

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

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

Chicago, Albany Park - 8014

\$ 0	\$ 249,999	166	178	8.30	184	166	9.44	197	159	10.55
\$ 250,000	\$ 499,999	127	139	13.61	141	144	16.27	148	161	17.94
\$ 500,000	\$ 749,999	4	220	No Sales	3	304	No Sales	3	334	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		297	162	10.13	328	158	11.64	348	162	12.93

Chicago, Beverly - 8072

\$ 0	\$ 249,999	10	3,779	4.80	10	132	6.67	13	137	9.75
\$ 250,000	\$ 499,999	9	302	6.75	13	232	17.33	23	224	34.50
\$ 500,000	\$ 749,999	0	0	0.00	0	0	0.00	3	70	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		19	2,132	5.56	23	189	10.22	39	183	19.50

Chicago, Bridgeport - 8060

\$ 0	\$ 249,999	30	156	12.86	31	157	12.83	23	163	8.36
\$ 250,000	\$ 499,999	49	171	15.47	66	143	21.41	79	134	30.58
\$ 500,000	\$ 749,999	7	202	28.00	7	276	42.00	6	243	36.00
\$ 750,000	\$ 999,999	1	57	No Sales	1	88	No Sales	1	118	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		87	167	15.13	105	155	18.53	109	146	19.82

All Attached Types			All Attached Types			All Attached Types			
April, 2007			May, 2007			June, 2007			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, Edgewater - 8077									
\$ 0 \$ 249,999	327	150	5.93	342	149	6.33	363	148	6.74
\$ 250,000 \$ 499,999	354	177	6.91	332	185	6.43	329	192	6.58
\$ 500,000 \$ 749,999	25	271	15.79	30	217	20.00	27	241	16.20
\$ 750,000 \$ 999,999	2	797	12.00	1	1,455	12.00	2	841	24.00
\$ 1,000,000 \$ 1,499,999	0	0	0.00	1	38	12.00	1	68	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
ALL	708	169	6.54	706	170	6.58	722	173	6.84

Chicago, Hyde Park - 8041

\$ 0 \$ 249,999	119	124	6.08	119	120	5.88	126	125	6.33
\$ 250,000 \$ 499,999	93	130	10.24	89	137	9.13	79	146	7.46
\$ 500,000 \$ 749,999	15	157	9.47	18	155	11.37	18	160	12.00
\$ 750,000 \$ 999,999	2	182	2.00	6	92	5.14	8	174	8.73
\$ 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	229	129	7.33	232	128	7.08	231	137	7.02

Chicago, Irving Park - 8016

\$ 0 \$ 249,999	194	149	7.28	191	146	7.37	185	148	7.30
\$ 250,000 \$ 499,999	163	176	9.50	168	180	9.88	154	166	8.72
\$ 500,000 \$ 749,999	10	150	40.00	10	181	40.00	8	213	48.00
\$ 750,000 \$ 999,999	1	323	No Sales	1	354	No Sales	1	384	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	368	161	8.35	370	163	8.57	348	158	8.06

Chicago, Lake View - 8006

\$ 0 \$ 249,999	225	92	3.14	247	102	3.55	246	101	3.69
\$ 250,000 \$ 499,999	609	119	4.39	621	113	4.56	606	123	4.59
\$ 500,000 \$ 749,999	281	104	7.16	260	115	6.81	249	117	6.43
\$ 750,000 \$ 999,999	25	137	5.77	25	113	5.08	33	90	7.20
\$ 1,000,000 \$ 1,499,999	10	172	40.00	8	152	32.00	14	100	42.00
\$ 1,500,000 \$ 1,999,999	2	63	No Sales	2	94	No Sales	11	38	No Sales
\$ 2,000,000 and up	1	63	12.00	1	94	12.00	1	124	12.00
ALL	1,153	111	4.53	1,164	112	4.67	1,160	115	4.78

			All Attached Types			All Attached Types			All Attached Types		
			April, 2007			May, 2007			June, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lincoln Park - 8007											
\$ 0 \$ 249,999	64	130	2.50	57	103	2.12	61	108	2.37		
\$ 250,000 \$ 499,999	320	122	4.14	311	126	4.01	327	109	4.23		
\$ 500,000 \$ 749,999	190	124	5.42	192	110	5.46	219	111	6.43		
\$ 750,000 \$ 999,999	55	125	7.02	52	120	6.50	45	147	5.87		
\$ 1,000,000 \$ 1,499,999	11	106	4.55	14	95	5.42	11	102	4.13		
\$ 1,500,000 \$ 1,999,999	5	101	30.00	7	97	42.00	5	146	20.00		
\$ 2,000,000 and up	9	331	36.00	13	247	52.00	13	277	156.00		
ALL	654	126	4.40	646	120	4.29	681	115	4.61		

Chicago, Lincoln Square - 8004

\$ 0 \$ 249,999	120	121	5.45	134	137	6.33	143	119	6.65
\$ 250,000 \$ 499,999	197	112	6.19	192	119	5.80	209	110	6.12
\$ 500,000 \$ 749,999	18	133	15.43	18	90	14.40	20	103	12.63
\$ 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	335	116	6.09	344	125	6.20	372	113	6.50

Chicago, Logan Square & Bucktown - 8022

\$ 0 \$ 249,999	131	157	6.78	123	147	6.31	116	159	6.30
\$ 250,000 \$ 499,999	274	140	5.53	289	138	6.02	304	146	6.37
\$ 500,000 \$ 749,999	39	132	10.17	30	164	7.06	32	164	7.38
\$ 750,000 \$ 999,999	4	32	16.00	3	64	9.00	3	94	12.00
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	1	20	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	448	143	6.13	445	142	6.17	456	150	6.44

Chicago, Loop - 8032

\$ 0 \$ 249,999	93	137	2.15	85	149	2.02	75	140	1.78
\$ 250,000 \$ 499,999	272	120	3.57	272	123	3.59	266	127	3.46
\$ 500,000 \$ 749,999	97	185	3.66	80	171	2.82	76	167	2.65
\$ 750,000 \$ 999,999	44	175	2.47	41	201	2.26	40	195	2.11
\$ 1,000,000 \$ 1,499,999	38	163	2.98	43	178	3.39	37	184	2.76
\$ 1,500,000 \$ 1,999,999	16	211	3.31	15	229	3.21	16	236	3.43
\$ 2,000,000 and up	25	235	15.00	28	262	16.80	25	292	13.64
ALL	585	148	3.20	564	154	3.07	535	154	2.87

All Attached Types			All Attached Types			All Attached Types			
April, 2007			May, 2007			June, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lower West Side - 8031									
\$ 0 \$ 249,999	12	88	4.24	14	112	5.09	14	135	5.60
\$ 250,000 \$ 499,999	42	119	15.27	43	136	14.33	35	141	11.05
\$ 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	54	112	9.67	57	130	9.91	49	140	8.65

Chicago, Near North Side - 8008

\$ 0 \$ 249,999	179	121	2.33	173	124	2.30	186	112	2.64
\$ 250,000 \$ 499,999	835	144	4.18	838	142	4.15	827	146	4.22
\$ 500,000 \$ 749,999	370	131	6.34	396	136	6.56	389	144	6.58
\$ 750,000 \$ 999,999	189	237	7.41	200	245	7.74	198	241	7.59
\$ 1,000,000 \$ 1,499,999	157	212	7.85	170	196	8.99	174	162	9.41
\$ 1,500,000 \$ 1,999,999	100	325	12.12	96	315	11.18	105	231	12.73
\$ 2,000,000 and up	136	334	11.91	142	332	12.09	144	319	12.08
ALL	1,966	176	4.92	2,015	176	5.00	2,023	170	5.19

Chicago, Near South Side - 8033

\$ 0 \$ 249,999	66	159	3.22	62	156	3.00	72	132	3.29
\$ 250,000 \$ 499,999	796	205	5.69	767	219	5.65	684	233	4.98
\$ 500,000 \$ 749,999	243	311	5.41	239	336	5.49	248	336	5.85
\$ 750,000 \$ 999,999	53	260	4.21	55	233	4.29	55	238	4.31
\$ 1,000,000 \$ 1,499,999	64	491	7.84	62	546	7.67	58	572	6.96
\$ 1,500,000 \$ 1,999,999	38	432	9.70	35	461	8.57	33	489	7.92
\$ 2,000,000 and up	7	347	7.00	8	390	8.00	8	418	7.38
ALL	1,267	247	5.48	1,228	264	5.44	1,158	275	5.08

Chicago, Near West Side - 8028

\$ 0 \$ 249,999	102	167	2.44	98	150	2.55	104	157	2.96
\$ 250,000 \$ 499,999	719	178	4.41	742	172	4.71	721	177	4.72
\$ 500,000 \$ 749,999	112	160	7.23	112	166	6.69	117	161	6.82
\$ 750,000 \$ 999,999	24	166	11.08	26	172	12.00	23	193	11.04
\$ 1,000,000 \$ 1,499,999	13	189	14.18	17	165	15.69	14	192	12.92
\$ 1,500,000 \$ 1,999,999	2	112	No Sales	2	143	No Sales	2	70	No Sales
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL	972	174	4.35	997	169	4.61	981	173	4.71

All Attached Types			All Attached Types			All Attached Types			
April, 2007			May, 2007			June, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, North Central - 8005									
\$ 0 \$ 249,999	25	161	4.92	22	157	4.47	22	164	4.33
\$ 250,000 \$ 499,999	183	129	5.01	160	120	4.21	144	101	3.64
\$ 500,000 \$ 749,999	44	86	7.04	50	92	7.23	51	100	7.85
\$ 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	252	124	5.27	232	117	4.66	217	107	4.24

Chicago, Rogers Park - 8001

\$ 0 \$ 249,999	405	145	6.72	444	139	7.88	481	146	9.12
\$ 250,000 \$ 499,999	304	186	11.29	292	184	11.02	273	192	10.21
\$ 500,000 \$ 749,999	11	138	18.86	12	146	24.00	15	135	45.00
\$ 750,000 \$ 999,999	1	317	No Sales	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	721	163	8.22	748	157	8.97	769	162	9.62

Chicago, Uptown - 8003

\$ 0 \$ 249,999	266	125	5.67	287	117	6.34	283	122	6.34
\$ 250,000 \$ 499,999	403	214	6.19	413	205	6.53	451	204	7.35
\$ 500,000 \$ 749,999	19	101	7.60	20	78	8.89	18	104	8.64
\$ 750,000 \$ 999,999	3	196	36.00	4	177	48.00	3	210	36.00
\$ 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	691	176	6.03	724	167	6.53	755	171	6.98

Chicago, West Side & Wicker Park - 8024

\$ 0 \$ 249,999	83	115	4.49	97	117	5.29	104	108	5.62
\$ 250,000 \$ 499,999	516	113	4.49	505	115	4.38	513	121	4.53
\$ 500,000 \$ 749,999	139	94	6.47	139	88	6.47	130	93	6.09
\$ 750,000 \$ 999,999	10	134	7.06	13	129	11.14	8	166	10.67
\$ 1,000,000 \$ 1,499,999	5	125	12.00	5	156	15.00	5	138	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	753	110	4.80	759	111	4.84	760	115	4.93

			All Attached Types			All Attached Types			All Attached Types		
			April, 2007			May, 2007			June, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077											
\$ 0	\$ 249,999		4,975	149	5.76	5,249	141	6.23	5,391	141	6.58
\$ 250,000	\$ 499,999		7,630	156	5.75	7,622	156	5.80	7,547	160	5.82
\$ 500,000	\$ 749,999		1,669	158	6.39	1,662	162	6.28	1,683	165	6.42
\$ 750,000	\$ 999,999		420	205	5.73	435	206	5.80	427	210	5.74
\$ 1,000,000	\$ 1,499,999		298	258	6.59	321	253	7.27	316	236	7.02
\$ 1,500,000	\$ 1,999,999		163	326	9.50	157	325	8.97	172	265	9.92
\$ 2,000,000	and up		178	319	12.28	192	317	13.02	191	316	12.73
ALL			15,333	161	5.89	15,638	159	6.08	15,727	160	6.21