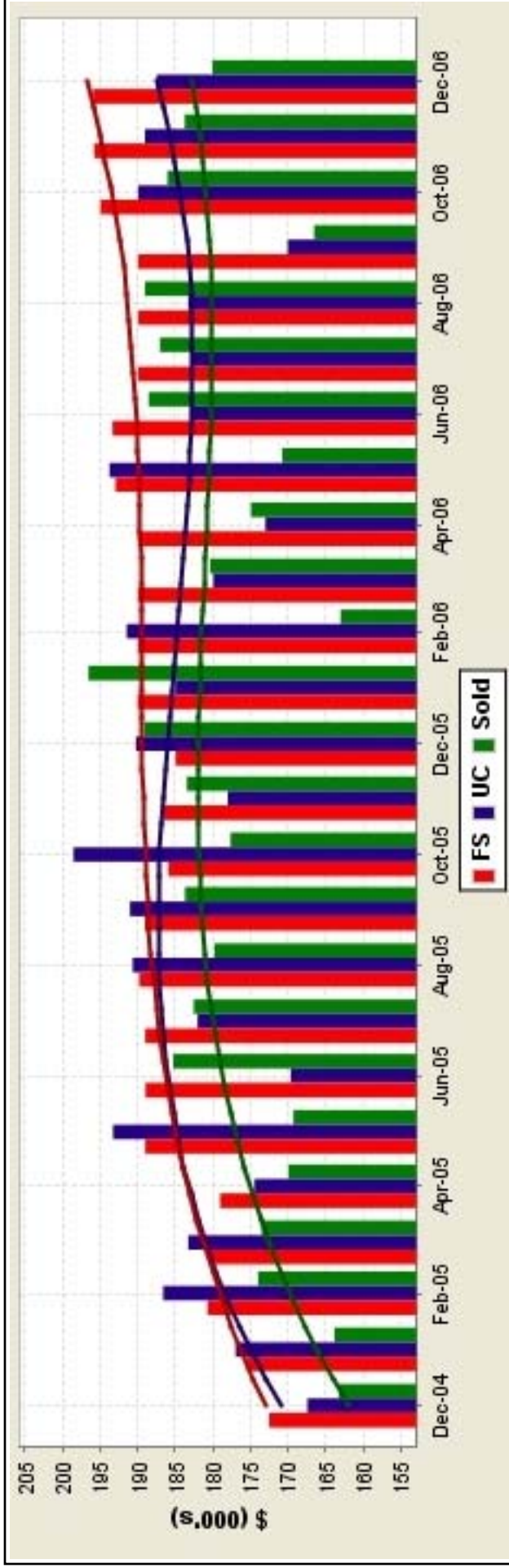


# Market Dynamics

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-05	Dec-06	Δ	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	172,465	184,900	12,435	7.21	184,900	195,900	11,000	5.95	FS	N/A	N/A	N/A	N/A
UC	167,400	190,200	22,800	13.62	190,200	187,450	-2,750	-1.45	UC	Oct-05	198,514	-11,064	-5.57
Sold	163,238	189,110	25,872	15.85	189,110	180,000	-9,110	-4.82	Sold	Jan-06	196,492	-16,492	-8.39

## 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: Oswego

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	195,900	143	148	187,450	18	83	180,000	19	50	174,900	13
Nov-06	195,755	172	118	188,995	21	44	183,695	19	29	194,395	41
Oct-06	194,900	159	116	189,900	15	40	186,000	19	58	199,900	41
Sep-06	189,900	160	108	170,000	17	28	166,500	12	40	179,900	45
Aug-06	189,900	177	105	183,248	32	44	189,000	39	35	189,900	62
Jul-06	189,900	168	115	182,748	34	24	187,000	20	46	181,900	53
Jun-06	193,312	160	120	182,995	21	54	188,500	23	65	196,545	50
May-06	192,900	151	119	193,700	26	43	170,750	20	60	189,900	37
Apr-06	189,900	151	113	172,995	25	48	174,900	21	60	193,950	42
Mar-06	189,900	142	115	179,900	25	74	180,340	25	58	189,900	32
Feb-06	189,900	141	107	191,435	19	53	163,000	11	40	188,050	28
Jan-06	189,950	138	100	184,900	13	50	196,492	12	17	195,442	52
Dec-05	184,900	117	125	190,200	12	51	189,110	24	71	184,900	16
Nov-05	186,445	120	111	178,000	9	74	183,440	26	36	192,500	19
Oct-05	185,900	149	98	198,514	23	36	177,612	14	30	182,431	35
Sep-05	189,000	137	96	191,000	11	60	183,678	24	33	179,900	35
Aug-05	189,750	142	85	190,632	28	36	179,748	21	33	189,675	40
Jul-05	188,982	138	77	181,995	22	25	182,500	17	27	184,890	32
Jun-05	188,927	134	64	169,628	16	39	185,228	36	34	189,050	40
May-05	188,954	131	56	193,250	26	37	169,265	13	36	189,900	63
Apr-05	178,995	113	51	174,445	34	17	169,894	18	68	172,990	50
Mar-05	180,355	95	51	183,250	22	24	173,500	22	36	181,995	45
Feb-05	180,664	83	60	186,565	22	55	173,980	9	80	191,000	28
Jan-05	175,500	97	72	176,940	18	64	163,784	12	48	178,990	43
Dec-04	172,465	72	92	167,400	12	59	163,238	17	49	165,182	14