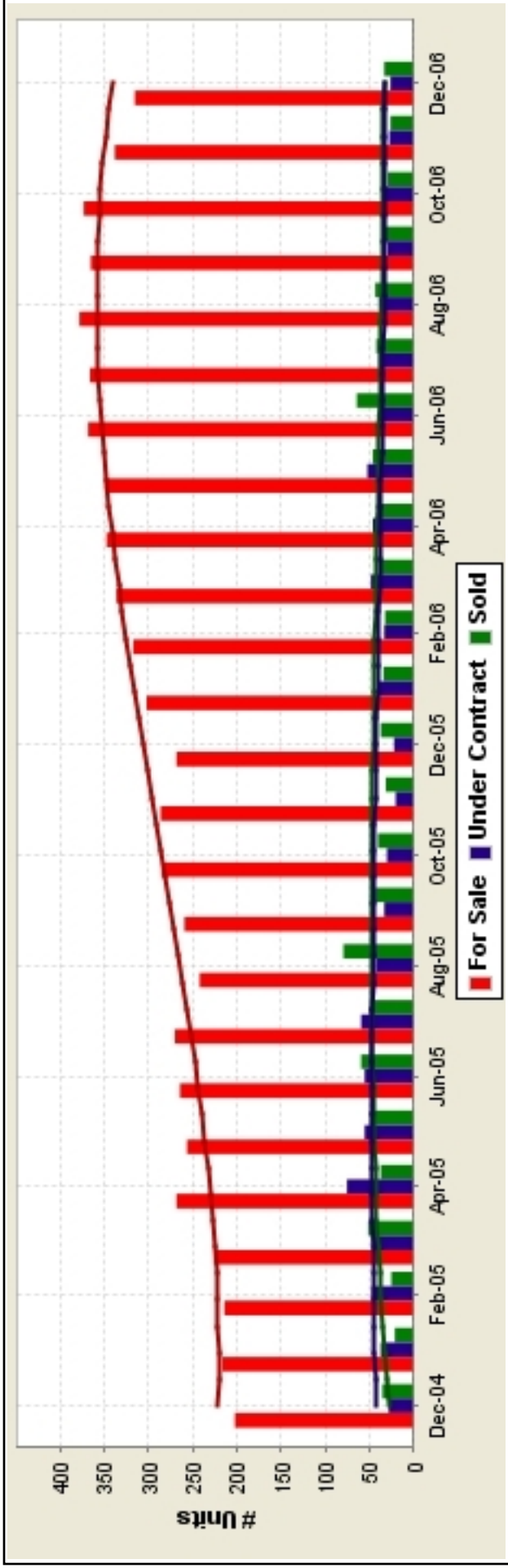


Market Dynamics

Century 21 Pro-Team

Basic Supply & Demand
2 Years (Monthly) 12/01/04 - 12/31/06



KEY INFORMATION

		2 Year			
	Dec-04	Dec-06	Δ	% Δ	Avg
FS	202	315	113	55.94	296
UC	28	26	-2	-7.14	40
Sold	35	33	-2	-5.71	41
					Max
					378
					Min
					202

		December 04-05-06			
	Dec-04	Dec-05	Dec-06	Dec Avg	
FS	202	268	315	262	
UC	28	22	26	25	
Sold	35	37	33	35	

		Dec-06			
	Dec-05	Dec-06	Δ	% Δ	
FS	268	315	47	17.54	
UC	22	26	4	18.18	
Sold	37	33	-4	-10.81	

MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois,
 Bedrooms: All
 Property Types: Residential:(Detached Single)
 Cities: Oswego

Time Period: 2 years (monthly)
 Bathrooms: All

Price: 0 - 9999999999
 Construction Type: All

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

Market Dynamics

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Basic Supply & Demand
2 Years (Monthly) 12/01/04 - 12/31/06

Month	FS #	UC #	Avg UC %	Sold #	Avg Sold %
Dec-06	315	26	8.25	33	10.48
Nov-06	338	27	7.99	26	7.69
Oct-06	373	33	8.85	29	7.77
Sep-06	365	29	7.95	35	9.59
Aug-06	378	39	10.32	43	11.38
Jul-06	366	39	10.66	42	11.48
Jun-06	368	39	10.60	64	17.39
May-06	349	52	14.90	46	13.18
Apr-06	347	46	13.26	36	10.37
Mar-06	336	48	14.29	39	11.61
Feb-06	317	33	10.41	32	10.09
Jan-06	302	41	13.58	34	11.26
Dec-05	268	22	8.21	37	13.81
Nov-05	286	20	6.99	31	10.84
Oct-05	285	30	10.53	40	14.04
Sep-05	259	33	12.74	43	16.60
Aug-05	242	42	17.36	79	32.64
Jul-05	270	59	21.85	47	17.41
Jun-05	264	55	20.83	59	22.35
May-05	256	55	21.48	49	19.14
Apr-05	268	75	27.99	37	13.81
Mar-05	226	47	20.80	51	22.57
Feb-05	214	47	21.96	25	11.68
Jan-05	216	37	17.13	21	9.72
Dec-04	202	28	13.86	35	17.33
Total/Avgs	296	40	13.52	41	13.67