

# Headrick-Wagner Appraisal Group

Presents

## THE SOUTHWEST 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

Town	Actives	Average List Price	Under # of Sales			Average Sale Price	MONTHS SUPPLY	2004 Statistic 12 mo SP		
			Contract (Ctg.)	Contract (Pend)	Last 12 mos.			Average Sale Price	MONTHS SUPPLY	Percent Increase
Midlothian	12	\$ 256,091	1	9	223	\$ 177,203	<b>0.62</b>	\$ 155,136	<b>1.11</b>	14.22%
Hickory Hills	17	\$ 385,238	12	1	113	\$ 283,438	<b>1.62</b>	\$ 254,655	<b>2.49</b>	11.30%
Oak Forest	56	\$ 252,974	22	8	338	\$ 228,176	<b>1.83</b>	\$ 211,213	<b>1.87</b>	8.03%
Chicago Ridge	12	\$ 249,906	4	1	60	\$ 227,804	<b>2.22</b>	\$ 203,067	<b>1.40</b>	12.18%
Worth	23	\$ 272,860	11	1	110	\$ 228,600	<b>2.26</b>	\$ 207,715	<b>1.57</b>	10.05%
Crestwood	12	\$ 256,091	1	2	55	\$ 215,886	<b>2.48</b>	\$ 194,825	<b>2.33</b>	10.81%
Mokena	54	\$ 485,508	17	5	230	\$ 320,616	<b>2.57</b>	\$ 290,850	<b>3.56</b>	10.23%
Blue Island	40	\$ 180,537	10	13	163	\$ 147,905	<b>2.58</b>	\$ 132,906	<b>2.93</b>	11.29%
Lockport	133	\$ 306,974	26	47	497	\$ 233,302	<b>2.80</b>	\$ 206,223	<b>2.94</b>	13.13%
Evergreen Park	70	\$ 252,563	19	15	264	\$ 221,703	<b>2.82</b>	\$ 180,496	<b>2.51</b>	22.83%
Tinley Park	98	\$ 347,173	14	6	381	\$ 292,725	<b>2.93</b>	\$ 253,980	<b>2.16</b>	15.26%
Oak Lawn	138	\$ 319,575	30	21	512	\$ 257,440	<b>2.94</b>	\$ 228,105	<b>1.73</b>	12.86%
Palos Hills	28	\$ 401,688	6	3	100	\$ 300,836	<b>3.08</b>	\$ 271,538	<b>1.80</b>	10.79%
Alsip	48	\$ 254,411	13	7	166	\$ 220,210	<b>3.10</b>	\$ 200,597	<b>1.64</b>	9.78%
Burbank	102	\$ 325,298	21	20	333	\$ 250,070	<b>3.27</b>	\$ 219,614	<b>1.96</b>	13.87%
Orland Park	142	\$ 608,971	26	17	466	\$ 395,619	<b>3.35</b>	\$ 371,948	<b>2.59</b>	6.36%
Justice	14	\$ 304,421	4	2	42	\$ 249,876	<b>3.50</b>	\$ 211,231	<b>1.29</b>	18.30%
New Lenox	119	\$ 373,502	24	5	356	\$ 293,771	<b>3.71</b>	\$ 259,211	<b>2.41</b>	13.33%
Homer Glen	86	\$ 507,681	13	3	256	\$ 383,762	<b>3.79</b>	\$ 362,066	<b>3.60</b>	5.99%
Palos Heights	39	\$ 559,849	7	5	106	\$ 377,694	<b>3.97</b>	\$ 343,890	<b>4.24</b>	9.83%
Frankfort	160	\$ 505,534	25	6	327	\$ 357,630	<b>5.36</b>	\$ 318,006	<b>3.24</b>	12.46%
Palos Park	44	\$ 760,171	8	1	87	\$ 550,330	<b>5.50</b>	\$ 469,711	<b>6.96</b>	17.16%
Overall Average	1447	\$388,906	314	198	5185	\$295,933	<b>3.05</b>	\$ 264,142	<b>2.48</b>	12.04%

of 21 communities analyzed

Source: MLSNI (1/5/2006)

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