

HEADRICK-WAGNER APPRAISAL GROUP

Presents

THE NORTHWEST SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in sales price
Selected Single Family Detached Residences in the Northwestern Suburban Market Area
July 1, 2006 to June 30, 2007

Compiled from MLS of Northern Illinois, Inc. by:

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July 1, 2007 Statistics

July 1, 2006 Statistics

<u>Town</u>	<u>Actives</u>	<u>Average List Price</u>	<u>Under</u>		<u># of Sales Last 12 mos.</u>	<u>Average Sale Price</u>	<u>MONTHS SUPPLY</u>	<u>MONTHS SUPPLY</u>		<u>Percent Change</u>	<u>Average Sale Price</u>	<u>Percent Change</u>
			<u>(Ctg.)</u>	<u>(Pend)</u>				<u>12 mo SP</u>	<u>12 mo SP</u>			
South Elgin	152	\$ 376,455	36	4	241	\$ 319,217	6.49	4.82	34.67%	\$ 311,391	2.51%	
Buffalo Grove	203	\$ 475,303	33	16	274	\$ 434,262	7.54	5.05	49.45%	\$ 437,318	-0.70%	
Streamwood	286	\$ 290,199	40	18	393	\$ 261,860	7.61	4.43	71.78%	\$ 277,176	-5.53%	
Hoffman Estates	289	\$ 398,201	45	42	325	\$ 363,225	8.42	5.19	62.21%	\$ 348,465	4.24%	
Arlington Heights	510	\$ 549,166	68	21	575	\$ 465,170	9.22	6.88	33.99%	\$ 441,630	5.33%	
Carpentersville	342	\$ 234,893	34	19	374	\$ 217,204	9.61	4.30	123.57%	\$ 197,701	9.86%	
Rolling Meadows	109	\$ 357,635	14	5	115	\$ 327,472	9.76	3.82	155.45%	\$ 318,289	2.89%	
Mt. Prospect	298	\$ 476,530	29	10	327	\$ 390,259	9.77	5.09	92.01%	\$ 399,087	-2.21%	
Schaumburg	290	\$ 423,855	35	15	303	\$ 379,767	9.86	4.66	111.75%	\$ 378,750	0.27%	
Elk Grove Village	172	\$ 374,675	16	11	180	\$ 348,281	9.97	4.39	127.23%	\$ 327,884	6.22%	
Palatine	354	\$ 542,452	40	10	355	\$ 433,789	10.49	5.42	93.57%	\$ 436,224	-0.56%	
Inverness	92	\$ 874,184	16	8	73	\$ 729,491	11.38	13.05	-12.82%	\$ 803,371	-9.20%	
Wheeling	124	\$ 340,326	14	2	107	\$ 313,805	12.10	3.40	255.41%	\$ 314,448	-0.20%	
Barrington Area	537	\$ 1,104,378	50	28	425	\$ 722,072	12.81	9.04	41.72%	\$ 739,296	-2.33%	
Prospect Heights	70	\$ 649,162	2	0	46	\$ 534,010	17.50	9.12	91.89%	\$ 518,168	3.06%	
Itasca	86	\$ 574,528	4	5	32	\$ 475,716	25.17	6.15	309.52%	\$ 463,463	2.64%	
Overall Average	3,914	\$502,621	476	214	4,145	\$419,725	9.71	2.97	227.08%	\$419,541	0.04%	

of 16 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 changes may be exaggerated if significant amount of New Construction is reported in the MLS.

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.

Several examples of extreme sale prices occurred in MLS in 2006 that influenced value in upper bracket communities with low sales volume.

Source: MLSNI(7/1/2007)

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