

HEADRICK-WAGNER APPRAISAL GROUP

Presents

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, 2006 to March 31, 2007

Compiled from MLS of Northern Illinois, Inc. by:

Alvin "Chip" Wagner III, SRA, IFA, SCRP

Robert E. Headrick, SRA, SCRP

Headrick-Wagner Appraisal Group, Ltd

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

Corporate office: Toll Free (800) 460-0020

Web Page: www.Headrick-Wagner.com

E-mail: Chip@headrick-wagner.com

January 1, 2007 Statistics

January 1, 2006 Statistics

| Town | Actives | Average List Price | January 1, 2007 Statistics | | | January 1, 2006 Statistics | | | 12 mo SP | | |
|------------------------|-------------|--------------------|----------------------------|-----------------------|-------------------------|----------------------------|---------------|---------------|----------------|--------------------|----------------|
| | | | Under Contract (Ctg.) | Under Contract (Pend) | # of Sales Last 12 mos. | Average Sale Price | MONTHS SUPPLY | MONTHS SUPPLY | Percent Change | Average Sale Price | Percent Change |
| Carol Stream | 124 | \$ 358,377 | 33 | 7 | 283 | \$ 300,769 | 4.61 | 3.46 | 33.18% | \$ 285,817 | 5.23% |
| Woodridge | 101 | \$ 417,940 | 21 | 6 | 229 | \$ 319,071 | 4.73 | 2.26 | 109.04% | \$ 301,594 | 5.79% |
| Aurora-DuPage Cty | 227 | \$ 353,823 | 52 | 7 | 509 | \$ 323,505 | 4.80 | 2.77 | 73.26% | \$ 312,420 | 3.55% |
| Villa Park | 109 | \$ 337,952 | 28 | 6 | 220 | \$ 298,557 | 5.15 | 3.46 | 48.79% | \$ 281,589 | 6.03% |
| Montgomery | 201 | \$ 256,667 | 42 | 16 | 401 | \$ 227,996 | 5.25 | 5.01 | 4.96% | \$ 215,543 | 5.78% |
| Romeoville | 268 | \$ 252,503 | 40 | 15 | 533 | \$ 221,044 | 5.47 | 4.12 | 32.81% | \$ 216,572 | 2.06% |
| Winfield | 65 | \$ 466,069 | 19 | 3 | 117 | \$ 356,896 | 5.61 | 3.69 | 52.18% | \$ 362,376 | -1.51% |
| Bolingbrook | 449 | \$ 330,472 | 77 | 16 | 864 | \$ 278,895 | 5.63 | 3.06 | 83.87% | \$ 260,834 | 6.92% |
| Aurora - Kane Cty | 674 | \$ 226,133 | 120 | 46 | 1,245 | \$ 190,140 | 5.73 | 4.03 | 42.14% | \$ 182,506 | 4.18% |
| Naperville | 936 | \$ 734,024 | 220 | 16 | 1,635 | \$ 501,049 | 6.00 | 3.55 | 69.00% | \$ 471,724 | 6.22% |
| Aurora-Will/Kendall | 141 | \$ 328,188 | 37 | 4 | 237 | \$ 294,086 | 6.09 | 3.65 | 66.52% | \$ 286,343 | 2.70% |
| Geneva | 219 | \$ 478,090 | 46 | 4 | 374 | \$ 402,791 | 6.20 | 3.44 | 80.12% | \$ 381,181 | 5.67% |
| Batavia | 170 | \$ 466,460 | 25 | 7 | 288 | \$ 369,107 | 6.38 | 3.55 | 79.78% | \$ 346,872 | 6.41% |
| Glendale Heights | 132 | \$ 285,727 | 12 | 9 | 223 | \$ 265,696 | 6.49 | 3.55 | 82.83% | \$ 249,487 | 6.50% |
| Warrenville | 65 | \$ 445,662 | 8 | 3 | 108 | \$ 304,965 | 6.55 | 3.18 | 106.20% | \$ 312,155 | -2.30% |
| Wheaton | 337 | \$ 601,746 | 80 | 8 | 528 | \$ 436,060 | 6.56 | 3.65 | 79.75% | \$ 425,268 | 2.54% |
| Roselle & Keeneyv | 111 | \$ 486,533 | 17 | 2 | 183 | \$ 352,487 | 6.59 | 5.55 | 18.78% | \$ 352,679 | -0.05% |
| Darien | 93 | \$ 492,982 | 16 | 2 | 150 | \$ 409,286 | 6.64 | 2.80 | 137.40% | \$ 401,792 | 1.87% |
| Lisle | 115 | \$ 492,273 | 23 | 3 | 173 | \$ 418,627 | 6.93 | 3.82 | 81.72% | \$ 393,322 | 6.43% |
| Bartlett | 263 | \$ 416,624 | 32 | 13 | 407 | \$ 345,589 | 6.98 | 3.35 | 108.72% | \$ 346,002 | -0.12% |
| North Aurora | 136 | \$ 365,724 | 24 | 11 | 192 | \$ 279,701 | 7.19 | 3.42 | 110.44% | \$ 269,600 | 3.75% |
| West Chicago | 201 | \$ 407,996 | 29 | 9 | 293 | \$ 315,150 | 7.29 | 4.84 | 50.64% | \$ 322,673 | -2.33% |
| Oswego | 317 | \$ 380,080 | 60 | 10 | 440 | \$ 320,598 | 7.46 | 4.63 | 61.14% | \$ 298,291 | 7.48% |
| Lombard | 266 | \$ 446,404 | 42 | 3 | 379 | \$ 323,273 | 7.53 | 3.41 | 120.71% | \$ 321,836 | 0.45% |
| Plainfield | 998 | \$ 365,076 | 127 | 35 | 1,421 | \$ 306,709 | 7.57 | 4.76 | 59.00% | \$ 289,028 | 6.12% |
| Westmont | 121 | \$ 506,105 | 17 | 4 | 166 | \$ 405,099 | 7.76 | 4.84 | 60.50% | \$ 359,122 | 12.80% |
| Glen Ellyn | 320 | \$ 739,672 | 67 | 7 | 410 | \$ 494,860 | 7.93 | 5.94 | 33.46% | \$ 504,311 | -1.87% |
| Bloomingtondale | 102 | \$ 507,144 | 16 | 10 | 128 | \$ 454,494 | 7.95 | 5.26 | 51.12% | \$ 426,673 | 6.52% |
| St. Charles | 564 | \$ 715,247 | 89 | 7 | 725 | \$ 473,013 | 8.24 | 5.86 | 40.79% | \$ 443,295 | 6.70% |
| Bensenville | 108 | \$ 360,211 | 6 | 4 | 144 | \$ 309,517 | 8.42 | 2.73 | 208.31% | \$ 292,130 | 5.95% |
| Downers Grove | 420 | \$ 631,427 | 66 | 5 | 521 | \$ 464,300 | 8.51 | 4.61 | 84.56% | \$ 441,877 | 5.07% |
| Addison | 176 | \$ 422,606 | 16 | 1 | 214 | \$ 317,510 | 9.14 | 3.90 | 134.64% | \$ 314,075 | 1.09% |
| Lemont | 159 | \$ 612,791 | 23 | 2 | 174 | \$ 522,567 | 9.59 | 5.89 | 62.92% | \$ 451,088 | 15.85% |
| Elmhurst | 417 | \$ 663,614 | 55 | 6 | 430 | \$ 535,316 | 10.19 | 7.41 | 37.59% | \$ 546,850 | -2.11% |
| Burr Ridge | 107 | \$1,554,606 | 15 | 3 | 102 | \$1,081,097 | 10.70 | 9.97 | 7.30% | \$ 879,548 | 22.92% |
| Wood Dale | 92 | \$ 432,748 | 7 | 7 | 88 | \$ 346,193 | 10.82 | 5.02 | 115.55% | \$ 337,596 | 2.55% |
| Yorkville | 356 | \$ 407,748 | 34 | 20 | 295 | \$ 324,291 | 12.24 | 9.22 | 32.72% | \$ 319,980 | 1.35% |
| Hinsdale | 298 | \$1,546,415 | 35 | 3 | 245 | \$1,055,670 | 12.64 | 7.24 | 74.63% | \$1,052,787 | 0.27% |
| Clarendon Hills | 122 | \$ 906,910 | 15 | 2 | 95 | \$ 775,274 | 13.07 | 6.20 | 110.69% | \$ 722,492 | 7.31% |
| Oak Brook | 88 | \$1,781,770 | 11 | 1 | 54 | \$1,191,202 | 16.00 | 6.84 | 133.92% | \$1,235,609 | -3.59% |
| Overall Average | 8100 | \$549,564 | 936 | 256 | 15769 | \$422,811 | 5.73 | 3.73 | 53.64% | \$405,373 | 4.30% |

of 40 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.

Source: MLSNI(1/1/2007)

Copyright © 2007 Headrick-Wagner Appraisal Group, All Rights Reserved

Please visit www.headrick-wagner.com/report for an archived history of these communities.