

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Rogers Park	8001	2000	\$81,200	\$82,501	98.42%	34	90	
Rogers Park	8001	2001	\$93,720	\$96,508	97.11%	42	121	15.42%
Rogers Park	8001	2002	\$116,533	\$117,907	98.83%	50	137	24.34%
Rogers Park	8001	2003	\$121,902	\$124,490	97.92%	107	128	4.61%
Rogers Park	8001	2004	\$133,301	\$135,336	98.50%	95	205	9.35%
Rogers Park	8001	2005	\$148,224	\$149,051	99.45%	90	303	11.19%
Rogers Park	8001	2006	\$156,886	\$157,579	99.56%	75	211	5.84%
Rogers Park	8001	2007	\$158,589	\$160,201	98.99%	115	130	1.09%
Rogers Park	8001	2008	\$141,782	\$147,607	96.05%	147	70	-10.60%
Rogers Park	8001	2009	\$98,913	\$105,146	94.07%	286	51	-30.24%
Rogers Park	8001	2010	\$63,558	\$71,091	89.40%	147	12	-35.74%
Total Appreciation	8001							-21.73%
West Ridge	8002	2000	\$75,993	\$79,134	96.03%	42	96	
West Ridge	8002	2001	\$100,418	\$103,739	96.80%	26	88	32.14%
West Ridge	8002	2002	\$114,321	\$118,708	96.30%	42	101	13.85%
West Ridge	8002	2003	\$123,742	\$126,977	97.45%	83	142	8.24%
West Ridge	8002	2004	\$130,163	\$133,660	97.38%	71	136	5.19%
West Ridge	8002	2005	\$143,587	\$146,882	97.76%	91	126	10.31%
West Ridge	8002	2006	\$145,722	\$151,253	96.34%	94	77	1.49%
West Ridge	8002	2007	\$141,332	\$145,614	97.06%	142	88	-3.01%
West Ridge	8002	2008	\$104,889	\$111,974	93.67%	136	64	-25.79%
West Ridge	8002	2009	\$64,243	\$71,014	90.47%	120	70	-38.75%
West Ridge	8002	2010	\$52,905	\$60,513	87.43%	141	18	-17.65%
Total Appreciation								-30.38%
Uptown	8003	2000	\$116,812	\$118,992	98.17%	66	169	
Uptown	8003	2001	\$137,531	\$139,525	98.57%	32	233	17.74%
Uptown	8003	2002	\$150,630	\$149,111	101.02%	36	275	9.52%
Uptown	8003	2003	\$158,051	\$159,355	99.18%	86	327	4.93%
Uptown	8003	2004	\$176,347	\$174,858	100.85%	104	469	11.58%
Uptown	8003	2005	\$172,709	\$174,300	99.09%	97	368	-2.06%
Uptown	8003	2006	\$191,071	\$191,564	99.74%	103	346	10.63%
Uptown	8003	2007	\$186,435	\$188,796	98.75%	148	270	-2.43%
Uptown	8003	2008	\$174,719	\$179,259	97.47%	114	203	-6.28%
Uptown	8003	2009	\$149,870	\$156,768	95.60%	147	152	-14.22%
Uptown	8003	2010	\$128,363	\$135,867	94.48%	173	19	-14.35%
Total Appreciation								9.89%
Lincoln Square	8004	2000	\$118,045	\$119,645	98.66%	53	35	
Lincoln Square	8004	2001	\$151,208	\$153,945	98.22%	40	58	28.09%
Lincoln Square	8004	2002	\$153,494	\$156,012	98.39%	29	62	1.51%
Lincoln Square	8004	2003	\$170,963	\$175,334	97.51%	66	38	11.38%
Lincoln Square	8004	2004	\$200,208	\$201,164	99.52%	61	56	17.11%
Lincoln Square	8004	2005	\$192,003	\$194,065	98.94%	84	85	-4.10%
Lincoln Square	8004	2006	\$187,969	\$187,182	100.42%	60	88	-2.10%
Lincoln Square	8004	2007	\$196,830	\$197,869	99.47%	100	91	4.71%
Lincoln Square	8004	2008	\$217,979	\$223,160	97.68%	162	48	10.74%
Lincoln Square	8004	2009	\$158,886	\$166,263	95.56%	95	36	-27.11%
Lincoln Square	8004	2010	\$54,827	\$60,827	90.14%	71	11	-65.49%
Total Appreciation								-53.55%
North Center	8005	2000	\$187,478	\$192,626	97.33%	43	15	
North Center	8005	2001	\$185,837	\$190,008	97.80%	18	37	-0.88%
North Center	8005	2002	\$204,148	\$209,560	97.42%	34	30	9.85%
North Center	8005	2003	\$203,091	\$205,804	98.68%	45	45	-0.52%
North Center	8005	2004	\$234,614	\$234,825	99.91%	68	49	15.52%
North Center	8005	2005	\$232,792	\$235,267	98.95%	61	59	-0.78%
North Center	8005	2006	\$249,509	\$253,998	98.23%	84	51	7.18%
North Center	8005	2007	\$238,010	\$240,043	99.15%	102	53	-4.61%
North Center	8005	2008	\$240,440	\$247,104	97.30%	82	20	1.02%
North Center	8005	2009	\$248,413	\$252,657	98.32%	130	38	3.32%
North Center	8005	2010	\$270,878	\$270,690	100.07%	70	14	9.04%
Total Appreciation								44.49%
Lakeview	8006	2000	\$158,054	\$161,322	97.97%	20	408	
Lakeview	8006	2001	\$176,379	\$179,931	98.03%	25	417	11.59%
Lakeview	8006	2002	\$191,413	\$192,978	99.19%	33	618	8.52%
Lakeview	8006	2003	\$200,446	\$203,792	98.36%	74	631	4.72%
Lakeview	8006	2004	\$204,415	\$207,528	98.50%	69	624	1.98%
Lakeview	8006	2005	\$220,691	\$216,561	101.91%	60	839	7.96%
Lakeview	8006	2006	\$232,395	\$232,554	99.93%	75	752	5.30%
Lakeview	8006	2007	\$232,289	\$231,574	100.31%	89	679	-0.05%
Lakeview	8006	2008	\$224,460	\$228,114	98.40%	91	452	-3.37%
Lakeview	8006	2009	\$207,912	\$214,077	97.12%	114	337	-7.37%
Lakeview	8006	2010	\$208,134	\$214,146	97.19%	133	44	0.11%
Total Appreciation								31.69%
Lincoln Park	8007	2000	\$178,513	\$181,206	98.51%	19	233	
Lincoln Park	8007	2001	\$201,710	\$205,843	97.99%	27	267	12.99%

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lincoln Park	8007	2002	\$221,084	\$225,205	98.17%	37	293	9.60%
Lincoln Park	8007	2003	\$223,773	\$228,654	97.87%	67	367	1.22%
Lincoln Park	8007	2004	\$233,931	\$239,654	97.61%	56	337	4.54%
Lincoln Park	8007	2005	\$274,459	\$272,604	100.68%	54	554	17.32%
Lincoln Park	8007	2006	\$257,008	\$261,430	98.31%	70	371	-6.36%
Lincoln Park	8007	2007	\$256,979	\$258,315	99.48%	83	363	-0.01%
Lincoln Park	8007	2008	\$249,294	\$255,970	97.39%	110	192	-2.99%
Lincoln Park	8007	2009	\$229,297	\$238,743	96.04%	120	161	-8.02%
Lincoln Park	8007	2010	\$211,836	\$222,060	95.40%	150	30	-7.62%
Total Appreciation								18.67%
Near North	8008	2000	\$201,841	\$204,299	98.80%	25	748	
Near North	8008	2001	\$221,965	\$224,023	99.08%	39	793	9.97%
Near North	8008	2002	\$234,275	\$235,032	99.68%	40	1225	5.55%
Near North	8008	2003	\$248,173	\$246,711	100.59%	94	1347	5.93%
Near North	8008	2004	\$256,589	\$257,891	99.50%	104	1383	3.39%
Near North	8008	2005	\$293,478	\$289,714	101.30%	59	1749	14.38%
Near North	8008	2006	\$290,431	\$292,468	99.30%	58	1358	-1.04%
Near North	8008	2007	\$293,877	\$293,327	100.19%	88	1112	1.19%
Near North	8008	2008	\$316,895	\$316,871	100.01%	117	876	7.83%
Near North	8008	2009	\$282,600	\$288,705	97.89%	130	722	-10.82%
Near North	8008	2010	\$273,118	\$279,992	97.54%	138	148	-3.36%
Total Appreciation								35.31%
Edison Park	8009	2000	\$102,070	\$105,700	96.57%	29	20	
Edison Park	8009	2001	\$125,857	\$128,385	98.03%	30	7	23.30%
Edison Park	8009	2002	\$126,552	\$129,294	97.88%	57	17	0.55%
Edison Park	8009	2003	\$138,422	\$140,788	98.32%	50	9	9.38%
Edison Park	8009	2004	\$157,829	\$164,300	96.06%	43	17	14.02%
Edison Park	8009	2005	\$165,033	\$170,622	96.72%	412	15	4.56%
Edison Park	8009	2006	\$168,100	\$174,120	96.54%	37	10	1.86%
Edison Park	8009	2007	\$158,166	\$164,322	96.25%	121	9	-5.91%
Edison Park	8009	2008	\$130,577	\$141,727	92.13%	138	11	-17.44%
Edison Park	8009	2009	\$162,500	\$173,200	93.82%	49	4	24.45%
Edison Park	8009	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								59.20%
Norwood Park	8010	2000	\$100,526	\$103,533	97.10%	63	15	
Norwood Park	8010	2001	\$106,075	\$108,175	98.06%	45	16	5.22%
Norwood Park	8010	2002	\$124,781	\$128,983	96.74%	59	30	17.63%
Norwood Park	8010	2003	\$142,136	\$144,489	98.37%	46	41	13.91%
Norwood Park	8010	2004	\$135,564	\$139,128	97.44%	38	42	-4.62%
Norwood Park	8010	2005	\$153,164	\$158,487	96.64%	53	31	12.98%
Norwood Park	8010	2006	\$160,020	\$164,524	97.26%	52	25	4.48%
Norwood Park	8010	2007	\$164,758	\$170,658	96.54%	119	12	2.96%
Norwood Park	8010	2008	\$129,166	\$135,750	95.15%	210	12	-21.60%
Norwood Park	8010	2009	\$107,416	\$115,150	93.28%	212	6	-16.84%
Norwood Park	8010	2010	\$66,100	\$76,900	85.96%	50	1	-38.46%
Total Appreciation								-34.25%
Jefferson Park	8011	2000	\$100,563	\$104,530	96.20%	30	26	
Jefferson Park	8011	2001	\$113,517	\$115,980	97.88%	19	41	12.88%
Jefferson Park	8011	2002	\$121,776	\$125,926	96.70%	35	30	7.28%
Jefferson Park	8011	2003	\$133,369	\$137,843	96.75%	52	23	9.52%
Jefferson Park	8011	2004	\$144,336	\$147,888	97.60%	32	25	8.22%
Jefferson Park	8011	2005	\$149,762	\$152,979	97.90%	47	24	3.76%
Jefferson Park	8011	2006	\$154,587	\$159,656	96.83%	65	16	3.22%
Jefferson Park	8011	2007	\$152,852	\$160,770	95.07%	112	17	-1.12%
Jefferson Park	8011	2008	\$112,000	\$119,321	93.86%	130	12	-26.73%
Jefferson Park	8011	2009	\$105,464	\$109,839	96.02%	281	7	-5.84%
Jefferson Park	8011	2010	\$97,750	\$103,700	94.26%	67	2	-7.31%
Total Appreciation								-2.80%
Forest Glen	8012	2000	\$0	\$0	N/A	0	0	
Forest Glen	8012	2001	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2002	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2003	\$315,000	\$329,000	95.74%	56	1	N/A
Forest Glen	8012	2004	\$273,750	\$280,325	97.65%	46	4	-13.10%
Forest Glen	8012	2005	\$260,450	\$266,311	97.80%	80	2	-4.86%
Forest Glen	8012	2006	\$157,000	\$163,000	96.32%	124	1	-39.72%
Forest Glen	8012	2007	\$212,500	\$214,500	99.07%	1	1	35.35%
Forest Glen	8012	2008	\$153,750	\$164,202	93.63%	90	2	-27.65%
Forest Glen	8012	2009	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-51.19%
North Park	8013	2000	\$121,083	\$125,233	96.69%	53	6	
North Park	8013	2001	\$128,275	\$132,171	97.05%	29	14	5.94%
North Park	8013	2002	\$127,222	\$131,633	96.65%	37	9	-0.82%

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Park	8013	2003	\$147,750	\$147,266	100.33%	71	6	16.14%
North Park	8013	2004	\$159,150	\$162,184	98.13%	79	16	7.72%
North Park	8013	2005	\$176,518	\$179,390	98.40%	118	16	10.91%
North Park	8013	2006	\$153,112	\$156,009	98.14%	171	31	-13.26%
North Park	8013	2007	\$183,271	\$187,557	97.71%	125	7	19.70%
North Park	8013	2008	\$130,000	\$142,450	91.26%	201	2	-29.07%
North Park	8013	2009	\$74,267	\$74,787	99.30%	364	4	-42.87%
North Park	8013	2010	\$80,000	\$74,900	106.81%	20	1	7.72%
Total Appreciation								-33.93%
Albany Park	8014	2000	\$114,800	\$115,394	99.49%	52	19	
Albany Park	8014	2001	\$94,256	\$94,465	99.78%	58	32	-17.90%
Albany Park	8014	2002	\$133,110	\$134,842	98.72%	58	38	41.22%
Albany Park	8014	2003	\$143,223	\$142,243	100.69%	115	30	7.60%
Albany Park	8014	2004	\$145,327	\$147,236	98.70%	77	25	1.47%
Albany Park	8014	2005	\$154,715	\$157,229	98.40%	111	47	6.46%
Albany Park	8014	2006	\$164,486	\$165,325	99.49%	157	54	6.32%
Albany Park	8014	2007	\$162,518	\$164,080	99.05%	233	31	-1.20%
Albany Park	8014	2008	\$160,824	\$164,100	98.00%	76	14	-1.04%
Albany Park	8014	2009	\$68,557	\$74,942	91.48%	195	7	-57.37%
Albany Park	8014	2010	\$56,950	\$61,300	92.90%	45	3	-16.93%
Total Appreciation								-50.39%
Portage Park	8015	2000	\$93,883	\$96,058	97.74%	25	12	
Portage Park	8015	2001	\$115,236	\$117,710	97.90%	18	19	22.74%
Portage Park	8015	2002	\$111,361	\$114,123	97.58%	26	13	-3.36%
Portage Park	8015	2003	\$121,000	\$126,840	95.40%	36	5	8.66%
Portage Park	8015	2004	\$135,366	\$137,329	98.57%	36	15	11.87%
Portage Park	8015	2005	\$128,658	\$130,721	98.42%	40	15	-4.96%
Portage Park	8015	2006	\$133,509	\$136,656	97.70%	37	39	3.77%
Portage Park	8015	2007	\$141,119	\$145,190	97.20%	95	31	5.70%
Portage Park	8015	2008	\$134,674	\$142,158	94.74%	305	12	-4.57%
Portage Park	8015	2009	\$103,562	\$111,037	93.27%	167	8	-23.10%
Portage Park	8015	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								10.31%
Irving Park	8016	2000	\$94,242	\$96,303	97.86%	63	21	
Irving Park	8016	2001	\$117,675	\$119,785	98.24%	28	34	24.86%
Irving Park	8016	2002	\$129,062	\$132,451	97.44%	46	39	9.68%
Irving Park	8016	2003	\$140,353	\$142,234	98.68%	86	58	8.75%
Irving Park	8016	2004	\$157,633	\$156,823	100.52%	69	65	12.31%
Irving Park	8016	2005	\$166,560	\$171,892	96.90%	103	64	5.66%
Irving Park	8016	2006	\$168,301	\$169,793	99.12%	135	116	1.05%
Irving Park	8016	2007	\$167,047	\$169,385	98.62%	141	67	-0.75%
Irving Park	8016	2008	\$160,978	\$167,967	95.84%	244	19	-3.63%
Irving Park	8016	2009	\$112,678	\$118,086	95.42%	233	19	-30.00%
Irving Park	8016	2010	\$40,600	\$40,600	100.00%	12	1	-63.97%
Total Appreciation								-56.92%
Dunning	8017	2000	\$112,111	\$115,042	97.45%	47	18	
Dunning	8017	2001	\$120,642	\$124,321	97.04%	37	14	7.61%
Dunning	8017	2002	\$132,148	\$136,185	97.04%	56	27	9.54%
Dunning	8017	2003	\$152,600	\$157,460	96.91%	47	15	15.48%
Dunning	8017	2004	\$144,555	\$147,632	97.92%	41	29	-5.27%
Dunning	8017	2005	\$158,900	\$163,973	96.91%	43	35	9.92%
Dunning	8017	2006	\$157,660	\$162,233	97.18%	58	30	-0.78%
Dunning	8017	2007	\$133,315	\$139,963	95.25%	101	19	-15.44%
Dunning	8017	2008	\$154,350	\$160,700	96.05%	51	4	15.78%
Dunning	8017	2009	\$80,481	\$85,700	93.91%	237	4	-47.86%
Dunning	8017	2010	\$89,500	\$89,500	100.00%	326	1	11.21%
Total Appreciation								-20.17%
Montclare	8018	2000	\$79,925	\$82,612	96.75%	78	16	
Montclare	8018	2001	\$90,180	\$93,858	96.08%	63	10	12.83%
Montclare	8018	2002	\$105,910	\$106,640	99.32%	38	10	17.44%
Montclare	8018	2003	\$116,036	\$119,327	97.24%	48	11	9.56%
Montclare	8018	2004	\$130,816	\$132,416	98.79%	107	6	12.74%
Montclare	8018	2005	\$136,805	\$139,170	98.30%	84	17	4.58%
Montclare	8018	2006	\$136,825	\$139,900	97.80%	90	2	0.01%
Montclare	8018	2007	\$121,816	\$122,916	99.11%	33	6	-10.97%
Montclare	8018	2008	\$112,450	\$114,900	97.87%	285	2	-7.69%
Montclare	8018	2009	\$34,500	\$29,900	115.38%	319	1	-69.32%
Montclare	8018	2010	\$34,000	\$31,835	106.80%	25	2	-1.45%
Total Appreciation								-57.46%
Belmont Cragin	8019	2000	\$49,000	\$49,000	100.00%	45	1	
Belmont Cragin	8019	2001	\$35,000	\$39,777	87.99%	524	1	-28.57%
Belmont Cragin	8019	2002	\$74,500	\$78,275	95.18%	82	4	112.86%
Belmont Cragin	8019	2003	\$110,750	\$115,675	95.74%	67	4	48.66%
Belmont Cragin	8019	2004	\$113,466	\$116,100	97.73%	114	3	2.45%

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Belmont Cragin	8019	2005	\$111,218	\$113,590	97.91%	127	11	-1.98%
Belmont Cragin	8019	2006	\$159,742	\$161,400	98.97%	79	10	43.63%
Belmont Cragin	8019	2007	\$137,525	\$141,700	97.05%	106	10	-13.91%
Belmont Cragin	8019	2008	\$102,750	\$107,466	95.61%	164	6	-25.29%
Belmont Cragin	8019	2009	\$96,950	\$102,233	94.83%	296	6	-5.64%
Belmont Cragin	8019	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								97.86%
Hermosa	8020	2000	\$0	\$0	N/A	0	0	
Hermosa	8020	2001	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2002	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2003	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2004	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2005	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2006	\$133,600	\$136,760	97.69%	17	5	N/A
Hermosa	8020	2007	\$127,780	\$126,780	100.79%	130	5	-4.36%
Hermosa	8020	2008	\$91,000	\$96,900	93.91%	106	1	-28.78%
Hermosa	8020	2009	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2010	\$29,333	\$36,566	80.22%	163	3	N/A
Total Appreciation								-78.04%
Avondale	8021	2000	\$108,900	\$109,380	99.56%	33	5	
Avondale	8021	2001	\$157,421	\$152,569	103.18%	14	16	44.56%
Avondale	8021	2002	\$177,220	\$183,320	96.67%	42	5	12.58%
Avondale	8021	2003	\$149,822	\$150,566	99.51%	91	9	-15.46%
Avondale	8021	2004	\$155,688	\$157,800	98.66%	62	18	3.92%
Avondale	8021	2005	\$157,885	\$156,053	101.17%	82	15	1.41%
Avondale	8021	2006	\$205,900	\$210,073	98.01%	66	15	30.41%
Avondale	8021	2007	\$201,471	\$203,200	99.15%	138	14	-2.15%
Avondale	8021	2008	\$176,441	\$179,941	98.05%	175	12	-12.42%
Avondale	8021	2009	\$131,480	\$138,839	94.70%	265	5	-25.48%
Avondale	8021	2010	\$141,000	\$157,900	89.30%	237	1	7.24%
Total Appreciation								29.48%
Logan Square	8022	2000	\$149,552	\$149,152	100.27%	45	62	
Logan Square	8022	2001	\$170,382	\$171,215	99.51%	41	110	13.93%
Logan Square	8022	2002	\$181,764	\$183,576	99.01%	67	67	6.68%
Logan Square	8022	2003	\$195,756	\$198,665	98.54%	145	63	7.70%
Logan Square	8022	2004	\$206,408	\$208,900	98.81%	96	91	5.44%
Logan Square	8022	2005	\$213,655	\$214,908	99.42%	56	91	3.51%
Logan Square	8022	2006	\$213,116	\$211,232	100.89%	92	84	-0.25%
Logan Square	8022	2007	\$223,971	\$226,725	98.79%	118	77	5.09%
Logan Square	8022	2008	\$225,073	\$228,076	98.68%	180	37	0.49%
Logan Square	8022	2009	\$192,470	\$198,919	96.76%	118	31	-14.49%
Logan Square	8022	2010	\$144,734	\$140,666	102.89%	87	6	-24.80%
Total Appreciation								-3.22%
Humboldt Park	8023	2000	\$0	\$0	N/A	0	0	
Humboldt Park	8023	2001	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2002	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2003	\$186,500	\$189,000	98.68%	46	1	N/A
Humboldt Park	8023	2004	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2005	\$65,000	\$66,000	98.48%	136	1	N/A
Humboldt Park	8023	2006	\$244,245	\$222,766	109.64%	22	3	275.76%
Humboldt Park	8023	2007	\$106,000	\$95,000	111.58%	218	2	-56.60%
Humboldt Park	8023	2008	\$105,500	\$105,500	100.00%	523	1	-0.47%
Humboldt Park	8023	2009	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-43.43%
West Town	8024	2000	\$184,765	\$188,345	98.10%	28	69	
West Town	8024	2001	\$205,672	\$201,658	101.99%	36	171	11.32%
West Town	8024	2002	\$209,423	\$211,540	99.00%	43	136	1.82%
West Town	8024	2003	\$221,229	\$224,350	98.61%	72	143	5.64%
West Town	8024	2004	\$237,540	\$234,101	101.47%	135	192	7.37%
West Town	8024	2005	\$249,231	\$247,418	100.73%	69	201	4.92%
West Town	8024	2006	\$260,522	\$259,266	100.48%	114	210	4.53%
West Town	8024	2007	\$257,425	\$259,042	99.38%	93	147	-1.19%
West Town	8024	2008	\$259,348	\$264,821	97.93%	97	76	0.75%
West Town	8024	2009	\$228,570	\$237,072	96.41%	94	100	-11.87%
West Town	8024	2010	\$207,115	\$213,326	97.09%	137	15	-9.39%
Total Appreciation								12.10%
Austin	8025	2000	\$67,250	\$68,450	98.25%	99	2	
Austin	8025	2001	\$90,966	\$92,933	97.88%	37	3	35.27%
Austin	8025	2002	\$98,000	\$102,900	95.24%	45	1	7.73%
Austin	8025	2003	\$101,000	\$105,533	95.70%	21	3	3.06%
Austin	8025	2004	\$121,250	\$124,450	97.43%	73	2	20.05%
Austin	8025	2005	\$114,425	\$116,375	98.32%	48	4	-5.63%
Austin	8025	2006	\$126,583	\$130,299	97.15%	328	6	10.63%

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Austin	8025	2007	\$127,000	\$130,400	97.39%	146	7	0.33%
Austin	8025	2008	\$85,833	\$69,633	123.26%	147	3	-32.41%
Austin	8025	2009	\$35,000	\$39,900	87.72%	204	1	-59.22%
Austin	8025	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-47.96%
West Garfield Park	8026	2000	\$0	\$0	N/A	0	0	
West Garfield Park	8026	2001	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2002	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2003	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2004	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2005	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2006	\$52,000	\$59,900	86.81%	135	1	N/A
West Garfield Park	8026	2007	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2008	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2009	\$0	\$0	N/A	0	0	N/A
West Garfield Park	8026	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								N/A
East Garfield Park	8027	2000	\$0	\$0	N/A	0	0	
East Garfield Park	8027	2001	\$111,000	\$111,000	100.00%	352	1	N/A
East Garfield Park	8027	2002	\$0	\$0	N/A	0	0	N/A
East Garfield Park	8027	2003	\$0	\$0	N/A	0	0	N/A
East Garfield Park	8027	2004	\$0	\$0	N/A	0	0	N/A
East Garfield Park	8027	2005	\$49,000	\$56,900	86.12%	38	1	N/A
East Garfield Park	8027	2006	\$87,632	\$88,500	99.02%	138	9	78.84%
East Garfield Park	8027	2007	\$112,100	\$119,300	93.96%	318	6	27.92%
East Garfield Park	8027	2008	\$0	\$0	N/A	0	0	N/A
East Garfield Park	8027	2009	\$13,500	\$15,900	84.91%	14	1	N/A
East Garfield Park	8027	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-87.84%
Near West Side	8028	2000	\$196,582	\$196,278	100.15%	43	176	
Near West Side	8028	2001	\$203,473	\$197,515	103.02%	51	325	3.51%
Near West Side	8028	2002	\$208,658	\$203,262	102.65%	55	400	2.55%
Near West Side	8028	2003	\$226,828	\$219,261	103.45%	103	487	8.71%
Near West Side	8028	2004	\$244,273	\$239,539	101.98%	82	499	7.69%
Near West Side	8028	2005	\$259,044	\$253,896	102.03%	98	456	6.05%
Near West Side	8028	2006	\$263,126	\$260,626	100.96%	249	758	1.58%
Near West Side	8028	2007	\$272,468	\$265,309	102.70%	149	495	3.55%
Near West Side	8028	2008	\$266,723	\$265,646	100.41%	126	269	-2.11%
Near West Side	8028	2009	\$254,814	\$258,936	98.41%	104	310	-4.46%
Near West Side	8028	2010	\$235,554	\$241,068	97.71%	165	67	-7.56%
Total Appreciation								19.82%
North Lawndale	8029	2000	\$0	\$0	N/A	0	0	
North Lawndale	8029	2001	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2002	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2003	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2004	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2005	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2006	\$125,500	\$132,000	N/A	37	1	N/A
North Lawndale	8029	2007	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2008	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2009	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								N/A
South Lawndale	8030	2000	\$0	\$0	N/A	0	0	
South Lawndale	8030	2001	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2002	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2003	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2004	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2005	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2006	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2007	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2008	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2009	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								N/A
Lower West Side	8031	2000	\$0	\$0	N/A	0	0	
Lower West Side	8031	2001	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2002	\$122,200	\$121,766	100.36%	98	3	N/A
Lower West Side	8031	2003	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2004	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2005	\$700,000	\$729,000	96.02%	52	1	N/A
Lower West Side	8031	2006	\$212,316	\$204,969	103.58%	42	14	-69.67%
Lower West Side	8031	2007	\$201,549	\$195,468	103.11%	36	13	-5.07%
Lower West Side	8031	2008	\$157,464	\$158,937	99.07%	212	5	-21.87%

Appreciation By Year and Area
Data thru 03/31/10
1 Bedroom Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lower West Side	8031	2009	\$190,975	\$185,950	102.70%	190	4	21.28%
Lower West Side	8031	2010	\$20,000	\$29,900	66.89%	57	1	-89.53%
Total Appreciation								-83.63%
Loop	8032	2000	\$185,185	\$186,824	99.12%	29	186	
Loop	8032	2001	\$205,466	\$207,296	99.12%	37	179	10.95%
Loop	8032	2002	\$201,928	\$204,654	98.67%	35	282	-1.72%
Loop	8032	2003	\$190,929	\$193,447	98.70%	63	385	-5.45%
Loop	8032	2004	\$222,572	\$221,655	100.41%	64	387	16.57%
Loop	8032	2005	\$248,372	\$248,161	100.09%	80	360	11.59%
Loop	8032	2006	\$268,563	\$272,949	98.39%	50	495	8.13%
Loop	8032	2007	\$346,318	\$338,044	102.45%	63	435	28.95%
Loop	8032	2008	\$315,449	\$314,095	100.43%	60	393	-8.91%
Loop	8032	2009	\$286,520	\$291,477	98.30%	109	253	-9.17%
Loop	8032	2010	\$386,131	\$369,553	104.49%	111	80	34.77%
Total Appreciation								108.51%
South Loop	8033	2000	\$169,844	\$164,764	103.08%	17	63	
South Loop	8033	2001	\$199,820	\$192,584	103.76%	45	89	17.65%
South Loop	8033	2002	\$213,773	\$202,239	105.70%	95	184	6.98%
South Loop	8033	2003	\$220,707	\$213,867	103.20%	99	219	3.24%
South Loop	8033	2004	\$232,922	\$226,539	102.82%	109	254	5.53%
South Loop	8033	2005	\$262,156	\$253,473	103.43%	61	302	12.55%
South Loop	8033	2006	\$272,255	\$249,774	109.00%	118	486	3.85%
South Loop	8033	2007	\$261,264	\$255,980	102.06%	89	433	-4.04%
South Loop	8033	2008	\$317,980	\$302,106	105.25%	147	319	21.71%
South Loop	8033	2009	\$272,304	\$270,535	100.65%	310	151	-14.36%
South Loop	8033	2010	\$225,472	\$229,515	98.24%	251	28	-17.20%
Total Appreciation								32.75%
Edgewater	8077	2000	\$103,768	\$106,646	97.30%	25	315	
Edgewater	8077	2001	\$125,659	\$127,706	98.40%	38	371	21.10%
Edgewater	8077	2002	\$141,653	\$144,513	98.02%	50	390	12.73%
Edgewater	8077	2003	\$146,810	\$149,937	97.91%	118	403	3.64%
Edgewater	8077	2004	\$154,997	\$157,114	98.65%	118	427	5.58%
Edgewater	8077	2005	\$159,679	\$162,733	98.12%	122	487	3.02%
Edgewater	8077	2006	\$166,192	\$170,397	97.53%	109	328	4.08%
Edgewater	8077	2007	\$167,333	\$170,055	98.40%	112	321	0.69%
Edgewater	8077	2008	\$157,679	\$162,422	97.08%	147	201	-5.77%
Edgewater	8077	2009	\$139,044	\$144,143	96.46%	144	184	-11.82%
Edgewater	8077	2010	\$102,508	\$111,312	92.09%	176	37	-26.28%
Total Appreciation								-1.21%
Evanston	201	2000	\$128,711	\$129,597	99.32%	49	150	
Evanston	201	2001	\$162,366	\$160,440	101.20%	36	158	26.15%
Evanston	201	2002	\$176,186	\$175,748	100.25%	56	216	8.51%
Evanston	201	2003	\$185,061	\$187,882	98.50%	97	198	5.04%
Evanston	201	2004	\$194,671	\$198,937	97.86%	88	166	5.19%
Evanston	201	2005	\$201,636	\$203,655	99.01%	126	199	3.58%
Evanston	201	2006	\$208,386	\$213,105	97.79%	154	180	3.35%
Evanston	201	2007	\$215,365	\$223,051	96.55%	133	151	3.35%
Evanston	201	2008	\$206,291	\$215,954	95.53%	165	82	-4.21%
Evanston	201	2009	\$181,048	\$189,917	95.33%	153	57	-12.24%
Evanston	201	2010	\$158,562	\$173,212	91.54%	141	8	-12.42%
Total Appreciation								23.19%
Oak Park	302	2000	\$87,384	\$88,547	98.69%	85	109	
Oak Park	302	2001	\$105,342	\$106,043	99.34%	57	140	20.55%
Oak Park	302	2002	\$122,366	\$121,480	100.73%	121	228	16.16%
Oak Park	302	2003	\$137,884	\$138,154	99.80%	102	222	12.68%
Oak Park	302	2004	\$150,731	\$149,959	100.51%	105	222	9.32%
Oak Park	302	2005	\$155,772	\$157,915	98.64%	96	237	3.34%
Oak Park	302	2006	\$170,799	\$171,467	99.61%	88	283	9.65%
Oak Park	302	2007	\$179,503	\$181,867	98.70%	138	173	5.10%
Oak Park	302	2008	\$158,676	\$163,578	97.00%	190	70	-11.60%
Oak Park	302	2009	\$130,965	\$137,213	95.45%	220	56	-17.46%
Oak Park	302	2010	\$133,263	\$139,930	95.24%	172	11	1.75%
Total Appreciation								52.50%