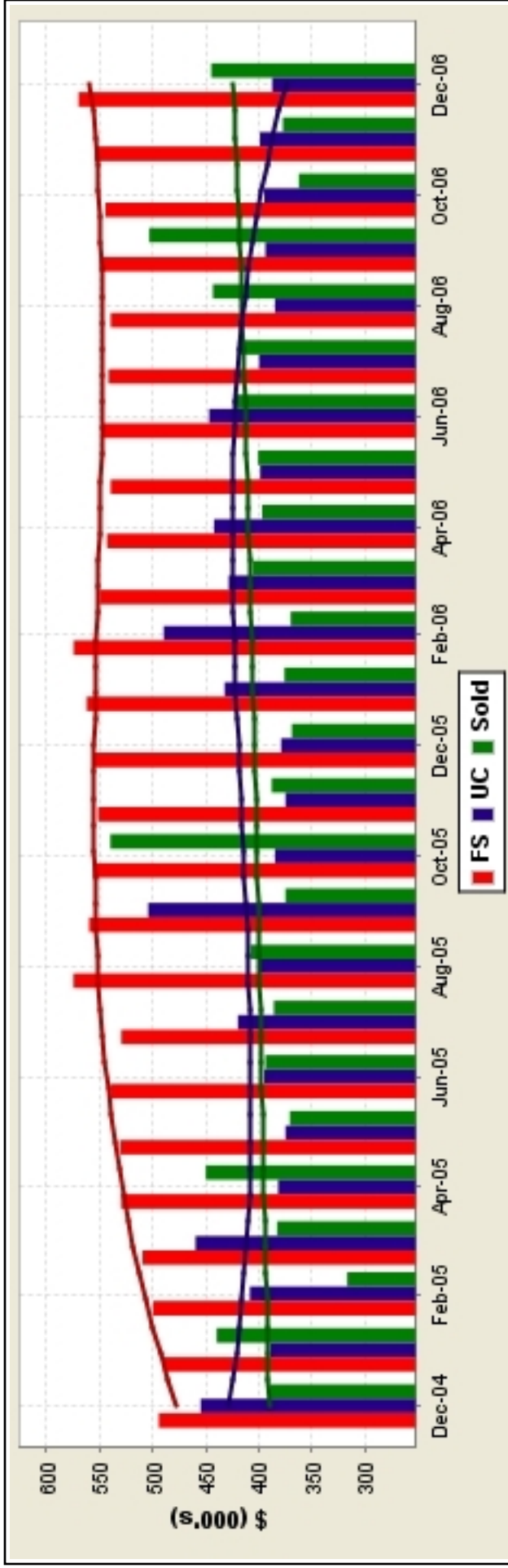


Market Dynamics

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	Dec-06	Δ	% Δ	Dec-05	Dec-06	Δ	% Δ	Dec-05	Dec-06	Δ	% Δ
FS	494,500	557,000	62,500	12.64	12,900	569,900	569,900	12,900	2.32	575,000	569,900	-5,100	-0.89
UC	454,900	379,000	-75,900	-16.68	8,500	379,000	387,500	8,500	2.24	504,450	387,500	-116,950	-23.18
Sold	389,750	369,000	-20,750	-5.32	76,000	369,000	445,000	76,000	20.60	540,000	445,000	-95,000	-17.59

MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois, **Time Period:** 2 years (monthly) **Price:** 0 - 9999999999
Bedrooms: All **Bathrooms:** All **Construction Type:** All
Property Types: Residential:(Detached 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	569,900	605	141	387,500	42	80	445,000	41	70	569,990	87
Nov-06	555,000	637	131	399,000	33	105	377,500	51	90	544,200	70
Oct-06	544,600	730	115	394,900	59	80	362,500	50	78	499,900	143
Sep-06	549,900	721	110	394,000	32	85	503,500	44	77	499,900	139
Aug-06	539,900	742	106	385,000	59	58	443,300	80	73	456,400	168
Jul-06	541,700	708	104	399,900	62	75	419,950	88	78	424,950	142
Jun-06	548,400	727	101	447,000	86	78	422,500	109	61	466,855	183
May-06	539,850	698	98	398,800	83	53	401,000	74	90	439,900	175
Apr-06	543,200	676	103	442,500	83	78	397,125	70	66	499,900	177
Mar-06	550,000	621	105	428,450	78	69	406,000	60	132	482,500	167
Feb-06	574,500	565	116	489,900	65	113	370,000	41	96	524,950	158
Jan-06	562,450	524	129	432,450	58	107	376,000	33	71	527,200	140
Dec-05	557,000	466	142	379,000	35	87	369,000	57	78	434,900	41
Nov-05	551,450	522	121	374,900	49	87	388,000	57	65	429,500	95
Oct-05	556,400	530	112	384,900	56	60	540,000	43	69	499,900	117
Sep-05	559,900	509	106	504,450	48	57	375,000	57	56	422,450	118
Aug-05	575,000	479	105	399,900	53	76	408,000	63	56	572,790	114
Jul-05	529,900	459	99	419,800	59	55	386,000	62	58	439,900	111
Jun-05	539,900	440	95	394,999	67	58	394,000	87	72	477,400	134
May-05	530,900	384	103	374,900	46	72	371,000	62	77	466,950	104
Apr-05	529,900	375	108	381,900	70	91	450,000	45	97	489,900	95
Mar-05	509,900	367	106	459,900	67	70	383,000	48	73	459,900	89
Feb-05	499,900	344	103	408,450	52	74	316,750	22	56	489,000	99
Jan-05	489,900	339	112	389,850	44	74	439,900	25	68	436,950	92
Dec-04	494,500	302	122	454,900	18	70	389,750	52	70	449,900	48