

HEADRICK-WAGNER APPRAISAL GROUP PRESENTS
The Chicagoland Monthly Housing Market Pulse
Attached Properties - Month Ending April, 2007
The monthly analysis of inventory levels by price range

All Attached Types			All Attached Types			All Attached Types		
February, 2007			March, 2007			April, 2007		
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply

Chicago, Albany Park - 8014

\$ 0	\$ 249,999	145	209	6.28	154	179	6.97	166	178	8.30
\$ 250,000	\$ 499,999	101	144	10.45	126	151	12.92	127	139	13.61
\$ 500,000	\$ 749,999	3	212	No Sales	4	224	No Sales	4	220	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		249	182	7.60	284	167	8.92	297	162	10.13

Chicago, Beverly - 8072

\$ 0	\$ 249,999	14	2,715	8.84	12	3,142	6.26	10	3,779	4.80
\$ 250,000	\$ 499,999	14	253	10.50	14	262	10.50	9	302	6.75
\$ 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		28	1,484	9.60	26	1,591	8.00	19	2,132	5.56

Chicago, Bridgeport - 8060

\$ 0	\$ 249,999	22	180	11.48	25	159	11.54	30	156	12.86
\$ 250,000	\$ 499,999	59	151	20.82	58	165	21.09	49	171	15.47
\$ 500,000	\$ 749,999	5	215	20.00	4	234	12.00	7	202	28.00
\$ 750,000	\$ 999,999	0	0	0.00	1	27	No Sales	1	57	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		86	162	16.92	88	165	16.50	87	167	15.13

All Attached Types			All Attached Types			All Attached Types			
February, 2007			March, 2007			April, 2007			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, Edgewater - 8077									
\$ 0 \$ 249,999	346	153	6.81	312	147	5.81	327	150	5.93
\$ 250,000 \$ 499,999	304	187	6.25	318	195	6.32	354	177	6.91
\$ 500,000 \$ 749,999	30	196	18.95	26	251	17.33	25	271	15.79
\$ 750,000 \$ 999,999	3	496	36.00	2	767	12.00	2	797	12.00
\$ 1,000,000 \$ 1,499,999	1	17	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	0	0	0.00
ALL	684	171	6.76	658	176	6.22	708	169	6.54

Chicago, Hyde Park - 8041

\$ 0 \$ 249,999	102	148	5.67	111	135	6.08	119	124	6.08
\$ 250,000 \$ 499,999	78	127	10.17	83	138	9.49	93	130	10.24
\$ 500,000 \$ 749,999	12	167	7.58	13	161	7.80	15	157	9.47
\$ 750,000 \$ 999,999	5	224	6.67	5	214	6.00	2	182	2.00
\$ 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	197	142	7.04	212	140	7.19	229	129	7.33

Chicago, Irving Park - 8016

\$ 0 \$ 249,999	156	157	5.72	180	154	6.57	194	149	7.28
\$ 250,000 \$ 499,999	153	167	9.46	161	175	9.52	163	176	9.50
\$ 500,000 \$ 749,999	9	158	27.00	9	135	27.00	10	150	40.00
\$ 750,000 \$ 999,999	1	288	No Sales	0	0	0.00	1	323	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	319	162	7.29	350	163	7.84	368	161	8.35

Chicago, Lake View - 8006

\$ 0 \$ 249,999	203	113	2.86	209	101	2.90	225	92	3.14
\$ 250,000 \$ 499,999	528	133	3.91	588	123	4.29	609	119	4.39
\$ 500,000 \$ 749,999	238	121	6.51	270	107	7.01	281	104	7.16
\$ 750,000 \$ 999,999	24	154	5.65	28	147	6.72	25	137	5.77
\$ 1,000,000 \$ 1,499,999	10	118	30.00	13	122	52.00	10	172	40.00
\$ 1,500,000 \$ 1,999,999	2	2	No Sales	2	33	No Sales	2	63	No Sales
\$ 2,000,000 and up	1	2	12.00	1	33	12.00	1	63	12.00
ALL	1,006	126	4.07	1,111	115	4.41	1,153	111	4.53

All Attached Types			All Attached Types			All Attached Types			
February, 2007			March, 2007			April, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lincoln Park - 8007									
\$ 0 \$ 249,999	64	121	2.79	71	106	3.03	64	130	2.50
\$ 250,000 \$ 499,999	319	154	4.32	318	139	4.14	320	122	4.14
\$ 500,000 \$ 749,999	170	131	5.10	184	129	5.41	190	124	5.42
\$ 750,000 \$ 999,999	50	141	7.14	48	130	6.40	55	125	7.02
\$ 1,000,000 \$ 1,499,999	18	83	9.82	15	86	6.92	11	106	4.55
\$ 1,500,000 \$ 1,999,999	4	310	24.00	5	279	30.00	5	101	30.00
\$ 2,000,000 and up	7	361	28.00	7	394	28.00	9	331	36.00
ALL	632	145	4.54	648	134	4.49	654	126	4.40

Chicago, Lincoln Square - 8004

\$ 0 \$ 249,999	106	119	4.91	107	129	4.85	120	121	5.45
\$ 250,000 \$ 499,999	175	129	6.46	177	111	6.09	197	112	6.19
\$ 500,000 \$ 749,999	11	207	8.25	15	135	10.00	18	133	15.43
\$ 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	292	128	5.84	299	119	5.68	335	116	6.09

Chicago, Logan Square & Bucktown - 8022

\$ 0 \$ 249,999	129	173	6.94	128	155	6.92	131	157	6.78
\$ 250,000 \$ 499,999	250	163	5.46	255	142	5.28	274	140	5.53
\$ 500,000 \$ 749,999	37	145	9.45	41	149	11.44	39	132	10.17
\$ 750,000 \$ 999,999	0	0	0.00	2	12	8.00	4	32	16.00
\$ 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	416	165	6.06	426	146	6.02	448	143	6.13

Chicago, Loop - 8032

\$ 0 \$ 249,999	72	180	1.77	88	135	2.14	93	137	2.15
\$ 250,000 \$ 499,999	219	126	3.90	257	121	3.84	272	120	3.57
\$ 500,000 \$ 749,999	97	174	6.81	93	175	4.89	97	185	3.66
\$ 750,000 \$ 999,999	53	148	8.05	49	179	4.94	44	175	2.47
\$ 1,000,000 \$ 1,499,999	31	136	6.10	36	143	5.33	38	163	2.98
\$ 1,500,000 \$ 1,999,999	16	172	7.11	18	172	7.45	16	211	3.31
\$ 2,000,000 and up	30	185	36.00	27	210	24.92	25	235	15.00
ALL	518	150	4.12	568	144	3.86	585	148	3.20

All Attached Types			All Attached Types			All Attached Types			
February, 2007			March, 2007			April, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lower West Side - 8031									
\$ 0 \$ 249,999	12	138	4.97	7	71	2.63	12	88	4.24
\$ 250,000 \$ 499,999	41	129	17.57	40	123	14.55	42	119	15.27
\$ 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	53	131	11.16	47	115	8.68	54	112	9.67

Chicago, Near North Side - 8008

\$ 0 \$ 249,999	182	127	2.41	185	123	2.46	179	121	2.33
\$ 250,000 \$ 499,999	772	154	3.90	805	150	4.04	835	144	4.18
\$ 500,000 \$ 749,999	339	138	6.06	348	132	5.98	370	131	6.34
\$ 750,000 \$ 999,999	189	239	7.69	190	228	7.33	189	237	7.41
\$ 1,000,000 \$ 1,499,999	138	194	7.67	148	201	7.66	157	212	7.85
\$ 1,500,000 \$ 1,999,999	106	332	12.72	108	326	13.22	100	325	12.12
\$ 2,000,000 and up	130	446	11.73	125	442	11.19	136	334	11.91
ALL	1,856	191	4.74	1,909	185	4.81	1,966	176	4.92

Chicago, Near South Side - 8033

\$ 0 \$ 249,999	71	169	2.89	55	167	2.62	66	159	3.22
\$ 250,000 \$ 499,999	727	219	4.99	705	224	5.05	796	205	5.69
\$ 500,000 \$ 749,999	238	301	5.51	238	312	5.37	243	311	5.41
\$ 750,000 \$ 999,999	54	286	5.18	56	258	4.54	53	260	4.21
\$ 1,000,000 \$ 1,499,999	56	438	7.00	64	465	8.00	64	491	7.84
\$ 1,500,000 \$ 1,999,999	40	381	11.16	38	402	9.70	38	432	9.70
\$ 2,000,000 and up	4	417	3.69	8	281	7.38	7	347	7.00
ALL	1,190	252	5.03	1,164	260	5.05	1,267	247	5.48

Chicago, Near West Side - 8028

\$ 0 \$ 249,999	104	178	2.20	98	191	2.16	102	167	2.44
\$ 250,000 \$ 499,999	658	200	3.82	735	186	4.34	719	178	4.41
\$ 500,000 \$ 749,999	98	197	6.68	107	194	7.05	112	160	7.23
\$ 750,000 \$ 999,999	22	162	11.48	24	156	13.09	24	166	11.08
\$ 1,000,000 \$ 1,499,999	14	216	16.80	16	217	19.20	13	189	14.18
\$ 1,500,000 \$ 1,999,999	1	105	No Sales	2	82	No Sales	2	112	No Sales
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL	897	197	3.78	982	187	4.22	972	174	4.35

All Attached Types			All Attached Types			All Attached Types			
February, 2007			March, 2007			April, 2007			
	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, North Central - 8005									
\$ 0 \$ 249,999	25	123	5.17	23	149	4.68	25	161	4.92
\$ 250,000 \$ 499,999	200	134	5.91	203	124	5.60	183	129	5.01
\$ 500,000 \$ 749,999	34	78	5.51	42	75	7.30	44	86	7.04
\$ 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	259	126	5.78	268	118	5.71	252	124	5.27

Chicago, Rogers Park - 8001

\$ 0 \$ 249,999	362	158	5.74	370	139	5.94	405	145	6.72
\$ 250,000 \$ 499,999	282	185	10.85	301	179	11.25	304	186	11.29
\$ 500,000 \$ 749,999	9	110	27.00	8	141	16.00	11	138	18.86
\$ 750,000 \$ 999,999	2	155	No Sales	2	186	No Sales	1	317	No Sales
\$ 1,000,000 \$ 1,499,999	1	229	No Sales	1	260	No Sales	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	656	169	7.34	682	157	7.61	721	163	8.22

Chicago, Uptown - 8003

\$ 0 \$ 249,999	249	147	5.60	258	126	5.48	266	125	5.67
\$ 250,000 \$ 499,999	378	229	6.00	393	221	6.17	403	214	6.19
\$ 500,000 \$ 749,999	16	144	6.62	15	142	5.81	19	101	7.60
\$ 750,000 \$ 999,999	2	223	24.00	2	254	24.00	3	196	36.00
\$ 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	645	195	5.86	668	183	5.89	691	176	6.03

Chicago, West Side & Wicker Park - 8024

\$ 0 \$ 249,999	77	138	4.26	74	122	3.98	83	115	4.49
\$ 250,000 \$ 499,999	473	129	4.18	509	115	4.46	516	113	4.49
\$ 500,000 \$ 749,999	124	116	6.79	131	96	6.52	139	94	6.47
\$ 750,000 \$ 999,999	11	111	11.00	14	100	12.92	10	134	7.06
\$ 1,000,000 \$ 1,499,999	4	90	9.60	4	121	9.60	5	125	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	689	127	4.57	732	112	4.74	753	110	4.80

			All Attached Types			All Attached Types			All Attached Types		
			February, 2007			March, 2007			April, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077											
\$ 0	\$ 249,999		4,483	163	5.21	4,667	153	5.42	4,975	149	5.76
\$ 250,000	\$ 499,999		6,907	168	5.36	7,292	161	5.55	7,630	156	5.75
\$ 500,000	\$ 749,999		1,512	169	6.40	1,592	163	6.39	1,669	158	6.39
\$ 750,000	\$ 999,999		419	211	7.34	425	203	6.61	420	205	5.73
\$ 1,000,000	\$ 1,499,999		273	226	7.84	298	241	7.81	298	258	6.59
\$ 1,500,000	\$ 1,999,999		169	323	11.72	173	319	11.73	163	326	9.50
\$ 2,000,000	and up		172	394	12.90	168	392	12.29	178	319	12.28
ALL			13,935	174	5.56	14,615	166	5.72	15,333	161	5.89