

A.L. WAGNER APPRAISAL GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

North 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, SCRF

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565

(630) 416-6556 ~ www.wagnerappraisal.com ~ chip@rac.net

January 1, 2009 Statistics									January 1, 2008 Statistics			
Town	MLS	Active	Average	Under	Under	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP
	Area		List Price	Contract	Contract	Last	Sale Price	SUPPLY			SUPPLY	
Evanston	201	223	\$ 656,505	18	9	334	\$ 617,230	7.41	6.65	11.53%	\$ 655,943	-5.90%
Wilmette	91	195	\$ 986,366	10	11	244	\$ 912,425	8.83	5.95	48.49%	\$ 971,125	-6.04%
Gurnee	31	240	\$ 383,093	25	3	260	\$ 324,779	10.00	7.57	32.16%	\$ 358,053	-9.29%
Skokie	76	272	\$ 480,212	19	13	242	\$ 344,767	11.91	10.23	16.47%	\$ 404,198	-14.70%
Northbrook	62	283	\$ 877,180	18	7	251	\$ 664,940	12.30	9.29	32.41%	\$ 691,938	-3.90%
Mundelein	60	248	\$ 397,027	29	7	205	\$ 287,552	12.35	10.66	15.86%	\$ 327,027	-12.07%
Winnetka	93	170	\$ 2,014,178	9	7	147	\$ 1,498,457	12.52	6.99	79.11%	\$ 1,686,643	-11.16%
Glencoe	22	113	\$ 1,879,318	7	5	92	\$ 1,307,631	13.04	10.70	21.85%	\$ 1,457,066	-10.26%
Highland Park	35	293	\$ 1,085,345	19	6	240	\$ 777,000	13.27	11.96	10.92%	\$ 821,897	-5.46%
Glenview	25	372	\$ 897,592	21	6	297	\$ 729,856	13.78	10.98	25.53%	\$ 788,458	-7.43%
Libertyville & Green Oaks	48	272	\$ 715,611	11	0	216	\$ 535,359	14.38	9.76	47.30%	\$ 574,913	-6.88%
Northlake	164	86	\$ 228,782	8	6	57	\$ 178,274	14.54	12.15	19.59%	\$ 251,860	-29.22%
Deerfield	15	175	\$ 851,564	6	1	128	\$ 652,800	15.56	7.66	102.99%	\$ 717,304	-8.99%
Lake Bluff	44	106	\$ 1,235,539	3	2	76	\$ 642,709	15.70	12.11	29.64%	\$ 891,571	-27.91%
Northfield	7193	56	\$ 1,271,872	3	4	35	\$ 950,374	16.00	10.08	58.73%	\$ 1,168,252	-18.65%
Kenilworth	43	35	\$ 2,108,600	1	2	18	\$ 2,065,370	20.00	8.09	147.31%	\$ 1,995,891	3.48%
Lincolnshire	69	81	\$ 1,044,020	1	2	43	\$ 618,180	21.13	10.68	97.76%	\$ 756,786	-18.32%
Lake Forest	45	298	\$ 1,935,370	8	4	157	\$ 1,268,667	21.16	13.93	51.86%	\$ 1,533,453	-17.27%
All areas noted above	ALL	3,518	\$ 1,058,232	216	95	3,042	\$ 798,687	12.59	9.73	29.40%	\$ 911,641	-12.39%

A balanced market typically has a 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 changes may be exaggerated if fewer high priced homes are selling than in past.

Average Sales Price noted from previous year to current year should not be construed as Appreciation - it is percent of change in mean sales price