

Headrick-Wagner Appraisal Group

Presents

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRP

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Robert E. Headrick, SRA, IFA, SCRP

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

Headrick-Wagner Appraisal Group, Ltd.

Single Family Detached Residences

1700 Park St., Ste 109, Naperville, IL 60563

April 1, 2005 to March 31, 2006

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Town	MLS Area	Actives	Average List Price	April 1, 2006 Statistics			Average Sale Price	MONTHS SUPPLY	January 1, 2006 Statistics		
				Under Contract (Cntg.)	Under Contract (Pend)	# of Sales Last 12 mos.			Average Sale Price	MONTHS SUPPLY	Quarter % Change
				Contract	Contract	Last			Average	MONTHS	Percent
Addison	101	113	\$ 437,761	24	13	311	\$ 314,075	3.90	\$ 309,600	3.07	1.45%
Algonquin	183	183	\$ 371,365	44	11	458	\$ 321,990	4.28	\$ 315,725	2.80	1.98%
Alsip	658	66	\$ 254,209	12	2	174	\$ 225,914	4.21	\$ 220,210	3.10	2.59%
Antioch	2	190	\$ 365,740	24	22	387	\$ 276,228	5.27	\$ 273,153	4.01	1.13%
Arlington Heights	5	284	\$ 627,063	63	25	625	\$ 437,846	4.78	\$ 438,147	3.78	-0.07%
Aurora-Dist 101	507	14	\$ 424,000	2	0	43	\$ 362,989	3.73	\$ 367,423	1.91	-1.21%
Aurora-DuPage Cty	507	167	\$ 404,837	82	6	636	\$ 312,420	2.77	\$ 306,903	2.02	1.80%
Aurora-Kane Cty	507	536	\$ 205,297	115	83	1397	\$ 182,506	4.03	\$ 179,477	3.15	1.69%
Aurora-Will Cty	507	113	\$ 309,500	41	2	328	\$ 286,343	3.65	\$ 285,966	2.67	0.13%
Barrington Area	10	379	\$ 1,173,622	73	18	646	\$ 736,629	6.17	\$ 730,316	5.24	0.86%
Bartlett	104	172	\$ 411,408	52	16	549	\$ 346,002	3.35	\$ 344,375	2.52	0.47%
Batavia	510	125	\$ 474,018	41	8	374	\$ 346,872	3.55	\$ 348,240	3.09	-0.39%
Beecher	401	61	\$ 331,431	5	3	55	\$ 257,643	11.62	\$ 247,902	11.55	3.93%
Bellwood	2104	66	\$ 204,631	24	17	261	\$ 183,446	2.62	\$ 177,983	1.92	3.07%
Bensenville	106	53	\$ 378,313	19	8	206	\$ 292,130	2.73	\$ 288,516	2.64	1.25%
Berwyn	402	213	\$ 279,313	35	56	621	\$ 247,642	3.59	\$ 243,635	3.25	1.64%
Bloomington	108	71	\$ 539,256	22	5	135	\$ 426,673	5.26	\$ 411,002	4.68	3.81%
Blue Island	406	54	\$ 184,480	16	10	166	\$ 151,066	3.38	\$ 147,905	2.58	2.14%
Bolingbrook	440	333	\$ 357,291	129	37	1139	\$ 260,834	3.06	\$ 256,220	2.73	1.80%
Bridgeview	455	34	\$ 307,720	9	4	89	\$ 246,787	4.00	\$ 242,929	2.78	1.59%
Broadview	155	31	\$ 216,664	6	6	97	\$ 187,401	3.41	\$ 181,585	2.71	3.20%
Brookfield	513	48	\$ 333,329	22	9	231	\$ 269,608	2.20	\$ 263,463	1.77	2.33%
Buffalo Grove	89	82	\$ 497,059	42	17	368	\$ 421,094	2.30	\$ 409,501	1.71	2.83%
Burbank	454	138	\$ 333,226	27	16	336	\$ 256,748	4.37	\$ 250,070	3.27	2.67%
Burnham	633	23	\$ 116,973	6	5	50	\$ 112,212	4.52	\$ 108,869	5.77	3.07%
Burr Ridge	118	118	\$ 1,638,455	12	3	127	\$ 879,548	9.97	\$ 888,383	7.42	-0.99%
Calumet City	409	222	\$ 137,869	37	64	543	\$ 130,881	4.14	\$ 127,476	3.89	2.67%
Calumet Park	643	41	\$ 133,321	5	16	95	\$ 116,711	4.24	\$ 115,489	3.05	1.06%
Carol Stream	188	113	\$ 302,512	51	8	333	\$ 285,817	3.46	\$ 281,579	2.28	1.51%
Carpentersville	110	164	\$ 259,646	54	33	553	\$ 197,153	3.08	\$ 194,878	2.65	1.17%
Cary	13	137	\$ 380,837	57	11	420	\$ 311,079	3.37	\$ 303,830	3.25	2.39%
Channahon	410	102	\$ 348,986	20	8	168	\$ 261,657	6.24	\$ 259,056	4.75	1.00%
Chicago Heights	411	154	\$ 126,961	32	29	358	\$ 115,417	4.41	\$ 113,559	3.36	1.64%
Chicago Ridge	415	24	\$ 267,500	6	0	54	\$ 229,810	4.80	\$ 227,804	2.22	0.88%
Cicero	650	162	\$ 237,367	25	54	528	\$ 209,354	3.20	\$ 205,941	2.72	1.66%
Clarendon Hills	514	76	\$ 1,004,221	13	6	128	\$ 722,492	6.20	\$ 673,290	4.78	7.31%
Country Club Hills	478	94	\$ 234,526	23	16	281	\$ 163,515	3.53	\$ 165,406	2.86	-1.14%
Countryside	527	17	\$ 482,129	5	1	23	\$ 373,999	7.03	\$ 373,499	6.00	0.13%
Crestwood	446	17	\$ 254,605	2	4	51	\$ 222,091	3.58	\$ 215,886	2.48	2.87%
Crete	417	168	\$ 325,024	25	9	262	\$ 239,450	6.81	\$ 236,389	5.22	1.29%
Crystal Lake (& Lakewood)	14	375	\$ 437,780	100	30	850	\$ 318,314	4.59	\$ 311,186	3.90	2.29%
Darien	562	52	\$ 453,165	28	5	190	\$ 401,792	2.80	\$ 393,239	3.09	2.18%
Deerfield	15	100	\$ 911,930	27	20	248	\$ 634,103	4.07	\$ 614,743	4.19	3.15%
Des Plaines	16	180	\$ 442,167	43	18	506	\$ 354,734	3.81	\$ 349,456	2.49	1.51%
Dolton	419	163	\$ 136,526	36	57	437	\$ 119,920	3.69	\$ 117,386	3.38	2.16%
Downers Grove	515	296	\$ 619,878	94	5	671	\$ 441,877	4.61	\$ 427,439	4.03	3.38%
Elgin	123	587	\$ 314,106	137	94	1415	\$ 250,671	4.28	\$ 244,528	3.92	2.51%
Elk Grove Village	7	54	\$ 412,388	26	12	234	\$ 323,658	2.38	\$ 317,996	2.38	1.78%
Elmhurst	126	358	\$ 716,581	72	18	490	\$ 546,850	7.41	\$ 536,221	5.97	1.98%
Elmwood Park	635	90	\$ 418,705	19	8	274	\$ 337,326	3.59	\$ 333,794	3.12	1.06%
Evanston	201	142	\$ 743,886	52	44	521	\$ 598,284	2.76	\$ 595,160	2.54	0.52%
Evergreen Park	642	89	\$ 260,133	24	16	277	\$ 222,557	3.37	\$ 221,703	2.82	0.39%
Flossmoor	422	106	\$ 487,098	21	6	168	\$ 338,818	6.52	\$ 319,692	4.35	5.98%
Forest Park	130	42	\$ 373,621	5	9	103	\$ 320,627	4.31	\$ 317,549	3.19	0.97%
Fox Lake	20	82	\$ 313,201	11	5	118	\$ 236,826	7.34	\$ 233,768	5.50	1.31%
Fox River Grove	21	27	\$ 353,133	11	2	85	\$ 296,160	3.31	\$ 300,905	3.87	-1.58%
Frankfort	423	195	\$ 546,493	48	7	338	\$ 361,463	5.95	\$ 357,630	5.36	1.07%
Franklin Park	131	72	\$ 317,322	20	15	223	\$ 271,573	3.35	\$ 269,569	2.66	0.74%
Geneva	134	158	\$ 506,473	64	9	478	\$ 381,181	3.44	\$ 373,901	3.11	1.95%
Glen Ellyn	137	269	\$ 737,977	73	11	459	\$ 504,311	5.94	\$ 498,184	4.26	1.23%
Glencoe	22	115	\$ 2,203,090	9	19	144	\$ 1,480,554	8.02	\$ 1,405,186	6.40	5.36%
Glendale Heights	139	108	\$ 289,454	29	12	324	\$ 249,487	3.55	\$ 246,416	3.18	1.25%
Glenview	25	233	\$ 1,070,122	36	36	514	\$ 686,240	4.77	\$ 677,944	3.69	1.22%
Glenwood	425	48	\$ 201,040	9	5	146	\$ 160,633	3.60	\$ 158,980	2.87	1.04%
Gurnee	31	164	\$ 397,164	48	14	512	\$ 340,783	3.43	\$ 338,664	2.82	0.63%
Hanover Park	103	104	\$ 256,088	35	13	384	\$ 240,617	2.89	\$ 237,911	2.27	1.14%
Harvey	426	160	\$ 103,664	22	65	334	\$ 76,542	4.56	\$ 74,938	4.39	2.14%
Harwood Heights	656	27	\$ 501,225	3	1	71	\$ 393,221	4.32	\$ 391,612	2.91	0.41%
Hazel Crest	429	80	\$ 179,178	18	18	250	\$ 135,768	3.36	\$ 131,398	3.35	3.33%
Hickory Hills	457	22	\$ 366,816	7	8	115	\$ 282,471	2.03	\$ 283,438	1.62	-0.34%
Highland Park	35	253	\$ 1,390,251	31	50	428	\$ 766,961	5.96	\$ 751,779	4.94	2.02%

Hillside	162	31	\$ 249,441	11	6	116	\$ 217,209	2.80	\$ 214,392	2.58	1.31%
Hinkley	520	8	\$ 276,047	3	1	34	\$ 226,139	2.53	\$ 217,325	4.00	4.06%
Hinsdale	521	243	\$ 1,633,155	45	3	355	\$ 1,052,787	7.24	\$ 1,025,368	5.60	2.67%
Hoffman Estates	194	144	\$ 386,767	51	18	453	\$ 341,436	3.31	\$ 338,763	2.34	0.79%
Homer Glen	500	104	\$ 529,317	27	2	240	\$ 387,043	4.64	\$ 383,762	3.79	0.85%
Homewood	430	91	\$ 241,737	40	8	318	\$ 205,767	2.98	\$ 198,363	2.57	3.73%
Indian Head Park	531	7	\$ 612,071	2	0	19	\$ 601,138	4.00	\$ 594,886	4.36	1.05%
Inverness	7167	63	\$ 922,554	11	2	74	\$ 849,118	8.69	\$ 801,150	5.73	5.99%
Itasca	143	38	\$ 625,765	8	2	74	\$ 452,037	5.43	\$ 437,483	3.45	3.33%
Joliet	499	472	\$ 204,398	137	121	1502	\$ 161,335	3.22	\$ 157,373	3.26	2.52%
Justice	458	20	\$ 324,635	14	4	40	\$ 256,974	4.14	\$ 249,876	3.50	2.84%
Kenilworth	43	21	\$ 2,349,190	2	5	36	\$ 1,781,030	5.86	\$ 1,867,421	4.62	-4.63%
LaGrange Park	526	47	\$ 449,336	16	1	153	\$ 395,153	3.32	\$ 392,245	2.43	0.74%
LaGrange	525	93	\$ 790,303	27	2	190	\$ 552,616	5.10	\$ 533,463	3.77	3.59%
Lake Bluff	44	72	\$ 1,428,876	10	12	139	\$ 707,318	5.37	\$ 714,270	4.38	-0.97%
Lake Forest	45	226	\$ 2,166,327	37	30	320	\$ 1,295,139	7.01	\$ 1,251,718	6.82	3.47%
Lake In The Hills	156	200	\$ 338,966	51	9	512	\$ 273,205	4.20	\$ 270,242	3.36	1.10%
Lake Villa & Lindenhurst	46	256	\$ 363,532	74	19	678	\$ 293,021	3.98	\$ 290,104	3.57	1.01%
Lansing	438	142	\$ 181,482	41	26	475	\$ 160,639	3.14	\$ 159,213	2.59	0.90%
Lemont	439	128	\$ 704,712	40	18	203	\$ 451,088	5.89	\$ 444,285	6.05	1.53%
Libertyville & Green Oaks	48	213	\$ 737,700	48	7	404	\$ 539,939	5.57	\$ 537,570	4.68	0.44%
Lincolnshire	69	35	\$ 899,667	13	4	94	\$ 649,307	3.78	\$ 648,633	2.51	0.10%
Lincolnwood	645	78	\$ 802,288	7	6	117	\$ 615,224	7.20	\$ 614,116	4.82	0.18%
Lisle	532	83	\$ 550,833	35	2	224	\$ 393,322	3.82	\$ 389,516	2.97	0.98%
Lockport	495	149	\$ 318,376	34	48	474	\$ 246,247	3.22	\$ 233,302	2.80	5.55%
Lombard	148	166	\$ 467,047	65	6	513	\$ 321,836	3.41	\$ 316,305	3.04	1.75%
Lynwood	5411	51	\$ 306,424	8	9	89	\$ 213,769	5.77	\$ 201,616	6.30	6.03%
Lyons	534	41	\$ 262,812	10	3	136	\$ 228,093	3.30	\$ 222,792	2.98	2.38%
Markham	4426	84	\$ 163,818	24	25	259	\$ 117,449	3.27	\$ 113,305	3.87	3.66%
Matteson	443	120	\$ 262,906	51	25	269	\$ 193,225	4.17	\$ 183,243	4.51	5.45%
Maywood	153	89	\$ 214,771	10	35	300	\$ 166,871	3.10	\$ 162,269	2.43	2.84%
Medinah	157	9	\$ 485,716	7	2	36	\$ 396,272	2.40	\$ 404,572	3.57	-2.05%
Melrose Park	160	50	\$ 293,669	10	7	178	\$ 272,514	3.08	\$ 264,100	2.69	3.19%
McHenry	50	390	\$ 333,379	115	26	863	\$ 248,451	4.66	\$ 244,389	4.29	1.66%
Minooka	447	102	\$ 297,998	11	9	126	\$ 263,994	8.38	\$ 261,452	7.36	0.97%
Midlothian	445	55	\$ 234,774	16	7	224	\$ 179,696	2.67	\$ 177,203	0.62	1.41%
Mokena	448	89	\$ 481,211	21	3	233	\$ 328,474	4.16	\$ 320,616	2.57	2.45%
Monee	449	66	\$ 483,330	11	4	133	\$ 292,600	5.35	\$ 285,018	3.48	2.66%
Montgomery	538	194	\$ 256,858	55	29	381	\$ 215,543	5.01	\$ 209,638	3.32	2.82%
Morton Grove	53	68	\$ 538,548	22	17	227	\$ 406,039	3.07	\$ 402,864	2.35	0.79%
Mt. Prospect	56	132	\$ 484,946	32	12	452	\$ 390,950	3.19	\$ 384,531	1.79	1.67%
Mundelein	60	167	\$ 439,460	63	15	498	\$ 321,198	3.48	\$ 315,708	3.36	1.74%
Naperville	540	743	\$ 757,728	262	31	2217	\$ 471,724	3.55	\$ 464,629	2.77	1.53%
New Lenox	451	150	\$ 375,494	55	8	346	\$ 300,146	4.40	\$ 293,771	3.71	2.17%
Niles	648	56	\$ 572,147	16	5	193	\$ 412,795	3.14	\$ 399,856	2.46	3.24%
Norridge	634	46	\$ 530,547	10	4	130	\$ 422,249	3.83	\$ 411,605	2.29	2.59%
North Aurora	542	80	\$ 335,669	25	9	247	\$ 269,600	3.42	\$ 264,445	2.67	1.95%
North Chicago	64	63	\$ 138,564	18	12	153	\$ 131,440	4.13	\$ 129,489	5.63	1.51%
North Riverside	547	15	\$ 299,546	0	2	66	\$ 268,431	2.65	\$ 262,945	0.86	2.09%
Northbrook	62	195	\$ 1,187,984	50	32	431	\$ 679,762	4.56	\$ 682,433	3.51	-0.39%
Northfield	7193	27	\$ 1,671,388	2	9	58	\$ 930,252	4.70	\$ 891,806	4.24	4.31%
Northlake	164	63	\$ 268,016	13	15	130	\$ 249,311	4.78	\$ 249,123	4.54	0.08%
Oak Brook	523	57	\$ 1,886,736	11	2	87	\$ 1,235,609	6.84	\$ 1,169,553	5.63	5.65%
Oak Forest	452	70	\$ 267,054	27	7	322	\$ 232,999	2.36	\$ 228,176	1.83	2.11%
Oak Lawn	453	172	\$ 330,611	54	14	542	\$ 259,835	3.38	\$ 257,440	2.94	0.93%
Oak Park	302	140	\$ 629,298	64	32	481	\$ 480,296	2.91	\$ 476,465	2.47	0.80%
Olympia Fields	461	44	\$ 422,801	11	4	89	\$ 292,066	5.08	\$ 289,196	7.28	0.99%
Orland Park	462	174	\$ 620,989	52	20	447	\$ 400,536	4.02	\$ 395,619	3.35	1.24%
Oswego	543	238	\$ 371,405	72	18	527	\$ 298,291	4.63	\$ 298,003	4.10	0.10%
Palatine	67	199	\$ 547,206	60	17	502	\$ 420,385	4.12	\$ 412,059	3.14	2.02%
Palos Heights	463	37	\$ 513,468	7	12	111	\$ 396,528	3.42	\$ 377,694	3.97	4.99%
Palos Hills	465	35	\$ 400,121	12	2	105	\$ 308,135	3.53	\$ 300,836	3.08	2.43%
Palos Park	464	50	\$ 915,308	8	2	91	\$ 538,045	5.94	\$ 550,330	5.50	-2.23%
Park Forest	466	134	\$ 127,522	54	21	427	\$ 113,580	3.20	\$ 111,551	2.48	1.82%
Park Ridge	68	192	\$ 848,235	50	31	376	\$ 627,458	5.04	\$ 608,090	4.40	3.19%
Peotone	468	28	\$ 469,517	7	5	48	\$ 230,074	5.60	\$ 221,297	5.76	3.97%
Plainfield	544	818	\$ 359,180	230	96	1737	\$ 289,028	4.76	\$ 288,447	4.32	0.20%
Posen	469	27	\$ 179,051	4	2	101	\$ 155,987	3.03	\$ 154,695	3.15	0.84%
Prospect Heights	70	38	\$ 652,827	4	2	70	\$ 516,125	6.00	\$ 486,770	4.36	6.03%
Richton Park	471	55	\$ 208,491	25	12	177	\$ 181,162	3.08	\$ 179,539	3.41	0.90%
River Forest	305	30	\$ 1,005,985	10	9	118	\$ 760,810	2.63	\$ 752,947	1.37	1.04%
River Grove	171	27	\$ 336,446	7	3	105	\$ 299,548	2.82	\$ 295,736	2.38	1.29%
Riverdale	627	78	\$ 119,249	12	33	191	\$ 108,374	3.97	\$ 106,984	4.71	1.30%
Riverside	546	55	\$ 570,480	18	2	109	\$ 513,324	5.12	\$ 510,094	5.08	0.63%
Rolling Meadows	8	50	\$ 386,720	17	5	157	\$ 309,487	3.35	\$ 308,714	2.73	0.25%
Romeoville	494	244	\$ 249,532	67	27	617	\$ 216,572	4.12	\$ 214,193	3.35	1.11%
Roselle & Keeneyville	172	99	\$ 449,158	20	5	189	\$ 352,679	5.55	\$ 343,249	4.41	2.75%
Round Lake	73	342	\$ 246,637	100	29	962	\$ 204,201	3.76	\$ 199,285	3.26	2.47%
Sauk Village	414	80	\$ 136,197	21	14	239	\$ 110,120	3.50	\$ 109,028	3.11	1.00%
Schaumburg	193	126	\$ 417,297	43	15	433	\$ 366,243	3.08	\$ 363,065	2.54	0.88%
Shorewood	496	126	\$ 369,540	18	11	195	\$ 272,673	6.75	\$ 268,161	6.47	1.68%
Skokie	76	127	\$ 554,907	43	20	473	\$ 423,030	2.84	\$ 421,034	2.25	0.47%
South Elgin	177	126	\$ 355,162	28	11	317	\$ 311,417	4.25	\$ 312,100	3.28	-0.22%
South Holland	473	132	\$ 198,246	35	38	461	\$ 174,636	2.97	\$ 171,042	3.12	2.10%
St. Charles	174	486	\$ 654,355	114	23	859	\$ 443,295	5.86	\$ 435,421	5.05	1.81%

Steger	475	43	\$ 184,387	12	6	165	\$ 133,913	2.82	\$ 132,053	3.24	1.41%
Stickney	404	44	\$ 263,863	5	7	141	\$ 237,901	3.45	\$ 231,667	3.31	2.69%
Streamwood	107	144	\$ 284,172	58	32	620	\$ 268,415	2.43	\$ 261,860	2.02	2.50%
Sugar Grove	554	74	\$ 474,275	13	7	142	\$ 357,539	5.48	\$ 350,516	5.22	2.00%
Summit	501	29	\$ 257,203	4	2	79	\$ 216,613	4.09	\$ 208,326	2.51	3.98%
Thornton	476	15	\$ 152,987	4	4	31	\$ 132,727	4.62	\$ 134,407	4.80	-1.25%
Tinley Park	477	120	\$ 361,138	46	10	378	\$ 285,615	3.32	\$ 292,725	2.93	-2.43%
University Park	5466	38	\$ 197,692	7	2	82	\$ 152,514	5.01	\$ 153,269	5.48	-0.49%
Vernon Hills	61	99	\$ 586,981	35	9	254	\$ 506,957	3.99	\$ 491,553	2.36	3.13%
Villa Park	186	107	\$ 363,157	27	9	335	\$ 281,589	3.46	\$ 278,541	2.11	1.09%
Warrenville	555	40	\$ 407,407	13	3	135	\$ 312,155	3.18	\$ 309,147	2.68	0.97%
Waukegan & Park City	85	367	\$ 173,781	77	36	852	\$ 160,768	4.56	\$ 158,370	4.21	1.51%
Wayne	184	34	\$ 1,018,835	9	1	49	\$ 711,823	6.92	\$ 683,004	5.41	4.22%
West Chicago	185	181	\$ 371,882	48	18	383	\$ 322,673	4.84	\$ 311,936	3.74	3.44%
Westchester	154	80	\$ 307,677	33	12	334	\$ 279,072	2.53	\$ 275,843	2.40	1.17%
Western Springs	558	105	\$ 825,530	28	6	160	\$ 655,649	6.49	\$ 648,604	4.81	1.09%
Westmont	559	102	\$ 500,087	30	3	220	\$ 359,122	4.84	\$ 342,958	3.92	4.71%
Wheaton	187	224	\$ 589,215	92	11	633	\$ 425,268	3.65	\$ 418,356	3.02	1.65%
Wheeling	90	46	\$ 374,673	20	9	181	\$ 296,215	2.63	\$ 296,377	2.45	-0.05%
Willow Springs	480	33	\$ 557,164	4	3	47	\$ 425,793	7.33	\$ 434,202	6.00	-1.94%
Willowbrook	516	36	\$ 653,904	6	2	53	\$ 525,290	7.08	\$ 494,198	5.14	6.29%
Wilmette	91	152	\$ 1,342,917	42	44	363	\$ 901,706	4.06	\$ 881,164	3.32	2.33%
Winfield	190	59	\$ 458,116	23	4	165	\$ 362,376	3.69	\$ 365,820	2.29	-0.94%
Winnetka	93	126	\$ 2,372,870	14	36	192	\$ 1,615,828	6.25	\$ 1,532,024	6.03	5.47%
Wood Dale	191	59	\$ 461,902	18	3	120	\$ 337,596	5.02	\$ 332,013	5.63	1.68%
Woodridge	517	67	\$ 387,270	35	2	318	\$ 301,594	2.26	\$ 305,870	1.94	-1.40%
Woodstock & Greenwood	98	216	\$ 512,655	43	10	353	\$ 273,104	6.38	\$ 279,200	6.13	-2.18%
Worth	482	24	\$ 304,473	8	5	112	\$ 231,118	2.30	\$ 228,600	2.26	1.10%
Yorkville	560	279	\$ 423,403	38	20	305	\$ 319,980	9.22	\$ 315,229	8.27	1.51%
Zion	99	185	\$ 189,890	38	36	434	\$ 160,442	4.37	\$ 158,725	4.45	1.08%
City of CHICAGO	8001-	4796	\$ 478,250	804	1227	12229	\$ 326,377	4.04	\$ 315,458	3.40	3.46%
TOTALS:	8099										
ALL AREAS (including areas not listed above)	ALL	34256	\$ 483,437	8005	4795	83413	\$ 328,625	4.27	\$ 323,038	3.73	1.73%
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</i>											
Source: MLSNI (4/2/2006)											
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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

April 1, 2005 to March 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRP

Robert E. Headrick, SRA, IFA, SCRP

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April 1, 2006 Statistics

January 1, 2006 Statistic

Town	Actives	Average List Price	Under # of Sales			Average Sale Price	MONTHS SUPPLY	Quarter SP		
			Contract (Ctg.)	Contract (Pend)	Last 12 mos.			Average Sale Price	MONTHS SUPPLY	Percent Increase
Woodridge	67	\$ 387,270	35	2	318	\$ 301,594	2.26	\$ 305,870	1.94	-1.40%
Bensenville	53	\$ 378,313	19	8	206	\$ 292,130	2.73	\$ 288,516	2.64	1.25%
Aurora-DuPage C	167	\$ 404,837	82	6	636	\$ 312,420	2.77	\$ 306,903	2.02	1.80%
Darien	52	\$ 453,165	28	5	190	\$ 401,792	2.80	\$ 393,239	3.09	2.18%
Bolingbrook	333	\$ 357,291	129	37	1139	\$ 260,834	3.06	\$ 256,220	2.73	1.80%
Warrenville	40	\$ 407,407	13	3	135	\$ 312,155	3.18	\$ 309,147	2.68	0.97%
Bartlett	172	\$ 411,408	52	16	549	\$ 346,002	3.35	\$ 344,375	2.52	0.47%
Lombard	166	\$ 467,047	65	6	513	\$ 321,836	3.41	\$ 316,305	3.04	1.75%
North Aurora	80	\$ 335,669	25	9	247	\$ 269,600	3.42	\$ 264,445	2.67	1.95%
Geneva	158	\$ 506,473	64	9	478	\$ 381,181	3.44	\$ 373,901	3.11	1.95%
Carol Stream	113	\$ 302,512	51	8	333	\$ 285,817	3.46	\$ 281,579	2.28	1.51%
Villa Park	107	\$ 363,157	27	9	335	\$ 281,589	3.46	\$ 278,541	2.11	1.09%
Batavia	125	\$ 474,018	41	8	374	\$ 346,872	3.55	\$ 348,240	3.09	-0.39%
Glendale Heights	108	\$ 289,454	29	12	324	\$ 249,487	3.55	\$ 246,416	3.18	1.25%
Naperville	743	\$ 757,728	262	31	2217	\$ 471,724	3.55	\$ 464,629	2.77	1.53%
Wheaton	224	\$ 589,215	92	11	633	\$ 425,268	3.65	\$ 418,356	3.02	1.65%
Aurora-Will Cty	113	\$ 309,500	41	2	328	\$ 286,343	3.65	\$ 285,966	2.67	0.13%
Winfield	59	\$ 458,116	23	4	165	\$ 362,376	3.69	\$ 365,820	2.29	-0.94%
Aurora-Dist 101	14	\$ 424,000	2	0	43	\$ 362,989	3.73	\$ 367,423	1.91	-1.21%
Lisle	83	\$ 550,833	35	2	224	\$ 393,322	3.82	\$ 389,516	2.97	0.98%
Addison	113	\$ 437,761	24	13	311	\$ 314,075	3.90	\$ 309,600	3.07	1.45%
Aurora-Kane Cty	536	\$ 205,297	115	83	1397	\$ 182,506	4.03	\$ 179,477	3.15	1.69%
Romeoville	244	\$ 249,532	67	27	617	\$ 216,572	4.12	\$ 214,193	3.35	1.11%
Downers Grove	296	\$ 619,878	94	5	671	\$ 441,877	4.61	\$ 427,439	4.03	3.38%
Oswego	238	\$ 371,405	72	18	527	\$ 298,291	4.63	\$ 298,003	4.10	0.10%
Plainfield	818	\$ 359,180	230	96	1737	\$ 289,028	4.76	\$ 288,447	4.32	0.20%
West Chicago	181	\$ 371,882	48	18	383	\$ 322,673	4.84	\$ 311,936	3.74	3.44%
Westmont	102	\$ 500,087	30	3	220	\$ 359,122	4.84	\$ 342,958	3.92	4.71%
Montgomery	194	\$ 256,858	55	29	381	\$ 215,543	5.01	\$ 209,638	3.32	2.82%
Wood Dale	59	\$ 461,902	18	3	120	\$ 337,596	5.02	\$ 332,013	5.63	1.68%
Bloomington	71	\$ 539,256	22	5	135	\$ 426,673	5.26	\$ 411,002	4.68	3.81%
Roselle & Keeney	99	\$ 449,158	20	5	189	\$ 352,679	5.55	\$ 343,249	4.41	2.75%
St. Charles	486	\$ 654,355	114	23	859	\$ 443,295	5.86	\$ 435,421	5.05	1.81%
Lemont	128	\$ 704,712	40	18	203	\$ 451,088	5.89	\$ 444,285	6.05	1.53%
Glen Ellyn	269	\$ 737,977	73	11	459	\$ 504,311	5.94	\$ 498,184	4.26	1.23%
Clarendon Hills	76	\$ 1,004,221	13	6	128	\$ 722,492	6.20	\$ 673,290	4.78	7.31%
Oak Brook	57	\$ 1,886,736	11	2	87	\$ 1,235,609	6.84	\$ 1,169,553	5.63	5.65%
Hinsdale	243	\$ 1,633,155	45	3	355	\$ 1,052,787	7.24	\$ 1,025,368	5.60	2.67%
Elmhurst	358	\$ 716,581	72	18	490	\$ 546,850	7.41	\$ 536,221	5.97	1.98%
Yorkville	279	\$ 423,403	38	20	305	\$ 319,980	9.22	\$ 315,229	8.27	1.51%
Burr Ridge	118	\$ 1,638,455	12	3	127	\$ 879,548	9.97	\$ 888,383	7.42	-0.99%
Overall Average	7942	\$557,298	2328	597	19088	\$404,340	4.33	\$ 396,568	2.78	1.96%

of 41 areas analyzed

A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.

Average Sales Price noted from previous year to current year may not be construed as Appreciation - it is percent of change of average sales

Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.

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

April 1, 2005 to March 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRIP

Robert E. Headrick, SRA, IFA, SCRIP

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Town	Actives	Average List Price	April 1, 2006 Statistics				MONTHS SUPPLY	January 1, 2006 Statistics		
			Under Contract (Cntg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price		Average Sale Price	MONTHS SUPPLY	Quarter SP Increase
Evanston	142	\$ 743,886	52	44	521	\$ 598,284	2.76	\$ 595,160	2.54	0.52%
Skokie	127	\$ 554,907	43	20	473	\$ 423,030	2.84	\$ 421,034	2.25	0.47%
Lincolnshire	35	\$ 899,667	13	4	94	\$ 649,307	3.78	\$ 648,633	2.51	0.10%
Wilmette	152	\$1,342,917	42	44	363	\$ 901,706	4.06	\$ 881,164	3.32	2.33%
Deerfield	100	\$ 911,930	27	20	248	\$ 634,103	4.07	\$ 614,743	4.19	3.15%
Northbrook	195	\$1,187,984	50	32	431	\$ 679,762	4.56	\$ 682,433	3.51	-0.39%
Northfield	27	\$1,671,388	2	9	58	\$ 930,252	4.70	\$ 891,806	4.24	4.31%
Glenview	233	\$1,070,122	36	36	514	\$ 686,240	4.77	\$ 677,944	3.69	1.22%
Park Ridge	192	\$ 848,235	50	31	376	\$ 627,458	5.04	\$ 608,090	4.40	3.19%
Kenilworth	21	\$2,349,190	2	5	36	\$ 1,781,030	5.86	\$ 1,867,421	4.62	-4.63%
Highland Par	253	\$1,390,251	31	50	428	\$ 766,961	5.96	\$ 751,779	4.94	2.02%
Winnetka	126	\$2,372,870	14	36	192	\$ 1,615,828	6.25	\$ 1,532,024	6.03	5.47%
Glencoe	115	\$2,203,090	9	19	144	\$ 1,480,554	8.02	\$ 1,405,186	6.40	5.36%

Overall Average	1718	\$835,545	371	350	3878	\$560,691	4.48	\$551,306	2.48	1.70%
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of 13 communities analyzed

Source: MLSNI (4/2/2006)

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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

April 1, 2005 to March 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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Town	Actives	<u>April 1, 2006 Statistics</u>					<u>January 1, 2006 Statistics</u>			
		Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Average Sale Price	MONTHS SUPPLY	Quarter SP Increase
Buffalo Grove	82	\$ 497,059	42	17	368	\$ 421,094	2.30	\$ 409,501	1.71	2.83%
Elk Grove Village	54	\$ 412,388	26	12	234	\$ 323,658	2.38	\$ 317,996	2.38	1.78%
Streamwood	144	\$ 284,172	58	32	620	\$ 268,415	2.43	\$ 261,860	2.02	2.50%
Wheeling	46	\$ 374,673	20	9	181	\$ 296,215	2.63	\$ 296,377	2.45	-0.05%
Carpentersville	164	\$ 259,646	54	33	553	\$ 197,153	3.08	\$ 194,878	2.65	1.17%
Schaumburg	126	\$ 417,297	43	15	433	\$ 366,243	3.08	\$ 363,065	2.54	0.88%
Mt. Prospect	132	\$ 484,946	32	12	452	\$ 390,950	3.19	\$ 384,531	1.79	1.67%
Hoffman Estate	144	\$ 386,767	51	18	453	\$ 341,436	3.31	\$ 338,763	2.34	0.79%
Rolling Meadow	50	\$ 386,720	17	5	157	\$ 309,487	3.35	\$ 308,714	2.73	0.25%
Palatine	199	\$ 547,206	60	17	502	\$ 420,385	4.12	\$ 412,059	3.14	2.02%
South Elgin	126	\$ 355,162	28	11	317	\$ 311,417	4.25	\$ 312,100	3.28	-0.22%
Arlington Heights	284	\$ 627,063	63	25	625	\$ 437,846	4.78	\$ 438,147	3.78	-0.07%
Itasca	38	\$ 625,765	8	2	74	\$ 452,037	5.43	\$ 437,483	3.45	3.33%
Prospect Heights	38	\$ 652,827	4	2	70	\$ 516,125	6.00	\$ 486,770	4.36	6.03%
Barrington Area	379	\$1,173,622	73	18	646	\$ 736,629	6.17	\$ 730,316	5.24	0.86%
Inverness	63	\$ 922,554	11	2	74	\$ 849,118	8.69	\$ 801,150	5.73	5.99%
Overall Average	2069	\$400,375	590	230	5759	\$316,105	3.77	\$309,224	2.48	2.23%

of 16 communities analyzed

Source: MLSNI (4/2/2006)

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Headrick-Wagner Appraisal Group

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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

April 1, 2005 to March 31, 2006

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, IFA, SCRIP

Robert E. Headrick, SRA, IFA, SCRIP

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Town	Actives	April 1, 2006 Statistics						January 1, 2006 Statistic		
		Average List Price	Under Contract (Cntg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Average Sale Price	MONTHS SUPPLY	Quarter Percent Change
Steger	43	\$ 184,387	12	6	165	\$ 133,913	2.82	\$ 132,053	3.24	1.41%
South Holland	132	\$ 198,246	35	38	461	\$ 174,636	2.97	\$ 171,042	3.12	2.10%
Homewood	91	\$ 241,737	40	8	318	\$ 205,767	2.98	\$ 198,363	2.57	3.73%
Richton Park	55	\$ 208,491	25	12	177	\$ 181,162	3.08	\$ 179,539	3.41	0.90%
Lansing	142	\$ 181,482	41	26	475	\$ 160,639	3.14	\$ 159,213	2.59	0.90%
Park Forest	134	\$ 127,522	54	21	427	\$ 113,580	3.20	\$ 111,551	2.48	1.82%
Markham	84	\$ 163,818	24	25	259	\$ 117,449	3.27	\$ 113,305	3.87	3.66%
Hazel Crest	80	\$ 179,178	18	18	250	\$ 135,768	3.36	\$ 131,398	3.35	3.33%
Sauk Village	80	\$ 136,197	21	14	239	\$ 110,120	3.50	\$ 109,028	3.11	1.00%
Country Club Hills	94	\$ 234,526	23	16	281	\$ 163,515	3.53	\$ 165,406	2.86	-1.14%
Glenwood	48	\$ 201,040	9	5	146	\$ 160,633	3.60	\$ 158,980	2.87	1.04%
Dolton	163	\$ 136,526	36	57	437	\$ 119,920	3.69	\$ 117,386	3.38	2.16%
Riverdale	78	\$ 119,249	12	33	191	\$ 108,374	3.97	\$ 106,984	4.71	1.30%
Calumet City	222	\$ 137,869	37	64	543	\$ 130,881	4.14	\$ 127,476	3.89	2.67%
Matteson	120	\$ 262,906	51	25	269	\$ 193,225	4.17	\$ 183,243	4.51	5.45%
Chicago Heights	154	\$ 126,961	32	29	358	\$ 115,417	4.41	\$ 113,559	3.36	1.64%
Harvey	160	\$ 103,664	22	65	334	\$ 76,542	4.56	\$ 74,938	4.39	2.14%
University Park	38	\$ 197,692	7	2	82	\$ 152,514	5.01	\$ 153,269	5.48	-0.49%
Olympia Fields	44	\$ 422,801	11	4	89	\$ 292,066	5.08	\$ 289,196	7.28	0.99%
Lynwood	51	\$ 306,424	8	9	89	\$ 213,769	5.77	\$ 201,616	6.30	6.03%
Flossmoor	106	\$ 487,098	21	6	168	\$ 338,818	6.52	\$ 319,692	4.35	5.98%
Crete	168	\$ 325,024	25	9	262	\$ 239,450	6.81	\$ 236,389	5.22	1.29%
Overall Average of 22 communities analyzed	2287	\$212,856	564	492	6020	\$165,371	3.88	\$161,528	2.89	2.38%

Source: MLSNI (4/2/2006)

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 Single Family Detached Residences South/Southwest Association of REALTORS
 April 1, 2005 to March 31, 2006

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Town	<u>April 1, 2006 Statistics</u>							<u>January 1, 2006 Statistics</u>		
	Actives	Average List Price	Under # of Sales		Last 12 mos.	Average Sale Price	MONTHS SUPPLY	Average Sale Price	MONTHS SUPPLY	Percent Increase
			Contract (Ctg.)	Contract (Pend)						
Hickory Hills	22	\$ 366,816	7	8	115	\$ 282,471	2.03	\$ 283,438	1.62	-0.34%
Worth	24	\$ 304,473	8	5	112	\$ 231,118	2.30	\$ 228,600	2.26	1.10%
Oak Forest	70	\$ 267,054	27	7	322	\$ 232,999	2.36	\$ 228,176	1.83	2.11%
Midlothian	55	\$ 234,774	16	7	224	\$ 179,696	2.67	\$ 177,203	0.62	1.41%
Lockport	149	\$ 318,376	34	48	474	\$ 246,247	3.22	\$ 233,302	2.80	5.55%
Tinley Park	120	\$ 361,138	46	10	378	\$ 285,615	3.32	\$ 292,725	2.93	-2.43%
Evergreen Park	89	\$ 260,133	24	16	277	\$ 222,557	3.37	\$ 221,703	2.82	0.39%
Blue Island	54	\$ 184,480	16	10	166	\$ 151,066	3.38	\$ 147,905	2.58	2.14%
Oak Lawn	172	\$ 330,611	54	14	542	\$ 259,835	3.38	\$ 257,440	2.94	0.93%
Palos Heights	37	\$ 513,468	7	12	111	\$ 396,528	3.42	\$ 377,694	3.97	4.99%
Palos Hills	35	\$ 400,121	12	2	105	\$ 308,135	3.53	\$ 300,836	3.08	2.43%
Crestwood	17	\$ 254,605	2	4	51	\$ 222,091	3.58	\$ 215,886	2.48	2.87%
Orland Park	174	\$ 620,989	52	20	447	\$ 400,536	4.02	\$ 395,619	3.35	1.24%
Justice	20	\$ 324,635	14	4	40	\$ 256,974	4.14	\$ 249,876	3.50	2.84%
Mokena	89	\$ 481,211	21	3	233	\$ 328,474	4.16	\$ 320,616	2.57	2.45%
Alsip	66	\$ 254,209	12	2	174	\$ 225,914	4.21	\$ 220,210	3.10	2.59%
Burbank	138	\$ 333,226	27	16	336	\$ 256,748	4.37	\$ 250,070	3.27	2.67%
New Lenox	150	\$ 375,494	55	8	346	\$ 300,146	4.40	\$ 293,771	3.71	2.17%
Homer Glen	104	\$ 529,317	27	2	240	\$ 387,043	4.64	\$ 383,762	3.79	0.85%
Chicago Ridge	24	\$ 267,500	6	0	54	\$ 229,810	4.80	\$ 227,804	2.22	0.88%
Palos Park	50	\$ 915,308	8	2	91	\$ 538,045	5.94	\$ 550,330	5.50	-2.23%
Frankfort	195	\$ 546,493	48	7	338	\$ 361,463	5.95	\$ 357,630	5.36	1.07%
Overall Average	1854	\$402,116	523	207	5176	\$300,167	3.77	\$ 264,142	2.48	13.64%

of 21 communities analyzed

Source: MLSNI (4/2/2006)

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