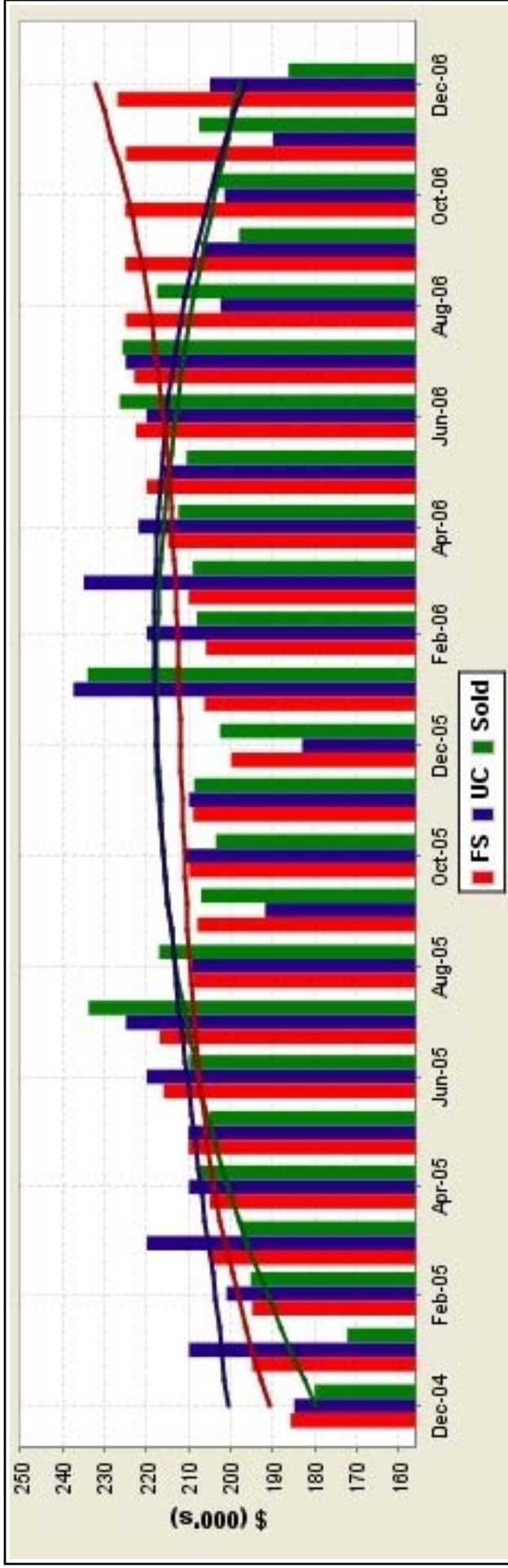


Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)
2 Years (Monthly) 12/01/04 - 12/31/06



KEY INFORMATION

2 Year				December 04-05-06				Dec-06						
	Dec-04	Dec-05	Δ	% Δ	Dec-04	Dec-05	Dec-06	Δ	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	185,700	199,900	14,200	7.65	199,900	226,900	27,000	13.51	N/A	N/A	N/A	N/A	N/A	N/A
UC	184,900	183,000	-1,900	-1.03	183,000	204,900	21,900	11.97	Jan-06	237,400	204,900	-32,500	-13.69	
Sold	180,000	202,500	22,500	12.50	202,500	186,250	-16,250	-8.02	Jan-06	234,000	186,250	-47,750	-20.41	

MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois,
Bedrooms: All
Property Types: Residential:(Detached Single)
Cities: Aurora

Time Period: 2 years (monthly)

Price: 0 - 9999999999
Construction Type: All

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Market Dynamics

Century 21 Pro-Team

Median Price (FS, UC, Sold)

2 Years (Monthly) 12/01/04 - 12/31/06

Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Dec-06	226,900	1,127	105	204,900	107	72	186,250	134	59	220,200	164
Nov-06	224,900	1,304	92	189,900	136	62	207,500	130	58	210,950	260
Oct-06	225,000	1,451	85	201,400	148	61	204,500	156	61	209,950	348
Sep-06	225,000	1,509	81	207,000	155	64	198,000	153	58	228,400	388
Aug-06	224,900	1,516	77	202,400	156	53	217,500	199	50	224,900	426
Jul-06	222,900	1,485	74	224,950	178	53	225,750	208	48	220,000	397
Jun-06	222,500	1,499	70	219,950	198	54	226,400	261	50	224,900	458
May-06	219,900	1,469	70	215,900	237	52	210,500	222	45	235,000	455
Apr-06	214,900	1,382	66	221,900	200	40	212,500	161	50	219,950	468
Mar-06	209,950	1,284	65	234,900	239	47	209,000	209	51	228,900	479
Feb-06	205,900	1,089	70	219,900	175	50	208,000	127	51	220,950	342
Jan-06	206,200	1,050	72	237,400	152	47	234,000	109	44	212,900	413
Dec-05	199,900	906	84	183,000	111	47	202,500	158	41	189,900	195
Nov-05	208,950	984	73	209,900	145	49	208,650	175	44	219,900	245
Oct-05	209,900	1,079	70	211,200	170	46	203,500	190	45	209,900	346
Sep-05	207,900	1,089	68	191,800	184	42	207,000	223	42	209,900	361
Aug-05	208,900	1,071	66	209,250	220	42	217,000	235	40	199,900	383
Jul-05	216,900	1,069	67	224,900	233	40	233,750	236	41	219,900	354
Jun-05	215,900	1,067	66	219,900	215	43	209,900	267	37	219,900	385
May-05	210,000	1,061	63	209,995	262	37	205,000	273	40	229,900	371
Apr-05	205,000	1,068	61	209,900	269	41	207,300	227	44	209,900	421
Mar-05	204,900	1,013	64	219,900	245	41	197,500	206	54	214,899	377
Feb-05	194,900	951	68	201,000	204	49	195,245	140	48	205,950	316
Jan-05	194,900	950	74	209,900	172	51	172,250	116	56	208,750	350
Dec-04	185,700	884	83	184,900	132	52	180,000	194	50	173,900	181