

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

July 1, 2006 to June 30, 2007

Compiled from MLS of Northern Illinois, Inc. by:

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

Robert E. Headrick, SRA, SCRIP

Headrick-Wagner Appraisal Group, Ltd.

2709 Flossmoor Road, Flossmoor, IL 60422

(800) 460-0020 Fax (800) 460-0070

Web Page: www.Headrick-Wagner.com

E-mail: Info@headrick-wagner.com

July 1, 2007 Statistics

July 1, 2006 Statistics

Town	Actives	Average List Price	Under Contract		# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	July 1, 2006 Statistics		12 mo SP Percent Change	
			(Ctg.)	(Pend)				MONTHS SUPPLY	Percent Change		
Homewood	171	\$ 248,550	30	11	288	\$ 215,663	6.24	3.69	69.24%	\$ 204,201	5.61%
Hazel Crest	127	\$ 157,537	14	7	221	\$ 144,559	6.30	4.02	56.85%	\$ 140,634	2.79%
Park Forest	249	\$ 133,484	43	13	360	\$ 121,140	7.18	4.24	69.42%	\$ 117,057	3.49%
Richton Park	115	\$ 219,169	17	10	162	\$ 193,327	7.30	4.88	49.61%	\$ 182,397	5.99%
Riverdale	111	\$ 120,312	13	14	154	\$ 108,455	7.36	3.70	99.10%	\$ 109,992	-1.40%
Lansing	296	\$ 181,817	38	32	411	\$ 167,530	7.38	3.88	90.24%	\$ 164,194	2.03%
Matteson	189	\$ 287,809	30	11	253	\$ 222,300	7.71	4.58	68.35%	\$ 207,709	7.02%
Dolton	299	\$ 140,187	25	30	361	\$ 128,057	8.63	3.82	125.95%	\$ 121,976	4.99%
Country Club Hills	181	\$ 229,631	17	19	215	\$ 176,370	8.65	3.76	130.04%	\$ 166,169	6.14%
Calumet City	381	\$ 144,911	42	41	443	\$ 132,187	8.69	4.04	115.04%	\$ 131,914	0.21%
Sauk Village	159	\$ 129,911	6	13	188	\$ 114,010	9.22	3.65	152.26%	\$ 113,094	0.81%
Olympia Fields	67	\$ 413,688	15	2	70	\$ 311,896	9.24	5.89	56.82%	\$ 296,061	5.35%
Glenwood	90	\$ 179,739	5	5	104	\$ 165,447	9.47	3.98	138.23%	\$ 165,607	-0.10%
South Holland	259	\$ 206,789	18	17	289	\$ 188,342	9.59	3.98	141.24%	\$ 178,377	5.59%
Markham	179	\$ 150,800	15	11	182	\$ 117,181	10.33	4.19	146.59%	\$ 122,945	-4.69%
Steger	109	\$ 228,412	11	4	111	\$ 152,582	10.38	3.62	186.66%	\$ 131,374	16.14%
Chicago Heights	311	\$ 136,980	30	17	298	\$ 123,701	10.82	4.30	151.49%	\$ 120,420	2.72%
Crete	225	\$ 300,883	28	9	203	\$ 248,423	11.25	16.91	-33.45%	\$ 235,146	5.65%
University Park	75	\$ 182,921	10	5	63	\$ 167,934	11.54	7.61	51.63%	\$ 154,176	8.92%
Harvey	293	\$ 105,355	18	23	258	\$ 83,146	11.76	6.15	91.21%	\$ 79,890	4.08%
Lynwood	88	\$ 301,530	4	11	60	\$ 226,011	14.08	9.21	52.84%	\$ 229,886	-1.69%
Flossmoor	155	\$ 426,338	17	1	110	\$ 339,750	14.53	6.59	120.48%	\$ 329,944	2.97%

Overall Average 4,129 \$210,307 446 306 4,804 \$174,910 8.92 3.59 148.41% \$168,326 3.91%
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 (7/1/2007)

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