.43	121.21%	\$ 1,062,405	0.42%	
Calumet City	409	393	\$ 136,487	20	29	367	\$ 129,459	11.34	5.97	89.97%	\$ 130,640	-0.90%	
Calumet Park	643	50	\$ 126,055	9	9	65	\$ 129,877	7.23	8.49	-14.83%	\$ 125,234	3.71%	
Carol Stream	188	116	\$ 321,680	12	3	205	\$ 298,944	6.33	3.68	71.77%	\$ 305,115	-2.02%	
Carpentersville	110	270	\$ 220,283	19	10	299	\$ 212,476	9.88	5.21	89.74%	\$ 206,754	2.77%	
Cary	13	196	\$ 334,255	21	4	251	\$ 328,746	8.52	6.89	23.63%	\$ 333,715	-1.49%	
Channahon	410	65	\$ 335,249	6	3	74	\$ 245,461	9.40	7.48	25.63%	\$ 252,063	-2.62%	
Chicago Heights	411	234	\$ 130,556	18	21	247	\$ 121,374	9.82	6.70	46.43%	\$ 123,454	-1.68%	
Chicago Ridge	415	27	\$ 274,807	4	0	37	\$ 226,254	7.90	5.61	40.79%	\$ 242,681	-6.77%	
Cicero	650	307	\$ 220,194	9	20	212	\$ 208,983	15.29	5.50	177.99%	\$ 220,426	-5.19%	
Clarendon Hills	514	100	\$ 866,689	2	1	97	\$ 810,499	12.00	9.84	21.95%	\$ 796,750	1.73%	
Country Club Hills	478	199	\$ 229,176	16	11	168	\$ 165,670	12.25	5.22	134.55%	\$ 173,292	-4.40%	
Countryside	527	28	\$ 468,421	0	1	29	\$ 438,403	11.20	9.09	23.20%	\$ 406,356	7.89%	
Crestwood	446	31	\$ 265,767	2	0	41	\$ 231,185	8.65	3.06	182.36%	\$ 239,076	-3.30%	
Crete	417	192	\$ 288,473	13	4	175	\$ 243,515	12.00	7.95	50.89%	\$ 235,366	3.46%	
Crystal Lake (& Lakewood)	14	513	\$ 390,081	32	12	494	\$ 330,745	11.44	6.53	75.26%	\$ 320,399	3.23%	
Darien	562	86	\$ 455,816	4	0	123	\$ 385,323	8.13	4.65	74.85%	\$ 403,979	-4.62%	
Deerfield	15	129	\$ 960,931	6	6	190	\$ 717,304	7.66	6.47	18.39%	\$ 689,119	4.09%	
Des Plaines	16	300	\$ 410,877	10	12	312	\$ 348,182	10.78	5.51	95.71%	\$ 354,914	-1.90%	
Dolton	419	306	\$ 125,547	14	13	292	\$ 125,018	11.51	5.60	105.49%	\$ 125,448	-0.34%	
Downers Grove	515	368	\$ 595,581	23	1	419	\$ 489,146	9.97	6.63	50.30%	\$ 464,807	5.24%	
Elgin	123	841	\$ 312,184	46	47	820	\$ 261,668	11.05	6.27	76.38%	\$ 255,874	2.26%	
Elk Grove Village	7	113	\$ 354,834	10	2	175	\$ 338,212	7.25	4.45	62.86%	\$ 344,817	-1.92%	
Elmhurst	126	360	\$ 637,042	37	3	400	\$ 544,291	9.82	8.22	19.48%	\$ 537,752	1.22%	
Elmwood Park	635	147	\$ 378,167	8	4	122	\$ 340,296	13.16	7.30	80.36%	\$ 343,129	-0.83%	
Evanston	201	221	\$ 647,396	15	16	368	\$ 655,943	6.65	4.79	38.76%	\$ 620,758	5.67%	
Evergreen Park	642	137	\$ 248,571	10	0	192	\$ 229,786	8.14	5.36	51.97%	\$ 225,359	1.96%	
Flossmoor	422	137	\$ 415,751	7	7	96	\$ 345,994	14.95	8.37	78.47%	\$ 340,190	1.71%	
Forest Park	130	41	\$ 336,705	4	1	59	\$ 326,132	7.69	6.60	16.48%	\$ 329,053	-0.89%	
Fox Lake	20	83	\$ 331,911	9	3	78	\$ 222,723	11.07	9.55	15.84%	\$ 250,022	-10.92%	

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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	41	\$ 314,424	4	1	50	\$ 315,977	8.95	8.00	11.82%	\$ 310,049	1.91%	
Frankfort	423	297	\$ 535,258	20	2	256	\$ 390,348	12.82	8.33	53.84%	\$ 388,073	0.59%	
Franklin Park	131	145	\$ 291,470	5	6	131	\$ 252,206	12.25	6.03	103.19%	\$ 274,396	-8.09%	
Geneva	134	209	\$ 488,052	17	3	332	\$ 388,786	7.13	4.68	52.15%	\$ 403,137	-3.56%	
Glen Ellyn	137	257	\$ 685,614	31	5	354	\$ 520,571	7.91	7.16	10.40%	\$ 501,229	3.86%	
Glencoe	22	107	\$ 2,211,727	4	8	108	\$ 1,457,066	10.70	9.12	17.37%	\$ 1,326,996	9.80%	
Glendale Heights	139	148	\$ 258,162	8	6	126	\$ 257,117	12.69	4.84	162.25%	\$ 262,785	-2.16%	
Glenview	25	343	\$ 962,890	12	14	349	\$ 788,458	10.98	7.98	37.53%	\$ 745,033	5.83%	
Glenwood	425	75	\$ 170,231	3	5	102	\$ 165,903	8.18	5.46	49.78%	\$ 165,592	0.19%	
Gurnee	31	227	\$ 422,129	16	4	340	\$ 358,053	7.57	5.61	34.85%	\$ 343,909	4.11%	
Hanover Park	103	159	\$ 258,218	10	7	185	\$ 239,228	9.45	5.21	81.43%	\$ 249,915	-4.28%	
Harvey	426	296	\$ 94,494	17	21	202	\$ 76,281	14.80	8.53	73.45%	\$ 83,482	-8.63%	
Harwood Heights	656	49	\$ 445,677	2	3	24	\$ 375,083	20.28	5.74	253.29%	\$ 395,013	-5.05%	
Hazel Crest	429	148	\$ 147,714	8	9	167	\$ 143,110	9.65	4.57	111.34%	\$ 141,092	1.43%	
Hickory Hills	457	58	\$ 342,316	3	2	52	\$ 279,741	12.21	7.46	63.69%	\$ 299,872	-6.71%	
Highland Park	35	309	\$ 1,107,404	13	30	267	\$ 821,897	11.96	9.32	28.40%	\$ 975,366	-15.73%	
Hillside	162	67	\$ 235,895	1	0	62	\$ 231,731	12.76	4.99	155.69%	\$ 226,250	2.42%	
Hinkley	520	19	\$ 290,089	3	0	24	\$ 251,076	8.44	5.60	50.79%	\$ 264,546	-5.09%	
Hinsdale	521	272	\$ 1,479,048	17	0	216	\$ 1,239,789	14.01	9.68	44.76%	\$ 1,102,211	12.48%	
Hoffman Estates	194	209	\$ 369,827	17	12	339	\$ 382,565	6.82	4.67	45.79%	\$ 360,286	6.18%	
Homer Glen	500	175	\$ 600,146	11	1	153	\$ 400,300	12.73	7.73	64.55%	\$ 397,982	0.58%	
Homewood	430	151	\$ 235,156	12	4	245	\$ 214,473	6.94	4.13	68.03%	\$ 209,712	2.27%	
Indian Head Park	531	11	\$ 617,200	1	0	10	\$ 567,940	12.00	12.00	0.00%	\$ 579,100	-1.93%	
Inverness	7167	50	\$ 893,414	6	4	76	\$ 725,146	6.98	8.37	-16.67%	\$ 805,869	-10.02%	
Itasca	143	70	\$ 573,454	3	1	39	\$ 433,638	19.53	10.34	88.84%	\$ 475,113	-8.73%	
Joliet	499	819	\$ 200,993	53	32	1,021	\$ 173,885	8.89	4.76	86.58%	\$ 175,540	-0.94%	
Justice	458	48	\$ 327,486	1	0	29	\$ 267,672	19.20	4.80	300.00%	\$ 255,363	4.82%	
Kenilworth	43	31	\$ 2,149,832	1	1	44	\$ 1,995,891	8.09	17.28	-53.20%	\$ 1,490,248	33.93%	
LaGrange Park	526	72	\$ 462,500	9	0	139	\$ 396,308	5.84	6.24	-6.39%	\$ 402,414	-1.52%	
LaGrange	525	105	\$ 678,889	12	1	143	\$ 657,783	8.08	5.38	50.02%	\$ 584,075	12.62%	
Lake Bluff	44	107	\$ 1,266,688	2	4	100	\$ 891,571	12.11	8.50	42.51%	\$ 866,564	2.89%	
Lake Forest	45	281	\$ 2,334,010	8	9	225	\$ 1,533,453	13.93	8.37	66.41%	\$ 1,378,291	11.26%	
Lake In The Hills	156	232	\$ 301,435	6	4	300	\$ 273,113	8.98	5.58	60.92%	\$ 276,999	-1.40%	
Lake Villa & Lindenhurst	46	259	\$ 355,881	22	9	410	\$ 304,632	7.05	5.03	39.99%	\$ 300,439	1.40%	
Lansing	438	244	\$ 173,505	16	7	352	\$ 166,780	7.81	5.29	47.67%	\$ 165,441	0.81%	
Lemont	439	145	\$ 619,129	15	1	152	\$ 453,909	10.36	8.36	23.86%	\$ 521,375	-12.94%	

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Libertyville & Green Oaks	48	266	\$ 695,042	16	2	309	\$ 574,913	9.76	8.58	13.81%	\$ 585,343	-1.78%	
Lincolnshire	69	65	\$ 989,201	2	2	69	\$ 756,786	10.68	7.91	35.15%	\$ 707,998	6.89%	
Lincolnwood	645	94	\$ 766,882	0	5	66	\$ 717,245	15.89	8.27	92.07%	\$ 599,931	19.55%	
Lisle	532	99	\$ 542,705	10	1	157	\$ 394,865	7.07	5.41	30.64%	\$ 407,551	-3.11%	
Lockport	495	202	\$ 313,403	21	9	295	\$ 257,966	7.46	4.46	67.31%	\$ 265,052	-2.67%	
Lombard	148	283	\$ 418,751	24	4	326	\$ 305,130	9.59	5.75	66.81%	\$ 327,006	-6.69%	
Lynwood	5411	100	\$ 284,727	1	3	64	\$ 262,007	17.65	6.90	155.88%	\$ 231,156	13.35%	
Lyons	534	63	\$ 245,624	4	3	56	\$ 225,394	12.00	3.54	238.89%	\$ 234,959	-4.07%	
Markham	4426	182	\$ 140,586	7	21	148	\$ 116,441	12.41	5.36	131.48%	\$ 121,117	-3.86%	
Matteson	443	177	\$ 272,427	17	17	203	\$ 223,192	8.96	5.88	52.50%	\$ 218,913	1.95%	
Maywood	153	179	\$ 195,163	7	9	145	\$ 172,998	13.34	5.18	157.52%	\$ 179,677	-3.72%	
Medinah	157	27	\$ 566,025	0	1	21	\$ 426,129	14.73	6.58	123.80%	\$ 412,725	3.25%	
Melrose Park	160	79	\$ 281,356	5	2	50	\$ 279,130	16.63	5.61	196.65%	\$ 271,648	2.75%	
McHenry	50	545	\$ 327,039	28	15	593	\$ 253,850	10.28	6.97	47.58%	\$ 250,824	1.21%	
Minooka	447	25	\$ 470,480	3	1	32	\$ 279,792	8.33	6.62	25.87%	\$ 250,672	11.62%	
Midlothian	445	66	\$ 188,762	8	2	138	\$ 183,726	5.35	2.93	82.51%	\$ 192,833	-4.72%	
Mokena	448	128	\$ 518,365	6	3	144	\$ 360,524	10.04	6.60	52.04%	\$ 370,718	-2.75%	
Monee	449	111	\$ 434,534	7	3	89	\$ 277,606	13.45	10.63	26.59%	\$ 317,930	-12.68%	
Montgomery	538	231	\$ 248,415	18	9	331	\$ 215,513	7.74	5.35	44.69%	\$ 228,787	-5.80%	
Morton Grove	53	141	\$ 509,046	8	6	161	\$ 421,719	9.67	5.70	69.70%	\$ 428,316	-1.54%	
Mt. Prospect	56	203	\$ 456,306	10	8	303	\$ 390,023	7.59	6.35	19.53%	\$ 397,472	-1.87%	
Mundelein	60	270	\$ 426,085	13	2	289	\$ 327,027	10.66	4.83	120.56%	\$ 338,670	-3.44%	
Naperville	540	798	\$ 735,861	89	19	1,458	\$ 512,066	6.11	4.84	26.35%	\$ 504,688	1.46%	
New Lenox	451	187	\$ 416,011	11	4	295	\$ 311,286	7.24	4.55	58.92%	\$ 305,917	1.75%	
Niles	648	132	\$ 479,743	3	2	115	\$ 412,394	13.20	5.50	140.00%	\$ 443,904	-7.10%	
Norridge	634	95	\$ 516,574	0	3	74	\$ 386,692	14.81	10.14	46.07%	\$ 420,742	-8.09%	
North Aurora	542	114	\$ 367,453	7	8	177	\$ 278,604	7.13	6.00	18.75%	\$ 284,653	-2.12%	
North Chicago	64	115	\$ 142,195	7	5	91	\$ 124,506	13.40	4.86	175.84%	\$ 138,161	-9.88%	
North Riverside	547	35	\$ 288,902	1	1	59	\$ 275,974	6.89	5.68	21.13%	\$ 287,565	-4.03%	
Northbrook	62	230	\$ 911,426	14	14	269	\$ 691,938	9.29	8.81	5.46%	\$ 746,529	-7.31%	
Northfield	7193	42	\$ 1,117,710	2	2	46	\$ 1,168,252	10.08	8.64	16.67%	\$ 1,033,992	12.98%	
Northlake	164	79	\$ 263,537	3	4	71	\$ 251,860	12.15	5.67	114.19%	\$ 258,257	-2.48%	
Oak Brook	523	72	\$ 2,385,311	4	1	67	\$ 1,128,584	12.00	13.88	-13.51%	\$ 1,260,947	-10.50%	
Oak Forest	452	146	\$ 247,265	4	2	187	\$ 234,926	9.08	4.64	95.79%	\$ 251,513	-6.59%	
Oak Lawn	453	272	\$ 307,056	15	5	303	\$ 268,994	10.11	4.53	123.04%	\$ 275,060	-2.21%	
Oak Park	302	233	\$ 529,692	21	8	379	\$ 525,871	6.85	4.09	67.46%	\$ 513,440	2.42%	

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Olympia Fields	461	62	\$ 384,565	8	4	53	\$ 277,786	11.45	4.32	164.96%	\$ 315,183	-11.87%	
Orland Park	462	253	\$ 511,435	14	5	314	\$ 410,033	9.12	5.97	52.71%	\$ 422,087	-2.86%	
Oswego	543	301	\$ 363,690	30	7	364	\$ 317,557	9.01	5.99	50.42%	\$ 316,398	0.37%	
Palatine	67	264	\$ 543,702	22	3	298	\$ 445,763	9.81	5.82	68.46%	\$ 439,972	1.32%	
Palos Heights	463	66	\$ 484,295	4	3	73	\$ 376,578	9.90	5.95	66.50%	\$ 428,239	-12.06%	
Palos Hills	465	56	\$ 355,297	3	1	64	\$ 323,856	9.88	4.75	107.94%	\$ 324,855	-0.31%	
Palos Park	464	50	\$ 894,327	3	1	46	\$ 642,041	12.00	7.94	51.11%	\$ 601,765	6.69%	
Park Forest	466	265	\$ 126,867	14	11	289	\$ 117,505	10.13	5.29	91.27%	\$ 122,288	-3.91%	
Park Ridge	68	286	\$ 777,998	14	13	266	\$ 609,014	11.71	7.67	52.65%	\$ 610,759	-0.29%	
Peotone	468	42	\$ 337,575	2	2	36	\$ 247,677	12.60	9.11	38.29%	\$ 253,408	-2.26%	
Plainfield	544	895	\$ 353,826	56	24	1,063	\$ 302,626	9.40	5.83	61.20%	\$ 302,232	0.13%	
Posen	469	47	\$ 179,638	3	3	39	\$ 151,949	12.53	3.82	228.25%	\$ 161,280	-5.79%	
Prospect Heights	70	48	\$ 574,962	4	0	26	\$ 487,977	19.20	7.40	159.46%	\$ 554,451	-11.99%	
Richton Park	471	89	\$ 229,810	9	7	138	\$ 185,500	6.94	5.26	31.82%	\$ 188,085	-1.37%	
River Forest	305	48	\$ 1,063,448	6	4	83	\$ 918,405	6.19	6.07	2.05%	\$ 871,190	5.42%	
River Grove	171	65	\$ 325,180	1	3	49	\$ 286,621	14.72	4.86	203.00%	\$ 303,170	-5.46%	
Riverdale	627	124	\$ 108,888	5	5	119	\$ 101,607	11.53	5.01	130.05%	\$ 110,677	-8.19%	
Riverside	546	75	\$ 630,896	6	1	68	\$ 552,835	12.00	5.30	126.53%	\$ 521,586	5.99%	
Rolling Meadows	8	79	\$ 358,188	5	1	105	\$ 314,350	8.54	4.99	71.04%	\$ 326,924	-3.85%	
Romeoville	494	298	\$ 233,794	20	8	374	\$ 215,411	8.90	4.83	84.10%	\$ 220,851	-2.46%	
Roselle & Keeneyville	172	95	\$ 421,392	3	5	164	\$ 349,098	6.63	5.84	13.43%	\$ 354,416	-1.50%	
Round Lake	73	465	\$ 215,843	22	10	529	\$ 195,419	9.95	5.31	87.15%	\$ 203,582	-4.01%	
Sauk Village	414	137	\$ 131,288	5	9	156	\$ 110,320	9.67	6.18	56.51%	\$ 111,643	-1.19%	
Schaumburg	193	199	\$ 430,227	6	6	280	\$ 365,045	8.18	5.77	41.63%	\$ 391,127	-6.67%	
Shorewood	496	157	\$ 375,566	7	8	204	\$ 291,643	8.60	7.32	17.59%	\$ 285,746	2.06%	
Skokie	76	277	\$ 495,870	12	15	298	\$ 404,198	10.23	5.45	87.51%	\$ 436,151	-7.33%	
South Elgin	177	129	\$ 387,770	5	3	198	\$ 318,989	7.51	4.80	56.55%	\$ 308,951	3.25%	
South Holland	473	246	\$ 199,341	12	14	252	\$ 172,805	10.62	5.59	89.82%	\$ 185,815	-7.00%	
St. Charles	174	533	\$ 656,363	44	4	577	\$ 468,848	10.23	7.37	38.82%	\$ 477,501	-1.81%	
Steger	475	72	\$ 176,930	5	5	114	\$ 152,363	6.97	4.80	45.16%	\$ 140,159	8.71%	
Stickney	404	82	\$ 267,162	4	6	65	\$ 263,659	13.12	6.15	113.46%	\$ 243,988	8.06%	
Streamwood	107	227	\$ 277,516	20	7	328	\$ 259,703	7.67	4.56	68.40%	\$ 276,941	-6.22%	
Sugar Grove	554	92	\$ 433,215	10	3	109	\$ 384,402	9.05	11.03	-17.94%	\$ 361,310	6.39%	
Summit	501	45	\$ 242,674	1	2	22	\$ 215,759	21.60	6.00	260.00%	\$ 240,128	-10.15%	
Thornton	476	21	\$ 151,000	0	0	32	\$ 139,678	7.88	2.75	186.36%	\$ 137,513	1.57%	
Tinley Park	477	173	\$ 347,011	22	4	270	\$ 305,290	7.01	4.89	43.42%	\$ 306,120	-0.27%	

	January 1, 2008 Statistics							January 1, 2007 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
University Park	5466	80	\$ 175,558	5	2	60	\$ 176,326	14.33	10.39	37.90%	\$ 152,399	15.70%
Vernon Hills	61	82	\$ 614,531	10	5	184	\$ 505,958	4.94	4.70	5.12%	\$ 508,119	-0.43%
Villa Park	186	99	\$ 321,673	8	3	199	\$ 287,051	5.66	5.13	10.30%	\$ 296,683	-3.25%
Warrenville	555	64	\$ 445,619	5	1	85	\$ 304,948	8.44	6.11	38.19%	\$ 303,260	0.56%
Waukegan & Park City	85	490	\$ 168,961	25	20	494	\$ 157,531	10.91	5.90	84.83%	\$ 165,259	-4.68%
Wayne	184	25	\$ 1,045,040	1	2	15	\$ 657,067	16.67	9.75	70.94%	\$ 776,196	-15.35%
West Chicago	185	216	\$ 364,443	16	4	202	\$ 329,349	11.68	4.70	148.65%	\$ 308,738	6.68%
Westchester	154	118	\$ 323,984	12	4	200	\$ 288,624	6.56	3.18	106.07%	\$ 289,238	-0.21%
Western Springs	558	119	\$ 847,069	9	1	119	\$ 672,941	11.07	6.64	66.71%	\$ 626,079	7.48%
Westmont	559	113	\$ 468,780	7	0	125	\$ 388,118	10.27	5.17	98.76%	\$ 405,117	-4.20%
Wheaton	187	291	\$ 577,907	30	6	478	\$ 433,148	6.79	5.64	20.52%	\$ 433,228	-0.02%
Wheeling	90	89	\$ 334,710	5	3	92	\$ 299,136	10.68	5.96	79.17%	\$ 324,981	-7.95%
Willow Springs	480	31	\$ 470,326	0	0	36	\$ 375,156	10.33	7.69	34.33%	\$ 453,730	-17.32%
Willowbrook	516	42	\$ 898,792	4	0	42	\$ 525,870	10.96	7.64	43.48%	\$ 545,123	-3.53%
Wilmette	91	167	\$ 1,034,901	10	12	315	\$ 971,125	5.95	4.54	30.84%	\$ 941,319	3.17%
Winfield	190	52	\$ 447,074	9	0	93	\$ 405,404	6.12	4.29	42.75%	\$ 355,384	14.07%
Winnetka	93	138	\$ 2,123,964	12	15	210	\$ 1,686,643	6.99	7.21	-3.10%	\$ 1,640,233	2.83%
Wood Dale	191	99	\$ 439,390	6	7	50	\$ 343,722	18.86	7.38	155.65%	\$ 344,071	-0.10%
Woodridge	517	98	\$ 366,402	13	1	180	\$ 334,818	6.06	3.73	62.70%	\$ 310,164	7.95%
Woodstock & Greenwood	98	319	\$ 409,026	13	9	294	\$ 286,281	12.11	9.42	28.62%	\$ 275,962	3.74%
Worth	482	52	\$ 294,863	4	0	46	\$ 240,896	12.48	5.42	130.29%	\$ 239,896	0.42%
Yorkville	560	310	\$ 391,992	27	14	233	\$ 309,512	13.58	10.48	29.59%	\$ 327,753	-5.57%
Zion	99	266	\$ 173,926	15	4	263	\$ 152,238	11.32	6.55	72.93%	\$ 164,950	-7.71%
City of CHICAGO	8000	7,614	\$ 381,706	344	501	7,522	\$ 369,463	10.92	6.28	73.93%	\$ 347,773	6.24%
TOTALS (all areas in report)	8099	40,483	\$ 446,449	2,477	1,625	46,089	\$ 372,461	9.68	5.97	62.23%	\$ 353,546	5.35%
ALL AREAS (including areas not listed above)	ALL	44,570	\$ 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 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.												