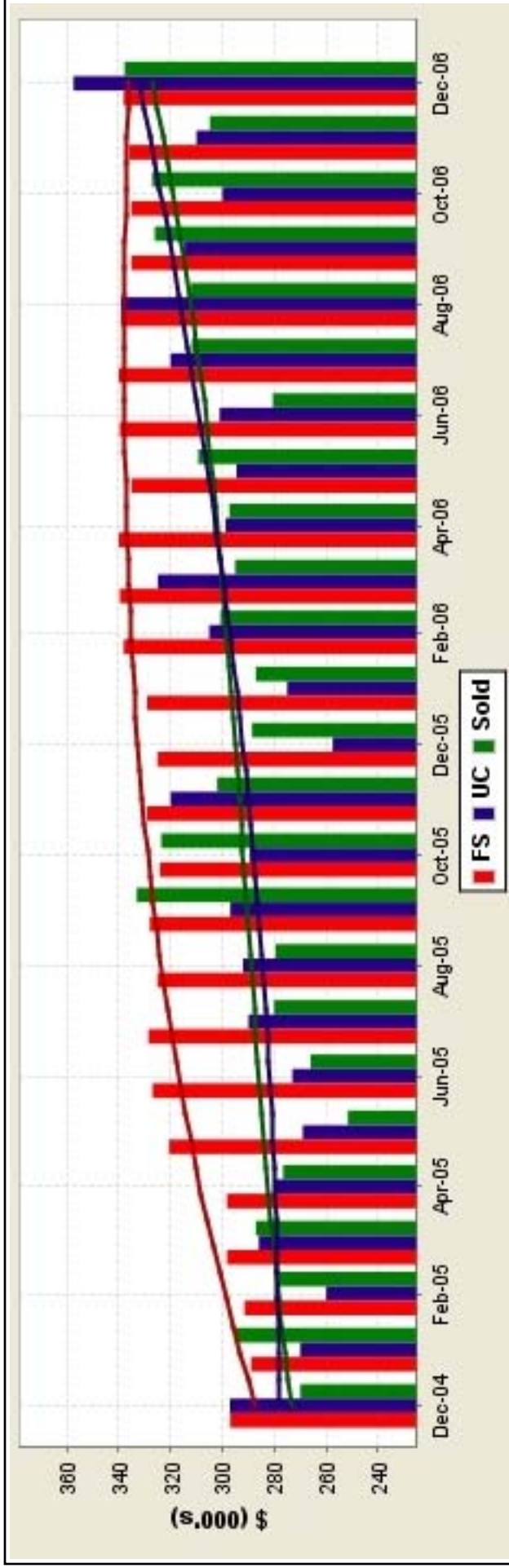


Market Dynamics

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	Dec-06	Δ	% Δ	Dec-05	Dec-06	Δ	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	296,935	324,964	337,990	28,028	9.44	324,964	337,990	13,026	4.01	Jul-06	339,900	337,990	-1,910	-0.56
UC	296,968	257,400	357,370	-39,568	-13.32	257,400	357,370	99,970	38.84	N/A	N/A	N/A	N/A	N/A
Sold	269,900	288,500	337,660	18,600	6.89	288,500	337,660	49,160	17.04	N/A	N/A	N/A	N/A	N/A

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

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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	337,990	315	144	357,370	26	116	337,660	33	111	309,800	37
Nov-06	335,990	338	130	309,900	27	124	304,768	26	82	309,900	44
Oct-06	335,000	373	117	299,995	33	86	327,000	29	68	324,900	77
Sep-06	335,000	365	110	314,536	29	59	326,000	35	65	319,500	79
Aug-06	339,000	378	105	338,990	39	48	312,000	43	59	311,638	94
Jul-06	339,900	366	103	319,900	39	63	311,700	42	48	329,900	82
Jun-06	339,450	368	97	300,995	39	54	280,500	64	63	329,000	95
May-06	334,900	349	94	294,450	52	61	309,222	46	63	298,200	74
Apr-06	339,900	347	86	298,700	46	66	297,250	36	71	334,225	99
Mar-06	339,450	336	91	324,888	48	84	295,000	39	69	319,950	88
Feb-06	337,990	317	93	305,000	33	91	300,742	32	62	338,900	89
Jan-06	328,945	302	95	274,995	41	47	287,032	34	41	320,000	89
Dec-05	324,964	268	101	257,400	22	57	288,500	37	57	307,892	33
Nov-05	328,925	286	87	319,950	20	74	302,000	31	65	324,400	66
Oct-05	323,990	285	83	289,378	30	44	323,450	40	49	313,495	90
Sep-05	327,900	259	82	296,900	33	62	332,900	43	84	313,900	79
Aug-05	324,950	242	80	291,995	42	50	279,500	79	35	293,998	58
Jul-05	328,400	270	67	289,900	59	37	280,000	47	60	293,950	76
Jun-05	326,900	264	59	272,995	55	40	265,900	59	39	324,900	95
May-05	320,472	256	56	269,000	55	36	251,500	49	51	319,900	89
Apr-05	298,215	268	54	279,995	75	45	276,500	37	81	289,000	109
Mar-05	298,215	226	67	285,900	47	71	287,000	51	66	284,900	87
Feb-05	291,450	214	88	259,900	47	61	277,900	25	78	276,900	59
Jan-05	288,855	216	90	269,900	37	58	295,000	21	87	258,645	69
Dec-04	296,935	202	108	296,968	28	87	269,900	35	52	288,855	46