

A.L. WAGNER APPRAISAL GROUP

Presents

THE CHICAGOLAND QUARTERLY HOUSING REPORT

Western Cook County Suburbs

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, SCRIP

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January 1, 2009 Statistics

January 1, 2008 Statistics

Town	Actives	Average List Price	Under	Under	# Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
			Contract (Cntg.)	Contract (Pend)							
North Riverside	22	\$ 266,536	2	3	46	\$ 246,492	5.18	6.89	-24.82%	\$275,974	-10.68%
Oak Park	183	\$ 490,739	15	8	331	\$ 484,749	6.20	6.85	-9.48%	\$525,871	-7.82%
LaGrange Park	67	\$ 441,618	5	0	98	\$ 363,562	7.81	5.84	33.71%	\$396,308	-8.26%
Brookfield	81	\$ 280,353	3	2	117	\$ 258,932	7.97	5.45	46.07%	\$278,160	-6.91%
LaGrange	93	\$ 573,540	10	1	111	\$ 547,660	9.15	8.08	13.26%	\$657,783	-16.74%
River Forest	56	\$ 892,462	6	2	65	\$ 901,275	9.21	6.19	48.63%	\$918,405	-1.87%
Western Springs	99	\$ 740,822	1	3	120	\$ 657,004	9.58	11.07	-13.45%	\$672,941	-2.37%
Lyons	53	\$ 197,620	1	3	53	\$ 176,603	11.16	12.00	-7.02%	\$225,394	-21.65%
Berwyn	291	\$ 220,832	21	23	254	\$ 199,493	11.72	10.56	10.98%	\$251,964	-20.82%
Forest Park	48	\$ 314,396	1	0	48	\$ 318,493	11.76	7.69	52.91%	\$326,132	-2.34%
Norridge	83	\$ 441,648	6	5	72	\$ 323,579	12.00	14.81	-18.95%	\$386,692	-16.32%
Westchester	130	\$ 293,505	12	6	112	\$ 255,342	12.00	6.56	83.05%	\$288,624	-11.53%
Broadview	67	\$ 177,280	5	4	49	\$ 160,486	13.86	9.49	46.03%	\$201,083	-20.19%
Riverside	77	\$ 613,081	7	0	59	\$ 450,036	14.00	12.00	16.67%	\$552,835	-18.59%
Elmwood Park	157	\$ 316,358	19	10	102	\$ 265,243	14.38	13.16	9.25%	\$340,296	-22.06%
Countryside	30	\$ 462,257	1	0	23	\$ 350,971	15.00	11.20	33.93%	\$438,403	-19.94%
Maywood	167	\$ 147,742	7	18	105	\$ 112,702	15.42	13.34	15.54%	\$172,998	-34.85%
Hillside	61	\$ 211,636	4	3	40	\$ 188,382	15.57	12.76	22.04%	\$231,731	-18.71%
Bellwood	146	\$ 151,098	7	23	82	\$ 139,259	15.64	10.99	42.39%	\$188,462	-26.11%
Bridgeview	63	\$ 261,017	7	3	37	\$ 223,419	16.09	9.68	66.10%	\$246,147	-9.23%
Cicero	301	\$ 160,861	15	25	166	\$ 142,268	17.53	15.29	14.70%	\$208,983	-31.92%
Melrose Park	116	\$ 220,275	6	6	46	\$ 196,884	24.00	16.63	44.30%	\$279,130	-29.47%
Franklin Park	177	\$ 238,042	7	2	78	\$ 204,394	24.41	12.25	99.24%	\$252,206	-18.96%
ALL AREAS	2,568	\$ 352,770	168	150	2,214	\$ 311,619	12.17	9.87	23.31%	\$ 361,588	-13.82%

(including areas not listed above)

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 of average sales price.