

Headrick-Wagner Appraisal Group

Compiled from MLS of Northern Illinois, Inc. by:

Presents

Alvin "Chip" Wagner III, IFA, SCRIP

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Robert E. Headrick, SRA, IFA, SCRIP

The analysis of absorption rates and percentage of change in Inventory Level

Headrick-Wagner Appraisal Group, Ltd.

Single Family Detached Residences

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

July 1, 2006 to September 30, 2006

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October 1, 2006 Statistics

October 1, 2005 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change
				(Ctg.)	(Pend)	Last 12 mos.				
Addison	101	172	\$ 411,749	26	6	268	\$ 815,000	6.88	2.91	136.43%
Algonquin	102	229	\$ 375,511	28	8	381	\$ 327,094	6.59	2.78	137.05%
Alsip	658	87	\$ 252,571	17	4	150	\$ 234,792	6.11	3.49	74.94%
Antioch	2	243	\$ 371,482	19	14	365	\$ 288,776	7.33	4.43	65.39%
Arlington Heights	5	480	\$ 563,718	50	19	592	\$ 448,580	8.71	3.75	132.38%
Aurora-Dist 101	507	22	\$ 367,981	1	0	37	\$ 362,887	6.95	2.75	152.63%
Aurora-DuPage Cty	507	227	\$ 370,154	40	4	558	\$ 323,188	4.52	2.13	112.44%
Aurora-Kane Cty	507	645	\$ 210,716	84	49	1267	\$ 180,597	5.53	3.00	84.29%
Aurora-Will Cty	507	150	\$ 310,435	21	3	294	\$ 291,653	5.66	3.26	73.63%
Barrington Area	10	527	\$ 1,073,784	35	11	514	\$ 745,392	11.29	6.38	77.00%
Bartlett	104	253	\$ 427,104	25	10	460	\$ 347,443	6.13	2.88	112.96%
Batavia	510	181	\$ 435,990	25	6	309	\$ 373,932	6.39	3.56	79.44%
Beecher	401	70	\$ 348,571	7	6	52	\$ 279,376	12.92	9.36	38.07%
Bellwood	2104	90	\$ 219,731	19	20	244	\$ 190,994	3.82	1.78	114.40%
Bensenville	106	102	\$ 393,295	18	4	161	\$ 304,793	6.69	2.77	141.46%
Berwyn	402	304	\$ 282,194	32	36	519	\$ 256,693	6.21	3.01	106.47%
Bloomington	108	112	\$ 525,270	10	2	138	\$ 433,872	8.96	4.67	91.86%
Blue Island	406	67	\$ 194,801	8	9	163	\$ 158,925	4.47	4.08	9.48%
Bolingbrook	440	491	\$ 331,173	67	19	1005	\$ 275,055	5.40	2.65	103.79%
Bridgeview	455	52	\$ 301,159	6	2	87	\$ 249,974	6.57	3.57	83.99%
Broadview	155	43	\$ 220,401	4	8	105	\$ 192,669	4.41	2.64	67.06%
Brookfield	513	61	\$ 316,485	7	6	234	\$ 281,086	2.96	2.18	35.94%
Buffalo Grove	89	176	\$ 470,297	20	6	335	\$ 442,564	5.85	2.26	158.87%
Burbank	454	214	\$ 328,941	21	9	299	\$ 275,066	7.81	3.24	140.91%
Burnham	633	23	\$ 132,809	4	5	51	\$ 119,774	4.60	3.56	29.21%
Burr Ridge	522	122	\$ 1,458,713	13	1	103	\$ 993,357	12.51	6.96	79.78%
Calumet City	409	291	\$ 143,344	36	57	516	\$ 131,784	5.73	3.14	82.61%
Calumet Park	643	54	\$ 139,577	6	11	76	\$ 123,486	6.97	2.86	143.63%
Carol Stream	188	145	\$ 345,301	20	3	317	\$ 306,586	5.12	2.72	88.15%
Carpentersville	110	229	\$ 259,533	33	25	549	\$ 198,789	4.53	3.44	31.60%
Cary	13	212	\$ 372,652	28	9	362	\$ 330,818	6.38	3.54	80.11%
Channahon	410	113	\$ 331,743	13	2	151	\$ 256,132	8.17	4.02	103.20%
Chicago Heights	411	204	\$ 137,921	26	21	387	\$ 121,113	5.64	3.70	52.45%
Chicago Ridge	415	35	\$ 282,759	7	3	61	\$ 235,561	5.92	2.55	131.98%
Cicero	650	243	\$ 236,194	22	39	467	\$ 217,667	5.52	3.06	80.48%
Clarendon Hills	514	113	\$ 937,798	8	0	88	\$ 823,263	14.13	4.37	223.23%
Country Club Hills	478	117	\$ 235,443	34	16	261	\$ 169,651	4.51	2.85	58.40%
Countryside	527	27	\$ 543,026	2	0	33	\$ 391,204	9.26	8.40	10.20%
Crestwood	446	26	\$ 257,618	5	0	43	\$ 239,989	6.50	1.35	381.48%
Crete	417	194	\$ 309,026	26	8	246	\$ 237,565	8.31	5.43	53.12%
Crystal Lake (& Lakewood)	14	519	\$ 424,516	56	10	707	\$ 320,681	8.06	4.24	90.02%
Darien	562	92	\$ 490,139	17	1	171	\$ 404,808	5.84	3.53	65.48%
Deerfield	15	151	\$ 924,574	19	12	240	\$ 677,478	6.69	3.59	86.25%
Des Plaines	16	286	\$ 450,920	33	20	474	\$ 357,782	6.51	3.38	92.67%
Dolton	419	238	\$ 139,705	31	42	450	\$ 124,302	5.46	3.70	47.59%
Downers Grove	515	409	\$ 619,364	58	6	591	\$ 469,409	7.49	4.48	67.26%
Elgin	123	793	\$ 326,863	91	82	1303	\$ 255,711	6.45	4.46	44.56%
Elk Grove Village	7	107	\$ 384,421	10	8	229	\$ 335,743	5.20	1.83	184.06%
Elmhurst	126	411	\$ 691,608	45	10	498	\$ 539,154	8.92	6.62	34.72%
Elmwood Park	635	151	\$ 409,312	12	8	216	\$ 350,904	7.68	3.69	108.07%
Evanston	201	245	\$ 723,722	17	19	489	\$ 619,831	5.60	2.75	103.64%
Evergreen Park	642	124	\$ 261,862	22	10	245	\$ 225,051	5.37	2.91	84.60%
Flossmoor	422	114	\$ 424,494	11	2	143	\$ 329,008	8.77	5.45	60.90%
Forest Park	130	63	\$ 362,782	3	1	81	\$ 332,107	8.89	4.32	105.88%
Fox Lake	20	105	\$ 324,477	6	5	112	\$ 251,314	10.24	7.11	44.08%
Fox River Grove	21	42	\$ 323,228	4	1	75	\$ 305,203	6.30	2.72	131.62%
Frankfort	423	267	\$ 537,128	31	10	302	\$ 387,472	9.34	4.46	109.44%
Franklin Park	131	140	\$ 303,600	8	9	212	\$ 274,461	7.34	3.05	140.53%
Geneva	134	205	\$ 465,707	33	9	402	\$ 398,282	5.54	3.25	70.48%
Glen Ellyn	137	342	\$ 702,135	38	4	449	\$ 511,260	8.36	5.77	44.86%
Glencoe	22	121	\$ 2,153,588	9	6	113	\$ 1,275,301	11.34	6.72	68.81%
Glendale Heights	139	136	\$ 290,818	18	7	270	\$ 258,316	5.53	3.18	73.97%
Glenview	25	362	\$ 982,113	27	21	421	\$ 725,014	9.26	4.52	104.92%
Glenwood	425	68	\$ 185,108	3	4	141	\$ 164,404	5.51	2.72	102.70%
Gurnee	31	245	\$ 414,183	25	6	429	\$ 343,316	6.39	2.69	137.59%
Hanover Park	103	164	\$ 267,608	29	13	340	\$ 247,445	5.15	2.25	128.97%
Harvey	426	223	\$ 109,305	24	54	316	\$ 82,700	6.79	4.35	56.14%

Harwood Heights	656	46	\$ 453,852	2	1	48	\$ 405,718	10.82		3.84	181.86%
Hazel Crest	429	116	\$ 170,976	17	14	237	\$ 143,243	5.19		3.41	52.32%
Hickory Hills	457	62	\$ 314,319	3	1	98	\$ 296,425	7.29		3.03	140.73%
Highland Park	35	350	\$ 1,341,335	21	34	368	\$ 891,888	9.93		6.04	64.39%
Hillside	162	35	\$ 264,752	8	2	117	\$ 224,176	3.31		2.23	48.30%
Hinkley	520	17	\$ 267,164	5	0	28	\$ 252,744	6.18		7.74	-20.13%
Hinsdale	521	311	\$ 1,454,921	28	4	274	\$ 1,071,617	12.20		5.81	109.92%
Hoffman Estates	194	220	\$ 398,324	36	39	390	\$ 355,343	5.68		2.64	115.05%
Homer Glen	500	164	\$ 585,400	29	4	201	\$ 399,569	8.41		4.33	94.23%
Homewood	430	145	\$ 252,602	23	9	345	\$ 202,800	4.62		3.10	48.88%
Indian Head Park	531	12	\$ 723,791	1	0	10	\$ 600,540	13.09		5.00	161.82%
Inverness	7167	87	\$ 896,254	9	1	71	\$ 825,968	12.89		8.18	57.57%
Itasca	143	58	\$ 539,306	5	1	60	\$ 463,700	10.55		5.70	85.01%
Joliet	499	670	\$ 214,203	131	85	1521	\$ 170,059	4.63		3.38	36.94%
Justice	458	35	\$ 322,409	6	3	58	\$ 249,261	6.27		2.60	141.10%
Kenilworth	43	43	\$ 2,743,279	0	6	22	\$ 1,559,068	18.43		3.43	437.28%
LaGrange Park	526	84	\$ 448,066	10	3	125	\$ 407,512	7.30		2.18	235.06%
LaGrange	525	131	\$ 687,951	13	2	180	\$ 576,105	8.06		4.12	95.67%
Lake Bluff	44	97	\$ 1,268,077	3	5	132	\$ 829,293	8.31		5.92	40.44%
Lake Forest	45	284	\$ 2,216,554	18	14	300	\$ 1,356,536	10.27		7.49	37.05%
Lake In The Hills	156	241	\$ 343,800	31	10	463	\$ 281,872	5.74		3.29	74.41%
Lake Villa & Lindenhurst	46	311	\$ 350,786	35	11	615	\$ 306,419	5.65		3.96	42.58%
Lansing	438	229	\$ 189,479	39	23	476	\$ 166,753	5.11		2.74	86.42%
Lemont	439	185	\$ 652,775	17	2	169	\$ 491,779	11.81		6.10	93.58%
Libertyville & Green Oaks	48	293	\$ 702,906	27	6	305	\$ 570,908	10.40		4.65	123.71%
Lincolnshire	69	70	\$ 867,165	11	5	76	\$ 663,373	9.13		3.33	174.19%
Lincolnwood	645	106	\$ 870,658	7	7	100	\$ 606,572	11.16		5.54	101.41%
Lisle	532	118	\$ 509,903	11	2	206	\$ 407,447	6.47		3.16	104.61%
Lockport	495	224	\$ 325,649	42	24	444	\$ 259,049	5.27		2.62	101.17%
Lombard	148	270	\$ 441,785	40	4	448	\$ 329,043	6.59		3.67	79.44%
Lynwood	5411	77	\$ 285,553	8	5	79	\$ 232,528	10.04		4.03	149.22%
Lyons	534	53	\$ 272,277	5	4	131	\$ 232,761	4.54		3.35	35.61%
Markham	4426	132	\$ 157,057	10	18	238	\$ 120,682	5.95		3.32	79.36%
Matteson	443	162	\$ 269,935	43	9	327	\$ 217,396	5.13		4.78	7.31%
Maywood	153	126	\$ 216,050	19	26	258	\$ 174,418	4.99		2.18	128.90%
Medinah	157	26	\$ 593,130	4	1	35	\$ 407,734	7.80		5.37	45.25%
Melrose Park	160	76	\$ 306,677	8	3	134	\$ 273,123	6.29		3.59	75.20%
McHenry	50	543	\$ 355,708	61	20	788	\$ 246,387	7.50		4.48	67.37%
Minooka	447	120	\$ 330,186	20	4	168	\$ 256,075	7.50		5.96	25.84%
Midlothian	445	65	\$ 223,849	22	8	219	\$ 188,989	3.13		2.65	18.21%
Mokena	448	122	\$ 469,150	21	4	194	\$ 365,693	6.68		3.13	113.58%
Monee	449	108	\$ 380,534	8	6	90	\$ 316,370	12.46		3.90	219.53%
Montgomery	538	242	\$ 260,408	63	27	387	\$ 222,900	6.09		3.09	97.02%
Morton Grove	53	166	\$ 527,985	12	8	221	\$ 433,578	8.27		2.25	267.36%
Mt. Prospect	56	230	\$ 465,298	26	10	359	\$ 397,410	6.99		2.30	203.80%
Mundelein	60	241	\$ 416,635	38	6	440	\$ 336,639	5.98		3.97	50.51%
Naperville	540	963	\$ 725,974	138	19	1904	\$ 495,125	5.61		3.12	79.71%
New Lenox	451	171	\$ 383,645	27	13	354	\$ 303,457	5.21		3.28	58.78%
Niles	648	119	\$ 504,723	10	7	176	\$ 430,709	7.40		2.97	149.12%
Norridge	634	110	\$ 545,038	11	4	117	\$ 431,541	10.00		2.26	342.48%
North Aurora	542	121	\$ 352,278	16	2	215	\$ 281,437	6.23		2.89	115.63%
North Chicago	64	74	\$ 152,416	10	9	156	\$ 134,702	5.07		5.51	-7.91%
North Riverside	547	27	\$ 334,440	3	2	56	\$ 283,009	5.31		1.89	181.03%
Northbrook	62	300	\$ 1,059,366	20	9	355	\$ 718,625	9.38		4.96	89.01%
Northfield	7193	52	\$ 1,527,350	1	3	49	\$ 994,328	11.77		5.45	116.03%
Northlake	164	72	\$ 271,394	16	7	126	\$ 258,485	5.80		3.61	60.63%
Oak Brook	523	94	\$ 1,824,923	7	1	65	\$ 1,286,473	15.45		7.20	114.61%
Oak Forest	452	123	\$ 273,562	28	7	271	\$ 247,748	4.82		2.13	126.46%
Oak Lawn	453	238	\$ 330,440	47	16	501	\$ 271,798	5.06		2.90	74.61%
Oak Park	302	248	\$ 578,181	18	15	430	\$ 500,723	6.43		2.72	136.31%
Olympia Fields	461	57	\$ 404,261	7	4	88	\$ 305,029	6.91		7.42	-6.89%
Orland Park	462	232	\$ 586,398	33	15	400	\$ 422,744	6.21		3.05	103.75%
Oswego	543	286	\$ 367,950	39	19	487	\$ 313,743	6.30		3.58	75.90%
Palatine	67	268	\$ 530,758	45	4	446	\$ 436,959	6.50		3.35	93.94%
Palos Heights	463	72	\$ 537,245	8	8	96	\$ 417,203	7.71		3.64	111.93%
Palos Hills	465	61	\$ 372,275	6	1	108	\$ 322,869	6.37		2.88	121.01%
Palos Park	464	63	\$ 874,116	8	5	74	\$ 618,957	8.69		7.15	21.53%
Park Forest	466	204	\$ 128,860	33	20	423	\$ 121,015	5.14		2.48	107.37%
Park Ridge	68	309	\$ 769,735	25	11	354	\$ 618,056	9.51		4.75	100.16%
Peotone	468	30	\$ 389,079	9	1	48	\$ 243,504	6.21		4.08	52.13%
Plainfield	544	999	\$ 365,824	119	47	1637	\$ 301,712	6.65		3.92	69.62%
Posen	469	31	\$ 179,183	11	6	90	\$ 155,757	3.48		3.39	2.56%
Prospect Heights	70	69	\$ 633,579	6	2	58	\$ 530,206	12.55		5.03	149.41%
Richton Park	471	93	\$ 231,186	16	11	178	\$ 180,342	5.44		2.76	97.24%
River Forest	305	59	\$ 903,249	7	3	94	\$ 833,857	6.81		2.80	143.13%
River Grove	171	59	\$ 342,498	3	3	84	\$ 307,831	7.87		2.68	193.53%
Riverdale	627	99	\$ 121,203	7	24	185	\$ 110,335	5.50		3.87	42.12%
Riverside	546	73	\$ 660,704	7	4	115	\$ 516,255	6.95		4.23	64.36%
Rolling Meadows	8	77	\$ 364,907	14	0	158	\$ 325,863	5.37		2.10	155.81%
Romeoville	494	255	\$ 252,442	51	10	599	\$ 220,905	4.64		3.50	32.47%
Roselle & Keeneyville	172	146	\$ 424,752	17	4	184	\$ 349,082	8.55		3.73	129.12%

Round Lake	73	443	\$ 245,545	55	30	873	\$ 205,608	5.55		3.27	69.70%
Sauk Village	414	115	\$ 129,322	14	13	231	\$ 112,707	5.35		3.01	77.70%
Schaumburg	193	214	\$ 416,791	26	7	395	\$ 386,407	6.00		3.19	88.09%
Shorewood	496	162	\$ 345,997	20	6	211	\$ 278,758	8.20		8.42	-2.58%
Skokie	76	278	\$ 554,381	29	11	403	\$ 438,295	7.53		2.80	168.95%
South Elgin	177	139	\$ 381,172	24	4	296	\$ 310,375	5.15		3.75	37.28%
South Holland	473	192	\$ 206,260	23	24	402	\$ 180,937	5.13		3.39	51.37%
St. Charles	174	582	\$ 666,093	63	8	801	\$ 475,733	8.01		5.48	46.15%
Steger	475	60	\$ 190,487	12	4	137	\$ 130,833	4.71		3.61	30.36%
Stickney	404	67	\$ 280,362	8	3	118	\$ 247,566	6.23		3.10	101.05%
Streamwood	107	248	\$ 296,982	33	15	514	\$ 279,910	5.30		2.37	123.43%
Sugar Grove	554	127	\$ 436,686	8	3	115	\$ 358,548	12.10		5.06	139.04%
Summit	501	33	\$ 244,768	2	6	60	\$ 234,796	5.82		3.11	87.25%
Thornton	476	8	\$ 148,800	3	3	42	\$ 136,075	2.00		4.00	-50.00%
Tinley Park	477	193	\$ 356,525	31	6	330	\$ 304,700	6.31		3.13	101.62%
University Park	5466	62	\$ 204,915	6	4	71	\$ 157,358	9.19		7.32	25.48%
Vernon Hills	61	129	\$ 565,569	20	9	244	\$ 509,821	5.67		2.68	111.58%
Villa Park	186	142	\$ 336,828	27	2	250	\$ 292,577	6.11		2.36	158.79%
Warrenville	555	77	\$ 410,863	9	2	112	\$ 318,421	7.51		2.96	153.79%
Waukegan & Park City	85	452	\$ 178,512	46	28	838	\$ 164,446	5.95		4.23	40.60%
Wayne	184	41	\$ 919,684	5	0	37	\$ 768,436	11.71		7.70	52.13%
West Chicago	185	198	\$ 399,501	40	11	304	\$ 318,180	6.69		4.16	60.89%
Westchester	154	114	\$ 306,759	27	1	301	\$ 287,449	4.16		2.73	52.31%
Western Springs	558	113	\$ 832,276	10	5	158	\$ 640,450	7.84		4.65	68.56%
Westmont	559	122	\$ 467,029	15	2	209	\$ 396,974	6.48		4.46	45.24%
Wheaton	187	338	\$ 575,487	46	8	527	\$ 432,130	6.98		3.38	106.54%
Wheeling	90	83	\$ 398,524	6	6	158	\$ 324,642	5.86		1.85	216.69%
Willow Springs	480	34	\$ 425,565	5	1	36	\$ 455,627	9.71		9.00	7.94%
Willowbrook	516	53	\$ 632,699	5	1	52	\$ 549,851	10.97		5.80	89.06%
Wilmette	91	206	\$ 1,127,975	17	22	340	\$ 939,848	6.52		4.07	60.26%
Winfield	190	67	\$ 480,017	12	2	149	\$ 357,486	4.93		3.17	55.60%
Winnetka	93	174	\$ 2,298,959	10	11	205	\$ 1,696,450	9.24		6.73	37.28%
Wood Dale	191	89	\$ 466,274	12	5	111	\$ 337,571	8.34		6.87	21.45%
Woodridge	517	101	\$ 383,712	19	2	265	\$ 303,176	4.24		2.06	105.72%
Woodstock & Greenwood	98	321	\$ 477,305	34	19	318	\$ 281,432	10.38		5.70	82.15%
Worth	482	55	\$ 294,864	6	2	98	\$ 236,997	6.23		1.78	249.80%
Yorkville	560	347	\$ 419,367	28	16	290	\$ 324,611	12.47		7.81	59.63%
Zion	99	253	\$ 189,184	22	15	415	\$ 163,366	6.72		4.99	34.61%
City of CHICAGO	8001-	7182	\$ 450,625	607	914	10906	\$ 340,371	6.94		3.51	97.58%
TOTALS:	8099										
ALL AREAS <i>(including areas not listed above)</i>	ALL	48389	\$ 467,113	5464	3433	76167	\$ 335,038	6.83		3.90	75.03%
<i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied. Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</i>											
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Presents

THE NORTH SUBURBAN QUARTERLY HOUSING REPORT

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Town	Actives	Average List Price	October 1, 2006 Statistics			Average Sale Price	MONTHS SUPPLY	October 1, 2005 Statistics	
			Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Annual Percent Increase
Evanston	245	\$ 723,722	17	19	489	\$ 619,831	5.60	2.75	103.64%
Wilmette	206	\$ 1,127,975	17	22	340	\$ 939,848	6.52	4.07	60.26%
Deerfield	151	\$ 924,574	19	12	240	\$ 677,478	6.69	3.59	86.25%
Skokie	278	\$ 554,381	29	11	403	\$ 438,295	7.53	2.80	168.95%
Lincolnshire	70	\$ 867,165	11	5	76	\$ 663,373	9.13	3.33	174.19%
Winnetka	174	\$ 2,298,959	10	11	205	\$ 1,696,450	9.24	6.73	37.28%
Glenview	362	\$ 982,113	27	21	421	\$ 725,014	9.26	4.52	104.92%
Northbrook	300	\$ 1,059,366	20	9	355	\$ 718,625	9.38	4.96	89.01%
Park Ridge	309	\$ 769,735	25	11	354	\$ 618,056	9.51	4.75	100.16%
Highland Par	350	\$ 1,341,335	21	34	368	\$ 891,888	9.93	6.04	64.39%
Glencoe	121	\$ 2,153,588	9	6	113	\$ 1,275,301	11.34	6.72	68.81%
Northfield	52	\$ 1,527,350	1	3	49	\$ 994,328	11.77	5.45	116.03%
Kenilworth	43	\$ 2,743,279	0	6	22	\$ 1,559,068	18.43	3.43	437.28%
Overall Average	2661	\$813,026	206	170	3435	\$562,741	8.38	N/A	N/A

of 13 communities analyzed

Source: MLSNI (10/1/2006)

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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

October 1, 2005 to September 30, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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Town	Actives	<u>October 1, 2006 Statistics</u>				<u>October 1, 2005 Statistics</u>			
		Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Annual Percent Increase
Carpentersville	229	\$ 259,533	33	25	549	\$ 198,789	4.53	3.44	31.60%
South Elgin	139	\$ 381,172	24	4	296	\$ 310,375	5.15	3.75	37.28%
Elk Grove Village	107	\$ 384,421	10	8	229	\$ 335,743	5.20	1.83	184.06%
Streamwood	248	\$ 296,982	33	15	514	\$ 279,910	5.30	2.37	123.43%
Rolling Meadow	77	\$ 364,907	14	0	158	\$ 325,863	5.37	2.10	155.81%
Hoffman Estate	220	\$ 398,324	36	39	390	\$ 355,343	5.68	2.64	115.05%
Buffalo Grove	176	\$ 470,297	20	6	335	\$ 442,564	5.85	2.26	158.87%
Wheeling	83	\$ 398,524	6	6	158	\$ 324,642	5.86	1.85	216.69%
Schaumburg	214	\$ 416,791	26	7	395	\$ 386,407	6.00	3.19	88.09%
Palatine	268	\$ 530,758	45	4	446	\$ 436,959	6.50	3.35	93.94%
Mt. Prospect	230	\$ 465,298	26	10	359	\$ 397,410	6.99	2.30	203.80%
Arlington Heights	480	\$ 563,718	50	19	592	\$ 448,580	8.71	3.75	132.38%
Itasca	58	\$ 539,306	5	1	60	\$ 463,700	10.55	5.70	85.01%
Barrington Area	527	\$1,073,784	35	11	514	\$ 745,392	11.29	6.38	77.00%
Prospect Heights	69	\$ 633,579	6	2	58	\$ 530,206	12.55	5.03	149.41%
Inverness	87	\$ 896,254	9	1	71	\$ 825,968	12.89	8.18	57.57%
Overall Average	3212	\$384,459	378	158	5124	\$324,183	6.81	N/A	N/A

of 16 communities analyzed

Source: MLSNI (10/1/2006)

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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

October 1, 2005 to September 30, 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	October 1, 2006 Statistics			October 1, 2005 Statistics			Annual Percent Increase
			Under Contract (Ctg.)	Under # of Sales (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	
Woodridge	101	\$ 383,712	19	2	265	\$ 303,176	4.24	2.06	105.72%
Aurora-DuPage C	227	\$ 370,154	40	4	558	\$ 323,188	4.52	2.13	112.44%
Romeoville	255	\$ 252,442	51	10	599	\$ 220,905	4.64	3.50	32.47%
Winfield	67	\$ 480,017	12	2	149	\$ 357,486	4.93	3.17	55.60%
Carol Stream	145	\$ 345,301	20	3	317	\$ 306,586	5.12	2.72	88.15%
Bolingbrook	491	\$ 331,173	67	19	1005	\$ 275,055	5.40	2.65	103.79%
Aurora-Kane Cty	645	\$ 210,716	84	49	1267	\$ 180,597	5.53	3.00	84.29%
Glendale Heights	136	\$ 290,818	18	7	270	\$ 258,316	5.53	3.18	73.97%
Geneva	205	\$ 465,707	33	9	402	\$ 398,282	5.54	3.25	70.48%
Naperville	963	\$ 725,974	138	19	1904	\$ 495,125	5.61	3.12	79.71%
Aurora-Will Cty	150	\$ 310,435	21	3	294	\$ 291,653	5.66	3.26	73.63%
Darien	92	\$ 490,139	17	1	171	\$ 404,808	5.84	3.53	65.48%
Montgomery	242	\$ 260,408	63	27	387	\$ 222,900	6.09	3.09	97.02%
Villa Park	142	\$ 336,828	27	2	250	\$ 292,577	6.11	2.36	158.79%
Bartlett	253	\$ 427,104	25	10	460	\$ 347,443	6.13	2.88	112.96%
North Aurora	121	\$ 352,278	16	2	215	\$ 281,437	6.23	2.89	115.63%
Oswego	286	\$ 367,950	39	19	487	\$ 313,743	6.30	3.58	75.90%
Batavia	181	\$ 435,990	25	6	309	\$ 373,932	6.39	3.56	79.44%
Lisle	118	\$ 509,903	11	2	206	\$ 407,447	6.47	3.16	104.61%
Westmont	122	\$ 467,029	15	2	209	\$ 396,974	6.48	4.46	45.24%
Lombard	270	\$ 441,785	40	4	448	\$ 329,043	6.59	3.67	79.44%
Plainfield	999	\$ 365,824	119	47	1637	\$ 301,712	6.65	3.92	69.62%
Bensenville	102	\$ 393,295	18	4	161	\$ 304,793	6.69	2.77	141.46%
West Chicago	198	\$ 399,501	40	11	304	\$ 318,180	6.69	4.16	60.89%
Addison	172	\$ 411,749	26	6	268	\$ 815,000	6.88	2.91	136.43%
Aurora-Dist 101	22	\$ 367,981	1	0	37	\$ 362,887	6.95	2.75	152.63%
Wheaton	338	\$ 575,487	46	8	527	\$ 432,130	6.98	3.38	106.54%
Downers Grove	409	\$ 619,364	58	6	591	\$ 469,409	7.49	4.48	67.26%
Warrenville	77	\$ 410,863	9	2	112	\$ 318,421	7.51	2.96	153.79%
St. Charles	582	\$ 666,093	63	8	801	\$ 475,733	8.01	5.48	46.15%
Wood Dale	89	\$ 466,274	12	5	111	\$ 337,571	8.34	6.87	21.45%
Glen Ellyn	342	\$ 702,135	38	4	449	\$ 511,260	8.36	5.77	44.86%
Roselle & Keeney	146	\$ 424,752	17	4	184	\$ 349,082	8.55	3.73	129.12%
Elmhurst	411	\$ 691,608	45	10	498	\$ 539,154	8.92	6.62	34.72%
Bloomingtondale	112	\$ 525,270	10	2	138	\$ 433,872	8.96	4.67	91.86%
Lemont	185	\$ 652,775	17	2	169	\$ 491,779	11.81	6.10	93.58%
Hinsdale	311	\$ 1,454,921	28	4	274	\$ 1,071,617	12.20	5.81	109.92%
Yorkville	347	\$ 419,367	28	16	290	\$ 324,611	12.47	7.81	59.63%
Burr Ridge	122	\$ 1,458,713	13	1	103	\$ 993,357	12.51	6.96	79.78%
Clarendon Hills	113	\$ 937,798	8	0	88	\$ 823,263	14.13	4.37	223.23%
Oak Brook	94	\$ 1,824,923	7	1	65	\$ 1,286,473	15.45	7.20	114.61%
Overall Average	10383	\$537,184	1384	343	16979	\$432,707	6.66	3.73	78.57%

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

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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

October 1, 2005 to September 30, 2006

Compiled from MLS of Northern Illinois, Inc. by:

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Town	Actives	<u>October 1, 2006 Statistics</u>				<u>October 1, 2005 Statistics</u>			
		Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Annual Percent Increase
Midlothian	65	\$ 223,849	22	8	219	\$ 188,989	3.13	2.65	18.21%
Blue Island	67	\$ 194,801	8	9	163	\$ 158,925	4.47	4.08	9.48%
Joliet	670	\$ 214,203	131	85	1521	\$ 170,059	4.63	3.38	36.94%
Oak Forest	123	\$ 273,562	28	7	271	\$ 247,748	4.82	2.13	126.46%
Oak Lawn	238	\$ 330,440	47	16	501	\$ 271,798	5.06	2.90	74.61%
New Lenox	171	\$ 383,645	27	13	354	\$ 303,457	5.21	3.28	58.78%
Lockport	224	\$ 325,649	42	24	444	\$ 259,049	5.27	2.62	101.17%
Evergreen Park	124	\$ 261,862	22	10	245	\$ 225,051	5.37	2.91	84.60%
Chicago Ridge	35	\$ 282,759	7	3	61	\$ 235,561	5.92	2.55	131.98%
Alsip	87	\$ 252,571	17	4	150	\$ 234,792	6.11	3.49	74.94%
Orland Park	232	\$ 586,398	33	15	400	\$ 422,744	6.21	3.05	103.75%
Worth	55	\$ 294,864	6	2	98	\$ 236,997	6.23	1.78	249.80%
Justice	35	\$ 322,409	6	3	58	\$ 249,261	6.27	2.60	141.10%
Tinley Park	193	\$ 356,525	31	6	330	\$ 304,700	6.31	3.13	101.62%
Palos Hills	61	\$ 372,275	6	1	108	\$ 322,869	6.37	2.88	121.01%
Crestwood	26	\$ 257,618	5	0	43	\$ 239,989	6.50	1.35	381.48%
Mokena	122	\$ 469,150	21	4	194	\$ 365,693	6.68	3.13	113.58%
Hickory Hills	62	\$ 314,319	3	1	98	\$ 296,425	7.29	3.03	140.73%
Palos Heights	72	\$ 537,245	8	8	96	\$ 417,203	7.71	3.64	111.93%
Burbank	214	\$ 328,941	21	9	299	\$ 275,066	7.81	3.24	140.91%
Homer Glen	164	\$ 585,400	29	4	201	\$ 399,569	8.41	4.33	94.23%
Palos Park	63	\$ 874,116	8	5	74	\$ 618,957	8.69	7.15	21.53%
Frankfort	267	\$ 537,128	31	10	302	\$ 387,472	9.34	4.46	109.44%
Overall Average	3370	\$373,032	559	247	6230	\$297,060	5.75	3.19	80.18%

of 23 communities analyzed

Source: MLSNI (10/1/2006)

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Town	Actives	Average List Price	October 1, 2006 Statistics			October 1, 2005 Statistics			
			Under Contract (Cntg.)	Under Contract (Pend)	Last 12 mos. Sales	Average Sale Price	MONTHS SUPPLY	Annual MONTHS SUPPLY	Percent Change
Country Club Hills	117	\$ 235,443	34	16	261	\$ 169,651	4.51	2.85	58.40%
Homewood	145	\$ 252,602	23	9	345	\$ 202,800	4.62	3.10	48.88%
Steger	60	\$ 190,487	12	4	137	\$ 130,833	4.71	3.61	30.36%
Lansing	229	\$ 189,479	39	23	476	\$ 166,753	5.11	2.74	86.42%
Matteson	162	\$ 269,935	43	9	327	\$ 217,396	5.13	4.78	7.31%
South Holland	192	\$ 206,260	23	24	402	\$ 180,937	5.13	3.39	51.37%
Park Forest	204	\$ 128,860	33	20	423	\$ 121,015	5.14	2.48	107.37%
Hazel Crest	116	\$ 170,976	17	14	237	\$ 143,243	5.19	3.41	52.32%
Sauk Village	115	\$ 129,322	14	13	231	\$ 112,707	5.35	3.01	77.70%
Richton Park	93	\$ 231,186	16	11	178	\$ 180,342	5.44	2.76	97.24%
Dolton	238	\$ 139,705	31	42	450	\$ 124,302	5.46	3.70	47.59%
Riverdale	99	\$ 121,203	7	24	185	\$ 110,335	5.50	3.87	42.12%
Glenwood	68	\$ 185,108	3	4	141	\$ 164,404	5.51	2.72	102.70%
Chicago Heights	204	\$ 137,921	26	21	387	\$ 121,113	5.64	3.70	52.45%
Calumet City	291	\$ 143,344	36	57	516	\$ 131,784	5.73	3.14	82.61%
Markham	132	\$ 157,057	10	18	238	\$ 120,682	5.95	3.32	79.36%
Harvey	223	\$ 109,305	24	54	316	\$ 82,700	6.79	4.35	56.14%
Olympia Fields	57	\$ 404,261	7	4	88	\$ 305,029	6.91	7.42	-6.89%
Crete	194	\$ 309,026	26	8	246	\$ 237,565	8.31	5.43	53.12%
Flossmoor	114	\$ 424,494	11	2	143	\$ 329,008	8.77	5.45	60.90%
University Park	62	\$ 204,915	6	4	71	\$ 157,358	9.19	7.32	25.48%
Lynwood	77	\$ 285,553	8	5	79	\$ 232,528	10.04	4.03	149.22%
Overall Average	3192	\$210,293	449	386	5877	\$170,113	5.71	3.59	58.96%

of 22 communities analyzed

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