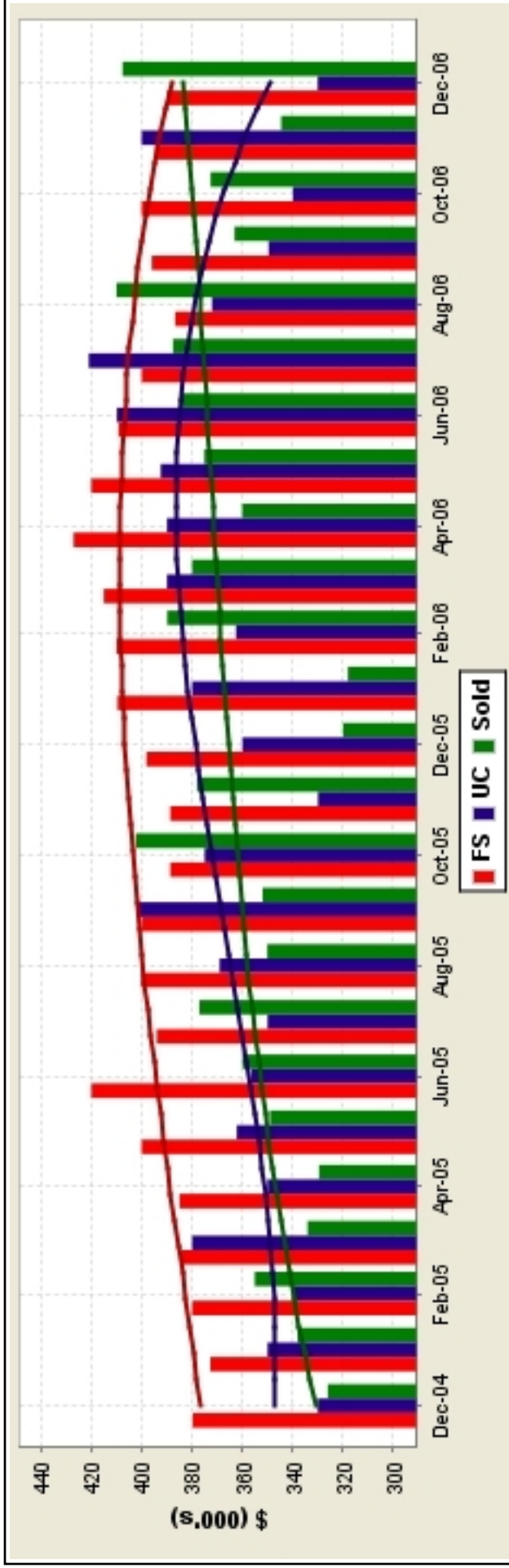


Market Dynamics

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	379,651	398,000	18,349	4.83	398,000	389,900	-8,100	-2.04		Apr-06	427,000	389,900	-37,100	-8.69
UC	330,000	359,900	29,900	9.06	359,900	330,000	-29,900	-8.31		Jul-06	420,900	330,000	-90,900	-21.60
Sold	326,000	320,000	-6,000	-1.84	320,000	407,500	87,500	27.34		Aug-06	409,900	407,500	-2,400	-0.59

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:(Detached 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	389,900	221	137	330,000	15	105	407,500	25	113	369,900	23
Nov-06	394,500	267	115	399,900	28	85	344,500	21	68	359,900	48
Oct-06	399,900	275	112	339,900	25	99	372,500	36	66	434,900	56
Sep-06	395,950	276	105	349,500	27	54	363,000	40	58	389,900	53
Aug-06	386,575	292	98	371,950	34	64	409,900	35	59	359,900	74
Jul-06	399,900	292	91	420,900	36	67	387,500	47	67	379,900	74
Jun-06	409,100	280	90	409,800	33	59	384,250	56	52	393,650	78
May-06	419,900	267	88	392,350	44	47	375,000	35	74	374,900	91
Apr-06	427,000	243	94	389,900	47	68	360,000	27	55	412,750	68
Mar-06	414,900	231	97	389,900	39	73	379,900	41	75	389,900	73
Feb-06	409,900	208	100	362,450	36	58	389,750	18	118	399,900	57
Jan-06	409,500	203	100	379,900	32	77	318,000	12	72	423,900	59
Dec-05	398,000	177	110	359,900	15	107	320,000	37	78	393,500	20
Nov-05	388,500	216	92	329,900	31	77	378,000	19	58	363,900	53
Oct-05	388,500	206	92	374,900	28	79	402,291	34	79	368,800	51
Sep-05	399,900	209	90	402,082	21	91	351,900	37	49	385,000	65
Aug-05	399,900	205	94	369,000	37	49	350,000	65	47	382,400	60
Jul-05	394,000	219	86	349,900	57	43	377,000	55	52	354,900	67
Jun-05	419,900	223	88	356,400	48	52	359,900	81	72	369,900	79
May-05	399,900	241	94	362,200	72	73	349,000	55	63	395,000	65
Apr-05	384,900	259	89	349,900	63	58	329,500	32	74	368,212	76
Mar-05	384,000	253	94	379,900	39	63	334,000	47	76	368,671	76
Feb-05	379,900	239	101	339,900	45	71	355,000	21	76	379,900	65
Jan-05	372,600	237	106	349,900	37	83	338,000	19	57	351,844	69
Dec-04	379,651	213	110	330,000	25	71	326,000	40	51	349,900	43