

## Chip Wagner

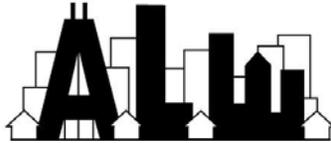
---

**From:** A.L. Wagner Appraisal Group: The Wagner Report [chip@wagnerappraisal.com]  
**Sent:** Monday, November 14, 2011 8:01 AM  
**To:** chip@wagnerappraisal.com  
**Subject:** News from A.L. Wagner Appraisal Group: The Wagner Report

Having trouble viewing this email? [Click here](#)

Hi, just a reminder that you're receiving this email because you have expressed an interest in A.L. Wagner Appraisal Group: The Wagner Report. Don't forget to add chip@wagnerappraisal.com to your address book so we'll be sure to land in your inbox!

You may [unsubscribe](#) if you no longer wish to receive our emails.



A.L. Wagner Appraisal Group, Inc.



The Wagner Report: Chicago-area Real Estate Inventory Supply Studies

**A.L. Wagner Appraisal Group: The Wagner Report**

**November 2011**

Chip Wagner



A. L. Wagner Appraisal Group, Inc. is proud to have been serving the Chicago metropolitan area since 1970 by its founder Alvin Wagner Jr. Currently lead by his son Alvin III, known as "Chip," we specialize in corporate relocation appraisals and complete residential appraisals for all

## Welcome to our November eNewsletter

Dear Real Estate/Relocation Professional and other Interested Parties:

I'd like to welcome you to our newly redesigned eNewsletter. Over the past 10+ years, my e-mail distribution list has grown from 50 to over 1,250 real estate and relocation professionals and consumers. Sending my newsletters and attachments through Outlook had become a problem.

Today, I am excited to convert my mailing list to Constant Contact. If you do not wish to receive this newsletter, you may unsubscribe at any time by clicking the link at the bottom of this newsletter.

Sincerely,

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

A.L. Wagner Appraisal Group: The Wagner Report

purposes including lending, REO/Foreclosure, Legal (divorce, estates, trusts, litigation support), market value appraisals for Realtors and individuals for both listing and selling purposes. Visit our [web page](#) for more information on our qualifications and services.



## Current Market Reports Observations from the Field

We are pleased to present the most current monthly and quarterly market reports. Click the link below for the most current market report. You will be redirected to our website for the PDF of our market reports.

- [Monthly Market Pulse for Detached Housing - October 2011](#)
- [Monthly Market Pulse for Attached Housing - October 2011](#)
- [The Quarterly Report - 3rd Quarter 2011](#)

### Quick Links

- [Web Page](#)
- [Chip Shots Blog](#)
- [Linked In](#)
- [Facebook](#)
- [Twitter](#)

### Presentations & Training

On November 11, 2011, Chip presented to Prudential Rubloff Real Estate in their Gold Coast - Chicago office. The topic for discussion was **Valuation Challenges in a Declining Market and a Chicago Real Estate Market Update.**

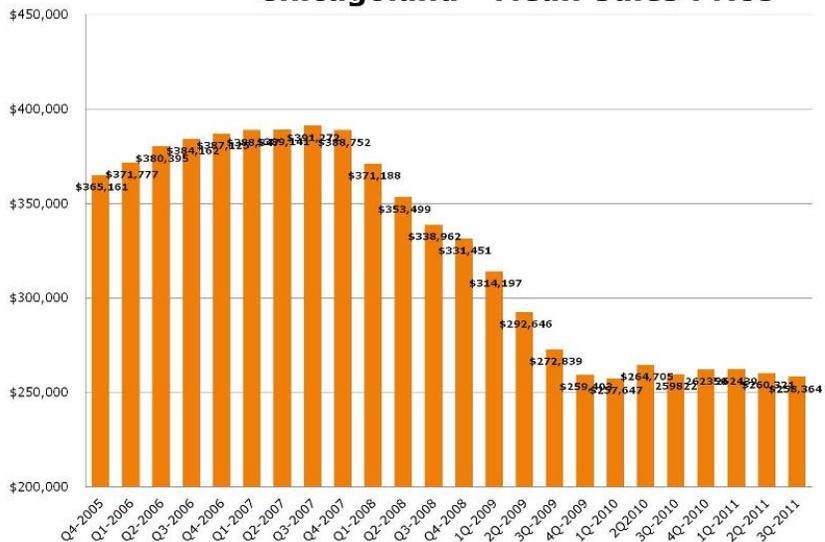
Contact Chip if you are interested in a presentation to your real estate office or relocation company.  
[chip@wagnerappraisal.com](mailto:chip@wagnerappraisal.com)

### Observations from the Field

We had been tracking statistics that showed our Chicago-area real estate markets had shown signs of stabilization in 2010. Active listings were falling, contract pendings were increasing (fueled by the Tax Credit that expired on 4/30/10) that lead to sales volume increases. The foreclosure moratorium helped median and mean sales prices to stabilize. And Illinois Unemployment had fallen to 9.3 after peaking at 11% in December 2009.

The trends for the first 3 quarters of 2011 show continued signs of stabilizing listings, pending and sale volume. But mean sales prices are seeing declining trends again. This can be attributed in part to the state unemployment, which has risen to 10.1% at the end of September 2011. We need to be employed to pay our mortgage. Furthermore, the foreclosure moratorium is over with more distressed sales being introduced into the marketplace. Beware of the shadow market. The typical sub-market has about 1/3 of the market as distressed sales in the Chicago area. Anything less, is a good sign and likely to have better statistics, and anything greater continues to be a challenge.

### Chicagoland - Mean Sales Price



# Real Estate Appraisers in Illinois

On 9/30/2011, appraisers renewed their licenses in Illinois. There are currently 4,208 licensed and certified appraisers. In 2009, there were 5,999 appraisers, and in 2007, there were almost 8,000.

Credential	Renewals Sent	Renewed	Did Not Renew	% Renewed 9/30/2011
553 Certified General	1407	1282	125	91.1%
556 Certified Residential	3036	2565	471	84.4%
557 Associate Trainee	773	361	412	46.7%

Source: [Illinois Coalition of Appraisal Professionals](#)

## Wagner Inducted into Hall of Leaders

### 48th Inductee since 1990

In May 2011, Chip Wagner was inducted into Worldwide ERC's "Hall of Leaders." Wagner has been a tireless contributor to Worldwide ERC®, participating as a speaker, adding his observations and making contributions on a multitude of committees and focus groups and sharing his expertise across the organization. He is a prolific writer for Mobility Magazine and has served on the Appraisal Foundation representing Worldwide ERC®.



In 2009-2010 Chip served on the Appraisal Task Force that redesigned the relocation appraisal form. He received a President's Award for the incredible dedication and work that he gave to this project.

Chip describes his participation in Worldwide ERC® as an opportunity that has opened many doors both professionally and personally. He quotes the old adage: "Life is like an echo - what you send out - comes back, what you sow - you reap, and what you give - you get."



## Thank you for your referrals!

**A.L. Wagner Appraisal Group: The Wagner Report**  
1807 S. Washington Street, Suite 110  
Naperville, Illinois 60565  
630-416-6556 / fax 630-416-6591

**Relocation Appraisal Specialists since 1970**  
**Satellite offices in Chicago and Flossmoor/Frankfort**



All information contained in this eNewsletter was created by Alvin L. "Chip" Wagner III, SRA, SCRCP and is the opinion of the author. Market statistics were derived from the MRED, LLC and the former Multiple Listing Service of Northern Illinois.

[Forward email](#)



Try it FREE today.

This email was sent to [chip@wagnerappraisal.com](mailto:chip@wagnerappraisal.com) by [chip@wagnerappraisal.com](mailto:chip@wagnerappraisal.com) | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

A.L. Wagner Appraisal Group: The Wagner Report | 1807 S. Washington Street | Suite 110 | Naperville | IL | 60565