

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

All Attached Types			All Attached Types			All Attached Types		
May, 2007			June, 2007			July, 2007		
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply

Chicago, Albany Park - 8014

\$ 0	\$ 249,999	184	166	9.44	197	159	10.55	201	156	10.82
\$ 250,000	\$ 499,999	141	144	16.27	148	161	17.94	147	173	18.57
\$ 500,000	\$ 749,999	3	304	No Sales	3	334	No Sales	3	365	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		328	158	11.64	348	162	12.93	351	165	13.25

Chicago, Beverly - 8072

\$ 0	\$ 249,999	10	132	6.67	13	137	9.75	16	138	11.29
\$ 250,000	\$ 499,999	13	232	17.33	23	224	34.50	19	287	28.50
\$ 500,000	\$ 749,999	0	0	0.00	3	70	No Sales	3	101	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		23	189	10.22	39	183	19.50	38	210	18.24

Chicago, Bridgeport - 8060

\$ 0	\$ 249,999	31	157	12.83	23	163	8.36	19	139	6.71
\$ 250,000	\$ 499,999	66	143	21.41	79	134	30.58	81	140	31.35
\$ 500,000	\$ 749,999	7	276	42.00	6	243	36.00	6	274	24.00
\$ 750,000	\$ 999,999	1	88	No Sales	1	118	No Sales	1	149	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		105	155	18.53	109	146	19.82	107	147	18.88

All Attached Types			All Attached Types			All Attached Types			
May, 2007			June, 2007			July, 2007			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, Edgewater - 8077									
\$ 0 \$ 249,999	342	149	6.33	363	148	6.74	355	146	6.71
\$ 250,000 \$ 499,999	332	185	6.43	329	192	6.58	338	196	6.92
\$ 500,000 \$ 749,999	30	217	20.00	27	241	16.20	28	263	16.80
\$ 750,000 \$ 999,999	1	1,455	12.00	2	841	24.00	2	872	24.00
\$ 1,000,000 \$ 1,499,999	1	38	12.00	1	68	No Sales	1	99	No Sales
\$ 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	706	170	6.58	722	173	6.84	724	176	7.00

Chicago, Hyde Park - 8041

\$ 0 \$ 249,999	119	120	5.88	126	125	6.33	107	140	5.68
\$ 250,000 \$ 499,999	89	137	9.13	79	146	7.46	79	135	7.65
\$ 500,000 \$ 749,999	18	155	11.37	18	160	12.00	20	160	14.12
\$ 750,000 \$ 999,999	6	92	5.14	8	174	8.73	7	207	8.40
\$ 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	232	128	7.08	231	137	7.02	213	142	6.78

Chicago, Irving Park - 8016

\$ 0 \$ 249,999	191	146	7.37	185	148	7.30	187	155	7.38
\$ 250,000 \$ 499,999	168	180	9.88	154	166	8.72	171	159	9.91
\$ 500,000 \$ 749,999	10	181	40.00	8	213	48.00	5	92	15.00
\$ 750,000 \$ 999,999	1	354	No Sales	1	384	No Sales	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	370	163	8.57	348	158	8.06	363	156	8.46

Chicago, Lake View - 8006

\$ 0 \$ 249,999	247	102	3.55	246	101	3.69	245	106	3.73
\$ 250,000 \$ 499,999	621	113	4.56	606	123	4.59	570	128	4.36
\$ 500,000 \$ 749,999	260	115	6.81	249	117	6.43	238	123	6.17
\$ 750,000 \$ 999,999	25	113	5.08	33	90	7.20	33	88	7.07
\$ 1,000,000 \$ 1,499,999	8	152	32.00	14	100	42.00	3	276	7.20
\$ 1,500,000 \$ 1,999,999	2	94	No Sales	11	38	No Sales	1	52	No Sales
\$ 2,000,000 and up	1	94	12.00	1	124	12.00	0	0	0.00
ALL	1,164	112	4.67	1,160	115	4.78	1,090	121	4.54

			All Attached Types			All Attached Types			All Attached Types		
			May, 2007			June, 2007			July, 2007		
		# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, Lincoln Park - 8007											
\$ 0	\$ 249,999	57	103	2.12	61	108	2.37	56	107	2.22	
\$ 250,000	\$ 499,999	311	126	4.01	327	109	4.23	331	117	4.43	
\$ 500,000	\$ 749,999	192	110	5.46	219	111	6.43	229	123	6.74	
\$ 750,000	\$ 999,999	52	120	6.50	45	147	5.87	42	137	5.09	
\$ 1,000,000	\$ 1,499,999	14	95	5.42	11	102	4.13	14	96	6.00	
\$ 1,500,000	\$ 1,999,999	7	97	42.00	5	146	20.00	5	177	15.00	
\$ 2,000,000	and up	13	247	52.00	13	277	156.00	12	322	72.00	
ALL		646	120	4.29	681	115	4.61	689	123	4.75	

Chicago, Lincoln Square - 8004

\$ 0	\$ 249,999	134	137	6.33	143	119	6.65	130	125	6.05
\$ 250,000	\$ 499,999	192	119	5.80	209	110	6.12	215	118	6.26
\$ 500,000	\$ 749,999	18	90	14.40	20	103	12.63	22	110	14.67
\$ 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		344	125	6.20	372	113	6.50	367	120	6.40

Chicago, Logan Square & Bucktown - 8022

\$ 0	\$ 249,999	123	147	6.31	116	159	6.30	125	158	6.91
\$ 250,000	\$ 499,999	289	138	6.02	304	146	6.37	300	156	6.35
\$ 500,000	\$ 749,999	30	164	7.06	32	164	7.38	35	198	8.08
\$ 750,000	\$ 999,999	3	64	9.00	3	94	12.00	2	81	12.00
\$ 1,000,000	\$ 1,499,999	0	0	0.00	1	20	12.00	1	51	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		445	142	6.17	456	150	6.44	463	159	6.62

Chicago, Loop - 8032

\$ 0	\$ 249,999	85	149	2.02	75	140	1.78	71	130	1.68
\$ 250,000	\$ 499,999	272	123	3.59	266	127	3.46	280	133	3.49
\$ 500,000	\$ 749,999	80	171	2.82	76	167	2.65	79	164	2.50
\$ 750,000	\$ 999,999	41	201	2.26	40	195	2.11	41	214	2.19
\$ 1,000,000	\$ 1,499,999	43	178	3.39	37	184	2.76	38	201	2.83
\$ 1,500,000	\$ 1,999,999	15	229	3.21	16	236	3.43	17	259	3.78
\$ 2,000,000	and up	28	262	16.80	25	292	13.64	27	243	16.20
ALL		564	154	3.07	535	154	2.87	553	157	2.87

			All Attached Types			All Attached Types			All Attached Types		
			May, 2007			June, 2007			July, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Lower West Side - 8031											
\$ 0	\$ 249,999		14	112	5.09	14	135	5.60	10	152	4.00
\$ 250,000	\$ 499,999		43	136	14.33	35	141	11.05	38	159	12.32
\$ 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			57	130	9.91	49	140	8.65	48	157	8.60

Chicago, Near North Side - 8008

\$ 0	\$ 249,999		173	124	2.30	186	112	2.64	179	110	2.58
\$ 250,000	\$ 499,999		838	142	4.15	827	146	4.22	811	157	4.30
\$ 500,000	\$ 749,999		396	136	6.56	389	144	6.58	383	155	6.31
\$ 750,000	\$ 999,999		200	245	7.74	198	241	7.59	190	219	7.22
\$ 1,000,000	\$ 1,499,999		170	196	8.99	174	162	9.41	179	145	9.42
\$ 1,500,000	\$ 1,999,999		96	315	11.18	105	231	12.73	101	220	11.22
\$ 2,000,000	and up		142	332	12.09	144	319	12.08	136	256	10.74
ALL			2,015	176	5.00	2,023	170	5.19	1,979	167	5.13

Chicago, Near South Side - 8033

\$ 0	\$ 249,999		62	156	3.00	72	132	3.29	73	139	3.03
\$ 250,000	\$ 499,999		767	219	5.65	684	233	4.98	657	243	4.80
\$ 500,000	\$ 749,999		239	336	5.49	248	336	5.85	235	364	5.80
\$ 750,000	\$ 999,999		55	233	4.29	55	238	4.31	49	280	3.89
\$ 1,000,000	\$ 1,499,999		62	546	7.67	58	572	6.96	55	609	6.41
\$ 1,500,000	\$ 1,999,999		35	461	8.57	33	489	7.92	31	513	7.44
\$ 2,000,000	and up		8	390	8.00	8	418	7.38	10	382	9.23
ALL			1,228	264	5.44	1,158	275	5.08	1,110	291	4.87

Chicago, Near West Side - 8028

\$ 0	\$ 249,999		98	150	2.55	104	157	2.96	102	156	3.11
\$ 250,000	\$ 499,999		742	172	4.71	721	177	4.72	738	178	4.94
\$ 500,000	\$ 749,999		112	166	6.69	117	161	6.82	116	143	6.99
\$ 750,000	\$ 999,999		26	172	12.00	23	193	11.04	29	159	12.89
\$ 1,000,000	\$ 1,499,999		17	165	15.69	14	192	12.92	12	193	12.00
\$ 1,500,000	\$ 1,999,999		2	143	No Sales	2	70	No Sales	3	25	No Sales
\$ 2,000,000	and up		0	0	0.00	0	0	0.00	0	0	0.00
ALL			997	169	4.61	981	173	4.71	1,000	171	4.95

All Attached Types			All Attached Types			All Attached Types			
May, 2007			June, 2007			July, 2007			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
Chicago, North Central - 8005									
\$ 0 \$ 249,999	22	157	4.47	22	164	4.33	22	153	3.83
\$ 250,000 \$ 499,999	160	120	4.21	144	101	3.64	137	98	3.44
\$ 500,000 \$ 749,999	50	92	7.23	51	100	7.85	56	95	8.20
\$ 750,000 \$ 999,999	0	0	0.00	0	0	0.00	1	13	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	232	117	4.66	217	107	4.24	216	103	4.12

Chicago, Rogers Park - 8001

\$ 0 \$ 249,999	444	139	7.88	481	146	9.12	477	143	9.34
\$ 250,000 \$ 499,999	292	184	11.02	273	192	10.21	275	180	10.93
\$ 500,000 \$ 749,999	12	146	24.00	15	135	45.00	13	139	39.00
\$ 750,000 \$ 999,999	0	0	0.00	0	0	0.00	1	14	12.00
\$ 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	748	157	8.97	769	162	9.62	766	156	9.99

Chicago, Uptown - 8003

\$ 0 \$ 249,999	287	117	6.34	283	122	6.34	296	129	6.95
\$ 250,000 \$ 499,999	413	205	6.53	451	204	7.35	432	214	7.01
\$ 500,000 \$ 749,999	20	78	8.89	18	104	8.64	20	99	12.00
\$ 750,000 \$ 999,999	4	177	48.00	3	210	36.00	1	114	6.00
\$ 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	724	167	6.53	755	171	6.98	749	177	7.07

Chicago, West Side & Wicker Park - 8024

\$ 0 \$ 249,999	97	117	5.29	104	108	5.62	111	115	6.05
\$ 250,000 \$ 499,999	505	115	4.38	513	121	4.53	522	124	4.63
\$ 500,000 \$ 749,999	139	88	6.47	130	93	6.09	135	90	6.07
\$ 750,000 \$ 999,999	13	129	11.14	8	166	10.67	9	186	15.43
\$ 1,000,000 \$ 1,499,999	5	156	15.00	5	138	12.00	4	195	16.00
\$ 1,500,000 \$ 1,999,999	0	0	0.00	0	0	0.00	1	20	No Sales
\$ 2,000,000 and up	0	0	0.00	0	0	0.00	0	0	0.00
ALL	759	111	4.84	760	115	4.93	782	118	5.08

			All Attached Types			All Attached Types			All Attached Types		
			May, 2007			June, 2007			July, 2007		
			# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply
Chicago, Entire City - 8001-8077											
\$ 0	\$ 249,999		5,249	141	6.23	5,391	141	6.58	5,490	143	6.84
\$ 250,000	\$ 499,999		7,622	156	5.80	7,547	160	5.82	7,484	166	5.85
\$ 500,000	\$ 749,999		1,662	162	6.28	1,683	165	6.42	1,678	171	6.33
\$ 750,000	\$ 999,999		435	206	5.80	427	210	5.74	415	203	5.55
\$ 1,000,000	\$ 1,499,999		321	253	7.27	316	236	7.02	308	237	6.81
\$ 1,500,000	\$ 1,999,999		157	325	8.97	172	265	9.92	159	274	8.83
\$ 2,000,000	and up		192	317	13.02	191	316	12.73	185	265	11.87
ALL			15,638	159	6.08	15,727	160	6.21	15,719	163	6.28