

The HEADRICK-WAGNER APPRAISAL GROUP PRESENTS
 Chicagoland Monthly Housing Market Pulse
 Condominium Properties - Month Ending 10/31/2006
 The monthly analysis of inventory levels by price range

	August/2006		September/06			October/06		
	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Albany Park - 8014								
Under \$250,000	N/A	N/A	N/A	N/A	N/A	147	164	5.53
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	98	133	10.23
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	4	70	0.00
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	249	150	6.88

August/2006

September/06

October/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Beverly - 8072								
Under \$250,000	9	6.00	9	121	5.40	10	115	6.32
\$250-\$500,000	6	14.40	4	466	6.86	5	288	6.67
\$500-\$750,000	0	0.00	0	0	0.00	4	70	0.00
\$750-1 Million	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	15	7.83	13	227	5.78	15	173	6.43

Chicago Bridgeport - 8060

Under \$250,000	22	12.57	22	104	13.89	21	120	12.00
\$250-\$500,000	25	20.00	26	105	19.50	31	117	31.00
\$500-\$750,000	1	0.00	1	200	0.00	1	232	0.00
\$750-1 Million	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	48	16.00	49	106	16.33	53	120	18.71

August/2006

September/06

October/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago, Edgewater – 8077								
Under \$250,000	N/A	N/A	N/A	N/A	N/A	320	125	6.60
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	294	162	7.10
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	20	155	17.14
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	1	241	12.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	635	145	6.89

Chicago, Hyde Park – 8041

Under \$250,000	71	4.06	63	154	3.71	78	139	4.90
\$250-\$500,000	53	8.59	58	139	9.67	64	147	9.97
\$500-\$750,000	14	28.00	11	166	16.50	10	140	15.00
\$750-1 Million	1	12.00	1	4	4.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	139	5.73	133	145	5.60	152	142	6.66

August/2006

September/06

October/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Irving Park – 8016								
Under \$250,000	N/A	N/A	N/A	N/A	N/A	163	121	6.23
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	134	142	14.75
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	1	168	0.00
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	1	166	0.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	299	131	8.48

Chicago Lake View – 8006

Under \$250,000	216	2.98	250	112	3.71	255	122	3.82
\$250-\$500,000	531	3.75	540	117	4.09	543	119	4.23
\$500-\$750,000	198	6.77	188	124	6.62	187	134	6.56
\$750-1 Million	22	9.43	27	157	11.57	20	205	8.57
1 - 1.5 Million	8	32.00	8	259	32.00	8	260	32.00
1.5 - 2 Million	2	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	977	3.96	1013	120	4.39	1013	126	4.48

August/2006

September/06

October/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Lincoln Park – 8007								
Under \$250,000	72	3.10	72	77	3.06	72	92	3.25
\$250-\$500,000	287	3.51	324	111	4.50	328	122	4.85
\$500-\$750,000	133	5.85	142	112	6.41	130	125	5.67
\$750-1 Million	25	7.69	37	91	12.69	29	114	9.94
1 - 1.5 Million	3	3.60	6	128	8.00	10	86	10.91
1.5 - 2 Million	1	6.00	2	96	12.00	2	122	12.00
Over 2 Million	4	24.00	4	215	24.00	4	241	24.00
ALL	525	3.97	587	106	4.82	575	119	4.92

Chicago Lincoln Square -- 8004								
Under \$250,000	N/A	N/A	N/A	N/A	N/A	109	129	5.36
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	170	113	6.46
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	7	177	14.00
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	286	121	6.09

August/2006

September/06

October/06

# of	Months	# of		Months	# of		Months
Actives	Supply	Actives	DOM	Supply	Actives	DOM	Supply

Chicago Logan Square & Bucktown – 8022

Under \$250,000	N/A	N/A	N/A	N/A	N/A	150	119	8.11
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	285	139	7.42
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	22	125	6.60
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	3	151	18.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	460	132	7.58

Chicago Loop – 8032

Under \$250,000	91	4.17	84	157	3.73	93	153	2.67
\$250-\$500,000	210	4.86	224	112	5.73	232	116	5.13
\$500-\$750,000	69	9.00	64	148	8.17	84	127	9.88
\$750-1 Million	37	10.33	42	149	11.20	48	148	13.40
1 - 1.5 Million	22	5.62	17	145	4.43	20	167	4.90
1.5 - 2 Million	9	7.20	10	143	8.00	13	136	11.14
Over 2 Million	19	57.00	16	248	48.00	17	258	40.80
ALL	457	5.58	457	136	5.82	507	135	5.18

	August/2006		September/06			October/06		
	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Lower West Side - 8031								
Under \$250,000	6	5.54	7	54	6.46	11	89	8.80
\$250-\$500,000	21	15.75	31	81	17.71	34	96	18.55
\$500-\$750,000	0	0.00	0	0	0.00	0	0	0.00
\$750-1 Million	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	27	11.17	38	76	13.41	45	95	14.59
Chicago Near North Side - 8008								
Under \$250,000	175	2.40	183	103	2.65	184	108	2.69
\$250-\$500,000	821	4.19	823	130	4.21	816	140	4.22
\$500-\$750,000	281	6.10	304	148	6.66	293	159	6.55
\$750-1 Million	139	7.41	131	283	7.24	131	295	7.28
1 - 1.5 Million	107	7.78	113	198	8.17	112	327	7.95
1.5 - 2 Million	77	14.22	78	384	11.14	72	410	12.90
Over 2 Million	132	16.67	130	505	16.42	125	521	15.79
ALL	1732	4.81	1762	192	4.93	1733	203	4.92

	August/2006		September/06			October/06		
	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago Near South Side - 8033								
Under \$250,000	63	3.60	69	118	3.98	85	123	6.80
\$250-\$500,000	356	5.84	388	131	6.54	381	136	7.78
\$500-\$750,000	41	9.84	49	119	11.31	45	160	9.15
\$750-1 Million	17	7.03	15	304	6.00	18	237	6.97
1 - 1.5 Million	9	9.00	11	399	13.20	10	413	15.00
1.5 - 2 Million	2	0.00	2	444	0.00	2	470	0.00
Over 2 Million	0	0.00	1	21	12.00	1	47	12.00
ALL	488	5.66	535	139	6.34	542	146	6.42
Chicago Near West Side - 8028								
Under \$250,000	107	3.03	117	86	3.49	111	93	3.42
\$250-\$500,000	598	4.69	610	180	5.06	568	184	4.82
\$500-\$750,000	62	8.27	55	302	8.15	51	264	7.20
\$750-1 Million	16	17.45	13	185	13.00	14	205	14.00
1 - 1.5 Million	14	28.00	13	170	19.50	11	202	16.50
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	797	4.64	808	177	4.97	755	176	4.73

August/2006

September/06

October/06

	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago North Center – 8005								
Under \$250,000	N/A	N/A	N/A	N/A	N/A	26	114	5.57
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	146	141	4.85
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	17	125	7.29
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	189	136	5.10

Chicago Rogers Park – 8001

Under \$250,000	366	5.01	374	125	5.50	392	133	5.95
\$250-\$500,000	248	9.39	231	152	8.83	248	165	9.89
\$500-\$750,000	2	8.00	1	82	4.00	2	87	6.00
\$750-1 Million	1	0.00	1	108	0.00	1	134	0.00
1 - 1.5 Million	1	0.00	1	81	0.00	1	107	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	618	6.20	609	135	6.45	644	145	7.06

August/2006

September/06

October/06

# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
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Chicago Uptown - 8003

Under \$250,000	257	5.28	246	138	5.43	247	147	5.74
\$250-\$500,000	397	7.08	433	200	7.91	413	216	7.27
\$500-\$750,000	16	8.35	16	163	8.35	12	184	6.00
\$750-1 Million	0	0.00	1	1	12.00	1	27	12.00
1 - 1.5 Million	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0.00	0	0	0.00	0	0	0.00
ALL	670	6.81	696	177	6.82	673	190	6.76

Chicago West Side & Wicker Park - 8024

Under \$250,000	N/A	N/A	N/A	N/A	N/A	104	102	6.18
\$250-\$500,000	N/A	N/A	N/A	N/A	N/A	545	106	5.52
\$500-\$750,000	N/A	N/A	N/A	N/A	N/A	92	103	8.06
\$750-1 Million	N/A	N/A	N/A	N/A	N/A	4	78	6.00
1 - 1.5 Million	N/A	N/A	N/A	N/A	N/A	1	160	12.00
1.5 - 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
Over 2 Million	N/A	N/A	N/A	N/A	N/A	0	0	0.00
ALL	N/A	N/A	N/A	N/A	N/A	746	105	5.84

	August/2006		September/06			October/06		
	# of Actives	Months Supply	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply
Chicago All - 8001-8099								
Under \$250,000	4278	5.18	4509	134	5.71	4429	145	5.63
\$250-\$500,000	5987	5.48	6365	137	6.09	6135	147	5.95
\$500-\$750,000	985	7.09	1025	140	7.52	956	149	6.90
\$750-1 Million	269	8.36	283	222	8.87	264	233	8.31
1 - 1.5 Million	168	8.16	176	273	8.52	172	278	8.36
1.5 - 2 Million	90	12.86	96	345	13.71	92	344	13.14
Over 2 Million	155	17.71	151	475	17.26	150	470	17.14
ALL	11932	6.19	12605	146	6.18	12195	156	6.02

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