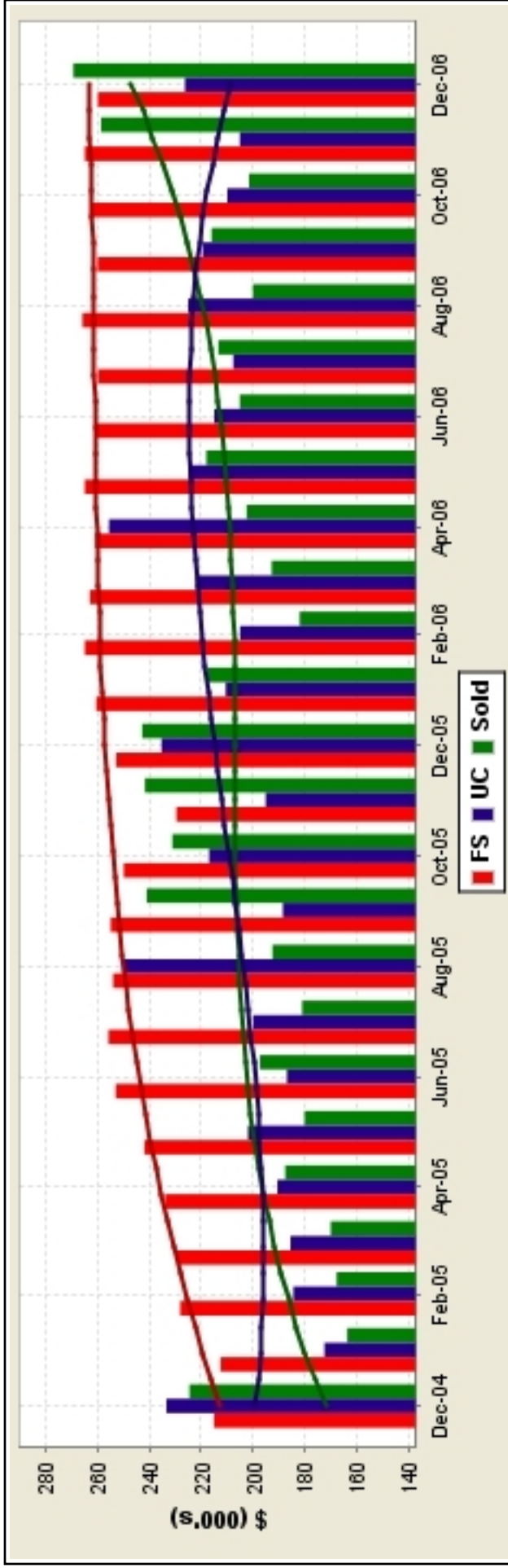


# Market Dynamics

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   |
| FS     | 214,990 | 252,826           | 37,836 | 17.60 | 259,900  | 259,900 | 259,900 | -6,000 | -2.26 |
| UC     | 233,440 | 235,306           | 1,866  | 0.80  | 226,200  | 235,306 | 226,200 | -9,106 | -3.87 |
| Sold   | 224,495 | 242,761           | 18,266 | 8.14  | 242,761  | 269,375 | 269,375 | 26,614 | 10.96 |
|        |         |                   |        |       | Peak Mo. | Peak    | Peak    |        |       |
|        |         |                   |        |       | Aug-06   | 265,900 | 259,900 |        |       |
|        |         |                   |        |       | Apr-06   | 255,540 | 226,200 |        |       |
|        |         |                   |        |       | Sold     | N/A     | N/A     | N/A    | N/A   |

## MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois, **Time Period:** 2 years (monthly) **Price:** 0 - 999999999  
**Bedrooms:** All **Bathrooms:** All **Construction Type:** All

**Property Types:** Residential:(Detached Single)

**Cities:** Montgomery

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 | 259,900      | 263  | 137    | 226,200      | 22   | 102    | 269,375        | 50     | 57       | 243,950       | 36    |
| Nov-06 | 264,900      | 293  | 125    | 205,000      | 27   | 96     | 258,560        | 37     | 51       | 247,400       | 46    |
| Oct-06 | 262,340      | 313  | 112    | 209,900      | 28   | 71     | 201,500        | 35     | 50       | 234,900       | 57    |
| Sep-06 | 259,995      | 328  | 100    | 219,400      | 32   | 68     | 216,000        | 35     | 48       | 250,320       | 78    |
| Aug-06 | 265,900      | 321  | 97     | 224,950      | 28   | 87     | 200,000        | 31     | 62       | 265,900       | 79    |
| Jul-06 | 259,900      | 317  | 91     | 207,500      | 34   | 33     | 213,350        | 42     | 43       | 225,000       | 73    |
| Jun-06 | 260,960      | 359  | 80     | 214,900      | 41   | 42     | 205,000        | 47     | 40       | 244,900       | 99    |
| May-06 | 264,900      | 337  | 77     | 224,900      | 41   | 42     | 217,900        | 23     | 35       | 237,900       | 105   |
| Apr-06 | 260,950      | 303  | 71     | 255,540      | 48   | 34     | 202,450        | 40     | 37       | 252,300       | 98    |
| Mar-06 | 262,900      | 283  | 72     | 221,900      | 44   | 31     | 192,734        | 28     | 50       | 258,560       | 117   |
| Feb-06 | 264,900      | 231  | 75     | 204,950      | 34   | 37     | 181,950        | 22     | 42       | 259,900       | 70    |
| Jan-06 | 260,490      | 232  | 88     | 210,450      | 24   | 45     | 217,500        | 18     | 32       | 264,950       | 103   |
| Dec-05 | 252,826      | 170  | 106    | 235,306      | 22   | 32     | 242,761        | 35     | 27       | 255,056       | 32    |
| Nov-05 | 229,495      | 186  | 91     | 195,000      | 23   | 42     | 241,711        | 35     | 32       | 205,450       | 44    |
| Oct-05 | 249,900      | 197  | 81     | 216,900      | 21   | 36     | 231,037        | 26     | 32       | 203,000       | 55    |
| Sep-05 | 254,900      | 185  | 78     | 188,400      | 22   | 45     | 241,000        | 29     | 34       | 222,495       | 50    |
| Aug-05 | 254,000      | 193  | 66     | 250,432      | 38   | 26     | 192,400        | 29     | 82       | 233,500       | 80    |
| Jul-05 | 255,746      | 148  | 71     | 199,900      | 23   | 32     | 181,000        | 39     | 30       | 205,000       | 37    |
| Jun-05 | 252,900      | 185  | 62     | 186,900      | 45   | 38     | 197,300        | 48     | 23       | 257,888       | 75    |
| May-05 | 241,945      | 174  | 64     | 201,900      | 47   | 23     | 180,000        | 47     | 27       | 246,900       | 79    |
| Apr-05 | 233,945      | 148  | 67     | 190,500      | 39   | 24     | 187,500        | 16     | 40       | 190,000       | 49    |
| Mar-05 | 229,245      | 158  | 80     | 185,500      | 41   | 42     | 169,950        | 34     | 68       | 219,900       | 61    |
| Feb-05 | 227,990      | 150  | 118    | 184,344      | 32   | 42     | 167,625        | 28     | 59       | 214,900       | 53    |
| Jan-05 | 212,540      | 137  | 124    | 172,400      | 32   | 37     | 163,500        | 19     | 45       | 228,990       | 45    |
| Dec-04 | 214,990      | 137  | 126    | 233,440      | 21   | 36     | 224,495        | 32     | 52       | 217,900       | 31    |