

# HEADRICK-WAGNER APPRAISAL GROUP

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## THE NORTH SUBURBAN QUARTERLY HOUSING REPORT

The analysis of absorption rates and percentage of change in Inventory Level and Average Sales Price

*Single Family Detached Residences*

**July 1, 2006 to June 30, 2007**

Compiled from MLS of Northern Illinois, Inc. by:

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Town	MLS Area	Active	Average List Price	July 1, 2007 Statistics			Average Sale Price	MONTHS SUPPLY	July 1, 2006 Statistics			12 mo SP Percent Change
				Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Percent Change	Average Sale Price	
Evanston	201	261	\$ 718,347	62	51	390	\$ 623,876	6.23	4.04	53.96%	\$ 614,489	1.53%
Wilmette	91	234	\$ 1,101,806	27	45	314	\$ 960,987	7.27	5.69	27.78%	\$ 918,274	4.65%
Gurnee	31	300	\$ 416,553	47	7	382	\$ 352,169	8.26	5.41	52.65%	\$ 347,905	1.23%
Kenilworth	43	31	\$ 2,557,610	4	7	33	\$ 1,640,725	8.45	13.71	-38.35%	\$ 1,886,653	-13.04%
Winnetka	93	183	\$ 2,277,813	12	26	213	\$ 1,631,876	8.75	8.37	4.57%	\$ 1,676,828	-2.68%
Deerfield	15	178	\$ 865,163	14	27	194	\$ 695,087	9.09	6.17	47.40%	\$ 653,188	6.41%
Mundelein	60	308	\$ 430,634	23	11	338	\$ 328,567	9.94	5.12	94.02%	\$ 328,619	-0.02%
Libertyville & Green Oak:	48	316	\$ 680,533	57	16	294	\$ 584,400	10.33	7.67	34.63%	\$ 548,445	6.56%
Glencoe	22	132	\$ 2,033,635	6	28	114	\$ 1,439,109	10.70	10.70	0.02%	\$ 1,469,741	-2.08%
Skokie	76	357	\$ 520,693	31	18	329	\$ 431,604	11.33	5.98	89.66%	\$ 428,879	0.64%
Lake Bluff	44	116	\$ 990,843	14	2	101	\$ 798,852	11.90	5.97	99.43%	\$ 796,073	0.35%
Northfield	7193	57	\$ 1,234,334	6	6	45	\$ 1,048,181	12.00	9.00	33.33%	\$ 1,061,384	-1.24%
Highland Park	35	382	\$ 1,200,787	32	49	298	\$ 965,454	12.09	8.13	48.79%	\$ 824,999	17.02%
Glenview	25	463	\$ 941,276	42	40	364	\$ 766,205	12.46	7.66	62.70%	\$ 700,645	9.36%
Lake Forest	45	311	\$ 2,270,804	29	21	248	\$ 1,453,837	12.52	8.43	48.52%	\$ 1,329,146	9.38%
Northbrook	62	350	\$ 950,250	34	26	253	\$ 757,744	13.42	6.30	112.93%	\$ 696,369	8.81%
Lincolnshire	69	94	\$ 906,994	10	6	64	\$ 741,776	14.10	7.16	97.04%	\$ 651,740	13.81%
Overall Average		4,073	\$1,116,560	450	386	3,974	\$845,581	10.16	3.76	170.25%	\$ 829,632	1.92%

of 18 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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