

The HEADRICK-WAGNER APPRAISAL GROUP PRESENTS
 Chicagoland Monthly Housing Market Pulse
 Condominium Properties - Month Ending 01/31/07
 The monthly analysis of inventory levels by price range

	November/06			December/06			January/07		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Albany Park - 8014									
Under \$250,000	143	174	5.80	134	136	5.74	147	207	6.46
\$250-\$500,000	103	152	11.04	81	158	9.26	78	154	8.75
\$500-\$750,000	3	125	0.00	4	132	0.00	4	169	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	249	164	7.32	219	179	6.83	229	188	7.23

November/06

December/06

January/07

	# 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	11	136	11.00	11	153	9.43	13	149	11.14
\$250-\$500,000	5	323	6.67	6	296	8.00	4	440	6.00
\$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	16	195	9.14	17	224	8.87	17	217	9.27

Chicago Bridgeport - 8060

Under \$250,000	22	132	13.20	21	144	12.00	25	162	15.00
\$250-\$500,000	29	133	23.20	26	156	19.50	24	167	16.94
\$500-\$750,000	1	267	0.00	1	294	0.00	1	331	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	52	135	17.33	48	156	15.57	50	168	15.79

November/06

December/06

January/07

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago, Edgewater - 8077

Under \$250,000	306	138	6.75	271	155	6.12	293	152	6.61
\$250-\$500,000	258	183	7.22	230	205	5.37	254	199	5.71
\$500-\$750,000	20	182	17.14	19	212	15.20	21	216	15.75
\$750-1 Million	2	149	24.00	2	676	24.00	3	475	36.00
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	586	161	7.12	522	182	5.90	571	177	6.33

Chicago, Hyde Park - 8041

Under \$250,000	75	138	4.89	74	149	4.99	70	151	4.64
\$250-\$500,000	57	149	10.06	48	175	8.60	65	114	11.64
\$500-\$750,000	14	130	28.00	13	140	15.60	11	193	13.20
\$750-1 Million	2	111	24.00	2	83	4.00	1	177	1.71
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	148	140	6.86	137	156	6.30	147	138	6.66

November/06

December/06

January/07

	# 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	151	128	5.98	128	159	5.33	136	156	5.42
\$250-\$500,000	135	141	13.50	126	168	12.10	127	167	10.73
\$500-\$750,000	2	131	0.00	2	158	0.00	1	464	0.00
\$750-1 Million	1	201	0.00	1	228	0.00	1	265	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	289	134	8.20	257	163	7.47	265	163	7.18

Chicago Lake View - 8006

Under \$250,000	223	118	3.49	187	136	3.00	186	122	2.95
\$250-\$500,000	470	137	3.80	400	156	3.32	437	144	3.57
\$500-\$750,000	185	147	6.61	162	172	5.89	190	140	6.81
\$750-1 Million	23	207	10.22	19	230	8.44	18	160	7.45
1 - 1.5 Million	5	384	20.00	4	382	16.00	5	255	20.00
1.5 - 2 Million	1	232	0.00	0	0	0.00	0	0	0.00
Over 2 Million	2	232	12.00	0	0	0.00	0	0	0.00
ALL	909	138	4.16	772	155	3.62	836	139	3.87

November/06

December/06

January/07

	# 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	55	118	2.54	52	126	2.48	64	131	3.06
\$250-\$500,000	312	140	4.82	274	157	4.44	291	151	4.64
\$500-\$750,000	120	128	5.39	109	135	5.05	124	131	5.81
\$750-1 Million	29	142	10.55	24	159	8.23	29	135	10.24
1 - 1.5 Million	9	83	9.82	9	110	12.00	9	101	10.80
1.5 - 2 Million	1	82	6.00	3	129	18.00	3	196	18.00
Over 2 Million	2	320	12.00	4	303	24.00	3	325	18.00
ALL	525	135	4.66	475	149	4.16	523	143	4.80

Chicago Lincoln Square -- 8004

Under \$250,000	113	140	5.63	111	144	5.84	99	128	5.10
\$250-\$500,000	150	130	6.23	146	144	6.23	162	128	6.70
\$500-\$750,000	5	266	8.57	5	94	8.57	7	197	10.50
\$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	268	137	5.99	262	139	6.09	268	130	6.06

November/06

December/06

January/07

	# 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	133	152	7.53	130	168	7.32	132	162	7.23
\$250-\$500,000	243	151	6.35	209	156	5.46	231	157	5.84
\$500-\$750,000	16	161	5.05	12	144	3.69	16	168	4.57
\$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	392	153	6.60	351	156	5.89	379	159	6.15

Chicago Loop – 8032

Under \$250,000	82	158	2.38	75	166	2.01	65	174	1.72
\$250-\$500,000	220	122	4.80	201	136	4.28	205	137	4.21
\$500-\$750,000	71	135	8.44	74	166	7.28	84	157	7.30
\$750-1 Million	46	141	13.46	44	165	9.43	53	158	9.78
1 - 1.5 Million	21	169	6.15	26	157	6.00	30	156	6.21
1.5 - 2 Million	13	126	15.60	15	130	8.18	16	134	8.35
Over 2 Million	16	191	27.43	17	167	17.00	20	173	21.82
ALL	469	135	4.84	452	150	4.25	473	150	4.26

November/06

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January/07

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Chicago Lower West Side - 8031

Under \$250,000	10	93	6.32	7	125	3.50	8	122	3.43
\$250-\$500,000	39	110	20.35	34	142	15.11	42	131	18.67
\$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	49	107	14.00	41	131	9.65	50	130	10.91

Chicago Near North Side - 8008

Under \$250,000	184	121	2.75	157	142	2.47	149	130	2.31
\$250-\$500,000	721	159	4.01	675	178	4.03	733	158	4.03
\$500-\$750,000	241	171	6.00	222	191	5.36	237	175	5.09
\$750-1 Million	115	333	7.84	118	336	6.98	104	332	5.52
1 - 1.5 Million	101	333	7.39	98	340	7.00	97	238	6.29
1.5 - 2 Million	71	403	13.74	68	391	12.18	71	375	11.36
Over 2 Million	122	535	16.83	114	554	13.15	100	519	11.54
ALL	1555	221	4.73	1449	235	4.56	1491	210	4.36

November/06

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January/07

	# 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	86	141	5.24	69	158	4.18	64	146	3.80
\$250-\$500,000	393	155	6.75	356	163	6.00	392	164	6.61
\$500-\$750,000	46	215	9.68	42	203	9.00	50	184	10.17
\$750-1 Million	20	252	11.43	19	282	7.13	17	306	6.18
1 - 1.5 Million	13	350	39.00	11	411	18.86	10	471	13.33
1.5 - 2 Million	1	784	6.00	1	811	4.00	1	848	4.00
Over 2 Million	1	82	12.00	1	109	12.00	1	146	12.00
ALL	560	167	6.85	499	178	5.93	535	175	6.30

Chicago Near West Side – 8028

Under \$250,000	92	120	3.28	86	131	2.80	94	122	3.17
\$250-\$500,000	522	207	4.80	459	223	4.03	533	20	4.67
\$500-\$750,000	49	232	7.26	43	257	6.37	55	209	7.59
\$750-1 Million	9	199	13.50	8	213	13.71	10	234	12.00
1 - 1.5 Million	10	203	17.14	11	162	18.86	11	144	18.86
1.5 - 2 Million	1	18	0.00	1	45	0.00	1	82	0.00
Over 2 Million	0	0	0.00	0	0	0.00	0	0	0.00
ALL	560	197	3.86	608	213	3.99	704	194	4.62

November/06

December/06

January/07

	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
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Chicago North Center - 8005

Under \$250,000	22	137	4.71	21	168	4.50	20	146	4.36
\$250-\$500,000	145	147	5.03	144	175	5.22	169	146	5.71
\$500-\$750,000	18	130	7.45	17	156	6.38	21	82	7.41
\$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	185	144	5.15	182	163	5.21	210	140	5.68

Chicago Rogers Park - 8001

Under \$250,000	366	150	5.82	353	167	5.97	344	166	5.73
\$250-\$500,000	235	179	10.04	194	187	8.85	230	198	10.11
\$500-\$750,000	2	122	6.00	2	149	4.80	5	90	15.00
\$750-1 Million	1	169	0.00	1	196	0.00	1	233	0.00
1 - 1.5 Million	1	142	0.00	1	169	0.00	1	206	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	605	161	6.98	551	175	6.77	581	178	6.99

	November/06			December/06			January/07		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago Uptown - 8003									
Under \$250,000	219	163	5.33	210	169	5.38	235	156	6.05
\$250-\$500,000	374	239	7.00	319	279	6.03	357	249	6.58
\$500-\$750,000	11	218	5.74	10	191	5.00	13	126	6.00
\$750-1 Million	1	62	12.00	2	52	0.00	1	53	0.00
1 - 1.5 Million	0	0	0.00	0	169	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	605	211	6.27	541	235	5.76	606	210	6.36

Chicago West Side & Wicker Park - 8024									
Under \$250,000	93	114	5.44	85	123	4.93	85	123	4.72
\$250-\$500,000	473	119	4.84	402	136	4.17	437	131	4.36
\$500-\$750,000	86	114	8.13	69	139	6.84	75	121	7.09
\$750-1 Million	4	114	9.60	4	141	12.00	2	66	6.00
1 - 1.5 Million	1	195	12.00	1	222	12.00	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	657	118	5.23	561	135	4.52	599	128	4.63

	November/06			December/06			January/07		
	# of Actives	DOM	Months Supply	# of Actives	DOM	Months Supply	# of Active	DOM	Months Supply
Chicago All - 8001-8099									
Under \$250,000	4328	153	5.71	3829	167	5.12	4085	163	5.42
\$250-\$500,000	5798	159	5.87	4990	176	5.09	5678	167	5.60
\$500-\$750,000	901	157	6.86	791	170	5.93	932	156	6.53
\$750-1 Million	250	251	9.40	230	243	7.52	243	248	7.06
1 - 1.5 Million	163	287	8.36	152	280	7.41	166	221	7.22
1.5 - 2 Million	89	352	13.69	84	334	10.96	92	330	10.62
Over 2 Million	144	488	17.45	135	499	13.97	125	155	12.61
ALL	11673	118	6.02	10215	181	5.29	11271	171	5.68

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