

Headrick-Wagner Appraisal Group

Presents

THE NORTH SUBURBAN QUARTERLY HOUSING REPORT

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

Single Family Detached Residences

January 1, 2005 to December 31, 2005

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRIP

Robert E. Headrick, SRA, IFA, SCRIP

Headrick-Wagner Appraisal Group, Ltd.

300 S. Northwest Hwy - Ste 204, Park Ridge, IL 60068

Corporate office: Toll Free (800) 460-0020

Web Page: www.Headrick-Wagner.com

E-mail: Report@headrick-wagner.com

2005 Statistics

Under Contract Under # of Sales

<u>Town</u>	<u>Actives</u>	<u>Average List Price</u>	<u>2005 Statistics</u>			<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>2004 Statistics 12 mo SP</u>		
			<u>Contract (Cntg.)</u>	<u>Contract (Pend)</u>	<u>Last 12 mos.</u>			<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>Percent Increase</u>
Skokie	94	\$ 551,845	15	21	466	\$ 421,034	2.25	\$ 367,480	1.35	14.57%
Lincolnshire	23	\$ 883,374	7	1	102	\$ 648,633	2.51	\$ 604,500	1.78	7.30%
Evanston	119	\$ 725,502	20	22	520	\$ 595,160	2.54	\$ 530,568	1.98	12.17%
Wilmette	110	\$1,196,433	18	25	355	\$ 881,164	3.32	\$ 836,520	1.78	5.34%
Northbrook	141	\$1,192,607	30	19	433	\$ 682,433	3.51	\$ 560,556	2.90	21.74%
Glenview	175	\$1,101,128	17	29	523	\$ 677,944	3.69	\$ 542,315	2.54	25.01%
Deerfield	90	\$ 986,535	12	17	229	\$ 614,743	4.19	\$ 483,773	1.71	27.07%
Northfield	24	\$1,771,395	3	7	58	\$ 891,806	4.24	\$ 751,697	2.53	18.64%
Park Ridge	151	\$ 792,232	32	14	366	\$ 608,090	4.40	\$ 504,425	2.07	20.55%
Kenilworth	15	\$2,615,733	0	2	37	\$ 1,867,421	4.62	\$ 1,674,214	5.74	11.54%
Highland Par	193	\$1,507,383	27	31	411	\$ 751,779	4.94	\$ 645,196	1.96	16.52%
Winnetka	106	\$2,269,319	12	24	175	\$ 1,532,024	6.03	\$ 1,391,568	1.76	10.09%
Glencoe	89	\$2,084,470	7	13	147	\$ 1,405,186	6.40	\$ 1,252,576	3.95	12.18%
Overall Average	1330	\$841,807	200	225	3822	\$551,306	3.76	\$483,114	2.48	14.12%

of 13 communities analyzed

Source: MLSNI (1/5/2006)

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