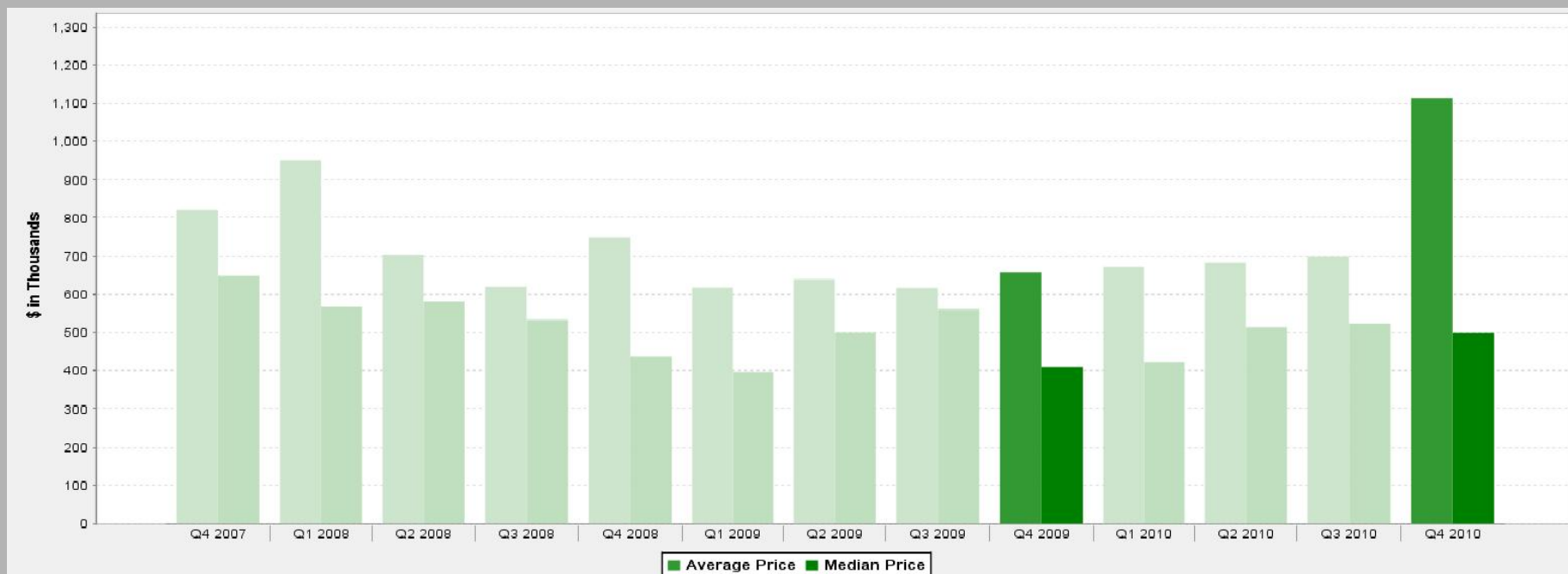


Market Dynamics

Sold Average vs. Median Price Q4 2009 through Q4 2010

Baird & Warner



KEY INFORMATION

| | Q4 2009 | Q4 2010 | Price Change | |
|---------|---------|-----------|--------------|------|
| Average | 656,738 | 1,113,924 | 457,186 | 69.6 |
| Median | 410,000 | 498,750 | 88,750 | 21.6 |



| | | | | | | |
|----------------------------------|--|------------|------------------------|-----------------|----------------|---------------|
| MLS: MRED | Period: 3 Years (Quarterly) | Price: All | Construction Type: All | Bedrooms: 4, 5+ | Bathrooms: All | Lot Size: All |
| Property Types: Chicago Houses & | Residential: (Attached Single) Chicago | | | | | Sq Ft: All |

Market Dynamics

Sold Average vs. Median Price Q4 2009 through Q4 2010

Baird & Warner

| Time Period | # Properties Sold | Sold Average \$ | Sold Median \$ | Average \$ - Median \$ | Median \$ as % of Average \$ | Sold Avg DOM |
|--------------------|--------------------------|------------------------|-----------------------|-------------------------------|-------------------------------------|---------------------|
| Q4 2010 | 70 | 1,113,924 | 498,750 | 615,174 | 44.8 | 181 |
| Q3 2010 | 94 | 698,443 | 522,000 | 176,443 | 74.7 | 209 |
| Q2 2010 | 112 | 681,668 | 513,750 | 167,918 | 75.4 | 174 |
| Q1 2010 | 77 | 671,342 | 422,500 | 248,842 | 62.9 | 145 |
| Q4 2009 | 86 | 656,738 | 410,000 | 246,738 | 62.4 | 162 |