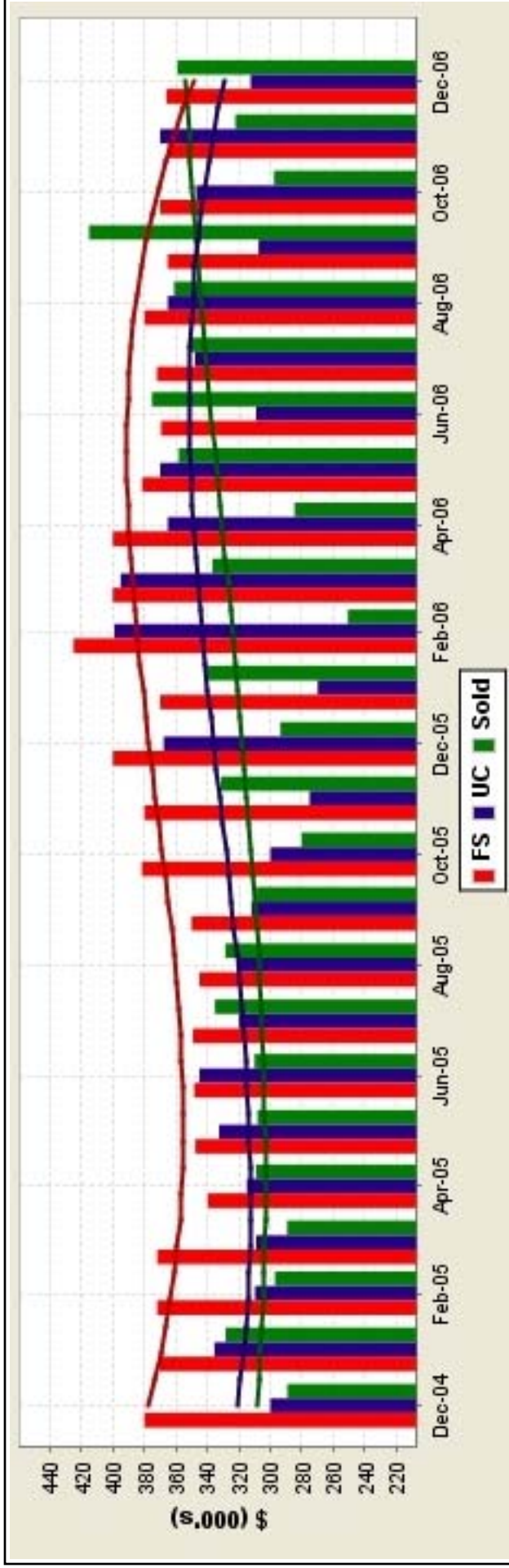


# Market Dynamics

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	Dec-04	Dec-05	Dec-06	% Δ	Peak Mo.	Peak	Dec-06	Δ	% Δ
FS	379,900	399,900	5.26	20,000	399,900	365,900	-8.50	Feb-06	424,900	365,900	-59,000	-13.89
UC	299,900	367,500	22.54	67,600	367,500	312,350	-15.01	Feb-06	398,900	312,350	-86,550	-21.70
Sold	289,000	293,500	1.56	4,500	293,500	359,000	22.32	Sep-06	415,000	359,000	-56,000	-13.49

## MARKET DYNAMICS SEARCH CRITERIA

MLS: MLS of Northern Illinois, **Time Period:** 2 years (monthly) **Price:** 0 - 9999999999  
**Bedrooms:** All **Bathrooms:** All **Construction Type:** All  
**Property Types:** Residential:(Detached Single)  
**Cities:** Batavia  
*Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

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# 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	365,900	183	108	312,350	14	95	359,000	15	84	358,750	26
Nov-06	365,000	208	96	369,900	17	77	322,000	18	59	348,000	40
Oct-06	369,900	217	87	347,000	20	56	297,500	22	53	350,700	32
Sep-06	365,000	240	74	307,350	22	59	415,000	18	96	359,450	54
Aug-06	379,900	237	74	364,900	18	70	361,000	27	63	389,000	63
Jul-06	371,950	222	73	347,650	26	79	350,500	44	65	327,900	65
Jun-06	369,250	214	72	308,900	30	78	375,000	45	34	349,000	61
May-06	381,200	223	69	369,900	41	38	358,000	35	66	336,950	74
Apr-06	399,900	199	74	365,000	33	54	284,500	16	54	380,350	68
Mar-06	400,000	181	80	394,900	31	60	336,750	24	69	389,900	55
Feb-06	424,900	165	87	398,900	21	49	250,600	20	51	412,450	48
Jan-06	369,900	162	93	269,900	27	61	340,000	8	53	309,900	56
Dec-05	399,900	141	101	367,500	16	54	293,500	33	44	424,900	23
Nov-05	379,900	161	83	274,950	22	50	331,000	19	98	329,900	41
Oct-05	381,400	178	81	299,900	24	75	280,000	17	58	399,900	55
Sep-05	349,900	169	82	311,900	19	56	308,750	32	31	319,900	49
Aug-05	344,900	155	78	319,900	23	42	328,500	50	56	334,000	55
Jul-05	349,000	161	79	319,900	39	47	335,000	39	45	350,850	50
Jun-05	348,250	166	80	344,900	37	56	310,000	55	61	337,400	50
May-05	347,500	179	76	332,400	50	54	308,000	45	64	304,450	52
Apr-05	339,550	194	73	314,900	48	57	309,000	31	44	294,900	73
Mar-05	371,700	176	82	308,850	36	51	289,250	26	55	312,400	68
Feb-05	371,700	152	95	309,700	32	64	297,000	14	40	319,900	36
Jan-05	369,900	156	90	335,400	23	42	328,250	14	72	334,950	56
Dec-04	379,900	130	102	299,900	17	61	289,000	25	52	294,950	18