

HEADRICK-WAGNER CONSULTING GROUP PRESENTS
 The Chicagoland Monthly Housing Market Pulse
 Attached Properties - October, 2007 Report
 The monthly analysis of inventory levels by price range

Sponsored by:

Robert E. Headrick, SRA, SCRП

Robert E. Headrick & Associates, Inc.

1700 Park Street, Suite 109, Naperville, IL 60563
 (630) 355-2323 ~ www.headrickappraisal.com ~ bobheadrick@rac.net

Sponsored by:

Alvin "Chip" Wagner III, SRA, IFA, SCRП

A. L. Wagner Appraisal Group, Inc.

1807 Washington Street, Suite 110, Naperville, IL 60565
 (630) 416-6556 ~ www.wagnerappraisal.com ~ chip@rac.net

		July, 2007			August, 2007			September, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Albany Park - 8014										
\$ 0	\$ 249,999	201	156	10.82	189	166	10.40	182	169	10.81
\$ 250,000	\$ 499,999	147	173	18.57	123	172	15.38	114	157	13.96
\$ 500,000	\$ 749,999	3	365	No Sales	3	396	No Sales	3	426	No Sales
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		351	165	13.25	315	170	12.04	299	167	11.96

Chicago, Beverly - 8072

\$ 0	\$ 249,999	16	138	11.29	20	97	16.00	19	128	15.20
\$ 250,000	\$ 499,999	19	287	28.50	18	330	30.86	18	360	43.20
\$ 500,000	\$ 749,999	3	101	No Sales	3	132	No Sales	3	162	No Sales
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		38	210	18.24	41	202	22.36	40	235	24.00

		July, 2007			August, 2007			September, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Bridgeport - 8060										
\$ 0	\$ 249,999	19	139	6.71	26	139	11.14	33	126	15.84
\$ 250,000	\$ 499,999	81	140	31.35	87	147	30.71	84	167	32.52
\$ 500,000	\$ 749,999	6	274	24.00	6	305	24.00	6	335	24.00
\$ 750,000	\$ 999,999	1	149	No Sales	1	180	No Sales	1	210	No Sales
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		107	147	18.88	120	154	22.15	124	165	25.22

Chicago, Edgewater - 8077										
\$ 0	\$ 249,999	355	146	6.71	365	148	7.29	352	164	7.33
\$ 250,000	\$ 499,999	338	196	6.92	327	210	6.74	318	224	6.83
\$ 500,000	\$ 749,999	28	263	16.80	25	254	15.79	26	299	16.42
\$ 750,000	\$ 999,999	2	872	24.00	4	463	No Sales	1	288	No Sales
\$ 1,000,000	\$ 1,499,999	1	99	No Sales	1	130	No Sales	2	96	No Sales
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		724	176	7.00	722	182	7.21	699	196	7.27

Chicago, Edison Park - 8009										
\$ 0	\$ 249,999	40	126	10.91	39	145	11.41	33	154	9.43
\$ 250,000	\$ 499,999	28	206	21.00	23	219	15.33	21	246	14.00
\$ 500,000	\$ 749,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		68	159	13.60	62	173	12.61	54	190	10.80

Chicago, Forest Glen - 8012										
\$ 0	\$ 249,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 250,000	\$ 499,999	32	215	24.00	30	233	25.71	29	256	26.77
\$ 500,000	\$ 749,999	3	198	9.00	4	192	16.00	6	112	24.00
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	1	18	No Sales
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		35	214	20.00	34	229	24.00	36	225	27.00

			July, 2007			August, 2007			September, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Grand Boulevard - 8038											
\$ 0	\$ 249,999		130	154	7.36	145	149	8.97	156	160	10.06
\$ 250,000	\$ 499,999		161	168	9.91	159	180	10.60	149	178	10.34
\$ 500,000	\$ 749,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 750,000	\$ 999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up		0	0	0.00	0	0	0.00	0	0	0.00
ALL			291	162	8.58	304	165	9.75	305	169	10.19

Chicago, Hyde Park - 8041											
\$ 0	\$ 249,999		107	140	5.68	105	141	5.92	105	127	6.18
\$ 250,000	\$ 499,999		79	135	7.65	87	142	8.49	88	149	9.18
\$ 500,000	\$ 749,999		20	160	14.12	22	158	16.50	26	150	19.50
\$ 750,000	\$ 999,999		7	207	8.40	7	237	9.33	7	164	9.33
\$ 1,000,000	\$ 1,499,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up		0	0	0.00	0	0	0.00	0	0	0.00
ALL			213	142	6.78	221	146	7.35	226	139	7.88

Chicago, Irving Park - 8016											
\$ 0	\$ 249,999		187	155	7.38	186	168	7.70	191	177	8.24
\$ 250,000	\$ 499,999		171	159	9.91	169	161	10.84	170	169	11.59
\$ 500,000	\$ 749,999		5	92	15.00	5	109	12.00	7	112	16.80
\$ 750,000	\$ 999,999		0	0	0.00	1	446	No Sales	1	476	No Sales
\$ 1,000,000	\$ 1,499,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up		0	0	0.00	0	0	0.00	0	0	0.00
ALL			363	156	8.46	361	165	8.99	369	173	9.65

Chicago, Jefferson Park - 8011											
\$ 0	\$ 249,999		50	159	11.32	52	141	12.73	61	139	13.81
\$ 250,000	\$ 499,999		63	209	14.00	68	218	16.32	55	190	11.79
\$ 500,000	\$ 749,999		0	0	0.00	1	31	12.00	1	61	12.00
\$ 750,000	\$ 999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,000,000	\$ 1,499,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999		0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up		0	0	0.00	0	0	0.00	0	0	0.00
ALL			113	186	12.67	121	184	14.52	117	162	12.76

			July, 2007			August, 2007			September, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Kenwood - 8039											
\$ 0	\$ 249,999	68	183	5.79	66	201	5.62	70	189	5.92	
\$ 250,000	\$ 499,999	130	196	10.40	129	218	11.06	121	221	11.52	
\$ 500,000	\$ 749,999	19	120	19.00	19	140	20.73	17	147	20.40	
\$ 750,000	\$ 999,999	7	192	No Sales	7	222	No Sales	5	186	No Sales	
\$ 1,000,000	\$ 1,499,999	1	266	12.00	1	297	12.00	1	327	12.00	
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL		225	186	8.88	222	207	9.09	214	205	9.20	

Chicago, Lake View - 8006											
\$ 0	\$ 249,999	245	106	3.73	214	127	3.41	232	129	3.99	
\$ 250,000	\$ 499,999	570	128	4.36	551	128	4.36	583	132	4.83	
\$ 500,000	\$ 749,999	238	123	6.17	241	135	6.41	248	149	6.94	
\$ 750,000	\$ 999,999	33	88	7.07	25	108	5.77	36	105	8.64	
\$ 1,000,000	\$ 1,499,999	3	276	7.20	3	109	9.00	3	45	12.00	
\$ 1,500,000	\$ 1,999,999	1	52	No Sales	1	83	No Sales	1	113	No Sales	
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL		1,090	121	4.54	1,035	129	4.47	1,103	134	5.04	

Chicago, Lincoln Park - 8007											
\$ 0	\$ 249,999	56	107	2.22	57	129	2.31	58	134	2.42	
\$ 250,000	\$ 499,999	331	117	4.43	314	126	4.26	319	133	4.54	
\$ 500,000	\$ 749,999	229	123	6.74	200	127	5.94	201	133	6.00	
\$ 750,000	\$ 999,999	42	137	5.09	47	120	5.81	56	102	6.52	
\$ 1,000,000	\$ 1,499,999	14	96	6.00	17	106	7.56	18	81	8.00	
\$ 1,500,000	\$ 1,999,999	5	177	15.00	3	129	9.00	4	98	9.60	
\$ 2,000,000	and up	12	322	72.00	10	322	40.00	13	277	78.00	
ALL		689	123	4.75	648	129	4.53	669	132	4.81	

Chicago, Lincoln Square - 8004											
\$ 0	\$ 249,999	130	125	6.05	122	145	5.81	109	157	5.45	
\$ 250,000	\$ 499,999	215	118	6.26	214	127	6.17	196	137	5.47	
\$ 500,000	\$ 749,999	22	110	14.67	23	129	15.33	23	146	15.33	
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL		367	120	6.40	359	133	6.28	328	144	5.72	

			July, 2007			August, 2007			September, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Logan Square & Bucktown - 8022											
\$ 0	\$ 249,999	125	158	6.91	128	165	7.01	123	153	7.27	
\$ 250,000	\$ 499,999	300	156	6.35	301	155	6.50	303	150	6.86	
\$ 500,000	\$ 749,999	35	198	8.08	41	180	9.28	46	139	10.42	
\$ 750,000	\$ 999,999	2	81	12.00	0	0	0.00	0	0	0.00	
\$ 1,000,000	\$ 1,499,999	1	51	12.00	0	0	0.00	0	0	0.00	
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	1	28	No Sales	
ALL		463	159	6.62	470	160	6.79	473	150	7.19	

Chicago, Loop - 8032											
\$ 0	\$ 249,999	71	130	1.68	81	108	1.93	93	112	2.30	
\$ 250,000	\$ 499,999	280	133	3.49	269	142	3.39	247	147	3.20	
\$ 500,000	\$ 749,999	79	164	2.50	81	153	2.38	105	138	3.01	
\$ 750,000	\$ 999,999	41	214	2.19	45	186	2.20	47	220	2.19	
\$ 1,000,000	\$ 1,499,999	38	201	2.83	42	183	3.11	48	180	3.47	
\$ 1,500,000	\$ 1,999,999	17	259	3.78	29	127	6.33	31	155	6.20	
\$ 2,000,000	and up	27	243	16.20	27	202	14.73	40	176	21.82	
ALL		553	157	2.87	574	147	2.93	611	151	3.14	

Chicago, Lower West Side - 8031											
\$ 0	\$ 249,999	10	152	4.00	10	153	3.33	11	147	3.88	
\$ 250,000	\$ 499,999	38	159	12.32	35	180	8.57	38	176	8.44	
\$ 500,000	\$ 749,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 750,000	\$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL		48	157	8.60	45	174	6.21	49	170	6.53	

Chicago, Near North Side - 8008											
\$ 0	\$ 249,999	179	110	2.58	180	108	2.70	168	106	2.63	
\$ 250,000	\$ 499,999	811	157	4.30	783	150	4.35	816	152	4.74	
\$ 500,000	\$ 749,999	383	155	6.31	378	150	6.27	402	155	6.93	
\$ 750,000	\$ 999,999	190	219	7.22	172	241	6.64	181	234	7.46	
\$ 1,000,000	\$ 1,499,999	179	145	9.42	169	158	8.59	171	172	8.66	
\$ 1,500,000	\$ 1,999,999	101	220	11.22	100	241	11.65	105	273	12.60	
\$ 2,000,000	and up	136	256	10.74	136	279	11.91	131	270	11.82	
ALL		1,979	167	5.13	1,918	169	5.15	1,974	172	5.52	

		July, 2007			August, 2007			September, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Near South Side - 8033										
\$ 0	\$ 249,999	73	139	3.03	74	132	3.18	77	138	3.34
\$ 250,000	\$ 499,999	657	243	4.80	635	249	4.97	617	268	5.09
\$ 500,000	\$ 749,999	235	364	5.80	231	399	5.99	244	417	6.75
\$ 750,000	\$ 999,999	49	280	3.89	45	258	3.86	48	270	4.33
\$ 1,000,000	\$ 1,499,999	55	609	6.41	53	660	6.12	56	672	6.52
\$ 1,500,000	\$ 1,999,999	31	513	7.44	31	577	7.44	32	588	7.68
\$ 2,000,000	and up	10	382	9.23	9	358	7.71	9	395	9.00
ALL		1,110	291	4.87	1,078	304	5.01	1,083	324	5.27

Chicago, Near West Side - 8028										
\$ 0	\$ 249,999	102	156	3.11	97	166	3.26	97	165	3.45
\$ 250,000	\$ 499,999	738	178	4.94	706	179	5.06	723	186	5.34
\$ 500,000	\$ 749,999	116	143	6.99	109	148	6.74	100	162	6.45
\$ 750,000	\$ 999,999	29	159	12.89	26	173	12.48	25	167	11.54
\$ 1,000,000	\$ 1,499,999	12	193	12.00	16	172	14.77	16	196	16.00
\$ 1,500,000	\$ 1,999,999	3	25	No Sales	4	114	No Sales	4	144	No Sales
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		1,000	171	4.95	958	174	5.08	965	181	5.29

Chicago, North Center - 8005										
\$ 0	\$ 249,999	22	153	3.83	20	183	3.43	21	201	4.00
\$ 250,000	\$ 499,999	137	98	3.44	134	105	3.68	131	105	3.73
\$ 500,000	\$ 749,999	56	95	8.20	57	99	8.55	69	86	11.19
\$ 750,000	\$ 999,999	1	13	No Sales	1	34	No Sales	1	64	No Sales
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		216	103	4.12	212	111	4.33	222	108	4.77

Chicago, Rogers Park - 8001										
\$ 0	\$ 249,999	477	143	9.34	474	150	9.88	470	165	10.39
\$ 250,000	\$ 499,999	275	180	10.93	274	189	11.54	285	186	12.81
\$ 500,000	\$ 749,999	13	139	39.00	11	162	33.00	10	190	20.00
\$ 750,000	\$ 999,999	1	14	12.00	1	45	12.00	1	75	12.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 1,500,000	\$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00
\$ 2,000,000	and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL		766	156	9.99	760	164	10.53	766	173	11.25

			July, 2007			August, 2007			September, 2007		
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply		
Chicago, South Shore - 8043											
\$ 0 \$ 249,999	259	150	10.57	275	164	11.87	246	181	10.93		
\$ 250,000 \$ 499,999	32	97	13.24	32	83	12.80	39	81	16.14		
\$ 500,000 \$ 749,999	0	0	0.00	0	0	0.00	0	0	0.00		
\$ 750,000 \$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00		
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00		
\$ 1,500,000 \$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00		
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00		
ALL	291	144	10.81	307	156	11.96	285	168	11.44		

Chicago, Uptown - 8003										
\$ 0 \$ 249,999	296	129	6.95	279	126	6.83	277	133	7.26	
\$ 250,000 \$ 499,999	432	214	7.01	428	222	7.25	435	223	7.65	
\$ 500,000 \$ 749,999	20	99	12.00	15	120	7.50	11	122	6.00	
\$ 750,000 \$ 999,999	1	114	6.00	1	145	12.00	1	175	12.00	
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	1	126	12.00	
\$ 1,500,000 \$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL	749	177	7.07	723	183	7.09	725	187	7.47	

Chicago, West Ridge - 8002										
\$ 0 \$ 249,999	452	154	11.25	443	167	11.36	405	180	10.97	
\$ 250,000 \$ 499,999	196	144	11.36	189	139	10.90	172	166	10.37	
\$ 500,000 \$ 749,999	3	69	No Sales	4	81	No Sales	3	124	No Sales	
\$ 750,000 \$ 999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,000,000 \$ 1,499,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 1,500,000 \$ 1,999,999	0	0	0.00	0	0	0.00	0	0	0.00	
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL	651	151	11.34	636	158	11.29	580	176	10.84	

Chicago, West Town & Wicker Park - 8024										
\$ 0 \$ 249,999	111	115	6.05	105	126	6.00	100	142	6.03	
\$ 250,000 \$ 499,999	522	124	4.63	523	127	4.66	542	118	5.05	
\$ 500,000 \$ 749,999	135	90	6.07	136	101	6.45	136	106	6.25	
\$ 750,000 \$ 999,999	9	186	15.43	16	132	27.43	18	138	27.00	
\$ 1,000,000 \$ 1,499,999	4	195	16.00	4	173	16.00	4	203	16.00	
\$ 1,500,000 \$ 1,999,999	1	20	No Sales	1	51	No Sales	1	81	No Sales	
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00	
ALL	782	118	5.08	785	123	5.18	801	120	5.46	

		July, 2007			August, 2007			September, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077										
\$ 0	\$ 249,999	5,490	143	6.84	5,479	148	7.14	5,374	156	7.32
\$ 250,000	\$ 499,999	7,484	166	5.85	7,330	168	5.94	7,339	172	6.20
\$ 500,000	\$ 749,999	1,678	171	6.33	1,641	179	6.25	1,718	187	6.72
\$ 750,000	\$ 999,999	415	203	5.55	399	206	5.38	430	198	5.86
\$ 1,000,000	\$ 1,499,999	308	237	6.81	306	246	6.64	320	256	6.92
\$ 1,500,000	\$ 1,999,999	159	274	8.83	169	276	9.57	178	300	9.93
\$ 2,000,000	and up	185	265	11.87	182	274	12.34	194	255	13.69
ALL		15,719	163	6.28	15,506	167	6.42	15,553	173	6.69