

HEADRICK-WAGNER APPRAISAL GROUP PRESENTS  
 The Chicagoland Monthly Housing Market Pulse  
 Attached Properties - Month Ending February, 2007  
 The monthly analysis of inventory levels by price range

CONDO Type Only			CONDO Type Only			All Attached Types		
December, 2006			January, 2007			February, 2007		
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply

Chicago, Albany Park - 8014

\$ 0	\$ 249,999	134	136	5.74	147	207	6.46	145	209	6.28
\$ 250,000	\$ 499,999	81	158	9.26	78	154	8.75	101	144	10.45
\$ 500,000	\$ 749,999	4	132	0.00	4	169	0.00	3	212	No Sales
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>219</b>	<b>179</b>	<b>6.83</b>	<b>229</b>	<b>188</b>	<b>7.23</b>	<b>249</b>	<b>182</b>	<b>7.60</b>

Chicago, Beverly - 8072

\$ 0	\$ 249,999	11	153	9.43	13	149	11.14	14	2,715	8.84
\$ 250,000	\$ 499,999	6	296	8.00	4	440	6.00	14	253	10.50
\$ 500,000	\$ 749,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>17</b>	<b>224</b>	<b>8.87</b>	<b>17</b>	<b>217</b>	<b>9.27</b>	<b>28</b>	<b>1,484</b>	<b>9.60</b>

Chicago, Bridgeport - 8060

\$ 0	\$ 249,999	21	144	12.00	25	162	15.00	22	180	11.48
\$ 250,000	\$ 499,999	26	156	19.50	24	167	16.94	59	151	20.82
\$ 500,000	\$ 749,999	1	294	0.00	1	331	0.00	5	215	20.00
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>48</b>	<b>156</b>	<b>15.57</b>	<b>50</b>	<b>168</b>	<b>15.79</b>	<b>86</b>	<b>162</b>	<b>16.92</b>

		CONDO Type Only			CONDO Type Only			All Attached Types		
		December, 2006			January, 2007			February, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Edgewater - 8077										
\$ 0	\$ 249,999	271	155	6.12	293	152	6.61	346	153	6.81
\$ 250,000	\$ 499,999	230	205	5.37	254	199	5.71	304	187	6.25
\$ 500,000	\$ 749,999	19	212	15.20	21	216	15.75	30	196	18.95
\$ 750,000	\$ 999,999	2	676	24.00	3	475	36.00	3	496	36.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	1	17	12.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>522</b>	<b>182</b>	<b>5.90</b>	<b>571</b>	<b>177</b>	<b>6.33</b>	<b>684</b>	<b>171</b>	<b>6.76</b>

Chicago, Hyde Park - 8041

\$ 0	\$ 249,999	74	149	4.99	70	151	4.64	102	148	5.67
\$ 250,000	\$ 499,999	48	175	8.60	65	114	11.64	78	127	10.17
\$ 500,000	\$ 749,999	13	140	15.60	11	193	13.20	12	167	7.58
\$ 750,000	\$ 999,999	2	83	4.00	1	177	1.71	5	224	6.67
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>137</b>	<b>156</b>	<b>6.30</b>	<b>147</b>	<b>138</b>	<b>6.66</b>	<b>197</b>	<b>142</b>	<b>7.04</b>

Chicago, Irving Park - 8016

\$ 0	\$ 249,999	128	159	5.33	136	156	5.42	156	157	5.72
\$ 250,000	\$ 499,999	126	168	12.10	127	167	10.73	153	167	9.46
\$ 500,000	\$ 749,999	2	158	0.00	1	464	0.00	9	158	27.00
\$ 750,000	\$ 999,999	1	228	0.00	1	265	0.00	1	288	No Sales
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>257</b>	<b>163</b>	<b>7.47</b>	<b>265</b>	<b>163</b>	<b>7.18</b>	<b>319</b>	<b>162</b>	<b>7.29</b>

Chicago, Lake View - 8006

\$ 0	\$ 249,999	187	136	3.00	186	122	2.95	203	113	2.86
\$ 250,000	\$ 499,999	400	156	3.32	437	144	3.57	528	133	3.91
\$ 500,000	\$ 749,999	162	172	5.89	190	140	6.81	238	121	6.51
\$ 750,000	\$ 999,999	19	230	8.44	18	160	7.45	24	154	5.65
\$ 1,000,000	\$ 1,499,999	4	382	16.00	5	255	20.00	10	118	30.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	2	2	No Sales
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	1	2	12.00
<b>ALL</b>		<b>772</b>	<b>155</b>	<b>3.62</b>	<b>836</b>	<b>139</b>	<b>3.87</b>	<b>1,006</b>	<b>126</b>	<b>4.07</b>

		CONDO Type Only			CONDO Type Only			All Attached Types		
		December, 2006			January, 2007			February, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lincoln Park - 8007										
\$ 0	\$ 249,999	52	126	2.48	64	131	3.06	64	121	2.79
\$ 250,000	\$ 499,999	274	157	4.44	291	151	4.64	319	154	4.32
\$ 500,000	\$ 749,999	109	135	5.05	124	131	5.81	170	131	5.10
\$ 750,000	\$ 999,999	24	159	8.23	29	135	10.24	50	141	7.14
\$ 1,000,000	\$ 1,499,999	9	110	12.00	9	101	10.80	18	83	9.82
\$ 1,500,000	\$ 1,999,999	3	129	18.00	3	196	18.00	4	310	24.00
\$ 2,000,000	and up	4	303	24.00	3	325	18.00	7	361	28.00
<b>ALL</b>		<b>475</b>	<b>149</b>	<b>4.16</b>	<b>523</b>	<b>143</b>	<b>4.80</b>	<b>632</b>	<b>145</b>	<b>4.54</b>

Chicago, Lincoln Square - 8004

\$ 0	\$ 249,999	111	144	5.84	99	128	5.10	106	119	4.91
\$ 250,000	\$ 499,999	146	144	6.23	162	128	6.70	175	129	6.46
\$ 500,000	\$ 749,999	5	94	8.57	7	197	10.50	11	207	8.25
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>262</b>	<b>139</b>	<b>6.09</b>	<b>268</b>	<b>130</b>	<b>6.06</b>	<b>292</b>	<b>128</b>	<b>5.84</b>

Chicago, Logan Square & Bucktown - 8022

\$ 0	\$ 249,999	130	168	7.32	132	162	7.23	129	173	6.94
\$ 250,000	\$ 499,999	209	156	5.46	231	157	5.84	250	163	5.46
\$ 500,000	\$ 749,999	12	144	3.69	16	168	4.57	37	145	9.45
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>351</b>	<b>156</b>	<b>5.89</b>	<b>379</b>	<b>159</b>	<b>6.15</b>	<b>416</b>	<b>165</b>	<b>6.06</b>

Chicago, Loop - 8032

\$ 0	\$ 249,999	75	166	2.01	65	174	1.72	72	180	1.77
\$ 250,000	\$ 499,999	201	136	4.28	205	137	4.21	219	126	3.90
\$ 500,000	\$ 749,999	74	166	7.28	84	157	7.30	97	174	6.81
\$ 750,000	\$ 999,999	44	165	9.43	53	158	9.78	53	148	8.05
\$ 1,000,000	\$ 1,499,999	26	157	6.00	30	156	6.21	31	136	6.10
\$ 1,500,000	\$ 1,999,999	15	130	8.18	16	134	8.35	16	172	7.11
\$ 2,000,000	and up	17	167	17.00	20	173	21.82	30	185	36.00
<b>ALL</b>		<b>452</b>	<b>150</b>	<b>4.25</b>	<b>473</b>	<b>150</b>	<b>4.26</b>	<b>518</b>	<b>150</b>	<b>4.12</b>

CONDO Type Only			CONDO Type Only			All Attached Types		
December, 2006			January, 2007			February, 2007		
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply

Chicago, Lower West Side - 8031

\$ 0 \$ 249,999	7	125	3.50	8	122	3.43	12	138	4.97
\$ 250,000 \$ 499,999	34	142	15.11	42	131	18.67	41	129	17.57
\$ 500,000 \$ 749,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 750,000 \$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000 \$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>	<b>41</b>	<b>131</b>	<b>9.65</b>	<b>50</b>	<b>130</b>	<b>10.91</b>	<b>53</b>	<b>131</b>	<b>11.16</b>

Chicago, Near North Side - 8008

\$ 0 \$ 249,999	157	142	2.47	149	130	2.31	182	127	2.41
\$ 250,000 \$ 499,999	675	178	4.03	733	158	4.03	772	154	3.90
\$ 500,000 \$ 749,999	222	191	5.36	237	175	5.09	339	138	6.06
\$ 750,000 \$ 999,999	118	336	6.98	104	332	5.52	189	239	7.69
\$ 1,000,000 \$ 1,499,999	98	340	7.00	97	238	6.29	138	194	7.67
\$ 1,500,000 \$ 1,999,999	68	391	12.18	71	375	11.36	106	332	12.72
\$ 2,000,000 and up	114	554	13.15	100	519	11.54	130	446	11.73
<b>ALL</b>	<b>1,449</b>	<b>235</b>	<b>4.56</b>	<b>1,491</b>	<b>210</b>	<b>4.36</b>	<b>1,856</b>	<b>191</b>	<b>4.74</b>

Chicago, Near South Side - 8033

\$ 0 \$ 249,999	69	158	4.18	64	146	3.80	71	169	2.89
\$ 250,000 \$ 499,999	356	163	6.00	392	164	6.61	727	219	4.99
\$ 500,000 \$ 749,999	42	203	9.00	50	184	10.17	238	301	5.51
\$ 750,000 \$ 999,999	19	282	7.13	17	306	6.18	54	286	5.18
\$ 1,000,000 \$ 1,499,999	11	411	18.86	10	471	13.33	56	438	7.00
\$ 1,500,000 \$ 1,999,999	1	811	4.00	1	848	4.00	40	381	11.16
\$ 2,000,000 and up	1	109	12.00	1	146	12.00	4	417	3.69
<b>ALL</b>	<b>499</b>	<b>178</b>	<b>5.93</b>	<b>535</b>	<b>175</b>	<b>6.30</b>	<b>1,190</b>	<b>252</b>	<b>5.03</b>

Chicago, Near West Side - 8028

\$ 0 \$ 249,999	86	131	2.80	94	122	3.17	104	178	2.20
\$ 250,000 \$ 499,999	459	223	4.03	533	20	4.67	658	200	3.82
\$ 500,000 \$ 749,999	43	257	6.37	55	209	7.59	98	197	6.68
\$ 750,000 \$ 999,999	8	213	13.71	10	234	12.00	22	162	11.48
\$ 1,000,000 \$ 1,499,999	11	162	18.86	11	144	18.86	14	216	16.80
\$ 1,500,000 \$ 1,999,999	1	45	0.00	1	82	0.00	1	105	No Sales
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>	<b>608</b>	<b>213</b>	<b>3.99</b>	<b>704</b>	<b>194</b>	<b>4.62</b>	<b>897</b>	<b>197</b>	<b>3.78</b>

		CONDO Type Only			CONDO Type Only			All Attached Types		
		December, 2006			January, 2007			February, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, North Central - 8005										
\$ 0	\$ 249,999	21	168	4.50	20	146	4.36	25	123	5.17
\$ 250,000	\$ 499,999	144	175	5.22	169	146	5.71	200	134	5.91
\$ 500,000	\$ 749,999	17	156	6.38	21	82	7.41	34	78	5.51
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>182</b>	<b>163</b>	<b>5.21</b>	<b>210</b>	<b>140</b>	<b>5.68</b>	<b>259</b>	<b>126</b>	<b>5.78</b>
Chicago, Rogers Park - 8001										
\$ 0	\$ 249,999	353	167	5.97	344	166	5.73	362	158	5.74
\$ 250,000	\$ 499,999	194	187	8.85	230	198	10.11	282	185	10.85
\$ 500,000	\$ 749,999	2	149	4.80	5	90	15.00	9	110	27.00
\$ 750,000	\$ 999,999	1	196	0.00	1	233	0.00	2	155	No Sales
\$ 1,000,000	\$ 1,499,999	1	169	0.00	1	206	0.00	1	229	No Sales
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>551</b>	<b>175</b>	<b>6.77</b>	<b>581</b>	<b>178</b>	<b>6.99</b>	<b>656</b>	<b>169</b>	<b>7.34</b>
Chicago, Uptown - 8003										
\$ 0	\$ 249,999	210	169	5.38	235	156	6.05	249	147	5.60
\$ 250,000	\$ 499,999	319	279	6.03	357	249	6.58	378	229	6.00
\$ 500,000	\$ 749,999	10	191	5.00	13	126	6.00	16	144	6.62
\$ 750,000	\$ 999,999	2	52	0.00	1	53	0.00	2	223	24.00
\$ 1,000,000	\$ 1,499,999	0	169	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>541</b>	<b>235</b>	<b>5.76</b>	<b>606</b>	<b>210</b>	<b>6.36</b>	<b>645</b>	<b>195</b>	<b>5.86</b>
Chicago, West Side & Wicker Park - 8024										
\$ 0	\$ 249,999	85	123	4.93	85	123	4.72	77	138	4.26
\$ 250,000	\$ 499,999	402	136	4.17	437	131	4.36	473	129	4.18
\$ 500,000	\$ 749,999	69	139	6.84	75	121	7.09	124	116	6.79
\$ 750,000	\$ 999,999	4	141	12.00	2	66	6.00	11	111	11.00
\$ 1,000,000	\$ 1,499,999	1	222	12.00	0	0	0.00	4	90	9.60
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
<b>ALL</b>		<b>561</b>	<b>135</b>	<b>4.52</b>	<b>599</b>	<b>128</b>	<b>4.63</b>	<b>689</b>	<b>127</b>	<b>4.57</b>

		CONDO Type Only			CONDO Type Only			All Attached Types		
		December, 2006			January, 2007			February, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077										
\$ 0	\$ 249,999	3,829	167	5.12	4,085	163	5.42	4,483	163	5.21
\$ 250,000	\$ 499,999	4,990	176	5.09	5,678	167	5.60	6,907	168	5.36
\$ 500,000	\$ 749,999	791	170	5.93	932	156	6.53	1,512	169	6.40
\$ 750,000	\$ 999,999	230	243	7.52	243	248	7.06	419	211	7.34
\$ 1,000,000	\$ 1,499,999	152	280	7.41	166	221	7.22	273	226	7.84
\$ 1,500,000	\$ 1,999,999	84	334	10.96	92	330	10.62	169	323	11.72
\$ 2,000,000	and up	135	499	13.97	125	155	12.61	172	394	12.90
<b>ALL</b>		<b>10,215</b>	<b>181</b>	<b>5.29</b>	<b>11,271</b>	<b>171</b>	<b>5.68</b>	<b>13,935</b>	<b>174</b>	<b>5.56</b>