

# HEADRICK-WAGNER APPRAISAL GROUP

Compiled from MLS of Northern Illinois, Inc. by:

Presents

Alvin "Chip" Wagner III, SRA, 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 June 30, 2007

Corporate office: Toll Free (800) 460-0020

Web Page: [www.Headrick-Wagner.com](http://www.Headrick-Wagner.com)

E-mail: [Chip@headrick-wagner.com](mailto:Chip@headrick-wagner.com)

### July 1, 2007 Statistics

### July 1, 2006 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP
				(Ctg.)	(Pend)	Last 12 mos.		Percent Change				Percent Change
Addison	101	224	\$ 407,882	19	2	188	\$ 318,052	12.86	5.44	136.34%	\$ 315,565	0.79%
Algonquin	102	294	\$ 368,892	40	8	338	\$ 327,967	9.14	5.40	69.26%	\$ 329,337	-0.42%
Alsip	658	126	\$ 256,151	9	4	148	\$ 232,006	9.39	5.24	79.31%	\$ 233,186	-0.51%
Antioch	2	274	\$ 397,496	28	13	296	\$ 272,703	9.76	5.81	67.86%	\$ 276,571	-1.40%
Arlington Heights	5	510	\$ 549,166	68	21	575	\$ 465,170	9.22	6.88	33.99%	\$ 441,630	5.33%
Aurora - DuPage County	507	236	\$ 370,978	55	9	458	\$ 322,333	5.43	3.83	41.83%	\$ 318,526	1.20%
Aurora - Kane County	507	791	\$ 223,313	94	53	1,165	\$ 187,423	7.23	9.49	-23.77%	\$ 195,043	-3.91%
Aurora - Will, Kendall Cty	507	166	\$ 325,249	22	4	219	\$ 291,918	8.13	4.98	63.25%	\$ 290,282	0.56%
Barrington Area	10	537	\$ 1,104,378	50	28	425	\$ 722,072	12.81	9.04	41.72%	\$ 739,296	-2.33%
Bartlett	104	302	\$ 419,439	56	7	377	\$ 350,993	8.24	4.20	95.92%	\$ 346,357	1.34%
Batavia	510	194	\$ 430,787	46	7	268	\$ 364,240	7.25	4.44	63.30%	\$ 356,409	2.20%
Beecher	401	62	\$ 333,386	8	0	50	\$ 240,970	12.83	10.76	19.16%	\$ 275,210	-12.44%
Bellwood	2104	130	\$ 217,432	9	27	184	\$ 193,770	7.09	3.60	97.19%	\$ 186,945	3.65%
Bensenville	106	153	\$ 363,001	8	7	118	\$ 309,747	13.80	4.82	186.29%	\$ 301,386	2.77%
Berwyn	402	349	\$ 280,715	29	24	413	\$ 255,035	8.99	4.95	81.65%	\$ 253,510	0.60%
Bloomington	108	132	\$ 502,835	13	4	119	\$ 468,496	11.65	8.09	43.89%	\$ 436,111	7.43%
Blue Island	406	109	\$ 186,314	7	3	118	\$ 162,113	10.22	3.35	205.28%	\$ 156,557	3.55%
Bolingbrook	440	573	\$ 317,130	55	15	767	\$ 275,664	8.22	4.43	85.58%	\$ 271,537	1.52%
Bridgeview	455	65	\$ 290,461	4	0	70	\$ 253,347	10.54	4.30	145.02%	\$ 253,911	-0.22%
Broadview	155	58	\$ 217,907	10	3	81	\$ 202,220	7.40	4.00	85.11%	\$ 190,178	6.33%
Brookfield	513	101	\$ 318,850	19	8	184	\$ 285,655	5.74	2.53	126.74%	\$ 274,983	3.88%
Buffalo Grove	89	203	\$ 475,303	33	16	274	\$ 434,262	7.54	5.05	49.45%	\$ 437,318	-0.70%
Burbank	454	268	\$ 305,825	17	11	237	\$ 288,165	12.14	5.79	109.73%	\$ 263,297	9.45%
Burnham	633	33	\$ 140,788	2	2	31	\$ 112,766	11.31	2.22	410.71%	\$ 116,109	-2.88%
Burr Ridge	522	173	\$ 1,393,803	9	1	100	\$ 1,045,253	18.87	10.64	77.40%	\$ 908,415	15.06%
Calumet City	409	381	\$ 144,911	42	41	443	\$ 132,187	8.69	4.04	115.04%	\$ 131,914	0.21%

		July 1, 2007 Statistics							July 1, 2006 Statistics				
	MLS		Average	Under	Under	# of Sales					12 mo SP		
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Calumet Park	643	51	\$ 133,254	7	4	77	\$ 125,324	6.95	3.70	87.91%	\$ 121,714	2.97%	
Carol Stream	188	143	\$ 341,083	31	5	247	\$ 298,775	6.06	4.29	41.41%	\$ 296,243	0.85%	
Carpentersville	110	342	\$ 234,893	34	19	374	\$ 217,204	9.61	4.30	123.57%	\$ 197,701	9.86%	
Cary	13	308	\$ 363,287	33	3	281	\$ 332,062	11.66	4.43	163.40%	\$ 319,365	3.98%	
Channahon	410	89	\$ 341,139	13	3	86	\$ 239,236	10.47	7.74	35.25%	\$ 260,575	-8.19%	
Chicago Heights	411	311	\$ 136,980	30	17	298	\$ 123,701	10.82	4.30	151.49%	\$ 120,420	2.72%	
Chicago Ridge	415	40	\$ 292,947	5	1	50	\$ 243,092	8.57	4.27	100.55%	\$ 232,546	4.53%	
Cicero	650	340	\$ 234,935	17	21	320	\$ 219,286	11.40	4.34	162.43%	\$ 213,443	2.74%	
Clarendon Hills	514	137	\$ 827,913	17	0	95	\$ 808,363	14.68	11.61	26.43%	\$ 753,632	7.26%	
Country Club Hills	478	181	\$ 229,631	17	19	215	\$ 176,370	8.65	3.76	130.04%	\$ 166,169	6.14%	
Countryside	527	39	\$ 515,305	3	2	27	\$ 454,037	14.63	7.54	93.89%	\$ 403,072	12.64%	
Crestwood	446	32	\$ 274,622	6	2	36	\$ 244,839	8.73	5.02	73.91%	\$ 229,614	6.63%	
Crete	417	225	\$ 300,883	28	9	203	\$ 248,423	11.25	16.91	-33.45%	\$ 235,146	5.65%	
Crystal Lake (& Lakewood)	14	605	\$ 407,237	75	14	566	\$ 315,022	11.08	6.47	71.27%	\$ 322,322	-2.26%	
Darien	562	133	\$ 461,707	14	2	138	\$ 396,857	10.36	4.30	140.91%	\$ 402,428	-1.38%	
Deerfield	15	178	\$ 865,163	14	27	194	\$ 695,087	9.09	6.17	47.40%	\$ 653,188	6.41%	
Des Plaines	16	390	\$ 427,842	43	16	378	\$ 353,013	10.71	5.53	93.76%	\$ 360,388	-2.05%	
Dolton	419	299	\$ 140,187	25	30	361	\$ 128,057	8.63	3.82	125.95%	\$ 121,976	4.99%	
Downers Grove	515	492	\$ 599,155	55	4	482	\$ 470,958	10.91	6.23	75.27%	\$ 459,516	2.49%	
Elgin	123	965	\$ 321,734	117	52	1,003	\$ 255,476	9.88	5.28	87.16%	\$ 253,164	0.91%	
Elk Grove Village	7	172	\$ 374,675	16	11	180	\$ 348,281	9.97	4.39	127.23%	\$ 327,884	6.22%	
Elmhurst	126	484	\$ 625,844	59	7	429	\$ 549,663	11.73	8.29	41.55%	\$ 541,211	1.56%	
Elmwood Park	635	215	\$ 390,022	13	7	152	\$ 344,672	15.00	6.15	143.88%	\$ 343,881	0.23%	
Evanston	201	261	\$ 718,347	62	51	390	\$ 623,876	6.23	4.04	53.96%	\$ 614,489	1.53%	
Evergreen Park	642	147	\$ 250,427	27	10	209	\$ 233,810	7.17	5.01	43.13%	\$ 225,275	3.79%	
Flossmoor	422	155	\$ 426,338	17	1	110	\$ 339,750	14.53	6.59	120.48%	\$ 329,944	2.97%	
Forest Park	130	66	\$ 343,315	8	6	61	\$ 316,329	10.56	6.35	66.40%	\$ 335,767	-5.79%	
Fox Lake	20	114	\$ 334,084	9	3	94	\$ 241,630	12.91	8.37	54.11%	\$ 244,301	-1.09%	
Fox River Grove	21	43	\$ 335,056	11	1	54	\$ 322,577	7.82	4.56	71.45%	\$ 316,415	1.95%	
Frankfort	423	337	\$ 532,126	34	3	281	\$ 390,672	12.72	7.05	80.29%	\$ 371,939	5.04%	
Franklin Park	131	184	\$ 312,395	9	5	165	\$ 267,381	12.34	5.12	140.80%	\$ 275,418	-2.92%	
Geneva	134	259	\$ 488,663	46	13	357	\$ 401,748	7.47	4.74	57.60%	\$ 388,484	3.41%	
Glen Ellyn	137	366	\$ 706,960	42	7	397	\$ 514,316	9.85	7.18	37.10%	\$ 506,840	1.48%	
Glencoe	22	132	\$ 2,033,635	6	28	114	\$ 1,439,109	10.70	10.70	0.02%	\$ 1,469,741	-2.08%	
Glendale Heights	139	181	\$ 278,055	18	6	179	\$ 261,881	10.70	5.02	113.00%	\$ 255,549	2.48%	
Glenview	25	463	\$ 941,276	42	40	364	\$ 766,205	12.46	7.66	62.70%	\$ 700,645	9.36%	

		July 1, 2007 Statistics							July 1, 2006 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Glenwood	425	90	\$ 179,739	5	5	104	\$ 165,447	9.47	3.98	138.23%	\$ 165,607	-0.10%	
Gurnee	31	300	\$ 416,553	47	7	382	\$ 352,169	8.26	5.41	52.65%	\$ 347,905	1.23%	
Hanover Park	103	210	\$ 267,587	20	10	238	\$ 245,947	9.40	4.72	99.24%	\$ 246,149	-0.08%	
Harvey	426	293	\$ 105,355	18	23	258	\$ 83,146	11.76	6.15	91.21%	\$ 79,890	4.08%	
Harwood Heights	656	48	\$ 471,458	2	2	34	\$ 364,988	15.16	6.73	125.32%	\$ 398,201	-8.34%	
Hazel Crest	429	127	\$ 157,537	14	7	221	\$ 144,559	6.30	4.02	56.85%	\$ 140,634	2.79%	
Hickory Hills	457	86	\$ 337,343	4	1	67	\$ 290,919	14.33	3.64	293.84%	\$ 294,547	-1.23%	
Highland Park	35	382	\$ 1,200,787	32	49	298	\$ 965,454	12.09	8.13	48.79%	\$ 824,999	17.02%	
Hillside	162	74	\$ 255,107	4	4	81	\$ 231,006	9.98	2.67	274.16%	\$ 217,045	6.43%	
Hinkley	520	17	\$ 298,265	1	1	29	\$ 248,028	6.58	7.27	-9.52%	\$ 249,403	-0.55%	
Hinsdale	521	361	\$ 1,487,970	32	3	237	\$ 1,135,694	15.93	9.55	66.82%	\$ 1,039,780	9.22%	
Hoffman Estates	194	289	\$ 398,201	45	42	325	\$ 363,225	8.42	5.19	62.21%	\$ 348,465	4.24%	
Homer Glen	500	214	\$ 575,331	26	2	175	\$ 404,848	12.65	7.01	80.52%	\$ 392,893	3.04%	
Homewood	430	171	\$ 248,550	30	11	288	\$ 215,663	6.24	3.69	69.24%	\$ 204,201	5.61%	
Indian Head Park	531	16	\$ 665,413	1	0	12	\$ 581,275	14.77	15.60	-5.33%	\$ 577,333	0.68%	
Inverness	7167	92	\$ 874,184	16	8	73	\$ 729,491	11.38	13.05	-12.82%	\$ 803,371	-9.20%	
Itasca	143	86	\$ 574,528	4	5	32	\$ 475,716	25.17	6.15	309.52%	\$ 463,463	2.64%	
Joliet	499	903	\$ 209,545	116	73	1,268	\$ 178,553	7.44	4.20	77.10%	\$ 165,995	7.57%	
Justice	458	45	\$ 324,699	5	0	51	\$ 266,753	9.64	5.29	82.14%	\$ 252,475	5.66%	
Kenilworth	43	31	\$ 2,557,610	4	7	33	\$ 1,640,725	8.45	13.71	-38.35%	\$ 1,886,653	-13.04%	
LaGrange Park	526	96	\$ 475,219	22	2	136	\$ 405,549	7.20	5.01	43.82%	\$ 390,505	3.85%	
LaGrange	525	138	\$ 673,538	24	3	159	\$ 631,613	8.90	5.47	62.66%	\$ 561,920	12.40%	
Lake Bluff	44	116	\$ 990,843	14	2	101	\$ 798,852	11.90	5.97	99.43%	\$ 796,073	0.35%	
Lake Forest	45	311	\$ 2,270,804	29	21	248	\$ 1,453,837	12.52	8.43	48.52%	\$ 1,329,146	9.38%	
Lake In The Hills	156	332	\$ 343,961	36	13	360	\$ 274,004	9.74	4.98	95.48%	\$ 278,486	-1.61%	
Lake Villa & Lindenhurst	46	374	\$ 357,135	56	11	483	\$ 296,057	8.16	4.86	67.91%	\$ 306,346	-3.36%	
Lansing	438	296	\$ 181,817	38	32	411	\$ 167,530	7.38	3.88	90.24%	\$ 164,194	2.03%	
Lemont	439	196	\$ 623,058	27	2	161	\$ 517,950	12.38	9.17	34.94%	\$ 473,484	9.39%	
Libertyville & Green Oaks	48	316	\$ 680,533	57	16	294	\$ 584,400	10.33	7.67	34.63%	\$ 548,445	6.56%	
Lincolnshire	69	94	\$ 906,994	10	6	64	\$ 741,776	14.10	7.16	97.04%	\$ 651,740	13.81%	
Lincolnwood	645	128	\$ 823,097	9	6	68	\$ 665,646	18.51	8.15	126.99%	\$ 597,757	11.36%	
Lisle	532	126	\$ 486,345	31	1	166	\$ 403,496	7.64	4.56	67.29%	\$ 408,425	-1.21%	
Lockport	495	226	\$ 328,599	19	20	361	\$ 258,286	6.78	4.51	50.39%	\$ 259,586	-0.50%	
Lombard	148	339	\$ 424,063	46	9	341	\$ 309,311	10.27	5.52	85.94%	\$ 331,552	-6.71%	
Lynwood	5411	88	\$ 301,530	4	11	60	\$ 226,011	14.08	9.21	52.84%	\$ 229,886	-1.69%	
Lyons	534	76	\$ 269,747	6	2	78	\$ 236,243	10.60	3.92	170.42%	\$ 233,473	1.19%	

		July 1, 2007 Statistics							July 1, 2006 Statistics				
	MLS		Average	Under	Under	# of Sales						12 mo SP	
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Markham	4426	179	\$ 150,800	15	11	182	\$ 117,181	10.33	4.19	146.59%	\$ 122,945	-4.69%	
Matteson	443	189	\$ 287,809	30	11	253	\$ 222,300	7.71	4.58	68.35%	\$ 207,709	7.02%	
Maywood	153	175	\$ 211,007	16	20	198	\$ 178,775	8.97	3.89	130.53%	\$ 172,207	3.81%	
Medinah	157	32	\$ 538,389	1	2	25	\$ 402,284	13.71	4.68	192.86%	\$ 409,023	-1.65%	
Melrose Park	160	106	\$ 299,634	6	1	70	\$ 274,012	16.52	5.22	216.62%	\$ 273,841	0.06%	
McHenry	50	704	\$ 352,162	55	40	623	\$ 257,971	11.77	5.88	100.03%	\$ 251,516	2.57%	
Minooka	447	27	\$ 441,781	4	1	45	\$ 280,530	6.48	8.21	-21.08%	\$ 257,669	8.87%	
Midlothian	445	89	\$ 207,191	16	8	182	\$ 188,296	5.18	2.78	86.22%	\$ 186,923	0.73%	
Mokena	448	150	\$ 489,267	25	1	166	\$ 373,455	9.38	6.38	46.95%	\$ 344,530	8.40%	
Monee	449	132	\$ 444,910	9	7	101	\$ 301,750	13.54	8.88	52.49%	\$ 296,567	1.75%	
Montgomery	538	232	\$ 255,677	42	13	400	\$ 225,176	6.12	5.42	12.90%	\$ 221,255	1.77%	
Morton Grove	53	202	\$ 527,261	17	10	186	\$ 427,121	11.38	6.02	88.96%	\$ 423,116	0.95%	
Mt. Prospect	56	298	\$ 476,530	29	10	327	\$ 390,259	9.77	5.09	92.01%	\$ 399,087	-2.21%	
Mundelein	60	308	\$ 430,634	23	11	338	\$ 328,567	9.94	5.12	94.02%	\$ 328,619	-0.02%	
Naperville	540	1,111	\$ 694,007	230	26	1,596	\$ 511,396	7.20	4.91	46.66%	\$ 478,790	6.81%	
New Lenox	451	224	\$ 368,869	42	6	323	\$ 303,759	7.25	4.45	62.98%	\$ 304,732	-0.32%	
Niles	648	156	\$ 486,289	9	6	138	\$ 424,950	12.24	5.01	144.02%	\$ 425,889	-0.22%	
Norridge	634	132	\$ 504,753	11	2	96	\$ 402,305	14.53	7.47	94.63%	\$ 430,448	-6.54%	
North Aurora	542	127	\$ 361,611	21	6	200	\$ 278,174	6.71	3.55	88.90%	\$ 278,155	0.01%	
North Chicago	64	107	\$ 144,248	10	9	124	\$ 140,196	8.98	5.24	71.43%	\$ 134,465	4.26%	
North Riverside	547	47	\$ 308,021	6	1	58	\$ 289,244	8.68	4.00	116.92%	\$ 268,251	7.83%	
Northbrook	62	350	\$ 950,250	34	26	253	\$ 757,744	13.42	6.30	112.93%	\$ 696,369	8.81%	
Northfield	7193	57	\$ 1,234,334	6	6	45	\$ 1,048,181	12.00	9.00	33.33%	\$ 1,061,384	-1.24%	
Northlake	164	104	\$ 268,996	6	9	99	\$ 259,197	10.95	5.49	99.40%	\$ 253,711	2.16%	
Oak Brook	523	91	\$ 1,949,513	13	0	64	\$ 1,151,990	14.18	10.97	29.30%	\$ 1,218,064	-5.42%	
Oak Forest	452	168	\$ 273,033	30	10	227	\$ 246,314	7.55	3.64	107.27%	\$ 241,979	1.79%	
Oak Lawn	453	354	\$ 311,544	36	10	389	\$ 281,608	9.77	4.64	110.65%	\$ 263,731	6.78%	
Oak Park	302	289	\$ 553,492	50	26	398	\$ 526,703	7.32	4.11	78.20%	\$ 493,292	6.77%	
Olympia Fields	461	67	\$ 413,688	15	2	70	\$ 311,896	9.24	5.89	56.82%	\$ 296,061	5.35%	
Orland Park	462	315	\$ 597,256	30	9	349	\$ 414,446	9.74	5.73	70.00%	\$ 414,557	-0.03%	
Oswego	543	351	\$ 372,943	51	13	393	\$ 325,533	9.22	5.40	70.74%	\$ 306,052	6.37%	
Palatine	67	354	\$ 542,452	40	10	355	\$ 433,789	10.49	5.42	93.57%	\$ 436,224	-0.56%	
Palos Heights	463	87	\$ 519,750	11	0	80	\$ 402,342	11.47	5.40	112.45%	\$ 414,087	-2.84%	
Palos Hills	465	73	\$ 368,149	6	2	72	\$ 324,854	10.95	5.09	115.09%	\$ 321,267	1.12%	
Palos Park	464	58	\$ 838,765	4	1	55	\$ 668,260	11.60	6.74	72.03%	\$ 578,528	15.51%	
Park Forest	466	249	\$ 133,484	43	13	360	\$ 121,140	7.18	4.24	69.42%	\$ 117,057	3.49%	

		July 1, 2007 Statistics							July 1, 2006 Statistics				
	MLS		Average	Under	Under	# of Sales					12 mo SP		
Town	Area	Actives	List Price	Contract (Ctg.)	Contract (Pend)	Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	Percent Change	
Park Ridge	68	366	\$ 724,168	36	13	247	\$ 627,114	14.84	7.14	107.93%	\$ 631,388	-0.68%	
Peotone	468	50	\$ 405,157	7	3	48	\$ 248,423	10.34	8.00	29.31%	\$ 253,170	-1.87%	
Plainfield	544	1,064	\$ 358,884	137	37	1,258	\$ 305,663	8.92	5.92	50.63%	\$ 297,242	2.83%	
Posen	469	45	\$ 192,462	6	10	60	\$ 163,368	7.11	2.69	163.98%	\$ 155,651	4.96%	
Prospect Heights	70	70	\$ 649,162	2	0	46	\$ 534,010	17.50	9.12	91.89%	\$ 518,168	3.06%	
Richton Park	471	115	\$ 219,169	17	10	162	\$ 193,327	7.30	4.88	49.61%	\$ 182,397	5.99%	
River Forest	305	93	\$ 1,010,431	7	12	72	\$ 876,384	12.26	4.59	167.45%	\$ 819,873	6.89%	
River Grove	171	65	\$ 337,031	5	3	56	\$ 298,729	12.19	4.71	158.52%	\$ 303,605	-1.61%	
Riverdale	627	111	\$ 120,312	13	14	154	\$ 108,455	7.36	3.70	99.10%	\$ 109,992	-1.40%	
Riverside	546	91	\$ 624,033	12	6	84	\$ 543,168	10.71	5.01	113.53%	\$ 513,133	5.85%	
Rolling Meadows	8	109	\$ 357,635	14	5	115	\$ 327,472	9.76	3.82	155.45%	\$ 318,289	2.89%	
Romeoville	494	327	\$ 247,456	41	11	480	\$ 219,324	7.38	5.38	37.01%	\$ 221,796	-1.11%	
Roselle & Keeneyville	172	139	\$ 458,130	25	10	168	\$ 348,361	8.22	7.06	16.30%	\$ 354,808	-1.82%	
Round Lake	73	595	\$ 241,581	70	21	643	\$ 198,400	9.73	4.83	101.34%	\$ 204,997	-3.22%	
Sauk Village	414	159	\$ 129,911	6	13	188	\$ 114,010	9.22	3.65	152.26%	\$ 113,094	0.81%	
Schaumburg	193	290	\$ 423,855	35	15	303	\$ 379,767	9.86	4.66	111.75%	\$ 378,750	0.27%	
Shorewood	496	209	\$ 372,290	25	7	216	\$ 296,316	10.11	7.41	36.44%	\$ 272,672	8.67%	
Skokie	76	357	\$ 520,693	31	18	329	\$ 431,604	11.33	5.98	89.66%	\$ 428,879	0.64%	
South Elgin	177	152	\$ 376,455	36	4	241	\$ 319,217	6.49	4.82	34.67%	\$ 311,391	2.51%	
South Holland	473	259	\$ 206,789	18	17	289	\$ 188,342	9.59	3.98	141.24%	\$ 178,377	5.59%	
St. Charles	174	614	\$ 678,925	99	12	661	\$ 463,840	9.54	6.60	44.70%	\$ 457,301	1.43%	
Steger	475	109	\$ 228,412	11	4	111	\$ 152,582	10.38	3.62	186.66%	\$ 131,374	16.14%	
Stickney	404	106	\$ 276,720	5	6	97	\$ 251,367	11.78	6.39	84.20%	\$ 240,625	4.46%	
Streamwood	107	286	\$ 290,199	40	18	393	\$ 261,860	7.61	4.43	71.78%	\$ 277,176	-5.53%	
Sugar Grove	554	134	\$ 456,648	24	2	100	\$ 381,508	12.76	7.88	61.96%	\$ 349,376	9.20%	
Summit	501	69	\$ 252,262	3	1	38	\$ 243,918	19.71	6.47	204.53%	\$ 229,191	6.43%	
Thornton	476	22	\$ 147,277	4	2	36	\$ 130,569	6.29	3.73	68.37%	\$ 139,182	-6.19%	
Tinley Park	477	204	\$ 361,726	35	7	300	\$ 306,634	7.16	4.74	50.90%	\$ 296,287	3.49%	
University Park	5466	75	\$ 182,921	10	5	63	\$ 167,934	11.54	7.61	51.63%	\$ 154,176	8.92%	
Vernon Hills	61	149	\$ 604,109	33	6	187	\$ 489,000	7.91	4.81	64.32%	\$ 507,971	-3.73%	
Villa Park	186	133	\$ 331,828	25	9	223	\$ 299,274	6.21	5.00	24.20%	\$ 286,108	4.60%	
Warrenville	555	95	\$ 423,929	12	1	101	\$ 313,666	10.00	5.63	77.70%	\$ 318,562	-1.54%	
Waukegan & Park City	85	489	\$ 180,603	54	22	640	\$ 163,289	8.20	5.63	45.47%	\$ 162,840	0.28%	
Wayne	184	50	\$ 998,410	4	0	20	\$ 851,541	25.00	8.60	190.57%	\$ 687,967	23.78%	
West Chicago	185	248	\$ 391,211	28	2	264	\$ 325,477	10.12	6.22	62.85%	\$ 320,111	1.68%	
Westchester	154	136	\$ 313,901	32	6	251	\$ 290,709	5.65	4.10	37.73%	\$ 283,583	2.51%	

July 1, 2007 Statistics									July 1, 2006 Statistics			
	MLS		Average	Under Contract	Under Contract	# of Sales Last	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
Western Springs	558	142	\$ 860,094	18	2	116	\$ 625,436	12.53	7.05	77.68%	\$ 645,556	-3.12%
Westmont	559	140	\$ 509,985	15	2	159	\$ 396,544	9.55	6.64	43.77%	\$ 380,464	4.23%
Wheaton	187	413	\$ 569,074	77	11	504	\$ 441,929	8.37	5.89	42.03%	\$ 434,414	1.73%
Wheeling	90	124	\$ 340,326	14	2	107	\$ 313,805	12.10	3.40	255.41%	\$ 314,448	-0.20%
Willow Springs	480	35	\$ 465,726	3	0	37	\$ 409,171	10.50	9.25	13.51%	\$ 446,668	-8.39%
Willowbrook	516	70	\$ 875,675	5	0	41	\$ 524,769	18.26	9.45	93.14%	\$ 532,829	-1.51%
Wilmette	91	234	\$ 1,101,806	27	45	314	\$ 960,987	7.27	5.69	27.78%	\$ 918,274	4.65%
Winfield	190	84	\$ 493,446	17	2	112	\$ 368,602	7.69	4.40	74.71%	\$ 359,950	2.40%
Winnetka	93	183	\$ 2,277,813	12	26	213	\$ 1,631,876	8.75	8.37	4.57%	\$ 1,676,828	-2.68%
Wood Dale	191	127	\$ 431,064	6	5	76	\$ 339,735	17.52	6.13	185.70%	\$ 345,554	-1.68%
Woodridge	517	119	\$ 420,425	20	5	212	\$ 332,021	6.03	3.26	84.63%	\$ 302,285	9.84%
Woodstock & Greenwood	98	365	\$ 449,457	44	18	315	\$ 273,457	11.62	9.01	28.98%	\$ 281,848	-2.98%
Worth	482	65	\$ 314,345	6	1	64	\$ 237,212	10.99	3.58	206.81%	\$ 229,360	3.42%
Yorkville	560	370	\$ 393,730	34	16	282	\$ 321,942	13.37	9.93	34.74%	\$ 323,595	-0.51%
Zion	99	309	\$ 190,190	26	17	328	\$ 162,371	9.99	5.13	94.98%	\$ 163,491	-0.68%
City of CHICAGO	8000	8,629	\$ 424,384	641	827	8,641	\$ 358,336	10.24	5.49	86.43%	\$ 333,018	7.60%
TOTALS (all areas in report)	8099	49,098	\$ 470,698	5,528	2,834	53,315	\$ 361,602	9.55	5.55	72.20%	\$ 349,529	3.45%
ALL AREAS <i>(including areas not listed above)</i>	ALL	53,949	\$ 465,729	6,086	3,027	58,362	\$ 355,443	9.59	5.60	71.24%	\$ 333,881	6.46%
<p><i>A balanced market typically has a 3.00 to 4.00 months supply. Less than that is undersupplied, more is oversupplied.</i></p> <p><i>Average Sales Price changes may be exaggerated if significant amount of New Construction is reported in the MLS.</i></p> <p><i>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.</i></p> <p><i>Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.</i></p>												