

Headrick-Wagner Appraisal Group

Presents

THE WEST SUBURBAN/FOX VALLEY QUARTERLY HOUSING REPORT

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

Single Family Detached Residences REALTOR Association of the Western Suburbs

January 1, 2005 to December 31, 2005

Compiled from MLS of Northern Illinois, Inc. by:

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2005 Statistics

Town	Actives	2005 Statistics				2004 Statistics 12 mo S				
		Average List Price	Under Contract (Cntg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Percent Increase		
Aurora-Dist 101	7	\$ 421,328	0	0	44	\$ 367,423	1.91	\$ 368,613	2.00	-0.32%
Woodridge	54	\$ 365,220	14	5	315	\$ 305,870	1.94	\$ 284,937	1.88	7.35%
Aurora-DuPage C	114	\$ 375,072	27	4	646	\$ 306,903	2.02	\$ 287,326	1.92	6.81%
Villa Park	66	\$ 365,433	25	5	345	\$ 278,541	2.11	\$ 247,770	2.80	12.42%
Carol Stream	70	\$ 320,759	19	4	345	\$ 281,579	2.28	\$ 258,668	1.73	8.86%
Winfield	32	\$ 427,640	10	0	158	\$ 365,820	2.29	\$ 347,219	2.68	5.36%
Bartlett	125	\$ 426,040	38	14	544	\$ 344,375	2.52	\$ 308,595	2.33	11.59%
Bensenville	49	\$ 350,523	15	4	204	\$ 288,516	2.64	\$ 260,476	1.98	10.76%
North Aurora	60	\$ 338,819	17	2	251	\$ 264,445	2.67	\$ 241,221	2.28	9.63%
Aurora-Will Cty	77	\$ 309,290	15	4	327	\$ 285,966	2.67	\$ 271,245	2.26	5.43%
Warrenville	35	\$ 435,940	11	1	145	\$ 309,147	2.68	\$ 254,360	2.35	21.54%
Bolingbrook	286	\$ 348,261	62	44	1149	\$ 256,220	2.73	\$ 239,152	1.81	7.14%
Naperville	550	\$ 789,668	128	25	2233	\$ 464,629	2.77	\$ 424,860	1.99	9.36%
Lisle	59	\$ 497,197	12	0	226	\$ 389,516	2.97	\$ 343,054	1.95	13.54%
Wheaton	172	\$ 585,311	34	6	644	\$ 418,356	3.02	\$ 378,056	2.37	10.66%
Lombard	142	\$ 447,765	32	5	524	\$ 316,305	3.04	\$ 270,898	2.25	16.76%
Addison	90	\$ 418,989	26	6	320	\$ 309,600	3.07	\$ 281,789	2.39	9.87%
Batavia	104	\$ 470,172	26	3	375	\$ 348,240	3.09	\$ 318,647	2.77	9.29%
Darien	51	\$ 453,778	11	3	184	\$ 393,239	3.09	\$ 364,331	2.37	7.93%
Geneva	137	\$ 474,760	24	8	497	\$ 373,901	3.11	\$ 343,214	4.08	8.94%
Aurora-Kane Cty	410	\$ 189,888	72	66	1423	\$ 179,477	3.15	\$ 162,435	2.66	10.49%
Glendale Heights	92	\$ 285,758	11	10	326	\$ 246,416	3.18	\$ 229,348	2.05	7.44%
Montgomery	120	\$ 245,134	18	27	389	\$ 209,638	3.32	\$ 192,751	2.26	8.76%
Romeoville	187	\$ 244,395	42	18	610	\$ 214,193	3.35	\$ 196,322	1.67	9.10%
West Chicago	139	\$ 370,908	30	12	404	\$ 311,936	3.74	\$ 265,919	3.67	17.30%
Westmont	77	\$ 493,860	19	2	215	\$ 342,958	3.92	\$ 328,889	2.33	4.28%
Downers Grove	242	\$ 660,208	52	5	664	\$ 427,439	4.03	\$ 376,757	3.42	13.45%
Oswego	201	\$ 362,059	49	21	518	\$ 298,003	4.10	\$ 270,849	3.10	10.03%
Glen Ellyn	183	\$ 803,501	41	4	470	\$ 498,184	4.26	\$ 433,390	3.94	14.95%
Plainfield	687	\$ 360,311	123	93	1691	\$ 288,447	4.32	\$ 262,573	3.60	9.85%
Roselle & Keeney	75	\$ 505,075	8	2	194	\$ 343,249	4.41	\$ 307,266	2.74	11.71%
Bloomington	60	\$ 525,233	10	3	141	\$ 411,002	4.68	\$ 378,307	2.17	8.64%
Clarendon Hills	61	\$ 1,042,922	6	2	145	\$ 673,290	4.78	\$ 581,592	2.67	15.77%
St. Charles	390	\$ 662,166	57	13	857	\$ 435,421	5.05	\$ 409,874	4.51	6.23%
Hinsdale	180	\$ 1,694,187	29	2	355	\$ 1,025,368	5.60	\$ 972,131	3.57	5.48%
Wood Dale	60	\$ 509,774	4	2	122	\$ 332,013	5.63	\$ 298,687	4.06	11.16%
Oak Brook	45	\$ 2,018,193	10	1	85	\$ 1,169,553	5.63	\$ 1,065,332	4.38	9.78%
Elmhurst	269	\$ 722,953	39	11	491	\$ 536,221	5.97	\$ 459,194	3.04	16.77%
Lemont	112	\$ 758,690	15	2	205	\$ 444,285	6.05	\$ 386,382	4.33	14.99%
Burr Ridge	86	\$ 1,577,226	6	1	132	\$ 888,383	7.42	\$ 859,619	6.17	3.35%
Yorkville	244	\$ 407,066	29	26	299	\$ 315,229	8.27	\$ 289,827	7.06	8.76%
Overall Average	6200	\$623,283	1216	466	19212	\$439,440	3.56	\$400,591	2.78	9.70%

of 41 areas analyzed

Source: MLSNI (1/5/2006)

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