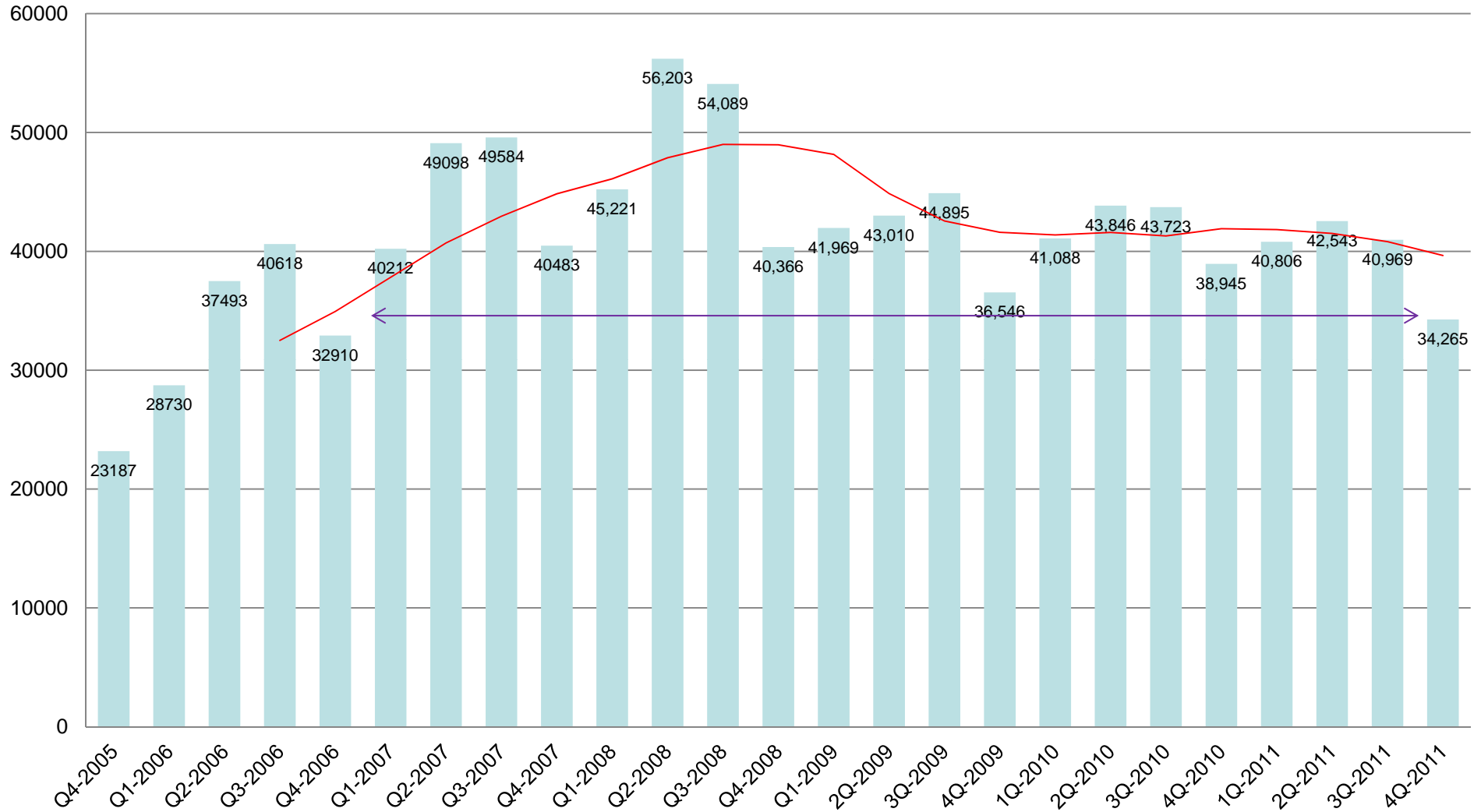


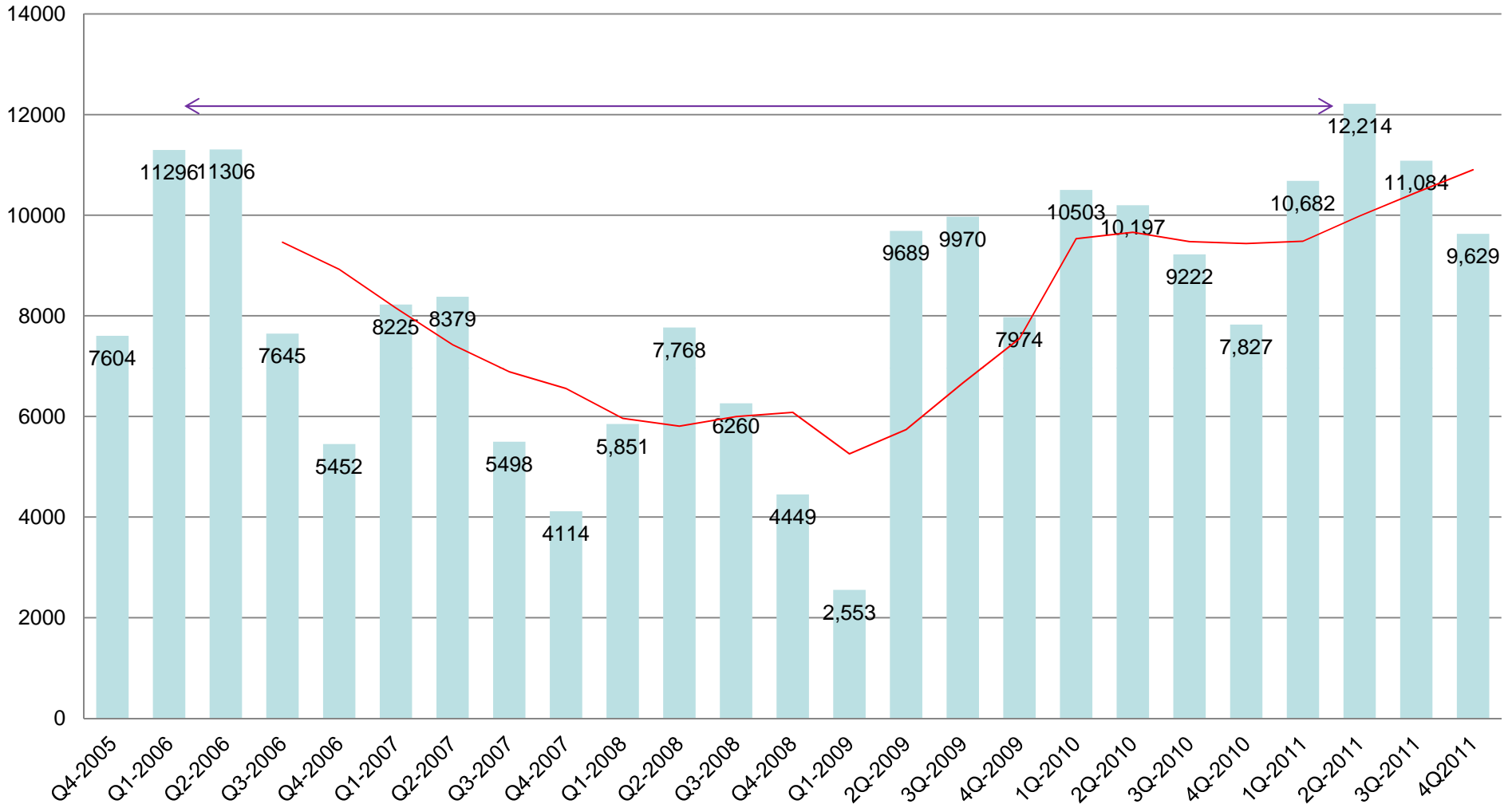
Chicagoland - Active Listings/Detached Housing



The statistics show the steady increase in active listings in the Chicago region, which was a 142% increase from the 4th quarter of 2005 to the 2nd quarter of 2008. Since then, the volume of listings has trended downward (red line) and the most recent quarter shows the lowest total since the 4th quarter of 2006 (purple line).

Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
www.WagnerAppraisal.com / (630) 416-6556

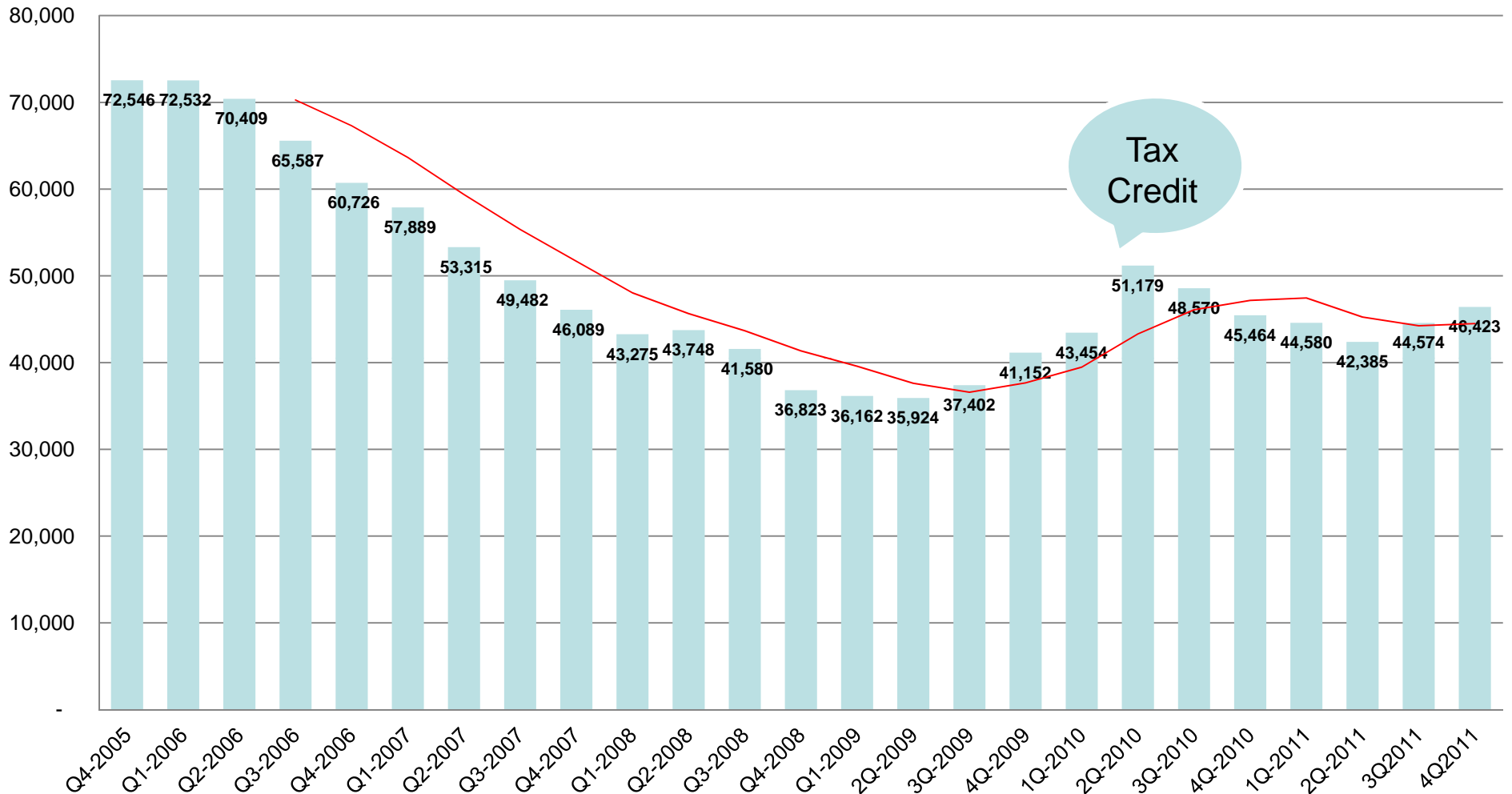
Chicagoland - Under Contract/Detached Housing



The graphs shows that the volume of homes to be under contract declined significantly since 2005-06. Seeing as this statistic is seasonal, there are significant fluctuations, but the red trendline shows an increasing trend. It shows that in 2001, the 2nd quarter was the highest total shown, and the 4th quarter was the highest quarterly total represented.

**Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
www.WagnerAppraisal.com / (630) 416-6556**

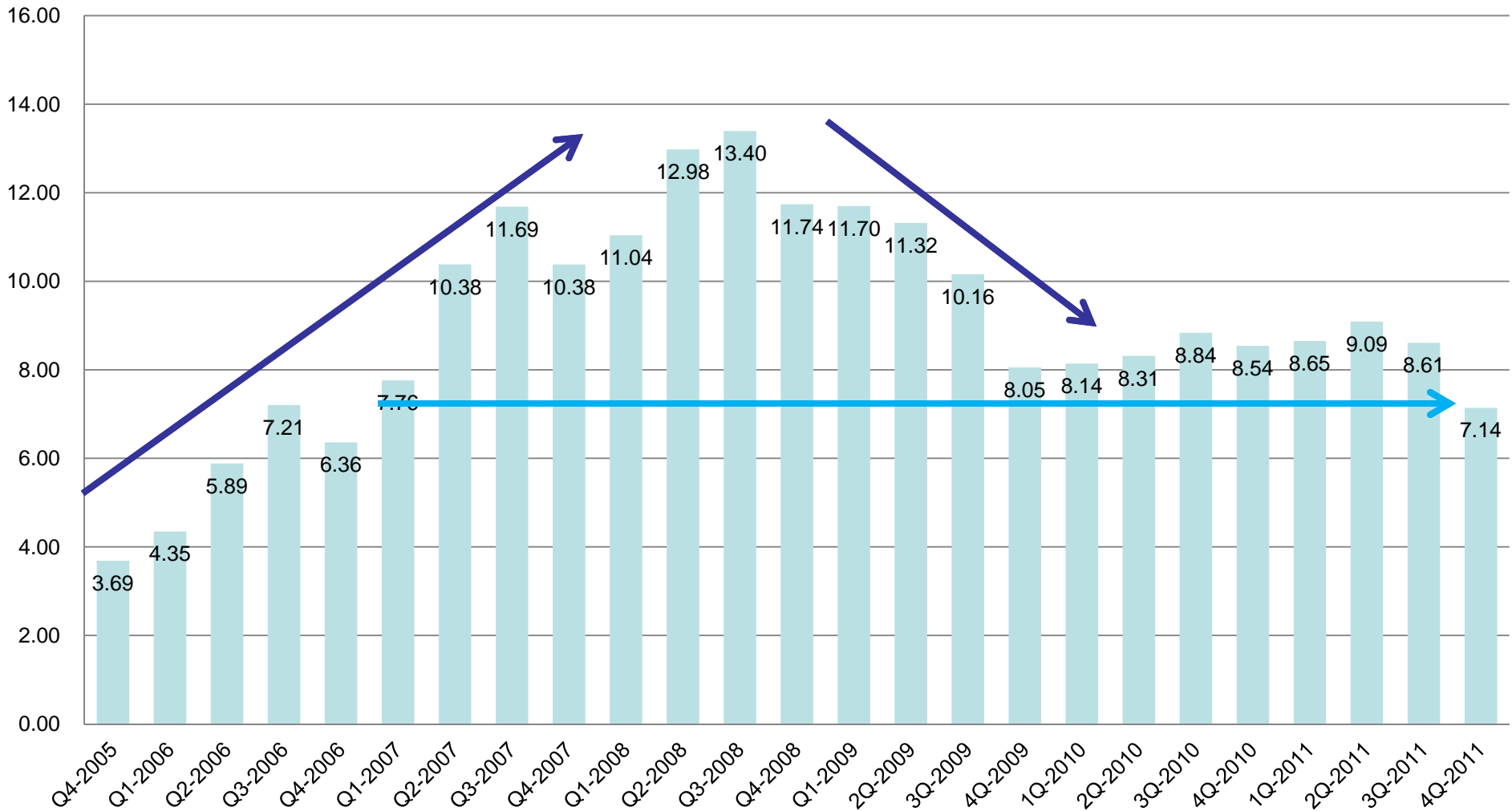
Chicagoland Sales Volume/Detached Housing



The volume sales shows the 50.6% decline from the 4th quarter of 2005 to the 2nd quarter of 2009. The sales volume began to increase in 2009 and peaked for the Tax Credit which expired 4/30/2010, leading to a spike in the sales volume. The next 6 quarters saw declining sales volume again. The second half of 2011 shows an increase in sales volume which is a positive trend.

Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
www.WagnerAppraisal.com / (630) 416-6556

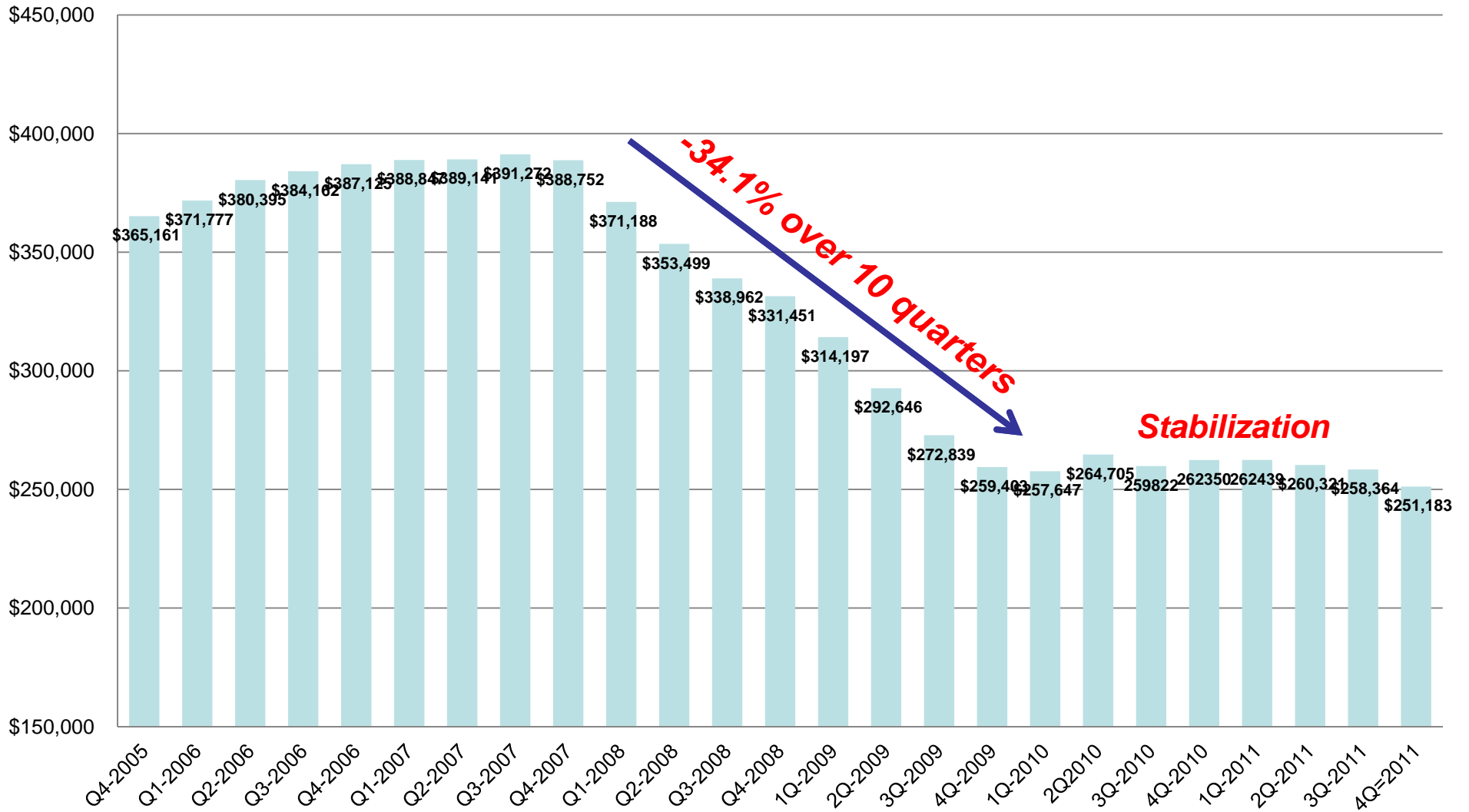
Chicagoland Months Supply of Inventory



The Months Supply of Inventory shows the 263% increase from the 4th quarter of 2005 to the 3rd quarter of 2008. The inventory level began decreased over the next 5 quarters and has leveled off. It is noted that the current inventory level is the lowest it has been since 2006, which is positive.

Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
www.WagnerAppraisal.com / (630) 416-6556

Chicagoland - Mean Sales Price/Detached Homes



The Mean Sales Price shows the 34.1% decrease from 3rd quarter of 2007 to the 1st quarter of 2010. The mean sales price over the past 7 quarters has ranged a total of 6% with slight increases and decreases from quarter to quarter. The most recent quarter shows a 2.8% decline from the previous quarter.

Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
www.WagnerAppraisal.com / (630) 416-6556

Unemployment by County - Chicago Metro Area

Source: IDES

	<u>Cook</u>	<u>DuPage</u>	<u>Kane</u>	<u>Kendall</u>	<u>Lake</u>	<u>McHenry</u>	<u>Will</u>	<u>Illinois</u>	<u>National</u>
Nov-11	10.3%	7.7%	9.6%	8.7%	8.6%	8.9%	9.6%	10.0%	8.5%
Nov-10	9.4%	7.1%	8.6%	7.8%	9.1%	8.0%	8.9%	9.8%	9.6%
Dec-09	10.8%	8.6%	11.2%	11.1%	11.6%	10.4%	11.0%	11.0%	10.0%
Dec-08	7.1%	5.4%	7.5%	6.9%	8.3%	6.9%	7.2%	7.9%	7.6%
Dec-07	5.1%	3.8%	4.8%	4.9%	5.0%	4.3%	4.7%	5.0%	4.6%
Dec-06	4.7%	3.4%	4.3%	3.8%	4.2%	3.7%	4.3%	4.6%	4.6%
Dec-05	6.5%	4.7%	5.7%	4.7%	4.5%	5.1%	5.5%	5.7%	5.1%
Dec-04	6.6%	5.0%	6.0%	4.9%	5.3%	5.2%	5.9%	5.8%	5.7%
Nov-03	7.3%	5.2%	7.0%	5.3%	6.2%	6.3%	6.9%	6.7%	6.0%
Nov-02	7.4%	5.2%	6.6%	5.4%	5.6%	5.7%	6.3%	6.5%	5.8%
Nov-01	6.1%	3.9%	5.3%	4.5%	4.5%	4.5%	5.1%	5.4%	4.7%
Nov-00	4.9%	2.9%	4.3%	3.1%	3.5%	3.4%	4.2%	4.4%	4.0%

Source: A.L. Wagner Appraisal Group, MRED, Inc. & MLSNI, Inc.
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