

# HEADRICK-WAGNER CONSULTING GROUP

Presents

## THE CHICAGOLAND QUARTERLY HOUSING REPORT WEST SUBURBAN and FOX VALLEY COMMUNITIES

*The Analysis of Absorption Rates and Percentage of Change in Inventory Level*

*Single Family Detached Residences*

**October 1, 2006 to September 30, 2007**

**Sponsored by:**

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### October 1, 2007 Statistics

### October 1, 2006 Statistics

Town	MLS Area	Actives	Average List Price	Under	Under	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average	12 mo SP
				Contract (Ctg.)	Contract (Pend)						Sale Price	Percent Change
Aurora - DuPage County	507	246	\$ 354,156	22	6	421	\$ 315,670	6.57	4.52	45.30%	\$ 323,188	-2.33%
Montgomery	538	248	\$ 247,804	22	20	386	\$ 225,700	6.95	6.09	14.21%	\$ 222,900	1.26%
Villa Park	186	141	\$ 324,647	20	3	219	\$ 293,671	6.99	6.11	14.48%	\$ 292,577	0.37%
Woodridge	517	130	\$ 388,264	18	2	194	\$ 330,781	7.29	4.24	72.02%	\$ 303,176	9.11%
Geneva	134	234	\$ 479,112	35	5	345	\$ 399,766	7.29	5.54	31.64%	\$ 398,282	0.37%
Naperville	540	1,028	\$ 696,281	138	12	1,505	\$ 513,291	7.45	5.61	32.94%	\$ 495,125	3.67%
Aurora - Will, Kendall Cty	507	144	\$ 316,537	19	5	201	\$ 292,298	7.68	5.66	35.68%	\$ 291,653	0.22%
North Aurora	542	134	\$ 347,752	3	5	198	\$ 277,463	7.81	6.23	25.26%	\$ 281,437	-1.41%
Batavia	510	196	\$ 424,713	26	3	269	\$ 352,692	7.89	6.39	23.55%	\$ 373,932	-5.68%
Bartlett	104	272	\$ 396,730	20	7	384	\$ 347,791	7.94	6.13	29.48%	\$ 347,443	0.10%
Carol Stream	188	163	\$ 326,582	12	5	213	\$ 298,968	8.50	5.12	66.18%	\$ 306,586	-2.48%
Winfield	190	80	\$ 464,844	7	3	102	\$ 395,725	8.57	4.93	73.77%	\$ 357,486	10.70%
Aurora - Kane County	507	841	\$ 220,414	73	31	1,066	\$ 186,708	8.63	5.53	56.02%	\$ 180,597	3.38%
Wheaton	187	395	\$ 580,064	40	9	495	\$ 437,732	8.71	6.98	24.81%	\$ 432,130	1.30%
Lisle	532	125	\$ 519,294	18	3	150	\$ 408,025	8.77	6.47	35.67%	\$ 407,447	0.14%
Roselle & Keeneyville	172	134	\$ 438,751	11	3	167	\$ 343,376	8.88	8.55	3.95%	\$ 349,082	-1.63%
Bolingbrook	440	567	\$ 309,696	45	21	668	\$ 279,459	9.27	5.40	71.64%	\$ 275,055	1.60%
Romeoville	494	340	\$ 241,743	17	9	409	\$ 219,458	9.38	4.64	102.30%	\$ 220,905	-0.65%

		October 1, 2007 Statistics							October 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	
Darien	562	114	\$ 434,923	14	1	130	\$ 391,649	9.43	5.84	61.51%	\$ 404,808	-3.25%	
Oswego	543	350	\$ 358,038	35	14	374	\$ 325,263	9.93	6.30	57.67%	\$ 313,743	3.67%	
Lombard	148	319	\$ 416,539	33	5	337	\$ 307,644	10.21	6.59	55.01%	\$ 329,043	-6.50%	
Plainfield	544	1,080	\$ 354,716	86	31	1,135	\$ 303,697	10.35	6.65	55.69%	\$ 301,712	0.66%	
Glen Ellyn	137	347	\$ 691,407	37	5	357	\$ 510,772	10.44	8.36	24.86%	\$ 511,260	-0.10%	
Warrenville	555	92	\$ 427,792	6	4	94	\$ 308,292	10.62	7.51	41.31%	\$ 318,421	-3.18%	
St. Charles	174	629	\$ 648,908	42	8	622	\$ 461,186	11.23	8.01	40.24%	\$ 475,733	-3.06%	
Downers Grove	515	471	\$ 608,393	37	1	462	\$ 469,702	11.30	7.49	50.86%	\$ 469,409	0.06%	
Bloomington	108	114	\$ 542,999	10	3	103	\$ 452,008	11.79	8.96	31.62%	\$ 433,872	4.18%	
Elmhurst	126	449	\$ 616,600	40	9	407	\$ 546,150	11.82	8.92	32.48%	\$ 539,154	1.30%	
West Chicago	185	257	\$ 375,961	17	4	240	\$ 322,515	11.82	6.69	76.55%	\$ 318,180	1.36%	
Lemont	439	184	\$ 598,599	13	1	166	\$ 483,328	12.27	11.81	3.88%	\$ 491,779	-1.72%	
Sugar Grove	554	126	\$ 451,481	8	1	114	\$ 374,432	12.29	12.10	1.63%	\$ 358,548	4.43%	
Westmont	559	154	\$ 479,609	11	1	136	\$ 382,336	12.49	6.48	92.76%	\$ 396,974	-3.69%	
Glendale Heights	139	187	\$ 274,365	10	6	152	\$ 259,160	13.36	5.53	141.44%	\$ 258,316	0.33%	
Addison	101	224	\$ 401,676	15	4	165	\$ 319,259	14.61	6.90	111.63%	\$ 319,983	-0.23%	
Yorkville	560	369	\$ 390,066	26	10	262	\$ 319,713	14.86	12.47	19.19%	\$ 324,611	-1.51%	
Clarendon Hills	514	128	\$ 779,293	4	2	97	\$ 807,907	14.91	14.13	5.58%	\$ 823,263	-1.87%	
Oak Brook	523	91	\$ 2,156,618	4	0	68	\$ 1,124,074	15.17	15.45	-1.85%	\$ 1,286,473	-12.62%	
Willowbrook	516	60	\$ 829,780	4	0	42	\$ 529,405	15.65	10.97	42.74%	\$ 549,851	-3.72%	
Bensenville	106	156	\$ 362,171	3	4	104	\$ 300,391	16.86	6.69	152.15%	\$ 304,793	-1.44%	
Hinsdale	521	350	\$ 1,477,124	16	4	226	\$ 1,146,541	17.07	12.20	39.99%	\$ 1,071,617	6.99%	
Indian Head Park	531	17	\$ 627,898	1	0	10	\$ 575,640	18.55	13.09	41.67%	\$ 600,540	-4.15%	
Wood Dale	191	123	\$ 428,597	4	4	64	\$ 334,948	20.50	8.34	145.69%	\$ 337,571	-0.78%	
Burr Ridge	522	183	\$ 1,402,414	7	2	82	\$ 1,066,527	24.13	12.51	92.86%	\$ 993,357	7.37%	
Wayne	184	47	\$ 1,023,773	0	1	19	\$ 692,118	28.20	11.71	140.73%	\$ 768,436	-9.93%	
TOTALS (all areas in report)		12,039	\$ 550,844	1,029	277	13,360	\$ 432,573	9.85	6.66	47.91%	\$ 435,465	-0.66%	
ALL AREAS IN MLSNI (including areas not listed above)	ALL	54,424	\$ 452,897	3,875	2,159	54,217	\$ 361,889	10.84	6.83	58.70%	\$ 335,038	8.01%	
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.													