

Headrick-Wagner Appraisal Group

Presents

THE NORTHWEST SUBURBAN QUARTERLY HOUSING REPORT

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

Single Family Detached Residences South/Southwest Association of REALTORS

January 1, 2005 to December 31, 2005

Compiled from MLS of Northern Illinois, Inc. by:

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2005 Statistics

Under Contract Under # of Sales

2004 Statistic 12 mo SP

<u>Town</u>	<u>Actives</u>	<u>Average List Price</u>	<u>Contract (Ctg.)</u>	<u>Contract (Pend)</u>	<u>Last 12 mos.</u>	<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>Percent Increase</u>
Buffalo Grove	55	\$ 466,487	22	9	356	\$ 409,501	1.71	\$ 379,063	1.07	8.03%
Mt. Prospect	74	\$ 513,551	25	12	458	\$ 384,531	1.79	\$ 348,166	2.06	10.44%
Streamwood	113	\$ 297,987	34	29	607	\$ 261,860	2.02	\$ 238,860	1.82	9.63%
Hoffman Estate	98	\$ 394,786	29	13	460	\$ 338,763	2.34	\$ 306,856	1.68	10.40%
Elk Grove Village	49	\$ 376,884	10	5	232	\$ 317,996	2.38	\$ 286,414	0.90	11.03%
Wheeling	40	\$ 328,542	9	3	184	\$ 296,377	2.45	\$ 276,515	1.40	7.18%
Schaumburg	99	\$ 447,532	25	10	433	\$ 363,065	2.54	\$ 317,080	1.87	14.50%
Carpentersville	138	\$ 267,069	44	24	556	\$ 194,878	2.65	\$ 180,189	2.41	8.15%
Rolling Meadow	40	\$ 362,143	11	1	164	\$ 308,714	2.73	\$ 280,462	1.54	10.07%
Palatine	144	\$ 546,683	37	14	499	\$ 412,059	3.14	\$ 387,975	2.37	6.21%
South Elgin	91	\$ 353,362	16	7	310	\$ 312,100	3.28	\$ 295,981	2.59	5.45%
Itasca	23	\$ 499,684	3	2	75	\$ 437,483	3.45	\$ 397,987	4.55	9.92%
Arlington Heights	209	\$ 624,497	44	9	610	\$ 438,147	3.78	\$ 384,193	2.19	14.04%
Prospect Heights	28	\$ 590,618	10	3	64	\$ 486,770	4.36	\$ 427,437	3.00	13.88%
Barrington Area	308	\$1,178,072	52	19	635	\$ 730,316	5.24	\$ 672,114	4.83	8.66%
Inverness	43	\$1,042,350	10	2	78	\$ 801,150	5.73	\$ 680,971	7.65	17.65%
Overall Average	1552	\$394,774	381	162	5721	\$309,224	2.97	\$279,060	2.48	10.81%

of 21 communities analyzed

Source: MLSNI (1/5/2006)

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