

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

	September/06			October/06			November/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Albany Park - 8014									
Under \$250,000	N/A	N/A	N/A	147	164	5.53	143	174	5.80
\$250-\$500,000	N/A	N/A	N/A	98	133	10.23	103	152	11.04
\$500-\$750,000	N/A	N/A	N/A	4	70	0.00	3	125	0.00
\$750-1 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	249	150	6.88	249	164	7.32

September/06

October/06

November/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Beverly - 8072

Under \$250,000	9	121	5.40	10	115	6.32	11	136	11.00
\$250-\$500,000	4	466	6.86	5	288	6.67	5	323	6.67
\$500-\$750,000	0	0	0.00	4	70	0.00	0	0	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	13	227	5.78	15	173	6.43	16	195	9.14

Chicago Bridgeport - 8060

Under \$250,000	22	104	13.89	21	120	12.00	22	132	13.20
\$250-\$500,000	26	105	19.50	31	117	31.00	29	133	23.20
\$500-\$750,000	1	200	0.00	1	232	0.00	1	267	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	49	106	16.33	53	120	18.71	52	135	17.33

	September/06			October/06			November/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago, Edgewater - 8077									
Under \$250,000	N/A	N/A	N/A	320	125	6.60	306	138	6.75
\$250-\$500,000	N/A	N/A	N/A	294	162	7.10	258	183	7.22
\$500-\$750,000	N/A	N/A	N/A	20	155	17.14	20	182	17.14
\$750-1 Million	N/A	N/A	N/A	1	241	12.00	2	149	24.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	635	145	6.89	586	161	7.12

Chicago, Hyde Park - 8041									
Under \$250,000	63	154	3.71	78	139	4.90	75	138	4.89
\$250-\$500,000	58	139	9.67	64	147	9.97	57	149	10.06
\$500-\$750,000	11	166	16.50	10	140	15.00	14	130	28.00
\$750-1 Million	1	4	4.00	0	0	0.00	2	111	24.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	133	145	5.60	152	142	6.66	148	140	6.86

September/06

October/06

November/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Irving Park - 8016

Under \$250,000	N/A	N/A	N/A	163	121	6.23	151	128	5.98
\$250-\$500,000	N/A	N/A	N/A	134	142	14.75	135	141	13.50
\$500-\$750,000	N/A	N/A	N/A	1	168	0.00	2	131	0.00
\$750-1 Million	N/A	N/A	N/A	1	166	0.00	1	201	0.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	299	131	8.48	289	134	8.20

Chicago Lake View - 8006

Under \$250,000	250	112	3.71	255	122	3.82	223	118	3.49
\$250-\$500,000	540	117	4.09	543	119	4.23	470	137	3.80
\$500-\$750,000	188	124	6.62	187	134	6.56	185	147	6.61
\$750-1 Million	27	157	11.57	20	205	8.57	23	207	10.22
1 - 1.5 Million	8	259	32.00	8	260	32.00	5	384	20.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	1	232	0.00
Over 2 Million	0	0	0.00	0	0	0.00	2	232	12.00
ALL	1013	120	4.39	1013	126	4.48	909	138	4.16

September/06

October/06

November/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Lincoln Park - 8007

Under \$250,000	72	77	3.06	72	92	3.25	55	118	2.54
\$250-\$500,000	324	111	4.50	328	122	4.85	312	140	4.82
\$500-\$750,000	142	112	6.41	130	125	5.67	120	128	5.39
\$750-1 Million	37	91	12.69	29	114	9.94	29	142	10.55
1 - 1.5 Million	6	128	8.00	10	86	10.91	9	83	9.82
1.5 - 2 Million	2	96	12.00	2	122	12.00	1	82	6.00
Over 2 Million	4	215	24.00	4	241	24.00	2	320	12.00
ALL	587	106	4.82	575	119	4.92	525	135	4.66

Chicago Lincoln Square -- 8004

Under \$250,000	N/A	N/A	N/A	109	129	5.36	113	140	5.63
\$250-\$500,000	N/A	N/A	N/A	170	113	6.46	150	130	6.23
\$500-\$750,000	N/A	N/A	N/A	7	177	14.00	5	266	8.57
\$750-1 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	286	121	6.09	268	137	5.99

September/06

October/06

November/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Logan Square & Bucktown – 8022

Under \$250,000	N/A	N/A	N/A	150	119	8.11	133	152	7.53
\$250-\$500,000	N/A	N/A	N/A	285	139	7.42	243	151	6.35
\$500-\$750,000	N/A	N/A	N/A	22	125	6.60	16	161	5.05
\$750-1 Million	N/A	N/A	N/A	3	151	18.00	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	460	132	7.58	392	153	6.60

Chicago Loop – 8032

Under \$250,000	84	157	3.73	93	153	2.67	82	158	2.38
\$250-\$500,000	224	112	5.73	232	116	5.13	220	122	4.80
\$500-\$750,000	64	148	8.17	84	127	9.88	71	135	8.44
\$750-1 Million	42	149	11.20	48	148	13.40	46	141	13.46
1 - 1.5 Million	17	145	4.43	20	167	4.90	21	169	6.15
1.5 - 2 Million	10	143	8.00	13	136	11.14	13	126	15.60
Over 2 Million	16	248	48.00	17	258	40.80	16	191	27.43
ALL	457	136	5.82	507	135	5.18	469	135	4.84

	September/06			October/06			November/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Lower West Side - 8031									
Under \$250,000	7	54	6.46	11	89	8.80	10	93	6.32
\$250-\$500,000	31	81	17.71	34	96	18.55	39	110	20.35
\$500-\$750,000	0	0	0.00	0	0	0.00	0	0	0.00
\$750-1 Million	0	0	0.00	0	0	0.00	0	0	0.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	38	76	13.41	45	95	14.59	49	107	14.00
Chicago Near North Side - 8008									
Under \$250,000	183	103	2.65	184	108	2.69	184	121	2.75
\$250-\$500,000	823	130	4.21	816	140	4.22	721	159	4.01
\$500-\$750,000	304	148	6.66	293	159	6.55	241	171	6.00
\$750-1 Million	131	283	7.24	131	295	7.28	115	333	7.84
1 - 1.5 Million	113	198	8.17	112	327	7.95	101	333	7.39
1.5 - 2 Million	78	384	11.14	72	410	12.90	71	403	13.74
Over 2 Million	130	505	16.42	125	521	15.79	122	535	16.83
ALL	1762	192	4.93	1733	203	4.92	1555	221	4.73

September/06

October/06

November/06

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago Near South Side - 8033

Under \$250,000	69	118	3.98	85	123	6.80	86	141	5.24
\$250-\$500,000	388	131	6.54	381	136	7.78	393	155	6.75
\$500-\$750,000	49	119	11.31	45	160	9.15	46	215	9.68
\$750-1 Million	15	304	6.00	18	237	6.97	20	252	11.43
1 - 1.5 Million	11	399	13.20	10	413	15.00	13	350	39.00
1.5 - 2 Million	2	444	0.00	2	470	0.00	1	784	6.00
Over 2 Million	1	21	12.00	1	47	12.00	1	82	12.00
ALL	535	139	6.34	542	146	6.42	560	167	6.85

Chicago Near West Side - 8028

Under \$250,000	117	86	3.49	111	93	3.42	92	120	3.28
\$250-\$500,000	610	180	5.06	568	184	4.82	522	207	4.80
\$500-\$750,000	55	302	8.15	51	264	7.20	49	232	7.26
\$750-1 Million	13	185	13.00	14	205	14.00	9	199	13.50
1 - 1.5 Million	13	170	19.50	11	202	16.50	10	203	17.14
1.5 - 2 Million	0	0	0.00	0	0	0.00	1	18	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	808	177	4.97	755	176	4.73	560	197	3.86

	September/06			October/06			November/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago North Center - 8005									
Under \$250,000	N/A	N/A	N/A	26	114	5.57	22	137	4.71
\$250-\$500,000	N/A	N/A	N/A	146	141	4.85	145	147	5.03
\$500-\$750,000	N/A	N/A	N/A	17	125	7.29	18	130	7.45
\$750-1 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1 - 1.5 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	189	136	5.10	185	144	5.15
Chicago Rogers Park - 8001									
Under \$250,000	374	125	5.50	392	133	5.95	366	150	5.82
\$250-\$500,000	231	152	8.83	248	165	9.89	235	179	10.04
\$500-\$750,000	1	82	4.00	2	87	6.00	2	122	6.00
\$750-1 Million	1	108	0.00	1	134	0.00	1	169	0.00
1 - 1.5 Million	1	81	0.00	1	107	0.00	1	142	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	609	135	6.45	644	145	7.06	605	161	6.98

September/06

October/06

November/06

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

Under \$250,000	246	138	5.43	247	147	5.74	219	163	5.33
\$250-\$500,000	433	200	7.91	413	216	7.27	374	239	7.00
\$500-\$750,000	16	163	8.35	12	184	6.00	11	218	5.74
\$750-1 Million	1	1	12.00	1	27	12.00	1	62	12.00
1 - 1.5 Million	0	0	0.00	0	0	0.00	0	0	0.00
1.5 - 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	696	177	6.82	673	190	6.76	605	211	6.27

Chicago West Side & Wicker Park - 8024

Under \$250,000	N/A	N/A	N/A	104	102	6.18	93	114	5.44
\$250-\$500,000	N/A	N/A	N/A	545	106	5.52	473	119	4.84
\$500-\$750,000	N/A	N/A	N/A	92	103	8.06	86	114	8.13
\$750-1 Million	N/A	N/A	N/A	4	78	6.00	4	114	9.60
1 - 1.5 Million	N/A	N/A	N/A	1	160	12.00	1	195	12.00
1.5 - 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
Over 2 Million	N/A	N/A	N/A	0	0	0.00	0	0	0.00
ALL	N/A	N/A	N/A	746	105	5.84	657	118	5.23

	September/06			October/06			November/06		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago All - 8001-8099									
Under \$250,000	4509	134	5.71	4429	145	5.63	4328	153	5.71
\$250-\$500,000	6365	137	6.09	6135	147	5.95	5798	159	5.87
\$500-\$750,000	1025	140	7.52	956	149	6.90	901	157	6.86
\$750-1 Million	283	222	8.87	264	233	8.31	250	251	9.40
1 - 1.5 Million	176	273	8.52	172	278	8.36	163	287	8.36
1.5 - 2 Million	96	345	13.71	92	344	13.14	89	352	13.69
Over 2 Million	151	475	17.26	150	470	17.14	144	488	17.45
ALL	12605	146	6.18	12195	156	6.02	11673	118	6.02

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