

Headrick-Wagner Appraisal Group

Compiled from MLS of Northern Illinois, Inc. by:

Presents

Alvin "Chip" Wagner III, IFA, SCRP

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Robert E. Headrick, SRA, IFA, SCRP

The analysis of absorption rates and percentage of change in sales price

Headrick-Wagner Appraisal Group, Ltd.

Single Family Detached Residences

1700 Park St., Ste 109, Naperville, IL 60563

January 1, 2005 to December 31, 2005

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2005 Statistics

2004 Statistics

12 mo SP

Town	MLS Area	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Average Sale Price	MONTHS SUPPLY	Percent Change
				Contract (Ctg.)	Contract (Pend)						
Addison	101	90	\$ 418,989	26	6	320	\$ 309,600	3.07	\$ 281,789	2.39	9.87%
Algonquin	102	118	\$ 392,356	17	20	468	\$ 315,725	2.80	\$ 299,372	3.19	5.46%
Alsip	658	48	\$ 254,411	13	7	166	\$ 220,210	3.10	\$ 200,597	1.64	9.78%
Antioch	2	150	\$ 363,557	10	26	413	\$ 273,153	4.01	\$ 245,639	3.18	11.20%
Arlington Heights	5	209	\$ 624,497	44	9	610	\$ 438,147	3.78	\$ 384,193	2.19	14.04%
Aurora-Dist 101	507	7	\$ 421,328	0	0	44	\$ 367,423	1.91	\$ 368,613	2.00	-0.32%
Aurora-DuPage Cty	507	114	\$ 375,072	27	4	646	\$ 306,903	2.02	\$ 287,326	1.92	6.81%
Aurora-Kane Cty	507	410	\$ 189,888	72	66	1423	\$ 179,477	3.15	\$ 162,435	2.66	10.49%
Aurora-Will Cty	507	77	\$ 309,290	15	4	327	\$ 285,966	2.67	\$ 271,245	2.26	5.43%
Barrington Area	10	308	\$ 1,178,072	52	19	635	\$ 730,316	5.24	\$ 672,114	4.83	8.66%
Bartlett	104	125	\$ 426,040	38	14	544	\$ 344,375	2.52	\$ 308,595	2.33	11.59%
Batavia	510	104	\$ 470,172	26	3	375	\$ 348,240	3.09	\$ 318,647	2.77	9.29%
Beecher	401	51	\$ 289,137	1	2	50	\$ 247,902	11.55	\$ 193,218	8.22	28.30%
Bellwood	2104	48	\$ 196,896	13	23	264	\$ 177,983	1.92	\$ 153,954	2.16	15.61%
Bensenville	106	49	\$ 350,523	15	4	204	\$ 288,516	2.64	\$ 260,476	1.98	10.76%
Berwyn	402	179	\$ 274,730	20	34	606	\$ 243,635	3.25	\$ 220,400	2.54	10.54%
Bloomingtondale	108	60	\$ 525,233	10	3	141	\$ 411,002	4.68	\$ 378,307	2.17	8.64%
Blue Island	406	40	\$ 180,537	10	13	163	\$ 147,905	2.58	\$ 132,906	2.93	11.29%
Bolingbrook	440	286	\$ 348,261	62	44	1149	\$ 256,220	2.73	\$ 239,152	1.81	7.14%
Bridgeview	455	22	\$ 288,022	5	0	90	\$ 242,929	2.78	\$ 219,424	1.49	10.71%
Broadview	155	26	\$ 214,194	2	7	106	\$ 181,585	2.71	\$ 171,425	1.89	5.93%
Brookfield	513	38	\$ 306,504	12	2	243	\$ 263,463	1.77	\$ 242,266	1.67	8.75%
Buffalo Grove	89	55	\$ 466,487	22	9	356	\$ 409,501	1.71	\$ 379,063	1.07	8.03%
Burbank	454	102	\$ 325,298	21	20	333	\$ 250,070	3.27	\$ 219,614	1.96	13.87%
Burnham	633	25	\$ 132,996	4	3	45	\$ 108,869	5.77	\$ 106,230	1.42	2.48%
Burr Ridge	522	86	\$ 1,577,226	6	1	132	\$ 888,383	7.42	\$ 859,619	6.17	3.35%
Calumet City	409	206	\$ 139,226	33	34	568	\$ 127,476	3.89	\$ 111,842	2.19	13.98%
Calumet Park	643	30	\$ 127,052	4	15	99	\$ 115,489	3.05	\$ 94,203	1.92	22.60%
Carol Stream	188	70	\$ 320,759	19	4	345	\$ 281,579	2.28	\$ 258,668	1.73	8.86%
Carpentersville	110	138	\$ 267,069	44	24	556	\$ 194,878	2.65	\$ 180,189	2.41	8.15%
Cary	13	123	\$ 374,830	16	8	430	\$ 303,830	3.25	\$ 289,257	3.21	5.04%
Channahon	410	76	\$ 320,682	14	1	177	\$ 259,056	4.75	\$ 226,115	4.14	14.57%
Chicago Heights	411	120	\$ 127,250	21	22	386	\$ 113,559	3.36	\$ 98,821	3.20	14.91%
Chicago Ridge	415	12	\$ 249,906	4	1	60	\$ 227,804	2.22	\$ 203,067	1.40	12.18%
Cicero	650	136	\$ 230,933	17	48	534	\$ 205,941	2.72	\$ 183,522	2.15	12.22%
Clarendon Hills	514	61	\$ 1,042,922	6	2	145	\$ 673,290	4.78	\$ 581,592	2.67	15.77%
Country Club Hills	478	77	\$ 186,489	19	25	279	\$ 165,406	2.86	\$ 145,713	3.27	13.51%
Countryside	527	11	\$ 671,772	3	1	18	\$ 373,499	6.00	\$ 364,901	2.47	2.36%
Crestwood	446	12	\$ 256,091	1	2	55	\$ 215,886	2.48	\$ 194,825	2.33	10.81%
Crete	417	121	\$ 334,533	14	6	258	\$ 236,389	5.22	\$ 209,167	4.33	13.01%
Crystal Lake (& Lakewood)	14	304	\$ 425,760	61	20	855	\$ 311,186	3.90	\$ 282,117	3.15	10.30%
Darien	562	51	\$ 453,778	11	3	184	\$ 393,239	3.09	\$ 364,331	2.37	7.93%
Deerfield	15	90	\$ 986,535	12	17	229	\$ 614,743	4.19	\$ 483,773	1.71	27.07%
Des Plaines	16	114	\$ 450,838	28	19	502	\$ 349,456	2.49	\$ 307,957	1.40	13.48%
Dolton	419	148	\$ 131,872	28	55	443	\$ 117,386	3.38	\$ 101,252	3.17	15.93%
Downers Grove	515	242	\$ 660,208	52	5	664	\$ 427,439	4.03	\$ 376,757	3.42	13.45%
Elgin	123	524	\$ 297,917	97	103	1403	\$ 244,528	3.92	\$ 214,936	2.98	13.77%
Elk Grove Village	7	49	\$ 376,884	10	5	232	\$ 317,996	2.38	\$ 286,414	0.90	11.03%
Elmhurst	126	269	\$ 722,953	39	11	491	\$ 536,221	5.97	\$ 459,194	3.04	16.77%
Elmwood Park	635	77	\$ 396,748	16	10	270	\$ 333,794	3.12	\$ 300,440	2.10	11.10%
Evanston	201	119	\$ 725,502	20	22	520	\$ 595,160	2.54	\$ 530,568	1.98	12.17%
Evergreen Park	642	70	\$ 252,563	19	15	264	\$ 221,703	2.82	\$ 180,496	2.51	22.83%
Flossmoor	422	70	\$ 477,141	11	7	175	\$ 319,692	4.35	\$ 302,760	4.64	5.59%
Forest Park	130	29	\$ 370,675	4	4	101	\$ 317,549	3.19	\$ 258,904	1.90	22.65%
Fox Lake	20	61	\$ 307,339	7	8	118	\$ 233,768	5.50	\$ 201,411	5.58	16.07%
Fox River Grove	21	30	\$ 348,486	5	1	87	\$ 300,905	3.87	\$ 288,231	2.62	4.40%
Frankfort	423	160	\$ 505,534	25	6	327	\$ 357,630	5.36	\$ 318,006	3.24	12.46%
Franklin Park	131	54	\$ 303,218	8	16	220	\$ 269,569	2.66	\$ 235,996	1.68	14.23%
Geneva	134	137	\$ 474,760	24	8	497	\$ 373,901	3.11	\$ 343,214	4.08	8.94%
Glen Ellyn	137	183	\$ 803,501	41	4	470	\$ 498,184	4.26	\$ 433,390	3.94	14.95%
Glencoe	22	89	\$ 2,084,470	7	13	147	\$ 1,405,186	6.40	\$ 1,252,576	3.95	12.18%
Glendale Heights	139	92	\$ 285,758	11	10	326	\$ 246,416	3.18	\$ 229,348	2.05	7.44%
Glenview	25	175	\$ 1,101,128	17	29	523	\$ 677,944	3.69	\$ 542,315	2.54	25.01%
Glenwood	425	38	\$ 192,555	11	10	138	\$ 158,980	2.87	\$ 141,395	1.90	12.44%
Gurnee	31	131	\$ 380,345	28	7	523	\$ 338,664	2.82	\$ 327,141	2.37	3.52%
Hanover Park	103	79	\$ 261,250	9	13	395	\$ 237,911	2.27	\$ 218,501	1.41	8.88%
Harvey	426	149	\$ 98,656	19	43	345	\$ 74,938	4.39	\$ 60,351	3.96	24.17%
Harwood Heights	656	17	\$ 481,876	2	4	64	\$ 391,612	2.91	\$ 322,243	1.09	21.53%
Hazel Crest	429	84	\$ 161,826	16	19	266	\$ 131,398	3.35	\$ 124,256	3.79	5.75%
Hickory Hills	457	17	\$ 385,238	12	1	113	\$ 283,438	1.62	\$ 254,655	2.49	11.30%
Highland Park	35	193	\$ 1,507,383	27	31	411	\$ 751,779	4.94	\$ 645,196	1.96	16.52%

Hillside	162	26	\$ 252,196	8	4	109	\$ 214,392	2.58		\$ 197,126	1.23	8.76%
Hinkley	520	12	\$ 370,079	2	1	33	\$ 217,325	4.00		\$ 218,688	6.60	-0.62%
Hinsdale	521	180	\$ 1,694,187	29	2	355	\$ 1,025,368	5.60		\$ 972,131	3.57	5.48%
Hoffman Estates	194	98	\$ 394,786	29	13	460	\$ 338,763	2.34		\$ 306,856	1.68	10.40%
Homer Glen	500	86	\$ 507,681	13	3	256	\$ 383,762	3.79		\$ 362,066	3.60	5.99%
Homewood	430	72	\$ 252,422	17	7	312	\$ 198,363	2.57		\$ 181,099	1.54	9.53%
Indian Head Park	531	8	\$ 846,575	1	0	21	\$ 594,886	4.36		\$ 493,069	9.43	20.65%
Inverness	7167	43	\$ 1,042,350	10	2	78	\$ 801,150	5.73		\$ 680,971	7.65	17.65%
Itasca	143	23	\$ 499,684	3	2	75	\$ 437,483	3.45		\$ 397,987	4.55	9.92%
Joliet	499	446	\$ 200,419	82	107	1455	\$ 157,373	3.26		\$ 138,402	2.25	13.71%
Justice	458	14	\$ 304,421	4	2	42	\$ 249,876	3.50		\$ 211,231	1.29	18.30%
Kenilworth	43	15	\$ 2,615,733	0	2	37	\$ 1,867,421	4.62		\$ 1,674,214	5.74	11.54%
LaGrange Park	526	33	\$ 457,490	7	0	156	\$ 392,245	2.43		\$ 346,144	1.98	13.32%
LaGrange	525	67	\$ 763,444	17	0	196	\$ 533,463	3.77		\$ 480,273	3.20	11.07%
Lake Bluff	44	54	\$ 1,694,122	9	8	131	\$ 714,270	4.38		\$ 582,017	3.07	22.72%
Lake Forest	45	199	\$ 2,445,371	16	20	314	\$ 1,251,718	6.82		\$ 1,236,985	3.02	1.19%
Lake In The Hills	156	150	\$ 323,602	23	5	507	\$ 270,242	3.36		\$ 252,102	2.44	7.20%
Lake Villa & Lindenhurst	46	217	\$ 361,543	29	27	674	\$ 290,104	3.57		\$ 273,235	3.24	6.17%
Lansing	438	108	\$ 158,133	19	21	461	\$ 159,213	2.59		\$ 144,802	2.14	9.95%
Lemont	439	112	\$ 758,690	15	2	205	\$ 444,285	6.05		\$ 386,382	4.33	14.99%
Libertyville & Green Oaks	48	171	\$ 797,951	24	5	409	\$ 537,570	4.68		\$ 495,218	4.66	8.55%
Lincolnshire	69	23	\$ 883,374	7	1	102	\$ 648,633	2.51		\$ 604,500	1.78	7.30%
Lincolnwood	645	57	\$ 828,547	8	6	128	\$ 614,116	4.82		\$ 511,811	3.63	19.99%
Lisle	532	59	\$ 497,197	12	0	226	\$ 389,516	2.97		\$ 343,054	1.95	13.54%
Lockport	495	133	\$ 306,974	26	47	497	\$ 233,302	2.80		\$ 206,223	2.94	13.13%
Lombard	148	142	\$ 447,765	32	5	524	\$ 316,305	3.04		\$ 270,898	2.25	16.76%
Lynwood	5411	52	\$ 287,273	5	9	85	\$ 201,616	6.30		\$ 176,949	2.12	13.94%
Lyons	534	36	\$ 251,036	6	7	132	\$ 222,792	2.98		\$ 201,855	1.87	10.37%
Markham	4426	97	\$ 140,168	24	20	257	\$ 113,305	3.87		\$ 96,486	2.43	17.43%
Matteson	443	112	\$ 251,486	36	21	241	\$ 183,243	4.51		\$ 170,282	3.64	7.61%
Maywood	153	74	\$ 206,453	20	35	311	\$ 162,269	2.43		\$ 140,899	3.04	15.17%
Medinah	157	11	\$ 413,918	3	1	33	\$ 404,572	3.57		\$ 372,993	3.00	8.47%
Melrose Park	160	44	\$ 280,985	15	4	177	\$ 264,100	2.69		\$ 236,037	4.18	11.89%
McHenry	50	334	\$ 329,677	74	20	841	\$ 244,389	4.29		\$ 219,501	3.17	11.34%
Minooka	447	73	\$ 371,162	17	5	97	\$ 261,452	7.36		\$ 258,096	3.03	1.30%
Midlothian	445	12	\$ 256,091	1	9	223	\$ 177,203	0.62		\$ 155,136	1.11	14.22%
Mokena	448	54	\$ 485,508	17	5	230	\$ 320,616	2.57		\$ 290,850	3.56	10.23%
Monee	449	42	\$ 418,566	5	5	135	\$ 285,018	3.48		\$ 224,248	5.79	27.10%
Montgomery	538	120	\$ 245,134	18	27	389	\$ 209,638	3.32		\$ 192,751	2.26	8.76%
Morton Grove	53	52	\$ 490,918	10	9	246	\$ 402,864	2.35		\$ 360,707	1.10	11.69%
Mt. Prospect	56	74	\$ 513,551	25	12	458	\$ 384,531	1.79		\$ 348,166	2.06	10.44%
Mundelein	60	152	\$ 447,716	28	19	496	\$ 315,708	3.36		\$ 303,272	4.07	4.10%
Naperville	540	550	\$ 789,668	128	25	2233	\$ 464,629	2.77		\$ 424,860	1.99	9.36%
New Lenox	451	119	\$ 373,502	24	5	356	\$ 293,771	3.71		\$ 259,211	2.41	13.33%
Niles	648	43	\$ 549,423	8	4	198	\$ 399,856	2.46		\$ 361,166	1.81	10.71%
Norridge	634	28	\$ 550,253	9	4	134	\$ 411,605	2.29		\$ 350,108	1.08	17.57%
North Aurora	542	60	\$ 338,819	17	2	251	\$ 264,445	2.67		\$ 241,221	2.28	9.63%
North Chicago	64	76	\$ 141,459	14	10	138	\$ 129,489	5.63		\$ 117,508	3.53	10.20%
North Riverside	547	5	\$ 278,140	3	2	65	\$ 262,945	0.86		\$ 243,202	1.28	8.12%
Northbrook	62	141	\$ 1,192,607	30	19	433	\$ 682,433	3.51		\$ 560,556	2.90	21.74%
Northfield	7193	24	\$ 1,771,395	3	7	58	\$ 891,806	4.24		\$ 751,697	2.53	18.64%
Northlake	164	53	\$ 267,883	2	4	134	\$ 249,123	4.54		\$ 214,453	1.32	16.17%
Oak Brook	523	45	\$ 2,018,193	10	1	85	\$ 1,169,553	5.63		\$ 1,065,332	4.38	9.78%
Oak Forest	452	56	\$ 252,974	22	8	338	\$ 228,176	1.83		\$ 211,213	1.87	8.03%
Oak Lawn	453	138	\$ 319,575	30	21	512	\$ 257,440	2.94		\$ 228,105	1.73	12.86%
Oak Park	302	109	\$ 594,670	22	13	495	\$ 476,465	2.47		\$ 455,362	1.94	4.63%
Olympia Fields	461	54	\$ 404,589	6	4	79	\$ 289,196	7.28		\$ 297,336	4.88	-2.74%
Orland Park	462	142	\$ 608,971	26	17	466	\$ 395,619	3.35		\$ 371,948	2.59	6.36%
Oswego	543	201	\$ 362,059	49	21	518	\$ 298,003	4.10		\$ 270,849	3.10	10.03%
Palatine	67	144	\$ 546,683	37	14	499	\$ 412,059	3.14		\$ 387,975	2.37	6.21%
Palos Heights	463	39	\$ 559,849	7	5	106	\$ 377,694	3.97		\$ 343,890	4.24	9.83%
Palos Hills	465	28	\$ 401,688	6	3	100	\$ 300,836	3.08		\$ 271,538	1.80	10.79%
Palos Park	464	44	\$ 760,171	8	1	87	\$ 550,330	5.50		\$ 469,711	6.96	17.16%
Park Forest	466	116	\$ 125,975	26	23	429	\$ 111,551	2.48		\$ 101,625	2.07	9.77%
Park Ridge	68	151	\$ 792,232	32	14	366	\$ 608,090	4.40		\$ 504,425	2.07	20.55%
Peotone	468	24	\$ 303,091	4	0	46	\$ 221,297	5.76		\$ 234,745	3.43	-5.73%
Plainfield	544	687	\$ 360,311	123	93	1691	\$ 288,447	4.32		\$ 262,573	3.60	9.85%
Posen	469	26	\$ 172,865	6	4	89	\$ 154,695	3.15		\$ 131,923	2.65	17.26%
Prospect Heights	70	28	\$ 590,618	10	3	64	\$ 486,770	4.36		\$ 427,437	3.00	13.88%
Richton Park	471	56	\$ 197,586	9	15	173	\$ 179,539	3.41		\$ 160,238	2.29	12.05%
River Forest	305	15	\$ 894,500	3	8	120	\$ 752,947	1.37		\$ 670,251	2.57	12.34%
River Grove	171	22	\$ 335,863	7	0	104	\$ 295,736	2.38		\$ 262,802	1.42	12.53%
Riverdale	627	86	\$ 115,490	11	28	180	\$ 106,984	4.71		\$ 88,974	3.12	20.24%
Riverside	546	50	\$ 587,815	5	3	110	\$ 510,094	5.08		\$ 455,120	2.05	12.08%
Rolling Meadows	8	40	\$ 362,143	11	1	164	\$ 308,714	2.73		\$ 280,462	1.54	10.07%
Romeoville	494	187	\$ 244,395	42	18	610	\$ 214,193	3.35		\$ 196,322	1.67	9.10%
Roselle & Keeneyville	172	75	\$ 505,075	8	2	194	\$ 343,249	4.41		\$ 307,266	2.74	11.71%
Round Lake	73	293	\$ 226,967	65	38	977	\$ 199,285	3.26		\$ 176,453	3.03	12.94%
Sauk Village	414	70	\$ 128,980	11	10	249	\$ 109,028	3.11		\$ 94,355	2.59	15.55%
Schaumburg	193	99	\$ 447,532	25	10	433	\$ 363,065	2.54		\$ 317,080	1.87	14.50%
Shorewood	496	116	\$ 338,793	9	18	188	\$ 268,161	6.47		\$ 246,917	4.73	8.60%
Skokie	76	94	\$ 551,845	15	21	466	\$ 421,034	2.25		\$ 367,480	1.35	14.57%
South Elgin	177	91	\$ 353,362	16	7	310	\$ 312,100	3.28		\$ 295,981	2.59	5.45%
South Holland	473	134	\$ 205,543	21	41	454	\$ 171,042	3.12		\$ 158,170	2.72	8.14%
St. Charles	174	390	\$ 662,166	57	13	857	\$ 435,421	5.05		\$ 409,874	4.51	6.23%

Steger	475	50	\$ 187,000	8	7	170	\$ 132,053	3.24		\$ 123,326	3.19	7.08%
Stickney	404	40	\$ 277,837	5	3	137	\$ 231,667	3.31		\$ 215,660	2.05	7.42%
Streamwood	107	113	\$ 297,987	34	29	607	\$ 261,860	2.02		\$ 238,860	1.82	9.63%
Sugar Grove	554	64	\$ 490,754	1	2	144	\$ 350,516	5.22		\$ 343,363	5.20	2.08%
Summit	501	18	\$ 237,200	3	5	78	\$ 208,326	2.51		\$ 176,583	3.40	17.98%
Thornton	476	12	\$ 163,133	2	1	27	\$ 134,407	4.80		\$ 117,717	1.80	14.18%
Tinley Park	477	98	\$ 347,173	14	6	381	\$ 292,725	2.93		\$ 253,980	2.16	15.26%
University Park	5466	42	\$ 186,769	10	7	75	\$ 153,269	5.48		\$ 132,948	2.73	15.28%
Vernon Hills	61	55	\$ 631,254	19	4	257	\$ 491,553	2.36		\$ 448,051	1.61	9.71%
Villa Park	186	66	\$ 365,433	25	5	345	\$ 278,541	2.11		\$ 247,770	2.80	12.42%
Warrenville	555	35	\$ 435,940	11	1	145	\$ 309,147	2.68		\$ 254,360	2.35	21.54%
Waukegan & Park City	85	327	\$ 169,908	38	47	848	\$ 158,370	4.21		\$ 150,007	3.65	5.58%
Wayne	184	23	\$ 886,212	5	1	45	\$ 683,004	5.41		\$ 683,541	10.24	-0.08%
West Chicago	185	139	\$ 370,908	30	12	404	\$ 311,936	3.74		\$ 265,919	3.67	17.30%
Westchester	154	69	\$ 306,755	20	8	317	\$ 275,843	2.40		\$ 254,854	1.74	8.24%
Western Springs	558	71	\$ 851,766	11	0	166	\$ 648,604	4.81		\$ 550,235	3.06	17.88%
Westmont	559	77	\$ 493,860	19	2	215	\$ 342,958	3.92		\$ 328,889	2.33	4.28%
Wheaton	187	172	\$ 585,311	34	6	644	\$ 418,356	3.02		\$ 378,056	2.37	10.66%
Wheeling	90	40	\$ 328,542	9	3	184	\$ 296,377	2.45		\$ 276,515	1.40	7.18%
Willow Springs	480	26	\$ 589,484	4	2	46	\$ 434,202	6.00		\$ 351,647	2.71	23.48%
Willowbrook	516	24	\$ 735,589	4	0	52	\$ 494,198	5.14		\$ 460,244	2.45	7.38%
Wilmette	91	110	\$ 1,196,433	18	25	355	\$ 881,164	3.32		\$ 836,520	1.78	5.34%
Winfield	190	32	\$ 427,640	10	0	158	\$ 365,820	2.29		\$ 347,219	2.68	5.36%
Winnetka	93	106	\$ 2,269,319	12	24	175	\$ 1,532,024	6.03		\$ 1,391,568	1.76	10.09%
Wood Dale	191	60	\$ 509,774	4	2	122	\$ 332,013	5.63		\$ 298,687	4.06	11.16%
Woodridge	517	54	\$ 365,220	14	5	315	\$ 305,870	1.94		\$ 284,937	1.88	7.35%
Woodstock & Greenwood	98	187	\$ 443,116	23	10	333	\$ 279,200	6.13		\$ 257,217	4.31	8.55%
Worth	482	23	\$ 272,860	11	1	110	\$ 228,600	2.26		\$ 207,715	1.57	10.05%
Yorkville	560	244	\$ 407,066	29	26	299	\$ 315,229	8.27		\$ 289,827	7.06	8.76%
Zion	99	177	\$ 179,467	29	36	412	\$ 158,725	4.45		\$ 148,049	4.15	7.21%
City of CHICAGO	8001-	3939	\$ 476,616	591	1032	12285	\$ 315,458	3.40		\$ 273,586	2.57	15.30%
TOTALS:	8099											
ALL AREAS (including areas not listed above)	ALL	28329	\$ 474,359	4299	3671	83156	\$ 323,038	3.73		\$ 290,914	2.91	11.04%
<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 noted from previous year to current year may not be construed as Appreciation - it is percent of change of average sales price.</i>												
<i>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</i>												
Source: MLSNI(1/5/2006)												
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