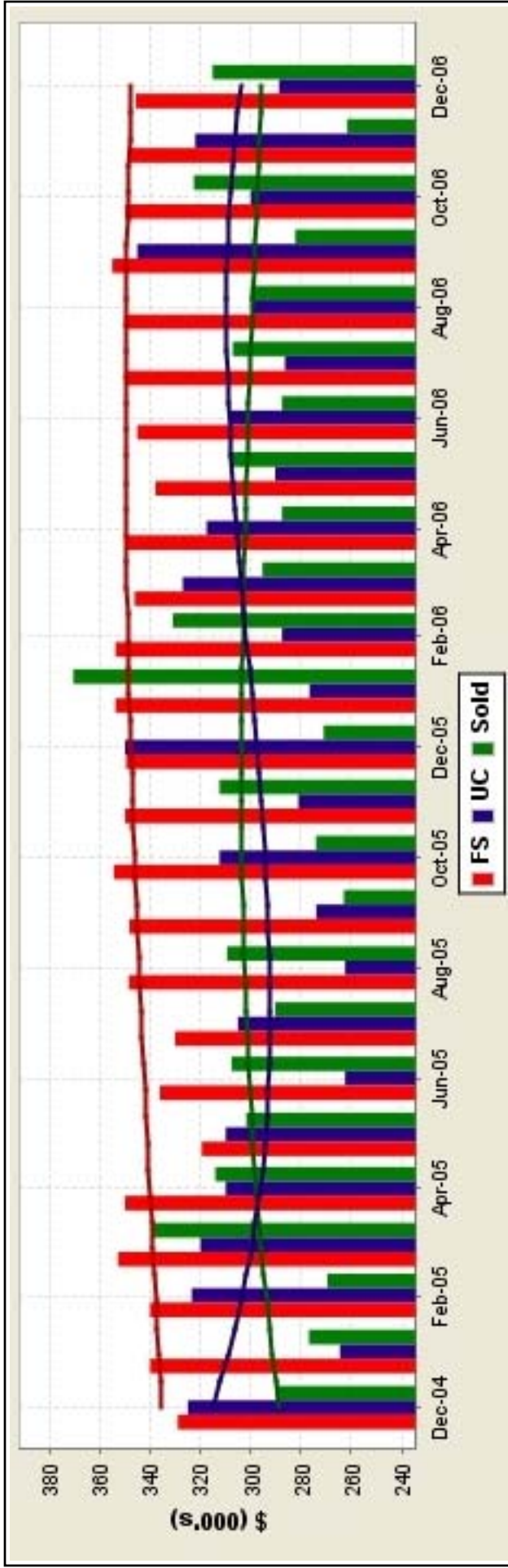


Market Dynamics

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	328,900	349,395	20,495	6.23	349,395	345,500	-3,895	-1.11		Sep-06	354,990	345,500	-9,490	-2.67
UC	324,900	349,900	25,000	7.69	349,900	288,700	-61,200	-17.49		Dec-05	349,900	288,700	-61,200	-17.49
Sold	289,568	270,950	-18,618	-6.43	270,950	315,000	44,050	16.26		Jan-06	370,450	315,000	-55,450	-14.97

MARKET DYNAMICS SEARCH CRITERIA

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

Time Period: 2 years (monthly)
Bathrooms: All
Price: 0 - 999999999
Construction Type: All

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

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	345,500	380	144	288,700	20	127	315,000	23	99	324,900	41
Nov-06	348,900	439	133	321,990	27	103	261,500	25	92	327,330	69
Oct-06	349,900	440	132	299,900	28	92	322,550	23	89	320,745	86
Sep-06	354,990	397	131	344,950	16	97	282,196	18	60	337,900	57
Aug-06	350,050	400	124	299,500	23	93	299,900	27	89	339,450	76
Jul-06	350,000	405	121	286,314	28	112	307,000	37	117	383,690	81
Jun-06	345,000	412	120	307,720	44	95	287,500	37	93	359,670	70
May-06	337,741	415	119	290,200	28	103	307,500	25	127	313,900	109
Apr-06	349,900	353	128	317,450	20	120	287,500	20	92	350,000	63
Mar-06	346,100	337	125	326,950	28	96	295,232	22	68	317,265	62
Feb-06	353,690	323	124	287,425	14	90	330,793	16	93	339,900	52
Jan-06	353,690	317	118	276,528	18	86	370,450	10	88	359,900	65
Dec-05	349,395	300	115	349,900	14	67	270,950	22	50	327,144	43
Nov-05	349,900	302	104	280,950	20	72	312,300	24	52	295,000	55
Oct-05	354,249	314	94	312,378	22	43	273,963	24	78	338,062	76
Sep-05	348,140	303	95	273,900	25	76	262,900	25	100	334,450	70
Aug-05	348,324	292	102	262,400	26	83	309,317	35	73	364,014	55
Jul-05	330,000	297	97	305,000	29	76	290,134	39	116	324,900	70
Jun-05	335,999	291	96	262,400	30	108	307,500	40	99	344,900	75
May-05	319,378	294	109	309,900	39	99	301,594	30	72	298,000	91
Apr-05	349,900	255	113	309,900	29	65	314,000	23	105	297,500	64
Mar-05	352,650	234	120	319,900	29	99	339,500	12	154	344,900	54
Feb-05	339,900	229	129	323,400	30	132	269,450	16	89	375,100	44
Jan-05	339,900	221	129	264,400	12	65	276,740	11	134	374,900	51
Dec-04	328,900	203	133	324,900	9	116	289,568	17	90	359,900	19