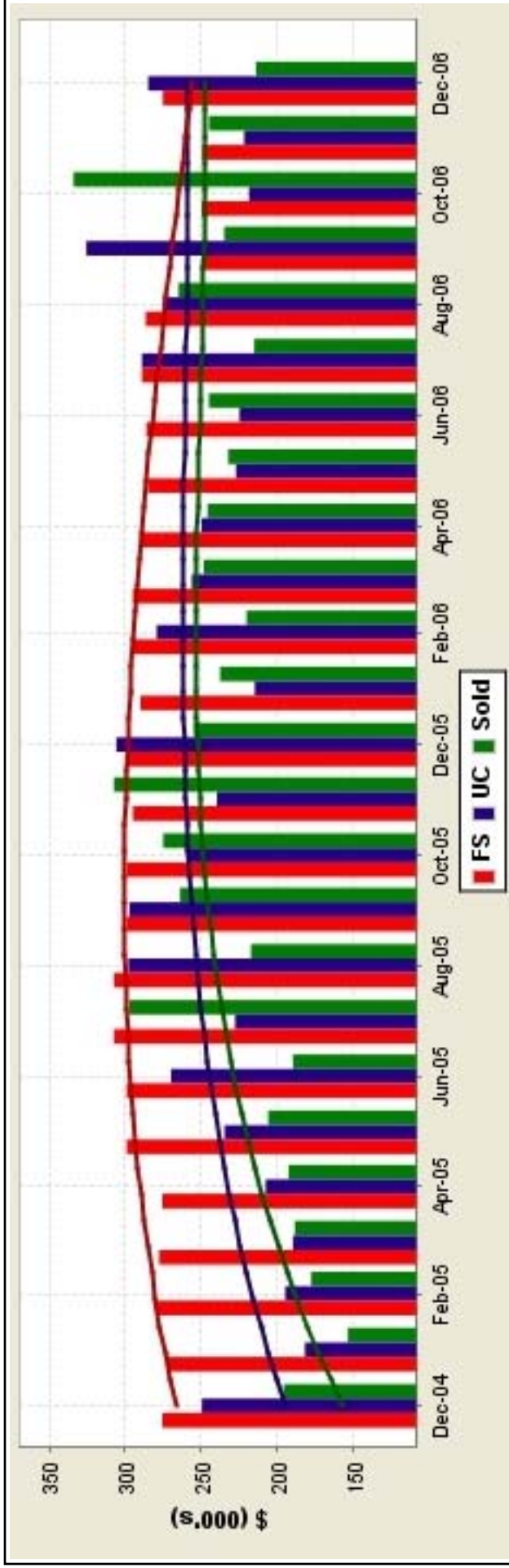


Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)
2 Years (Monthly) 12/01/04 - 12/31/06



KEY INFORMATION

2 Year				December 04-05-06				Dec-06						
	Dec-04	Dec-05	Δ	% Δ	Dec-04	Dec-05	Dec-06	Δ	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	275,540	299,000	23,460	8.51	275,262	299,000	275,262	-23,738	-7.94	Aug-05	307,500	275,262	-32,238	-10.48
UC	249,700	305,900	56,200	22.51	305,900	305,900	284,900	-21,000	-6.86	Sep-06	325,597	284,900	-40,697	-12.50
Sold	196,000	255,000	59,000	30.10	255,000	255,000	214,000	-41,000	-16.08	Oct-06	334,000	214,000	-120,000	-35.93

MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois, Time Period: 2 years (monthly) Price: 0 - 9999999999
 Bedrooms: All Bathrooms: All Construction Type: All

Property Types: Residential:(Attached Single)
 Cities: Geneva

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)

2 Years (Monthly) 12/01/04 - 12/31/06

Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Dec-06	275,262	68	111	284,900	5	71	214,000	4	103	284,418	10
Nov-06	249,450	72	95	222,000	3	72	245,000	7	40	225,000	18
Oct-06	249,900	77	91	218,700	8	52	334,000	6	81	252,950	14
Sep-06	249,900	75	85	325,597	5	83	235,000	5	77	220,000	19
Aug-06	286,500	71	80	274,900	5	74	265,000	7	37	299,000	15
Jul-06	289,000	70	78	289,000	7	31	215,343	12	61	334,900	19
Jun-06	285,900	63	82	224,900	9	104	244,950	18	51	239,900	25
May-06	285,000	63	107	227,400	14	33	232,400	12	45	274,900	11
Apr-06	289,450	72	92	249,900	11	44	246,000	6	74	254,900	24
Mar-06	294,900	69	99	256,300	12	57	248,500	14	73	295,850	14
Feb-06	294,500	73	95	279,350	10	54	220,250	6	30	279,900	23
Jan-06	289,900	70	102	215,000	11	59	237,750	4	38	268,912	20
Dec-05	299,000	68	109	305,900	4	55	255,000	9	46	314,900	7
Nov-05	295,000	77	91	239,900	6	46	307,425	6	63	299,900	13
Oct-05	299,000	83	83	259,900	7	61	275,000	9	35	271,900	24
Sep-05	299,000	73	80	297,325	12	42	264,000	14	60	284,000	15
Aug-05	307,500	77	67	297,900	11	35	217,500	15	42	289,900	29
Jul-05	307,500	65	72	227,900	13	57	297,500	9	80	293,700	20
Jun-05	299,000	59	71	269,800	11	42	190,000	15	22	281,975	18
May-05	299,000	55	69	234,900	9	33	206,000	12	32	309,900	21
Apr-05	275,540	55	74	207,900	15	48	192,750	8	53	234,900	14
Mar-05	277,720	54	70	189,900	11	64	188,649	8	52	229,900	17
Feb-05	279,900	45	64	195,000	7	36	178,000	3	75	217,900	18
Jan-05	272,270	36	68	182,000	7	58	153,750	2	20	229,900	13
Dec-04	275,540	31	75	249,700	2	24	196,000	14	39	224,900	7