

# A.L. WAGNER APPRAISAL GROUP

Presents

## THE CHICAGOLAND QUARTERLY HOUSING REPORT

### Northwest Suburban

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

*Single Family Detached Residences*

**January 1, 2008 to December 31, 2008**

**Sponsored by:**

**Alvin "Chip" Wagner III, SRA, IFA, SCRP**

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January 1, 2009 Statistics									January 1, 2008 Statistics			
Town	MLS Area	Actives	Average List Price	Under Contract (Cntg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
Arlington Heights	5	343	\$ 512,154	16	5	400	\$ 426,620	9.78	7.15	36.81%	\$ 463,991	-8.05%
Barrington Area	10	537	\$ 1,129,149	15	8	309	\$ 756,742	19.41	12.67	53.18%	\$ 726,439	4.17%
Buffalo Grove	89	154	\$ 438,228	11	4	206	\$ 399,722	8.36	6.53	28.14%	\$ 423,488	-5.61%
Carpentersville	110	257	\$ 206,887	19	14	254	\$ 159,364	10.75	9.88	8.78%	\$ 212,476	-25.00%
Elgin	123	892	\$ 296,948	55	36	603	\$ 210,725	15.42	11.05	39.53%	\$ 261,668	-19.47%
Elk Grove Village	7	125	\$ 341,159	9	2	118	\$ 319,226	11.63	7.25	60.36%	\$ 338,212	-5.61%
Hoffman Estates	194	222	\$ 393,213	14	7	246	\$ 328,610	9.98	6.82	46.40%	\$ 382,565	-14.10%
Inverness	7167	73	\$ 989,540	4	2	40	\$ 688,520	19.04	6.98	172.96%	\$ 725,146	-5.05%
Itasca	143	73	\$ 572,322	0	0	30	\$ 416,430	29.20	19.53	49.48%	\$ 433,638	-3.97%
Mt. Prospect	56	224	\$ 403,744	20	2	221	\$ 347,179	11.06	7.59	45.76%	\$ 390,023	-10.98%
Palatine	67	296	\$ 489,957	13	5	267	\$ 433,909	12.46	9.81	27.07%	\$ 445,763	-2.66%
Prospect Heights	70	62	\$ 546,202	6	1	34	\$ 421,335	18.15	19.20	-5.49%	\$ 487,977	-13.66%
Rolling Meadows	8	83	\$ 329,974	4	1	94	\$ 282,995	10.06	8.54	17.80%	\$ 314,350	-9.97%
Schaumburg	193	171	\$ 434,893	20	3	236	\$ 337,458	7.92	8.18	-3.12%	\$ 365,045	-7.56%
South Elgin	177	132	\$ 346,855	7	4	158	\$ 287,022	9.37	7.51	24.73%	\$ 318,989	-10.02%
Streamwood	107	241	\$ 244,630	19	12	219	\$ 230,894	11.57	7.67	50.76%	\$ 259,703	-11.09%
Wheeling	90	118	\$ 286,998	14	2	87	\$ 252,790	13.75	10.68	28.72%	\$ 299,136	-15.49%
<b>All areas listed above</b>	<b>ALL</b>	<b>4,237</b>	<b>\$ 462,230</b>	<b>256</b>	<b>115</b>	<b>3,730</b>	<b>\$ 366,234</b>	<b>12.40</b>	<b>9.24</b>	<b>34.18%</b>	<b>\$ 405,639</b>	<b>-9.71%</b>

*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.*

**Data Source: MRED LLC**

[www.wagnerappraisal.com/report.asp](http://www.wagnerappraisal.com/report.asp)

**Midwest Real Estate Data, LLC**

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