

The HEADRICK-WAGNER APPRAISAL GROUP PRESENTS
 Chicagoland Monthly Housing Market Pulse
 Condominium Properties - Month Ending 9/30/2006
 The monthly analysis of inventory levels by price range

	August/2006		September/06		
	# of Actives	Months Supply	# of Actives	DOM	Months Supply
Chicago Beverly - 8072					
Under \$250,000	9	6.00	9	121	5.40
\$250-\$500,000	6	14.40	4	466	6.86
\$500-\$750,000	0	0.00	0	0	0.00
\$750-1 Million	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	15	7.83	13	227	5.78

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August/2006

September/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply
Chicago Bridgeport - 8060					
Under \$250,000	22	12.57	22	104	13.89
\$250-\$500,000	25	20.00	26	105	19.50
\$500-\$750,000	1	0.00	1	200	0.00
\$750-1 Million	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	48	16.00	49	106	16.33

Chicago, Hyde Park - 8041

Under \$250,000	71	4.06	63	154	3.71
\$250-\$500,000	53	8.59	58	139	9.67
\$500-\$750,000	14	28.00	11	166	16.50
\$750-1 Million	1	12.00	1	4	4.00
1 - 1.5 Million	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	139	5.73	133	145	5.60

August/2006

September/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply
Chicago Lake View - 8006					
Under \$250,000	216	2.98	250	112	3.71
\$250-\$500,000	531	3.75	540	117	4.09
\$500-\$750,000	198	6.77	188	124	6.62
\$750-1 Million	22	9.43	27	157	11.57
1 - 1.5 Million	8	32.00	8	259	32.00
1.5 - 2 Million	2	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	977	3.96	1013	120	4.39

Chicago Lincoln Park - 8007					
Under \$250,000	72	3.10	72	77	3.06
\$250-\$500,000	287	3.51	324	111	4.50
\$500-\$750,000	133	5.85	142	112	6.41
\$750-1 Million	25	7.69	37	91	12.69
1 - 1.5 Million	3	3.60	6	128	8.00
1.5 - 2 Million	1	6.00	2	96	12.00
Over 2 Million	4	24.00	4	215	24.00
ALL	525	3.97	587	106	4.82

August/2006

September/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply
Chicago Loop - 8032					
Under \$250,000	91	4.17	84	157	3.73
\$250-\$500,000	210	4.86	224	112	5.73
\$500-\$750,000	69	9.00	64	148	8.17
\$750-1 Million	37	10.33	42	149	11.20
1 - 1.5 Million	22	5.62	17	145	4.43
1.5 - 2 Million	9	7.20	10	143	8.00
Over 2 Million	19	57.00	16	248	48.00
ALL	457	5.58	457	136	5.82

Chicago Lower West Side - 8031

Under \$250,000	6	5.54	7	54	6.46
\$250-\$500,000	21	15.75	31	81	17.71
\$500-\$750,000	0	0.00	0	0	0.00
\$750-1 Million	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	27	11.17	38	76	13.41

August/2006

September/06

# of	Months	# of		Months
Actives	Supply	Actives	DOM	Supply

Chicago Near North Side - 8008

Under \$250,000	175	2.40	183	103	2.65
\$250-\$500,000	821	4.19	823	130	4.21
\$500-\$750,000	281	6.10	304	148	6.66
\$750-1 Million	139	7.41	131	283	7.24
1 - 1.5 Million	107	7.78	113	198	8.17
1.5 - 2 Million	77	14.22	78	384	11.14
Over 2 Million	132	16.67	130	505	16.42
ALL	1732	4.81	1762	192	4.93

Chicago Near South Side - 8033

Under \$250,000	63	3.60	69	118	3.98
\$250-\$500,000	356	5.84	388	131	6.54
\$500-\$750,000	41	9.84	49	119	11.31
\$750-1 Million	17	7.03	15	304	6.00
1 - 1.5 Million	9	9.00	11	399	13.20
1.5 - 2 Million	2	0.00	2	444	0.00
Over 2 Million	0	0.00	1	21	12.00
ALL	488	5.66	535	139	6.34

August/2006

September/06

# of	Months	# of		Months
Actives	Supply	Actives	DOM	Supply

Chicago Near West Side - 8028

Under \$250,000	107	3.03	117	86	3.49
\$250-\$500,000	598	4.69	610	180	5.06
\$500-\$750,000	62	8.27	55	302	8.15
\$750-1 Million	16	17.45	13	185	13.00
1 - 1.5 Million	14	28.00	13	170	19.50
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	797	4.64	808	177	4.97

Chicago Rogers Park - 8001

Under \$250,000	366	5.01	374	125	5.50
\$250-\$500,000	248	9.39	231	152	8.83
\$500-\$750,000	2	8.00	1	82	4.00
\$750-1 Million	1	0.00	1	108	0.00
1 - 1.5 Million	1	0.00	1	81	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	618	6.20	609	135	6.45

August/2006

September/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply
Chicago Uptown - 8003					
Under \$250,000	257	5.28	246	138	5.43
\$250-\$500,000	397	7.08	433	200	7.91
\$500-\$750,000	16	8.35	16	163	8.35
\$750-1 Million	0	0.00	1	1	12.00
1 - 1.5 Million	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00
ALL	670	6.81	696	177	6.82

Chicago All - 8001-8099

Under \$250,000	4278	5.18	4509	134	5.71
\$250-\$500,000	5987	5.48	6365	137	6.09
\$500-\$750,000	985	7.09	1025	140	7.52
\$750-1 Million	269	8.36	283	222	8.87
1 - 1.5 Million	168	8.16	176	273	8.52
1.5 - 2 Million	90	12.86	96	345	13.71
Over 2 Million	155	17.71	151	475	17.26
ALL	11932	6.19	12605	146	6.18

