

**HEADRICK-WAGNER APPRAISAL GROUP PRESENTS
 THE CHICAGOLAND MONTHLY HOUSING MARKET PULSE
 CONDOMINIUM PROPERTIES - MONTH ENDING DECEMBER 2006
 THE MONTHLY ANALYSIS OF INVENTORY LEVELS BY PRICE RANGE**

	October/06			November/06			December/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Albany Park - 8014									
Under \$250,000	147	164	5.53	143	174	5.80	134	136	5.74
\$250-\$500,000	98	133	10.23	103	152	11.04	81	158	9.26
\$500-\$750,000	4	70	0.00	3	125	0.00	4	132	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	249	150	6.88	249	164	7.32	219	179	6.83

	October/06			November/06			December/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Beverly - 8072									
Under \$250,000	10	115	6.32	11	136	11.00	11	153	9.43
\$250-\$500,000	5	288	6.67	5	323	6.67	6	296	8.00
\$500-\$750,000	4	70	0.00	0	0	0.00	0	0	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	15	173	6.43	16	195	9.14	17	224	8.87

Chicago Bridgeport - 8060									
Under \$250,000	21	120	12.00	22	132	13.20	21	144	12.00
\$250-\$500,000	31	117	31.00	29	133	23.20	26	156	19.50
\$500-\$750,000	1	232	0.00	1	267	0.00	1	294	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	53	120	18.71	52	135	17.33	48	156	15.57

	October/06			November/06			December/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago, Edgewater – 8077									
Under \$250,000	320	125	6.60	306	138	6.75	271	155	6.12
\$250-\$500,000	294	162	7.10	258	183	7.22	230	205	5.37
\$500-\$750,000	20	155	17.14	20	182	17.14	19	212	15.20
\$750-1 Million	1	241	12.00	2	149	24.00	2	676	24.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	635	145	6.89	586	161	7.12	522	182	5.90

Chicago, Hyde Park – 8041									
Under \$250,000	78	139	4.90	75	138	4.89	74	149	4.99
\$250-\$500,000	64	147	9.97	57	149	10.06	48	175	8.60
\$500-\$750,000	10	140	15.00	14	130	28.00	13	140	15.60
\$750-1 Million	0	0	0.00	2	111	24.00	2	83	4.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	152	142	6.66	148	140	6.86	137	156	6.30

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Irving Park – 8016

Under \$250,000	163	121	6.23	151	128	5.98	128	159	5.33
\$250-\$500,000	134	142	14.75	135	141	13.50	126	168	12.10
\$500-\$750,000	1	168	0.00	2	131	0.00	2	158	0.00
\$750-1 Million	1	166	0.00	1	201	0.00	1	228	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	299	131	8.48	289	134	8.20	257	163	7.47

Chicago Lake View – 8006

Under \$250,000	255	122	3.82	223	118	3.49	187	136	3.00
\$250-\$500,000	543	119	4.23	470	137	3.80	400	156	3.32
\$500-\$750,000	187	134	6.56	185	147	6.61	162	172	5.89
\$750-1 Million	20	205	8.57	23	207	10.22	19	230	8.44
1 - 1.5 Million	8	260	32.00	5	384	20.00	4	382	16.00
1.5 - 2 Million	0	0	0.00	1	232	0.00	0	0	0.00
Over 2 Million	0	0	0.00	2	232	12.00	0	0	0.00
ALL	1013	126	4.48	909	138	4.16	772	155	3.62

	October/06			November/06			December/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Lincoln Park – 8007									
Under \$250,000	72	92	3.25	55	118	2.54	52	126	2.48
\$250-\$500,000	328	122	4.85	312	140	4.82	274	157	4.44
\$500-\$750,000	130	125	5.67	120	128	5.39	109	135	5.05
\$750-1 Million	29	114	9.94	29	142	10.55	24	159	8.23
1 - 1.5 Million	10	86	10.91	9	83	9.82	9	110	12.00
1.5 - 2 Million	2	122	12.00	1	82	6.00	3	129	18.00
Over 2 Million	4	241	24.00	2	320	12.00	4	303	24.00
ALL	575	119	4.92	525	135	4.66	475	149	4.16
Chicago Lincoln Square -- 8004									
Under \$250,000	109	129	5.36	113	140	5.63	111	144	5.84
\$250-\$500,000	170	113	6.46	150	130	6.23	146	144	6.23
\$500-\$750,000	7	177	14.00	5	266	8.57	5	94	8.57
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	286	121	6.09	268	137	5.99	262	139	6.09

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Logan Square & Bucktown – 8022

Under \$250,000	150	119	8.11	133	152	7.53	130	168	7.32
\$250-\$500,000	285	139	7.42	243	151	6.35	209	156	5.46
\$500-\$750,000	22	125	6.60	16	161	5.05	12	144	3.69
\$750-1 Million	3	151	18.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	460	132	7.58	392	153	6.60	351	156	5.89

Chicago Loop – 8032

Under \$250,000	93	153	2.67	82	158	2.38	75	166	2.01
\$250-\$500,000	232	116	5.13	220	122	4.80	201	136	4.28
\$500-\$750,000	84	127	9.88	71	135	8.44	74	166	7.28
\$750-1 Million	48	148	13.40	46	141	13.46	44	165	9.43
1 - 1.5 Million	20	167	4.90	21	169	6.15	26	157	6.00
1.5 - 2 Million	13	136	11.14	13	126	15.60	15	130	8.18
Over 2 Million	17	258	40.80	16	191	27.43	17	167	17.00
ALL	507	135	5.18	469	135	4.84	452	150	4.25

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Lower West Side - 8031

Under \$250,000	11	89	8.80	10	93	6.32	7	125	3.50
\$250-\$500,000	34	96	18.55	39	110	20.35	34	142	15.11
\$500-\$750,000	0	0	0.00	0	0	0.00	0	0	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	45	95	14.59	49	107	14.00	41	131	9.65

Chicago Near North Side - 8008

Under \$250,000	184	108	2.69	184	121	2.75	157	142	2.47
\$250-\$500,000	816	140	4.22	721	159	4.01	675	178	4.03
\$500-\$750,000	293	159	6.55	241	171	6.00	222	191	5.36
\$750-1 Million	131	295	7.28	115	333	7.84	118	336	6.98
1 - 1.5 Million	112	327	7.95	101	333	7.39	98	340	7.00
1.5 - 2 Million	72	410	12.90	71	403	13.74	68	391	12.18
Over 2 Million	125	521	15.79	122	535	16.83	114	554	13.15
ALL	1733	203	4.92	1555	221	4.73	1449	235	4.56

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Near South Side - 8033

Under \$250,000	85	123	6.80	86	141	5.24	69	158	4.18
\$250-\$500,000	381	136	7.78	393	155	6.75	356	163	6.00
\$500-\$750,000	45	160	9.15	46	215	9.68	42	203	9.00
\$750-1 Million	18	237	6.97	20	252	11.43	19	282	7.13
1 - 1.5 Million	10	413	15.00	13	350	39.00	11	411	18.86
1.5 - 2 Million	2	470	0.00	1	784	6.00	1	811	4.00
Over 2 Million	1	47	12.00	1	82	12.00	1	109	12.00
ALL	542	146	6.42	560	167	6.85	499	178	5.93

Chicago Near West Side - 8028

Under \$250,000	111	93	3.42	92	120	3.28	86	131	2.80
\$250-\$500,000	568	184	4.82	522	207	4.80	459	223	4.03
\$500-\$750,000	51	264	7.20	49	232	7.26	43	257	6.37
\$750-1 Million	14	205	14.00	9	199	13.50	8	213	13.71
1 - 1.5 Million	11	202	16.50	10	203	17.14	11	162	18.86
1.5 - 2 Million	0	0	0.00	1	18	0.00	1	45	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	755	176	4.73	560	197	3.86	608	213	3.99

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago North Center - 8005

Under \$250,000	26	114	5.57	22	137	4.71	21	168	4.50
\$250-\$500,000	146	141	4.85	145	147	5.03	144	175	5.22
\$500-\$750,000	17	125	7.29	18	130	7.45	17	156	6.38
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	189	136	5.10	185	144	5.15	182	163	5.21

Chicago Rogers Park - 8001

Under \$250,000	392	133	5.95	366	150	5.82	353	167	5.97
\$250-\$500,000	248	165	9.89	235	179	10.04	194	187	8.85
\$500-\$750,000	2	87	6.00	2	122	6.00	2	149	4.80
\$750-1 Million	1	134	0.00	1	169	0.00	1	196	0.00
1 - 1.5 Million	1	107	0.00	1	142	0.00	1	169	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	644	145	7.06	605	161	6.98	551	175	6.77

October/06

November/06

December/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Uptown - 8003

Under \$250,000	247	147	5.74	219	163	5.33	210	169	5.38
\$250-\$500,000	413	216	7.27	374	239	7.00	319	279	6.03
\$500-\$750,000	12	184	6.00	11	218	5.74	10	191	5.00
\$750-1 Million	1	27	12.00	1	62	12.00	2	52	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	169	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	673	190	6.76	605	211	6.27	541	235	5.76

Chicago West Side & Wicker Park - 8024

Under \$250,000	104	102	6.18	93	114	5.44	85	123	4.93
\$250-\$500,000	545	106	5.52	473	119	4.84	402	136	4.17
\$500-\$750,000	92	103	8.06	86	114	8.13	69	139	6.84
\$750-1 Million	4	78	6.00	4	114	9.60	4	141	12.00
1 - 1.5 Million	1	160	12.00	1	195	12.00	1	222	12.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	746	105	5.84	657	118	5.23	561	135	4.52

	October/06			November/06			December/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago All - 8001-8099									
Under \$250,000	4429	145	5.63	4328	153	5.71	3829	167	5.12
\$250-\$500,000	6135	147	5.95	5798	159	5.87	4990	176	5.09
\$500-\$750,000	956	149	6.90	901	157	6.86	791	170	5.93
\$750-1 Million	264	233	8.31	250	251	9.40	230	243	7.52
1 - 1.5 Million	172	278	8.36	163	287	8.36	152	280	7.41
1.5 - 2 Million	92	344	13.14	89	352	13.69	84	334	10.96
Over 2 Million	150	470	17.14	144	488	17.45	135	499	13.97
ALL	12195	156	6.02	11673	118	6.02	10215	181	5.29

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