

# Headrick-Wagner Appraisal Group

Presents

## THE SOUTH 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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Town	Actives	Average List Price	2005 Statistics			Average Sale Price	MONTHS SUPPLY	2004 Statistics: 12 mo SF		
			Under (Ctg.)	Under (Pend)	of Sales 12 mos.			Average Sale Price	MONTHS SUPPLY	Percent Increase
Park Forest	116	\$ 125,975	26	23	429	\$ 111,551	<b>2.48</b>	\$ 101,625	<b>2.07</b>	9.77%
Homewood	72	\$ 252,422	17	7	312	\$ 198,363	<b>2.57</b>	\$ 181,099	<b>1.54</b>	9.53%
Lansing	108	\$ 158,133	19	21	461	\$ 159,213	<b>2.59</b>	\$ 144,802	<b>2.14</b>	9.95%
Country Club Hills	77	\$ 186,489	19	25	279	\$ 165,406	<b>2.86</b>	\$ 145,713	<b>3.27</b>	13.51%
Glenwood	38	\$ 192,555	11	10	138	\$ 158,980	<b>2.87</b>	\$ 141,395	<b>1.90</b>	12.44%
Sauk Village	70	\$ 128,980	11	10	249	\$ 109,028	<b>3.11</b>	\$ 94,355	<b>2.59</b>	15.55%
South Holland	134	\$ 205,543	21	41	454	\$ 171,042	<b>3.12</b>	\$ 158,170	<b>2.72</b>	8.14%
Steger	50	\$ 187,000	8	7	170	\$ 132,053	<b>3.24</b>	\$ 123,326	<b>3.19</b>	7.08%
Hazel Crest	84	\$ 161,826	16	19	266	\$ 131,398	<b>3.35</b>	\$ 124,256	<b>3.79</b>	5.75%
Chicago Heights	120	\$ 127,250	21	22	386	\$ 113,559	<b>3.36</b>	\$ 98,821	<b>3.20</b>	14.91%
Dolton	148	\$ 131,872	28	55	443	\$ 117,386	<b>3.38</b>	\$ 101,252	<b>3.17</b>	15.93%
Richton Park	56	\$ 197,586	9	15	173	\$ 179,539	<b>3.41</b>	\$ 160,238	<b>2.29</b>	12.05%
Markham	97	\$ 140,168	24	20	257	\$ 113,305	<b>3.87</b>	\$ 96,486	<b>2.43</b>	17.43%
Calumet City	206	\$ 139,226	33	34	568	\$ 127,476	<b>3.89</b>	\$ 111,842	<b>2.19</b>	13.98%
Flossmoor	70	\$ 477,141	11	7	175	\$ 319,692	<b>4.35</b>	\$ 302,760	<b>4.64</b>	5.59%
Harvey	149	\$ 98,656	19	43	345	\$ 74,938	<b>4.39</b>	\$ 60,351	<b>3.96</b>	24.17%
Matteson	112	\$ 251,486	36	21	241	\$ 183,243	<b>4.51</b>	\$ 170,282	<b>3.64</b>	7.61%
Riverdale	86	\$ 115,490	11	28	180	\$ 106,984	<b>4.71</b>	\$ 88,974	<b>3.12</b>	20.24%
Crete	121	\$ 334,533	14	6	258	\$ 236,389	<b>5.22</b>	\$ 209,167	<b>4.33</b>	13.01%
University Park	42	\$ 186,769	10	7	75	\$ 153,269	<b>5.48</b>	\$ 132,948	<b>2.73</b>	15.28%
Lynwood	52	\$ 287,273	5	9	85	\$ 201,616	<b>6.30</b>	\$ 176,949	<b>2.12</b>	13.94%
Olympia Fields	54	\$ 404,589	6	4	79	\$ 289,196	<b>7.28</b>	\$ 297,336	<b>4.88</b>	<b>-2.74%</b>
Overall Average of 22 communities analyzed	2062	\$204,135	375	434	6023	\$161,528	<b>3.62</b>	\$146,461	<b>2.89</b>	10.29%

Source: MLSNI (1/5/2006)

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