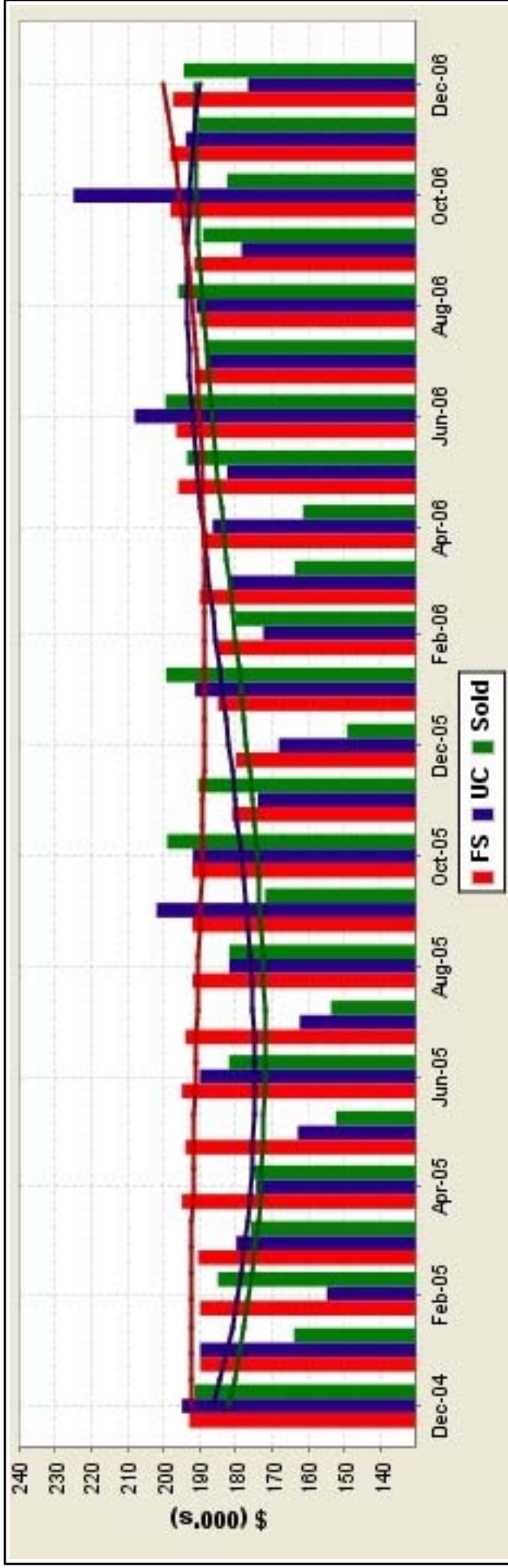


Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)
2 Years (Monthly) 12/01/04 - 12/31/06



KEY INFORMATION

2 Year				December 04-05-06				Dec-06						
	Dec-04	Dec-05	Δ	% Δ	Dec-04	Dec-05	Dec-06	Δ	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	192,900	179,945	-12,955	-6.72	179,945	197,290	17,345	9.64		Nov-06	198,182	197,290	-892	-0.45
UC	194,900	168,200	-26,700	-13.70	168,200	176,675	8,475	5.04		Oct-06	224,900	176,675	-48,225	-21.44
Sold	191,520	149,250	-42,270	-22.07	149,250	194,394	45,144	30.25		Jun-06	199,450	194,394	-5,056	-2.53

MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois,
Bedrooms: All
Property Types: Residential:(Attached Single)
Cities: Yorkville

Time Period: 2 years (monthly)
Bathrooms: All
Price: 0 - 9999999999
Construction Type: All

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

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Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)

2 Years (Monthly) 12/01/04 - 12/31/06

Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Dec-06	197,290	121	134	176,675	10	162	194,394	9	37	190,990	15
Nov-06	198,182	124	121	193,880	9	68	190,545	6	102	199,968	28
Oct-06	198,070	122	121	224,900	10	55	182,425	12	77	211,225	34
Sep-06	191,490	110	127	178,500	9	106	189,100	8	94	212,315	28
Aug-06	189,990	101	130	190,990	11	71	195,900	9	65	153,000	5
Jul-06	191,490	144	96	188,490	20	30	188,035	4	61	192,037	46
Jun-06	196,508	116	102	207,945	12	32	199,450	8	30	190,115	14
May-06	195,900	122	83	182,450	8	62	193,500	7	64	208,975	42
Apr-06	189,500	94	92	186,400	5	64	161,500	5	85	175,000	25
Mar-06	189,945	104	81	182,160	10	39	163,815	8	61	194,800	30
Feb-06	184,990	83	88	172,495	6	68	180,000	3	94	204,470	23
Jan-06	184,990	77	82	191,290	4	71	199,272	2	59	184,990	14
Dec-05	179,945	80	61	168,200	4	28	149,250	4	43	179,945	26
Nov-05	180,995	68	64	173,950	8	87	190,432	12	174	177,490	26
Oct-05	191,950	58	100	191,900	9	177	198,950	6	81	219,900	15
Sep-05	191,950	50	104	201,900	4	81	171,950	2	92	189,400	12
Aug-05	192,000	45	113	181,875	3	176	181,875	3	217	177,990	11
Jul-05	193,900	36	114	162,400	2	38	153,750	4	30	182,400	4
Jun-05	194,900	43	100	189,930	6	114	181,900	5	133	175,650	6
May-05	193,900	46	86	162,900	7	65	152,450	10	68	191,900	11
Apr-05	194,900	43	91	174,432	6	76	175,000	5	50	198,400	14
Mar-05	190,432	40	92	179,900	9	76	176,000	9	86	173,400	8
Feb-05	189,900	39	82	154,900	7	68	185,000	3	48	192,400	12
Jan-05	189,900	35	98	189,900	3	92	164,000	3	70	151,900	6
Dec-04	192,900	33	93	194,900	3	136	191,520	4	76	178,965	3