

HEADRICK-WAGNER CONSULTING 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

October 1, 2007 to September 30, 2008

Sponsored by:

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

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565

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

Sponsored by:

Robert E. Headrick, SRA, SCRIP

Robert E. Headrick & Associates, Inc.

1163 E Ogden Ave, Suite 705-101, Naperville, IL 60563

(630) 355-2323 ~ www.headrickappraisal.com ~ bobheadrick@rac.net

October 1, 2008 Statistics

October 1, 2007 Statistics

Town	MLS Area	Actives	Average List Price	Under Contract	Under Contract	# of Sales	Average Sale Price	MONTHS	MONTHS	Percent Change	Average Sale Price	12 mo SP
				(Ctg.)	(Pend)	Last 12 mos.		SUPPLY				SUPPLY
Algonquin	102	299	\$ 366,426	23	8	210	\$ 301,985	14.89	11.47	29.84%	\$ 331,540	-8.91%
Arlington Heights	5	435	\$ 517,013	39	8	421	\$ 429,919	11.15	9.97	11.87%	\$ 469,125	-8.36%
Barrington Area	10	582	\$ 1,141,433	28	15	319	\$ 753,276	19.29	14.16	36.27%	\$ 734,963	2.49%
Buffalo Grove	89	181	\$ 449,588	24	7	213	\$ 406,391	8.90	8.29	7.37%	\$ 423,370	-4.01%
Carpentersville	110	273	\$ 215,910	22	23	268	\$ 170,741	10.47	12.53	-16.46%	\$ 220,969	-22.73%
Elgin	123	1,026	\$ 305,216	72	48	624	\$ 224,969	16.55	11.60	42.70%	\$ 261,706	-14.04%
Elk Grove Village	7	144	\$ 337,368	7	4	135	\$ 319,400	11.84	9.13	29.71%	\$ 350,060	-8.76%
Hoffman Estates	194	272	\$ 411,507	28	11	278	\$ 342,769	10.30	8.26	24.64%	\$ 377,970	-9.31%
Inverness	7167	88	\$ 974,783	6	4	48	\$ 727,810	18.21	10.72	69.79%	\$ 720,394	1.03%
Itasca	143	81	\$ 575,199	4	1	39	\$ 425,869	22.09	20.61	7.19%	\$ 472,366	-9.84%
Mt. Prospect	56	279	\$ 416,679	31	5	229	\$ 365,913	12.63	9.60	31.60%	\$ 387,490	-5.57%
Palatine	67	338	\$ 493,570	28	6	272	\$ 432,020	13.25	11.07	19.69%	\$ 443,330	-2.55%
Prospect Heights	70	84	\$ 558,660	7	3	25	\$ 454,476	28.80	19.02	51.38%	\$ 520,779	-12.73%
Rolling Meadows	8	96	\$ 349,549	11	4	94	\$ 300,472	10.57	9.80	7.84%	\$ 313,266	-4.08%
Schaumburg	193	212	\$ 448,310	23	3	252	\$ 348,523	9.15	10.41	-12.05%	\$ 372,342	-6.40%
South Elgin	177	151	\$ 344,491	12	5	164	\$ 295,811	10.01	8.17	22.46%	\$ 315,828	-6.34%
Streamwood	107	292	\$ 261,475	21	6	238	\$ 237,581	13.22	8.66	52.74%	\$ 268,225	-11.42%
Wheeling	90	138	\$ 300,336	7	5	79	\$ 271,602	18.20	12.98	40.18%	\$ 301,151	-9.81%
All areas listed above	ALL	4,971	\$ 470,417	393	166	3,908	\$ 378,307	13.35	9.71	37.53%	\$ 404,715	-6.53%

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

Midwest Real Estate Data, LLC

(C) Copyright 2008, Headrick-Wagner Consulting Group

Page 1