

# A. L. WAGNER APPRAISAL GROUP

*Presents*

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

### South Suburban Area

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

*Single Family Detached Residences*

**January 1, 2008 to December 31, 2008**

**Sponsored by:**

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

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	January 1, 2009 Statistics							January 1, 2008 Statistics				
	MLS		Average	Under	Under	# of Sales	Average	MONTHS		Percent	Average	12 mo SP
<b>Town</b>	<b>Area</b>	<b>Actives</b>	<b>List Price</b>	<b>(Ctg.)</b>	<b>(Pend)</b>	<b>Last 12 mos.</b>	<b>Sale Price</b>	<b>SUPPLY</b>	<b>SUPPLY</b>	<b>Change</b>	<b>Sale Price</b>	<b>Change</b>
Homewood	430	124	\$ 204,614	11	7	199	\$ 182,785	6.86	6.94	-1.23%	\$ 214,473	-14.77%
Steger	475	61	\$ 181,287	4	7	73	\$ 128,090	8.71	6.97	25.07%	\$ 152,363	-15.93%
Glenwood	425	69	\$ 149,583	5	5	78	\$ 124,119	9.41	8.18	15.00%	\$ 165,903	-25.19%
Dolton	419	251	\$ 102,814	5	29	263	\$ 80,872	10.14	11.51	-11.90%	\$ 125,018	-35.31%
Riverdale	627	99	\$ 79,980	3	14	91	\$ 68,102	11.00	11.53	-4.64%	\$ 101,607	-32.97%
Park Forest	466	221	\$ 116,487	8	17	216	\$ 88,156	11.00	10.13	8.66%	\$ 117,505	-24.98%
Matteson	443	179	\$ 236,611	21	17	153	\$ 194,683	11.25	8.96	25.49%	\$ 223,192	-12.77%
Hazel Crest	429	137	\$ 124,805	5	16	124	\$ 103,965	11.34	9.65	17.47%	\$ 143,110	-27.35%
Harvey	426	225	\$ 77,920	9	24	201	\$ 43,981	11.54	14.80	-22.04%	\$ 76,281	-42.34%
Calumet City	409	330	\$ 112,519	15	29	296	\$ 86,776	11.65	11.34	2.74%	\$ 129,459	-32.97%
Country Club Hills	478	181	\$ 191,112	17	18	149	\$ 145,863	11.80	12.25	-3.61%	\$ 165,670	-11.96%
South Holland	473	245	\$ 168,575	17	17	213	\$ 151,366	11.90	10.62	12.09%	\$ 172,805	-12.41%
Richton Park	471	109	\$ 202,860	11	8	89	\$ 156,373	12.11	6.94	74.64%	\$ 185,500	-15.70%
Sauk Village	414	127	\$ 101,205	4	13	105	\$ 80,950	12.49	9.67	29.17%	\$ 110,320	-26.62%
Lansing	438	241	\$ 162,666	12	14	202	\$ 134,333	12.68	7.81	62.45%	\$ 166,780	-19.45%
Crete	417	179	\$ 281,994	8	15	145	\$ 195,830	12.79	12.00	6.55%	\$ 243,515	-19.58%
Markham	4426	174	\$ 114,172	9	16	135	\$ 70,124	13.05	12.41	5.16%	\$ 116,441	-39.78%
Thornton	476	25	\$ 134,602	2	2	18	\$ 143,100	13.64	7.88	73.16%	\$ 139,678	2.45%

	January 1, 2009 Statistics							January 1, 2008 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	
Peotone	468	52	\$ 321,015	4	2	39	\$ 234,884	13.87	12.60	10.05%	\$ 247,677	-5.17%	
Olympia Fields	461	71	\$ 313,874	4	4	53	\$ 215,533	13.97	11.45	22.03%	\$ 277,786	-22.41%	
Flossmoor	422	134	\$ 357,609	10	7	96	\$ 295,073	14.23	14.95	-4.79%	\$ 345,994	-14.72%	
Beecher	401	56	\$ 294,136	3	3	40	\$ 219,854	14.61	24.29	-39.85%	\$ 249,354	-11.83%	
Chicago Heights	411	275	\$ 106,368	15	13	189	\$ 84,573	15.21	9.82	54.89%	\$ 121,374	-30.32%	
University Park	5466	74	\$ 131,960	5	5	47	\$ 116,107	15.58	14.33	8.73%	\$ 176,326	-34.15%	
Lynwood	5411	98	\$ 309,653	3	4	51	\$ 235,314	20.28	17.65	14.90%	\$ 262,007	-10.19%	
ALL AREAS <i>(including areas not listed above)</i>	ALL	3,737	\$ 183,137	210	306	3,265	\$ 143,232	11.86	10.39	14.15%	\$ 172,212	-16.83%	
<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>													