

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

All Attached Types			All Attached Types			All Attached Types		
March, 2007			April, 2007			May, 2007		
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply

Chicago, Albany Park - 8014

\$ 0	\$ 249,999	154	179	6.97	166	178	8.30	184	166	9.44
\$ 250,000	\$ 499,999	126	151	12.92	127	139	13.61	141	144	16.27
\$ 500,000	\$ 749,999	4	224	No Sales	4	220	No Sales	3	304	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
ALL		284	167	8.92	297	162	10.13	328	158	11.64

Chicago, Beverly - 8072

\$ 0	\$ 249,999	12	3,142	6.26	10	3,779	4.80	10	132	6.67
\$ 250,000	\$ 499,999	14	262	10.50	9	302	6.75	13	232	17.33
\$ 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
ALL		26	1,591	8.00	19	2,132	5.56	23	189	10.22

Chicago, Bridgeport - 8060

\$ 0	\$ 249,999	25	159	11.54	30	156	12.86	31	157	12.83
\$ 250,000	\$ 499,999	58	165	21.09	49	171	15.47	66	143	21.41
\$ 500,000	\$ 749,999	4	234	12.00	7	202	28.00	7	276	42.00
\$ 750,000	\$ 999,999	1	27	No Sales	1	57	No Sales	1	88	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
ALL		88	165	16.50	87	167	15.13	105	155	18.53

All Attached Types			All Attached Types			All Attached Types			
March, 2007			April, 2007			May, 2007			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, Edgewater - 8077									
\$ 0 \$ 249,999	312	147	5.81	327	150	5.93	342	149	6.33
\$ 250,000 \$ 499,999	318	195	6.32	354	177	6.91	332	185	6.43
\$ 500,000 \$ 749,999	26	251	17.33	25	271	15.79	30	217	20.00
\$ 750,000 \$ 999,999	2	767	12.00	2	797	12.00	1	1,455	12.00
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	1	38	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
ALL	658	176	6.22	708	169	6.54	706	170	6.58

Chicago, Hyde Park - 8041

\$ 0 \$ 249,999	111	135	6.08	119	124	6.08	119	120	5.88
\$ 250,000 \$ 499,999	83	138	9.49	93	130	10.24	89	137	9.13
\$ 500,000 \$ 749,999	13	161	7.80	15	157	9.47	18	155	11.37
\$ 750,000 \$ 999,999	5	214	6.00	2	182	2.00	6	92	5.14
\$ 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
ALL	212	140	7.19	229	129	7.33	232	128	7.08

Chicago, Irving Park - 8016

\$ 0 \$ 249,999	180	154	6.57	194	149	7.28	191	146	7.37
\$ 250,000 \$ 499,999	161	175	9.52	163	176	9.50	168	180	9.88
\$ 500,000 \$ 749,999	9	135	27.00	10	150	40.00	10	181	40.00
\$ 750,000 \$ 999,999	0	0	0.00	1	323	No Sales	1	354	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
ALL	350	163	7.84	368	161	8.35	370	163	8.57

Chicago, Lake View - 8006

\$ 0 \$ 249,999	209	101	2.90	225	92	3.14	247	102	3.55
\$ 250,000 \$ 499,999	588	123	4.29	609	119	4.39	621	113	4.56
\$ 500,000 \$ 749,999	270	107	7.01	281	104	7.16	260	115	6.81
\$ 750,000 \$ 999,999	28	147	6.72	25	137	5.77	25	113	5.08
\$ 1,000,000 \$ 1,499,999	13	122	52.00	10	172	40.00	8	152	32.00
\$ 1,500,000 \$ 1,999,999	2	33	No Sales	2	63	No Sales	2	94	No Sales
\$ 2,000,000 and up	1	33	12.00	1	63	12.00	1	94	12.00
ALL	1,111	115	4.41	1,153	111	4.53	1,164	112	4.67

		All Attached Types			All Attached Types			All Attached Types		
		March, 2007			April, 2007			May, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lincoln Park - 8007										
\$ 0	\$ 249,999	71	106	3.03	64	130	2.50	57	103	2.12
\$ 250,000	\$ 499,999	318	139	4.14	320	122	4.14	311	126	4.01
\$ 500,000	\$ 749,999	184	129	5.41	190	124	5.42	192	110	5.46
\$ 750,000	\$ 999,999	48	130	6.40	55	125	7.02	52	120	6.50
\$ 1,000,000	\$ 1,499,999	15	86	6.92	11	106	4.55	14	95	5.42
\$ 1,500,000	\$ 1,999,999	5	279	30.00	5	101	30.00	7	97	42.00
\$ 2,000,000	and up	7	394	28.00	9	331	36.00	13	247	52.00
ALL		648	134	4.49	654	126	4.40	646	120	4.29

Chicago, Lincoln Square - 8004

\$ 0	\$ 249,999	107	129	4.85	120	121	5.45	134	137	6.33
\$ 250,000	\$ 499,999	177	111	6.09	197	112	6.19	192	119	5.80
\$ 500,000	\$ 749,999	15	135	10.00	18	133	15.43	18	90	14.40
\$ 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
ALL		299	119	5.68	335	116	6.09	344	125	6.20

Chicago, Logan Square & Bucktown - 8022

\$ 0	\$ 249,999	128	155	6.92	131	157	6.78	123	147	6.31
\$ 250,000	\$ 499,999	255	142	5.28	274	140	5.53	289	138	6.02
\$ 500,000	\$ 749,999	41	149	11.44	39	132	10.17	30	164	7.06
\$ 750,000	\$ 999,999	2	12	8.00	4	32	16.00	3	64	9.00
\$ 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
ALL		426	146	6.02	448	143	6.13	445	142	6.17

Chicago, Loop - 8032

\$ 0	\$ 249,999	88	135	2.14	93	137	2.15	85	149	2.02
\$ 250,000	\$ 499,999	257	121	3.84	272	120	3.57	272	123	3.59
\$ 500,000	\$ 749,999	93	175	4.89	97	185	3.66	80	171	2.82
\$ 750,000	\$ 999,999	49	179	4.94	44	175	2.47	41	201	2.26
\$ 1,000,000	\$ 1,499,999	36	143	5.33	38	163	2.98	43	178	3.39
\$ 1,500,000	\$ 1,999,999	18	172	7.45	16	211	3.31	15	229	3.21
\$ 2,000,000	and up	27	210	24.92	25	235	15.00	28	262	16.80
ALL		568	144	3.86	585	148	3.20	564	154	3.07

All Attached Types			All Attached Types			All Attached Types			
March, 2007			April, 2007			May, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lower West Side - 8031									
\$ 0 \$ 249,999	7	71	2.63	12	88	4.24	14	112	5.09
\$ 250,000 \$ 499,999	40	123	14.55	42	119	15.27	43	136	14.33
\$ 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
ALL	47	115	8.68	54	112	9.67	57	130	9.91

Chicago, Near North Side - 8008

\$ 0 \$ 249,999	185	123	2.46	179	121	2.33	173	124	2.30
\$ 250,000 \$ 499,999	805	150	4.04	835	144	4.18	838	142	4.15
\$ 500,000 \$ 749,999	348	132	5.98	370	131	6.34	396	136	6.56
\$ 750,000 \$ 999,999	190	228	7.33	189	237	7.41	200	245	7.74
\$ 1,000,000 \$ 1,499,999	148	201	7.66	157	212	7.85	170	196	8.99
\$ 1,500,000 \$ 1,999,999	108	326	13.22	100	325	12.12	96	315	11.18
\$ 2,000,000 and up	125	442	11.19	136	334	11.91	142	332	12.09
ALL	1,909	185	4.81	1,966	176	4.92	2,015	176	5.00

Chicago, Near South Side - 8033

\$ 0 \$ 249,999	55	167	2.62	66	159	3.22	62	156	3.00
\$ 250,000 \$ 499,999	705	224	5.05	796	205	5.69	767	219	5.65
\$ 500,000 \$ 749,999	238	312	5.37	243	311	5.41	239	336	5.49
\$ 750,000 \$ 999,999	56	258	4.54	53	260	4.21	55	233	4.29
\$ 1,000,000 \$ 1,499,999	64	465	8.00	64	491	7.84	62	546	7.67
\$ 1,500,000 \$ 1,999,999	38	402	9.70	38	432	9.70	35	461	8.57
\$ 2,000,000 and up	8	281	7.38	7	347	7.00	8	390	8.00
ALL	1,164	260	5.05	1,267	247	5.48	1,228	264	5.44

Chicago, Near West Side - 8028

\$ 0 \$ 249,999	98	191	2.16	102	167	2.44	98	150	2.55
\$ 250,000 \$ 499,999	735	186	4.34	719	178	4.41	742	172	4.71
\$ 500,000 \$ 749,999	107	194	7.05	112	160	7.23	112	166	6.69
\$ 750,000 \$ 999,999	24	156	13.09	24	166	11.08	26	172	12.00
\$ 1,000,000 \$ 1,499,999	16	217	19.20	13	189	14.18	17	165	15.69
\$ 1,500,000 \$ 1,999,999	2	82	No Sales	2	112	No Sales	2	143	No Sales
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL	982	187	4.22	972	174	4.35	997	169	4.61

		All Attached Types			All Attached Types			All Attached Types		
		March, 2007			April, 2007			May, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, North Central - 8005										
\$ 0	\$ 249,999	23	149	4.68	25	161	4.92	22	157	4.47
\$ 250,000	\$ 499,999	203	124	5.60	183	129	5.01	160	120	4.21
\$ 500,000	\$ 749,999	42	75	7.30	44	86	7.04	50	92	7.23
\$ 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
ALL		268	118	5.71	252	124	5.27	232	117	4.66

Chicago, Rogers Park - 8001

\$ 0	\$ 249,999	370	139	5.94	405	145	6.72	444	139	7.88
\$ 250,000	\$ 499,999	301	179	11.25	304	186	11.29	292	184	11.02
\$ 500,000	\$ 749,999	8	141	16.00	11	138	18.86	12	146	24.00
\$ 750,000	\$ 999,999	2	186	No Sales	1	317	No Sales	0	0	0.00
\$ 1,000,000	\$ 1,499,999	1	260	No Sales	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
ALL		682	157	7.61	721	163	8.22	748	157	8.97

Chicago, Uptown - 8003

\$ 0	\$ 249,999	258	126	5.48	266	125	5.67	287	117	6.34
\$ 250,000	\$ 499,999	393	221	6.17	403	214	6.19	413	205	6.53
\$ 500,000	\$ 749,999	15	142	5.81	19	101	7.60	20	78	8.89
\$ 750,000	\$ 999,999	2	254	24.00	3	196	36.00	4	177	48.00
\$ 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
ALL		668	183	5.89	691	176	6.03	724	167	6.53

Chicago, West Side & Wicker Park - 8024

\$ 0	\$ 249,999	74	122	3.98	83	115	4.49	97	117	5.29
\$ 250,000	\$ 499,999	509	115	4.46	516	113	4.49	505	115	4.38
\$ 500,000	\$ 749,999	131	96	6.52	139	94	6.47	139	88	6.47
\$ 750,000	\$ 999,999	14	100	12.92	10	134	7.06	13	129	11.14
\$ 1,000,000	\$ 1,499,999	4	121	9.60	5	125	12.00	5	156	15.00
\$ 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
ALL		732	112	4.74	753	110	4.80	759	111	4.84

			All Attached Types			All Attached Types			All Attached Types		
			March, 2007			April, 2007			May, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077											
\$ 0	\$ 249,999		4,667	153	5.42	4,975	149	5.76	5,249	141	6.23
\$ 250,000	\$ 499,999		7,292	161	5.55	7,630	156	5.75	7,622	156	5.80
\$ 500,000	\$ 749,999		1,592	163	6.39	1,669	158	6.39	1,662	162	6.28
\$ 750,000	\$ 999,999		425	203	6.61	420	205	5.73	435	206	5.80
\$ 1,000,000	\$ 1,499,999		298	241	7.81	298	258	6.59	321	253	7.27
\$ 1,500,000	\$ 1,999,999		173	319	11.73	163	326	9.50	157	325	8.97
\$ 2,000,000	and up		168	392	12.29	178	319	12.28	192	317	13.02
ALL			14,615	166	5.72	15,333	161	5.89	15,638	159	6.08