

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

April 1, 2006 to March 31, 2007

Compiled from MLS of Northern Illinois, Inc. by:

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April 1, 2007 Statistics

April 1, 2006 Statistics

Town	Actives	Average List Price	Under		# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	April 1, 2006 Statistics		12 mo SP Percent Change	
			Contract (Ctg.)	Contract (Pend)				MONTHS SUPPLY	Percent Change		
Hazel Crest	102	\$ 167,638	15	14	242	\$ 141,614	4.52	3.36	34.56%	\$ 135,768	4.31%
Homewood	127	\$ 255,708	25	10	302	\$ 207,325	4.52	2.98	51.57%	\$ 205,767	0.76%
Lansing	211	\$ 182,801	37	26	443	\$ 167,426	5.00	3.14	59.16%	\$ 160,639	4.22%
Richton Park	93	\$ 223,067	10	7	188	\$ 189,202	5.44	3.08	76.51%	\$ 181,162	4.44%
Country Club Hills	136	\$ 238,742	26	16	234	\$ 178,608	5.91	3.53	67.75%	\$ 163,515	9.23%
Park Forest	218	\$ 134,020	33	15	390	\$ 122,459	5.97	3.20	86.46%	\$ 113,580	7.82%
Glenwood	69	\$ 179,365	10	7	117	\$ 168,222	6.18	3.60	71.64%	\$ 160,633	4.72%
Steger	70	\$ 205,420	10	6	116	\$ 136,240	6.36	2.82	125.69%	\$ 133,913	1.74%
South Holland	201	\$ 204,857	21	23	333	\$ 186,885	6.40	2.97	115.69%	\$ 174,636	7.01%
Dolton	253	\$ 141,566	29	37	406	\$ 126,291	6.43	3.69	74.29%	\$ 119,920	5.31%
Matteson	173	\$ 289,648	32	12	277	\$ 222,719	6.47	4.17	54.95%	\$ 193,225	15.26%
Calumet City	307	\$ 141,644	36	31	502	\$ 131,788	6.47	4.14	56.52%	\$ 130,881	0.69%
Riverdale	107	\$ 118,473	9	16	171	\$ 111,186	6.55	3.97	65.18%	\$ 108,374	2.59%
Sauk Village	131	\$ 135,547	15	8	211	\$ 110,286	6.72	3.50	91.74%	\$ 110,120	0.15%
Markham	138	\$ 153,220	21	16	201	\$ 121,240	6.96	3.27	112.61%	\$ 117,449	3.23%
Chicago Heights	233	\$ 141,924	27	21	348	\$ 161,461	7.06	4.41	60.09%	\$ 115,417	39.89%
Olympia Fields	54	\$ 375,387	10	3	78	\$ 312,245	7.12	5.08	40.26%	\$ 292,066	6.91%
Crete	180	\$ 317,812	26	6	236	\$ 238,672	8.06	6.81	18.34%	\$ 239,450	-0.32%
University Park	66	\$ 196,952	15	6	64	\$ 167,008	9.32	5.01	85.94%	\$ 152,514	9.50%
Flossmoor	112	\$ 448,855	11	5	123	\$ 330,669	9.67	6.52	48.23%	\$ 338,818	-2.41%
Harvey	263	\$ 107,486	13	25	286	\$ 86,308	9.74	4.56	113.59%	\$ 76,542	12.76%
Lynwood	78	\$ 288,525	3	11	67	\$ 229,293	11.56	5.77	100.15%	\$ 213,769	7.26%

Overall Average 3,322 \$211,303 434 321 5,335 \$174,870 6.55 3.59 82.33% \$165,371 5.74%
of 22 communities 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 should not be construed as Appreciation - it is percent of change of average sales price.

Source: MLSNI(4/1/2007)

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