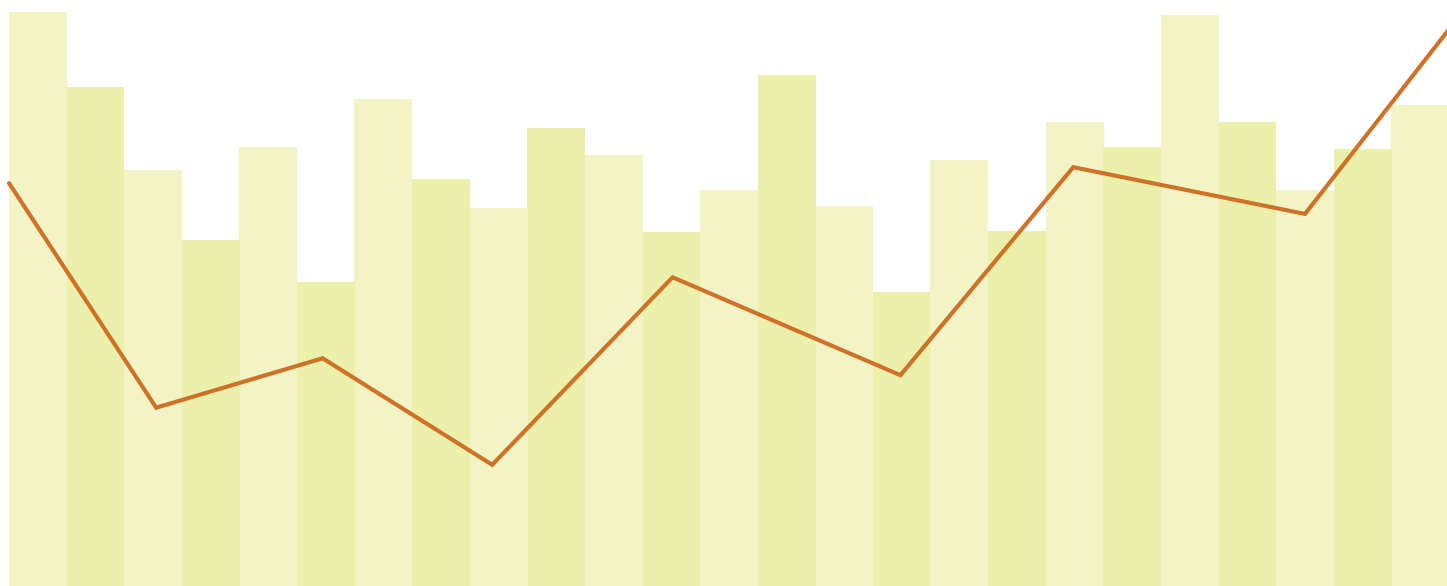


oodle Index Report

2006 – The year in review



Chicago

The Oodle Index tracks local, real-time market trends in cars, real estate and apartment rentals based on millions of classified listings posted in Chicago. In this report you will read about key trends in 2006 in Chicago and how Chicago compares to other major markets in the United States.

To receive more information or to request an interview, please contact: press@oodle.com.

The Oodle Index

Data for the Oodle Index is calculated nationwide from the hundreds of millions of classified listings published in over 75,000 sources. Oodle tracks and analyzes this data at the city and neighborhood level. As opposed to quarterly indices such as those available in the real estate market, the Oodle Index is updated on a daily basis, reporting trends in real-time.

Currently, Oodle Index reports are available for 12 of the top cities in the United States: Atlanta, Boston, Chicago, Dallas/Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco, and Washington, D.C.

Chicago: The All-American Heartland (of Cars)

Chicagoans devotion to 'all-American' is evident in their choice of cars. As compared to other major cities, more American-branded cars placed in the top 10 than in other US cities. The only foreign-branded cars to edge into the top 10 were the Honda Accord (#4), the BMW 3-Series (#7) and the Toyota Camry (#8).

American Cars in City's Top 10

City	American-branded	City	American-branded
Chicago	7	Boston	5
Atlanta	6	Los Angeles	4
Orlando	6	Washington, D.C.	3
Philadelphia	5	New York City	3
Dallas	5	San Francisco	3

No Trucks Allowed

If you live in Chicago, what might you be driving? Perhaps a Ford Taurus (#1) or a Chevy Impala (#2) but definitely NOT a truck. Cold weather? Tight parking? Whatever the reason, not a single truck ranks in Chicago's top ten list, whereas across the rest of the nation three trucks score in the top five.

The Nation's Second Largest Car Market

Looking for a 1915 Ford Model T? Chances are you'll find it as Chicago's resale auto market is second in size only to New York City. On any given day, nearly 200,000 cars are for sale in Chicago.

Screaming Deals on Bimmers

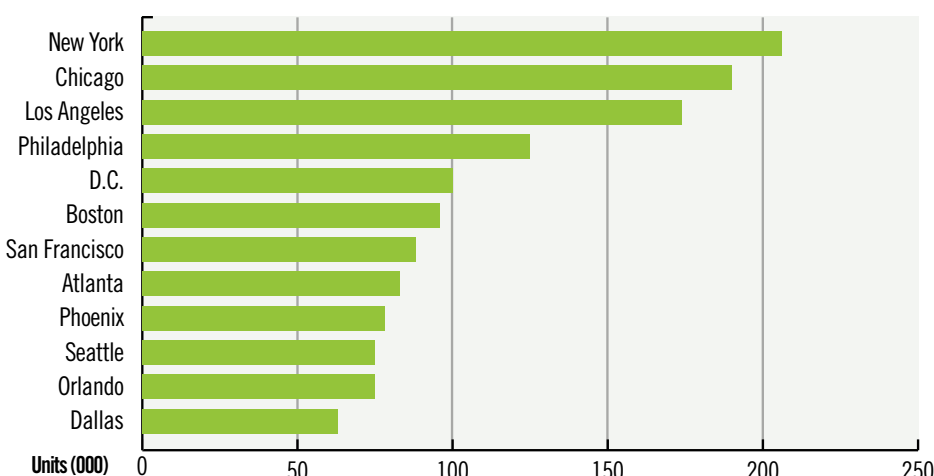
Overall, used car prices in the heartland were consistent with national averages, but beat prices in other major cities. For a deal, turn to the BMW 3-series. With average national prices for the '04 3-series close to \$29,000, the \$27,000 average price in Chicago can't be beat.

Most Popular Used Cars in Chicago 2006

Chicago	United States
1. Ford Taurus	1. Ford F150
2. Chevrolet Impala	2. Chevrolet Silverado
3. Pontiac Grand Prix	3. Ford Taurus
4. Honda Accord	4. Honda Accord
5. Ford Explorer	5. Dodge Ram
6. Jeep Grand Cherokee	6. Ford Explorer
7. BMW 3-Series	7. Chevrolet Impala
8. Toyota Camry	8. Jeep Grand Cherokee
9. Chevrolet Malibu	9. Toyota Camry
10. Chevrolet Trailblazer	10. Ford Mustang

Number of Cars Listed for Resale

(Dec. 31st, 2006)



Chicago Car Prices vs. National Car Prices 2006

	Avg. Price '04 model		Below	National Average	Above
	Chicago	US			
Ford Taurus	\$10,590	\$10,010			
Chevrolet Impala	\$13,160	\$12,800			
Pontiac Grand Prix	\$13,800	\$13,810			
Honda Accord	\$17,900	\$18,120			
Ford Explorer	\$16,860	\$16,650			
Jeep Grand Cherokee	\$16,200	\$16,200			
BMW 3-Series	\$26,940	\$28,920			
Toyota Camry	\$15,720	\$16,060			
Chevrolet Malibu	\$12,570	\$12,080			
Chevrolet Trailblazer	\$16,360	\$16,610			

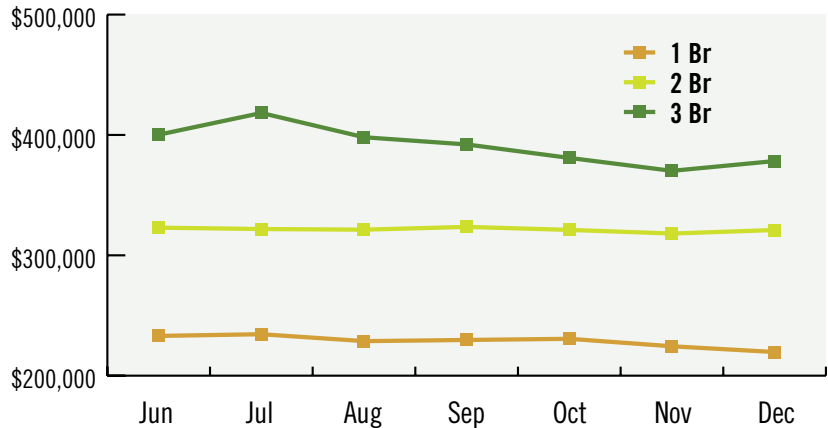
1. All car data is based on listings within Chicagoland which includes the city of Chicago and an approximate 50-mile radius. For a complete list of cities covered, see www.oodle.com.

Chicago Real Estate: An Oasis

While United States housing prices have dropped over the last three quarters by \$15,000 for one-bedroom homes and close to \$30,000 for two- and three-bedroom homes, Chicago prices have been more consistent. The Oodle Index found that, while Chicago prices did undergo some adjustment, the shift was much less than the national average.

Further evidence of this stability comes from the rental market. Rental and real estate markets typically move inversely: as the real estate market slumps and potential buyers become unwilling to invest in assets with a declining value, the rental market typically picks up, with competition for available rentals driving up prices. In cities across the nation including New York City, Los Angeles, San Francisco, and Boston, rental prices rose as real estate prices fell. However, in Chicago rents have remained relatively stable. That the Chicago rental market has remained relatively price-stable bodes well for Chicago home buyers; they can enter the market with greater confidence that their home will hold its value.

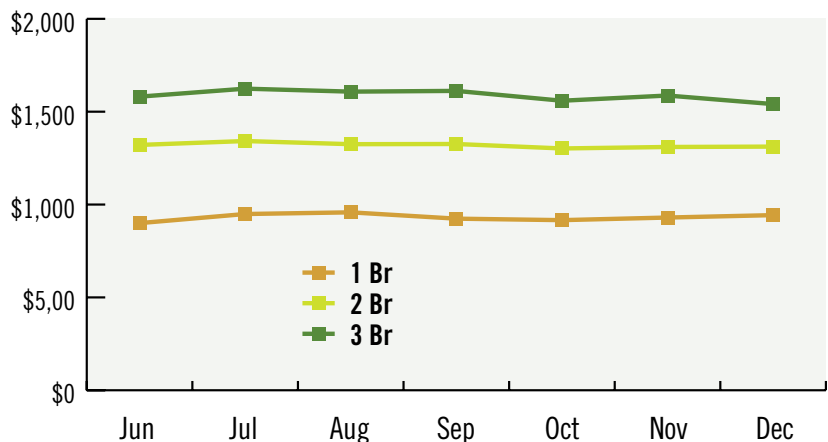
Chicago Real Estate Prices 2006



Chicago	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$229,990	\$230,940	\$224,900	-2.7%
2 Br	\$325,400	\$322,250	\$320,070	-0.7%
3 Br	\$405,100	\$402,820	\$376,470	-7.0%

National	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$238,600	\$236,500	\$223,000	-6.1%
2 Br	\$247,300	\$240,600	\$219,400	-9.7%
3 Br	\$267,800	\$254,300	\$239,900	-6.0%

Chicago Apartment Rental Prices 2006



Chicago	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$900	\$940	\$930	-1.1%
2 Br	\$1,230	\$1,330	\$1,310	-1.5%
3 Br	\$1,450	\$1,610	\$1,560	-3.2%

Big City ³	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$1,140	\$1,160	\$1,220	4.9%
2 Br	\$1,540	\$1,520	\$1,610	5.6%
3 Br	\$1,830	\$1,820	\$1,900	4.2%

2. Real estate and apartment data is based on apartment, condo and house listings in the city of Chicago.

3. Rental data is calculated based on the average of the 12 cities surveyed in the Oodle Index: Atlanta, Boston, Chicago, Dallas/Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco, and Washington, D.C.