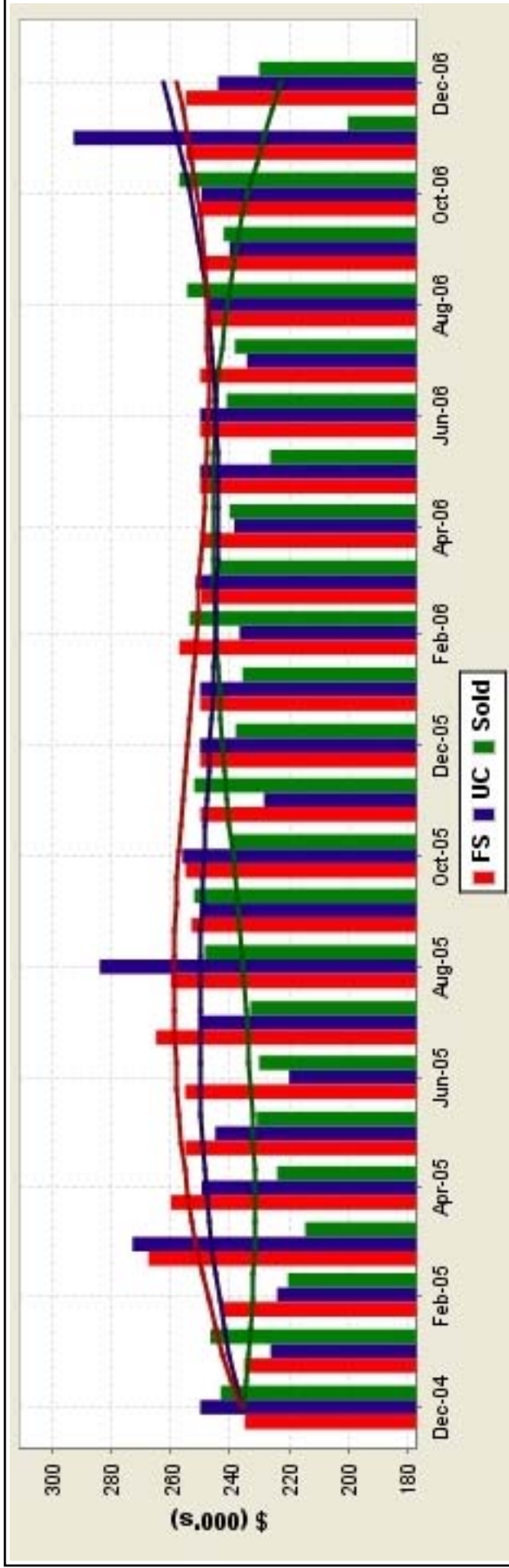


# Market Dynamics

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	Dec-04	Dec-05	Dec-06	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	234,900	249,900	6.39	15,000	249,900	254,715	4.815	Mar-05	267,400	254,715	-12,685	-4.74
UC	249,900	250,000	0.04	100	250,000	243,900	-6.100	Nov-06	292,785	243,900	-48,885	-16.70
Sold	243,000	238,000	-2.06	-5,000	238,000	230,000	-8.000	Oct-06	257,000	230,000	-27,000	-10.51

## MARKET DYNAMICS SEARCH CRITERIA

**MLS:** MLS of Northern Illinois, **Time Period:** 2 years (monthly) **Price:** 0 - 999999999  
**Bedrooms:** All **Bathrooms:** All **Construction Type:** All  
**Property Types:** Residential:(Attached Single)  
**Cities:** St. Charles, ST. CHARLES, St.Charles, ST. CHARLES

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	254,715	112	111	243,900	25	87	230,000	13	85	257,445	14
Nov-06	254,715	120	100	292,785	8	105	200,000	15	91	281,902	18
Oct-06	250,000	135	90	249,450	14	80	257,000	5	58	269,945	28
Sep-06	249,900	126	81	239,950	8	38	242,000	21	81	247,500	30
Aug-06	248,000	139	82	246,950	16	106	254,375	12	39	232,450	32
Jul-06	249,900	126	77	234,200	10	49	238,250	20	54	248,000	31
Jun-06	249,900	126	71	249,900	17	58	241,000	25	69	269,900	37
May-06	249,900	122	67	249,900	24	53	226,250	15	40	249,900	31
Apr-06	249,000	123	59	238,450	22	42	240,000	15	41	254,400	44
Mar-06	249,450	102	67	251,400	14	53	243,750	22	60	236,900	33
Feb-06	257,000	93	66	236,700	16	58	253,500	8	44	257,900	33
Jan-06	249,900	84	73	249,900	16	48	235,625	10	57	254,450	28
Dec-05	249,900	75	83	250,000	9	95	238,000	17	47	279,900	13
Nov-05	249,800	91	73	228,400	16	42	252,000	15	30	234,825	22
Oct-05	254,900	85	74	255,900	7	22	240,000	17	48	249,900	27
Sep-05	252,900	75	72	249,800	11	37	252,000	13	35	234,900	23
Aug-05	259,900	83	65	283,900	23	41	248,500	8	52	257,900	32
Jul-05	264,850	62	67	250,400	8	26	233,000	9	58	242,800	17
Jun-05	255,000	59	60	219,900	9	74	230,000	19	51	242,400	20
May-05	254,950	56	66	244,900	13	76	230,900	14	97	229,900	19
Apr-05	259,900	59	68	249,450	20	68	224,000	9	29	257,900	23
Mar-05	267,400	54	65	272,900	14	14	214,500	9	45	291,900	23
Feb-05	242,900	45	80	224,000	9	57	220,250	8	82	244,900	13
Jan-05	235,000	51	79	226,200	14	53	246,500	8	67	243,700	20
Dec-04	234,900	41	96	249,900	5	84	243,000	5	37	228,900	9