

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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	\$292,175	\$297,284	98.28%	37	24	
Rogers Park	8001	2001	\$289,692	\$294,215	98.46%	40	13	-0.85%
Rogers Park	8001	2002	\$342,519	\$354,046	96.74%	39	26	18.24%
Rogers Park	8001	2003	\$383,692	\$398,205	96.36%	46	13	12.02%
Rogers Park	8001	2004	\$455,857	\$467,114	97.59%	53	27	18.81%
Rogers Park	8001	2005	\$491,000	\$502,900	97.63%	77	26	7.71%
Rogers Park	8001	2006	\$472,000	\$493,371	95.67%	92	14	-3.87%
Rogers Park	8001	2007	\$484,846	\$516,830	93.81%	132	13	2.72%
Rogers Park	8001	2008	\$410,833	\$458,033	89.70%	227	6	-15.27%
Rogers Park	8001	2009	\$255,050	\$268,120	95.13%	310	10	-37.92%
Rogers Park	8001	2010	\$110,950	\$109,975	100.89%	85	2	-56.50%
Total Appreciation								-62.03%
West Ridge	8002	2000	\$296,663	\$302,288	98.14%	20	68	
West Ridge	8002	2001	\$339,156	\$346,765	97.81%	31	58	14.32%
West Ridge	8002	2002	\$370,877	\$384,289	96.51%	33	91	9.35%
West Ridge	8002	2003	\$407,922	\$421,393	96.80%	69	72	9.99%
West Ridge	8002	2004	\$462,856	\$474,607	97.52%	68	67	13.47%
West Ridge	8002	2005	\$513,711	\$523,980	98.04%	46	73	10.99%
West Ridge	8002	2006	\$518,338	\$537,867	96.37%	91	31	0.90%
West Ridge	8002	2007	\$472,517	\$491,947	96.05%	136	23	-8.84%
West Ridge	8002	2008	\$345,239	\$377,071	91.56%	178	39	-26.94%
West Ridge	8002	2009	\$266,721	\$275,693	96.75%	189	38	-22.74%
West Ridge	8002	2010	\$224,533	\$240,917	93.20%	98	12	-15.82%
Total Appreciation								-24.31%
Uptown	8003	2000	\$332,961	\$339,899	97.96%	46	13	
Uptown	8003	2001	\$367,111	\$383,922	95.62%	42	9	10.26%
Uptown	8003	2002	\$421,750	\$441,935	95.43%	63	14	14.88%
Uptown	8003	2003	\$466,583	\$482,150	96.77%	56	12	10.63%
Uptown	8003	2004	\$532,000	\$555,715	95.73%	39	13	14.02%
Uptown	8003	2005	\$549,500	\$558,480	98.39%	47	10	3.29%
Uptown	8003	2006	\$636,116	\$660,800	96.26%	128	12	15.76%
Uptown	8003	2007	\$592,982	\$613,250	96.69%	64	10	-6.78%
Uptown	8003	2008	\$553,883	\$576,244	96.12%	293	9	-6.59%
Uptown	8003	2009	\$515,500	\$555,225	92.85%	174	4	-6.93%
Uptown	8003	2010	\$300,000	\$299,500	100.17%	130	2	-41.80%
Total Appreciation								-9.90%
Lincoln Square	8004	2000	\$337,473	\$345,122	97.78%	26	64	
Lincoln Square	8004	2001	\$359,800	\$373,379	96.36%	31	71	6.62%
Lincoln Square	8004	2002	\$428,597	\$441,701	97.03%	32	67	19.12%
Lincoln Square	8004	2003	\$421,990	\$432,437	97.58%	73	62	-1.54%
Lincoln Square	8004	2004	\$488,173	\$502,035	97.24%	61	87	15.68%
Lincoln Square	8004	2005	\$538,987	\$549,801	98.03%	77	66	10.41%
Lincoln Square	8004	2006	\$574,763	\$591,846	97.11%	74	58	6.64%
Lincoln Square	8004	2007	\$549,440	\$575,821	95.42%	95	35	-4.41%
Lincoln Square	8004	2008	\$497,560	\$527,622	94.30%	114	23	-9.44%
Lincoln Square	8004	2009	\$351,909	\$374,381	94.00%	165	22	-29.27%
Lincoln Square	8004	2010	\$460,000	\$478,000	96.23%	253	3	30.72%
Total Appreciation								36.31%
North Center	8005	2000	\$359,636	\$375,424	95.79%	29	126	
North Center	8005	2001	\$399,168	\$420,661	94.89%	32	108	10.99%
North Center	8005	2002	\$409,430	\$428,865	95.47%	34	125	2.57%
North Center	8005	2003	\$474,884	\$490,484	96.82%	70	146	15.99%
North Center	8005	2004	\$510,033	\$521,120	97.87%	56	101	7.40%
North Center	8005	2005	\$570,586	\$588,741	96.92%	56	104	11.87%
North Center	8005	2006	\$584,098	\$605,283	96.50%	88	80	2.37%
North Center	8005	2007	\$571,746	\$601,581	95.04%	98	53	-2.11%
North Center	8005	2008	\$562,305	\$594,098	94.65%	123	51	-1.65%
North Center	8005	2009	\$488,178	\$522,500	93.43%	171	40	-13.18%
North Center	8005	2010	\$415,500	\$450,533	92.22%	172	11	-14.89%
Total Appreciation								15.53%
Lakeview	8006	2000	\$477,756	\$494,563	96.60%	26	87	
Lakeview	8006	2001	\$511,320	\$534,330	95.69%	29	82	7.03%
Lakeview	8006	2002	\$553,525	\$578,035	95.76%	35	92	8.25%
Lakeview	8006	2003	\$579,850	\$604,842	95.87%	72	96	4.76%
Lakeview	8006	2004	\$616,267	\$635,879	96.92%	59	93	6.28%
Lakeview	8006	2005	\$717,585	\$735,736	97.53%	57	86	16.44%
Lakeview	8006	2006	\$742,677	\$768,636	96.62%	65	57	3.50%
Lakeview	8006	2007	\$733,233	\$763,026	96.10%	109	30	-1.27%
Lakeview	8006	2008	\$646,218	\$686,513	94.13%	126	32	-11.87%
Lakeview	8006	2009	\$516,468	\$547,337	94.36%	119	24	-20.08%
Lakeview	8006	2010	\$509,459	\$558,236	91.26%	148	8	-1.36%
Total Appreciation								6.64%
Lincoln Park	8007	2000	\$480,237	\$510,875	94.00%	40	40	
Lincoln Park	8007	2001	\$557,956	\$583,700	95.59%	26	30	16.18%
Lincoln Park	8007	2002	\$600,390	\$638,673	94.01%	59	34	7.61%
Lincoln Park	8007	2003	\$589,977	\$622,752	94.74%	81	34	-1.73%
Lincoln Park	8007	2004	\$696,267	\$726,238	95.87%	60	51	18.02%
Lincoln Park	8007	2005	\$742,500	\$778,820	95.34%	92	25	6.64%
Lincoln Park	8007	2006	\$750,356	\$784,390	95.66%	88	20	1.06%

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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 Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lincoln Park	8007	2007	\$717,532	\$759,556	94.47%	112	16	-4.37%
Lincoln Park	8007	2008	\$690,416	\$705,966	97.80%	160	6	-3.78%
Lincoln Park	8007	2009	\$808,125	\$879,450	91.89%	98	4	17.05%
Lincoln Park	8007	2010	\$735,000	\$874,500	84.05%	148	2	-9.05%
Total Appreciation								53.05%
Near North	8008	2000	\$702,833	\$716,983	98.03%	14	6	
Near North	8008	2001	\$492,500	\$514,475	95.73%	47	2	-29.93%
Near North	8008	2002	\$390,400	\$424,580	91.95%	47	5	-20.73%
Near North	8008	2003	\$487,500	\$520,000	93.75%	236	1	24.87%
Near North	8008	2004	\$732,500	\$757,500	96.70%	160	2	50.26%
Near North	8008	2005	\$740,000	\$773,300	95.69%	127	3	1.02%
Near North	8008	2006	\$745,100	\$822,500	90.59%	214	2	0.69%
Near North	8008	2007	\$0	\$0	N/A	0	0	N/A
Near North	8008	2008	\$675,000	\$749,000	90.12%	7	1	N/A
Near North	8008	2009	\$0	\$0	N/A	0	0	N/A
Near North	8008	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-3.96%
Edison Park	8009	2000	\$317,000	\$339,900	93.26%	138	1	
Edison Park	8009	2001	\$303,500	\$309,900	97.93%	36	2	-4.26%
Edison Park	8009	2002	\$387,666	\$396,266	97.83%	36	3	27.73%
Edison Park	8009	2003	\$378,500	\$394,450	95.96%	100	2	-2.36%
Edison Park	8009	2004	\$436,250	\$449,450	97.06%	42	2	15.26%
Edison Park	8009	2005	\$509,666	\$534,000	95.44%	48	3	16.83%
Edison Park	8009	2006	\$525,125	\$554,450	94.71%	34	2	3.03%
Edison Park	8009	2007	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2008	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2009	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								65.65%
Norwood Park	8010	2000	\$302,742	\$315,256	96.03%	67	24	
Norwood Park	8010	2001	\$351,114	\$359,904	97.56%	53	21	15.98%
Norwood Park	8010	2002	\$372,547	\$390,429	95.42%	81	21	6.10%
Norwood Park	8010	2003	\$413,322	\$427,287	96.73%	68	18	10.94%
Norwood Park	8010	2004	\$419,175	\$429,210	97.66%	51	20	1.42%
Norwood Park	8010	2005	\$472,223	\$490,458	96.28%	70	17	12.66%
Norwood Park	8010	2006	\$493,500	\$513,077	96.18%	102	9	4.51%
Norwood Park	8010	2007	\$458,687	\$489,325	93.74%	109	8	-7.05%
Norwood Park	8010	2008	\$418,787	\$425,633	98.39%	190	3	-8.70%
Norwood Park	8010	2009	\$302,440	\$316,500	95.56%	116	10	-27.78%
Norwood Park	8010	2010	\$309,500	\$349,950	88.44%	164	2	2.33%
Total Appreciation								2.23%
Jefferson Park	8011	2000	\$282,981	\$292,363	96.79%	20	73	
Jefferson Park	8011	2001	\$310,852	\$318,189	97.69%	26	70	9.85%
Jefferson Park	8011	2002	\$333,543	\$347,045	96.11%	30	79	7.30%
Jefferson Park	8011	2003	\$365,407	\$375,487	97.32%	62	78	9.55%
Jefferson Park	8011	2004	\$378,311	\$388,260	97.44%	43	78	3.53%
Jefferson Park	8011	2005	\$441,221	\$453,671	97.26%	52	73	16.63%
Jefferson Park	8011	2006	\$451,434	\$465,952	96.88%	83	42	2.31%
Jefferson Park	8011	2007	\$435,196	\$454,492	95.75%	104	25	-3.60%
Jefferson Park	8011	2008	\$346,541	\$374,341	92.57%	219	12	-20.37%
Jefferson Park	8011	2009	\$240,416	\$252,095	95.37%	238	24	-30.62%
Jefferson Park	8011	2010	\$246,416	\$255,433	96.47%	187	6	2.50%
Total Appreciation								-12.92%
Forest Glen	8012	2000	\$250,475	\$254,722	98.33%	7	4	
Forest Glen	8012	2001	\$340,666	\$349,233	97.55%	73	6	36.01%
Forest Glen	8012	2002	\$420,800	\$426,540	98.65%	17	5	23.52%
Forest Glen	8012	2003	\$455,100	\$475,464	95.72%	86	5	8.15%
Forest Glen	8012	2004	\$403,500	\$410,740	98.24%	48	5	-11.34%
Forest Glen	8012	2005	\$514,888	\$529,411	97.26%	74	9	27.61%
Forest Glen	8012	2006	\$526,666	\$549,900	95.77%	120	3	2.29%
Forest Glen	8012	2007	\$573,333	\$622,933	92.04%	69	3	8.86%
Forest Glen	8012	2008	\$349,000	\$397,450	87.81%	88	2	-39.13%
Forest Glen	8012	2009	\$339,333	\$379,300	89.46%	130	3	-2.77%
Forest Glen	8012	2010	\$370,000	\$450,000	82.22%	653	1	9.04%
Total Appreciation								47.72%
North Park	8013	2000	\$299,039	\$312,247	95.77%	25	17	
North Park	8013	2001	\$315,363	\$326,414	96.61%	43	19	5.46%
North Park	8013	2002	\$352,805	\$363,705	97.00%	42	18	11.87%
North Park	8013	2003	\$421,725	\$441,005	95.63%	68	20	19.53%
North Park	8013	2004	\$463,347	\$479,029	96.73%	73	23	9.87%
North Park	8013	2005	\$505,607	\$512,849	98.59%	37	14	9.12%
North Park	8013	2006	\$537,069	\$550,430	97.57%	66	13	6.22%
North Park	8013	2007	\$428,857	\$449,814	95.34%	75	7	-20.15%
North Park	8013	2008	\$306,687	\$331,425	92.54%	178	4	-28.49%
North Park	8013	2009	\$268,617	\$268,511	100.04%	54	17	-12.41%
North Park	8013	2010	\$295,166	\$286,966	102.86%	124	3	9.88%
Total Appreciation								-1.30%
Albany Park	8014	2000	\$251,043	\$254,225	98.75%	22	72	

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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 Price to Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Albany Park	8014	2001	\$293,905	\$302,199	97.26%	31	87	17.07%
Albany Park	8014	2002	\$320,036	\$329,487	97.13%	30	86	8.89%
Albany Park	8014	2003	\$355,661	\$364,743	97.51%	56	80	11.13%
Albany Park	8014	2004	\$403,252	\$410,688	98.19%	62	109	13.38%
Albany Park	8014	2005	\$455,919	\$463,681	98.33%	60	83	13.06%
Albany Park	8014	2006	\$470,792	\$479,717	98.14%	92	40	3.26%
Albany Park	8014	2007	\$414,283	\$430,306	96.28%	151	31	-12.00%
Albany Park	8014	2008	\$332,885	\$347,155	95.89%	112	16	-19.65%
Albany Park	8014	2009	\$210,578	\$200,000	105.29%	154	53	-36.74%
Albany Park	8014	2010	\$243,333	\$252,414	96.40%	143	12	15.55%
Total Appreciation								-3.07%
Portage Park	8015	2000	\$263,341	\$269,035	97.88%	21	145	
Portage Park	8015	2001	\$295,041	\$301,765	97.77%	27	142	12.04%
Portage Park	8015	2002	\$324,951	\$334,691	97.09%	31	122	10.14%
Portage Park	8015	2003	\$362,436	\$372,013	97.43%	52	128	11.54%
Portage Park	8015	2004	\$389,438	\$399,421	97.50%	55	143	7.45%
Portage Park	8015	2005	\$438,452	\$445,915	98.33%	61	138	12.59%
Portage Park	8015	2006	\$433,768	\$444,648	97.55%	101	95	-1.07%
Portage Park	8015	2007	\$406,352	\$422,763	96.12%	148	36	-6.32%
Portage Park	8015	2008	\$322,508	\$343,820	93.80%	219	37	-20.63%
Portage Park	8015	2009	\$221,322	\$230,833	95.88%	135	77	-31.37%
Portage Park	8015	2010	\$180,664	\$184,228	98.07%	120	21	-18.37%
Total Appreciation								-31.40%
Irving Park	8016	2000	\$242,073	\$246,617	98.16%	22	108	
Irving Park	8016	2001	\$280,136	\$288,563	97.08%	30	116	15.72%
Irving Park	8016	2002	\$307,763	\$319,490	96.33%	88	127	9.86%
Irving Park	8016	2003	\$337,206	\$345,073	97.72%	52	128	9.57%
Irving Park	8016	2004	\$382,692	\$394,203	97.08%	57	124	13.49%
Irving Park	8016	2005	\$430,177	\$439,862	97.80%	78	147	12.41%
Irving Park	8016	2006	\$438,127	\$451,421	97.06%	84	79	1.85%
Irving Park	8016	2007	\$418,765	\$440,352	95.10%	115	48	-4.42%
Irving Park	8016	2008	\$328,317	\$351,874	93.31%	142	35	-21.60%
Irving Park	8016	2009	\$191,583	\$202,835	94.45%	214	65	-41.65%
Irving Park	8016	2010	\$223,354	\$238,545	93.63%	182	11	16.58%
Total Appreciation								-7.73%
Dunning	8017	2000	\$230,733	\$236,035	97.75%	49	42	
Dunning	8017	2001	\$291,448	\$298,929	97.50%	52	31	26.31%
Dunning	8017	2002	\$307,979	\$316,697	97.25%	70	46	5.67%
Dunning	8017	2003	\$328,627	\$339,947	96.67%	73	34	6.70%
Dunning	8017	2004	\$378,919	\$385,675	98.25%	70	36	15.30%
Dunning	8017	2005	\$393,001	\$398,744	98.56%	63	40	3.72%
Dunning	8017	2006	\$456,306	\$466,425	97.83%	94	16	16.11%
Dunning	8017	2007	\$380,600	\$392,504	96.97%	180	5	-16.59%
Dunning	8017	2008	\$284,900	\$306,965	92.81%	224	10	-25.14%
Dunning	8017	2009	\$238,888	\$250,233	95.47%	109	9	-16.15%
Dunning	8017	2010	\$135,391	\$136,433	99.24%	152	3	-43.32%
Total Appreciation								-41.32%
Montclare	8018	2000	\$250,146	\$253,407	98.71%	41	13	
Montclare	8018	2001	\$257,896	\$265,964	96.97%	59	25	3.10%
Montclare	8018	2002	\$289,050	\$295,372	97.86%	46	18	12.08%
Montclare	8018	2003	\$317,900	\$317,806	100.03%	50	16	9.98%
Montclare	8018	2004	\$357,060	\$362,660	98.46%	47	15	12.32%
Montclare	8018	2005	\$433,080	\$440,379	98.34%	30	10	21.29%
Montclare	8018	2006	\$463,290	\$465,769	99.47%	105	10	6.98%
Montclare	8018	2007	\$395,000	\$408,475	96.70%	119	4	-14.74%
Montclare	8018	2008	\$247,000	\$248,000	99.60%	250	6	-37.47%
Montclare	8018	2009	\$176,583	\$174,743	101.05%	108	6	-28.51%
Montclare	8018	2010	\$159,000	\$156,750	101.44%	9	1	-9.96%
Total Appreciation								-25.59%
Belmont Cragin	8019	2000	\$217,625	\$219,304	99.23%	40	182	
Belmont Cragin	8019	2001	\$256,554	\$260,389	98.53%	57	176	17.89%
Belmont Cragin	8019	2002	\$281,515	\$285,924	98.46%	65	182	9.73%
Belmont Cragin	8019	2003	\$309,179	\$313,315	98.68%	74	182	9.83%
Belmont Cragin	8019	2004	\$351,222	\$355,340	98.84%	56	193	13.60%
Belmont Cragin	8019	2005	\$386,780	\$391,481	98.80%	59	222	10.12%
Belmont Cragin	8019	2006	\$391,862	\$397,986	98.46%	87	117	1.31%
Belmont Cragin	8019	2007	\$356,208	\$366,213	97.27%	107	37	-9.10%
Belmont Cragin	8019	2008	\$232,964	\$249,659	93.31%	178	43	-34.60%
Belmont Cragin	8019	2009	\$149,460	\$152,082	98.28%	173	120	-35.84%
Belmont Cragin	8019	2010	\$143,702	\$145,539	98.74%	197	42	-3.85%
Total Appreciation								-33.97%
Hermosa	8020	2000	\$193,002	\$193,807	99.58%	21	69	
Hermosa	8020	2001	\$229,037	\$232,327	98.58%	43	59	18.67%
Hermosa	8020	2002	\$253,378	\$257,581	98.37%	37	76	10.63%
Hermosa	8020	2003	\$277,860	\$283,171	98.12%	59	62	9.66%
Hermosa	8020	2004	\$323,078	\$327,148	98.76%	49	66	16.27%
Hermosa	8020	2005	\$366,191	\$378,828	96.66%	52	81	13.34%
Hermosa	8020	2006	\$355,284	\$363,163	97.83%	81	47	-2.98%
Hermosa	8020	2007	\$346,195	\$354,434	97.68%	117	23	-2.56%

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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 Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Hermosa	8020	2008	\$153,357	\$162,352	94.46%	265	19	-55.70%
Hermosa	8020	2009	\$124,211	\$133,695	92.91%	183	53	-19.01%
Hermosa	8020	2010	\$93,080	\$88,880	104.73%	56	5	-25.06%
Total Appreciation								
Avondale	8021	2000	\$220,924	\$223,835	98.70%	18	106	
Avondale	8021	2001	\$256,408	\$264,476	96.95%	28	113	16.06%
Avondale	8021	2002	\$281,004	\$288,346	97.45%	34	114	9.59%
Avondale	8021	2003	\$323,094	\$330,597	97.73%	70	110	14.98%
Avondale	8021	2004	\$365,673	\$373,380	97.94%	52	137	13.18%
Avondale	8021	2005	\$390,050	\$397,080	98.23%	96	121	6.67%
Avondale	8021	2006	\$393,652	\$404,126	97.41%	87	68	0.92%
Avondale	8021	2007	\$376,313	\$391,865	96.03%	146	33	-4.40%
Avondale	8021	2008	\$319,174	\$329,665	96.82%	164	29	-15.18%
Avondale	8021	2009	\$179,271	\$185,645	96.57%	172	73	-43.83%
Avondale	8021	2010	\$165,326	\$179,120	92.30%	258	15	-7.78%
Total Appreciation								
Logan Square	8022	2000	\$233,360	\$239,150	97.58%	26	199	
Logan Square	8022	2001	\$274,750	\$286,481	95.91%	37	196	17.74%
Logan Square	8022	2002	\$303,093	\$313,233	96.76%	40	181	10.32%
Logan Square	8022	2003	\$328,394	\$337,713	97.24%	68	214	8.35%
Logan Square	8022	2004	\$368,414	\$379,807	97.00%	66	235	12.19%
Logan Square	8022	2005	\$419,559	\$430,164	97.53%	74	208	13.88%
Logan Square	8022	2006	\$440,739	\$455,406	96.78%	86	135	5.05%
Logan Square	8022	2007	\$440,509	\$457,976	96.19%	111	74	-0.05%
Logan Square	8022	2008	\$327,517	\$349,542	93.70%	173	62	-25.65%
Logan Square	8022	2009	\$212,778	\$222,604	95.59%	145	94	-35.03%
Logan Square	8022	2010	\$159,789	\$173,213	92.25%	135	29	-24.90%
Total Appreciation								
Humboldt Park	8023	2000	\$128,703	\$130,116	98.91%	37	192	
Humboldt Park	8023	2001	\$149,057	\$154,987	96.17%	47	145	15.81%
Humboldt Park	8023	2002	\$158,953	\$164,283	96.76%	43	158	6.64%
Humboldt Park	8023	2003	\$171,307	\$174,969	97.91%	74	201	7.77%
Humboldt Park	8023	2004	\$228,403	\$231,898	98.49%	58	271	33.33%
Humboldt Park	8023	2005	\$276,804	\$280,946	98.53%	62	244	21.19%
Humboldt Park	8023	2006	\$293,282	\$299,432	97.95%	72	164	5.95%
Humboldt Park	8023	2007	\$265,832	\$275,535	96.48%	116	70	-9.36%
Humboldt Park	8023	2008	\$119,082	\$131,847	90.32%	185	93	-55.20%
Humboldt Park	8023	2009	\$53,012	\$57,768	91.77%	179	206	-55.48%
Humboldt Park	8023	2010	\$56,494	\$557,990	10.12%	75	54	6.57%
Total Appreciation								
West Town	8024	2000	\$260,634	\$272,130	95.78%	38	122	
West Town	8024	2001	\$294,196	\$311,856	94.34%	51	113	12.88%
West Town	8024	2002	\$320,798	\$338,863	94.67%	43	148	9.04%
West Town	8024	2003	\$349,513	\$368,173	94.93%	106	134	8.95%
West Town	8024	2004	\$397,641	\$412,779	96.33%	64	156	13.77%
West Town	8024	2005	\$419,854	\$436,171	96.26%	129	152	5.59%
West Town	8024	2006	\$470,214	\$485,492	96.85%	76	90	11.99%
West Town	8024	2007	\$428,970	\$451,907	94.92%	91	70	-8.77%
West Town	8024	2008	\$426,982	\$452,789	94.30%	165	58	-0.46%
West Town	8024	2009	\$277,935	\$312,040	89.07%	163	49	-34.91%
West Town	8024	2010	\$212,054	\$217,609	97.45%	132	11	-23.70%
Total Appreciation								
Austin	8025	2000	\$120,304	\$122,264	98.40%	56	199	
Austin	8025	2001	\$141,216	\$144,163	97.96%	70	175	17.38%
Austin	8025	2002	\$142,045	\$147,149	96.53%	70	243	0.59%
Austin	8025	2003	\$164,966	\$168,453	97.93%	71	331	16.14%
Austin	8025	2004	\$201,663	\$204,994	98.38%	54	347	22.25%
Austin	8025	2005	\$256,652	\$258,542	99.27%	53	321	27.27%
Austin	8025	2006	\$268,297	\$273,188	98.21%	89	245	4.54%
Austin	8025	2007	\$235,671	\$243,377	96.83%	110	120	-12.16%
Austin	8025	2008	\$127,838	\$137,959	92.66%	166	146	-45.76%
Austin	8025	2009	\$56,423	\$59,773	94.40%	154	293	-55.86%
Austin	8025	2010	\$57,568	\$59,168	97.30%	1012	56	2.03%
Total Appreciation								
West Garfield Park	8026	2000	\$78,022	\$77,100	101.20%	50	43	
West Garfield Park	8026	2001	\$99,202	\$103,554	95.80%	81	52	27.15%
West Garfield Park	8026	2002	\$111,301	\$117,805	94.48%	109	50	12.20%
West Garfield Park	8026	2003	\$141,845	\$145,366	97.58%	75	70	27.44%
West Garfield Park	8026	2004	\$176,818	\$180,813	97.79%	62	105	24.66%
West Garfield Park	8026	2005	\$222,959	\$227,720	97.91%	64	91	26.10%
West Garfield Park	8026	2006	\$245,771	\$249,995	98.31%	79	68	10.23%
West Garfield Park	8026	2007	\$192,228	\$199,537	96.34%	68	33	-21.79%
West Garfield Park	8026	2008	\$78,206	\$90,668	86.26%	157	62	-59.32%
West Garfield Park	8026	2009	\$35,769	\$38,374	93.21%	157	130	-54.26%
West Garfield Park	8026	2010	\$41,064	\$45,715	89.83%	128	34	14.80%
Total Appreciation								
East Garfield Park	8027	2000	\$113,783	\$118,330	96.16%	73	40	
East Garfield Park	8027	2001	\$118,480	\$123,995	95.55%	48	43	4.13%

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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 Price to Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
East Garfield Park	8027	2002	\$145,341	\$150,252	96.73%	59	48	22.67%
East Garfield Park	8027	2003	\$168,474	\$174,663	96.46%	58	71	15.92%
East Garfield Park	8027	2004	\$204,162	\$208,733	97.81%	61	70	21.18%
East Garfield Park	8027	2005	\$241,957	\$243,347	99.43%	53	75	18.51%
East Garfield Park	8027	2006	\$288,519	\$294,275	98.04%	85	68	19.24%
East Garfield Park	8027	2007	\$240,423	\$250,853	95.84%	92	26	-16.67%
East Garfield Park	8027	2008	\$110,129	\$125,179	87.98%	162	34	-54.19%
East Garfield Park	8027	2009	\$52,708	\$60,935	86.50%	179	84	-52.14%
East Garfield Park	8027	2010	\$72,400	\$71,744	100.91%	89	18	37.36%
Total Appreciation								-36.37%
Near West Side	8028	2000	\$167,068	\$177,162	94.30%	50	33	
Near West Side	8028	2001	\$226,957	\$240,290	94.45%	50	33	35.85%
Near West Side	8028	2002	\$227,667	\$236,985	96.07%	36	37	0.31%
Near West Side	8028	2003	\$292,765	\$301,245	97.19%	96	33	28.59%
Near West Side	8028	2004	\$255,204	\$262,047	97.39%	87	21	-12.83%
Near West Side	8028	2005	\$337,737	\$352,135	95.91%	82	47	32.34%
Near West Side	8028	2006	\$412,443	\$424,330	97.20%	84	39	22.12%
Near West Side	8028	2007	\$357,880	\$385,152	92.92%	119	21	-13.23%
Near West Side	8028	2008	\$258,180	\$281,320	91.77%	93	5	-27.86%
Near West Side	8028	2009	\$249,306	\$272,793	91.39%	151	16	-3.44%
Near West Side	8028	2010	\$129,520	\$131,680	98.36%	368	5	-48.05%
Total Appreciation								-22.47%
North Lawndale	8029	2000	\$84,601	\$86,943	97.31%	58	72	
North Lawndale	8029	2001	\$103,955	\$106,227	97.86%	65	48	22.88%
North Lawndale	8029	2002	\$111,633	\$115,621	96.55%	55	90	7.39%
North Lawndale	8029	2003	\$132,720	\$137,673	96.40%	63	113	18.89%
North Lawndale	8029	2004	\$171,101	\$176,112	97.15%	70	131	28.92%
North Lawndale	8029	2005	\$215,934	\$220,185	98.07%	67	115	26.20%
North Lawndale	8029	2006	\$247,014	\$255,454	96.70%	68	99	14.39%
North Lawndale	8029	2007	\$212,879	\$222,583	95.64%	102	71	-13.82%
North Lawndale	8029	2008	\$98,354	\$107,962	91.10%	172	82	-53.80%
North Lawndale	8029	2009	\$45,731	\$52,194	87.62%	161	122	-53.50%
North Lawndale	8029	2010	\$50,553	\$52,622	96.07%	145	31	10.54%
Total Appreciation								-40.25%
South Lawndale	8030	2000	\$121,621	\$124,783	97.47%	75	98	
South Lawndale	8030	2001	\$132,854	\$136,737	97.16%	57	104	9.24%
South Lawndale	8030	2002	\$151,088	\$154,855	97.57%	65	126	13.72%
South Lawndale	8030	2003	\$169,543	\$173,033	97.98%	55	136	12.21%
South Lawndale	8030	2004	\$202,519	\$206,872	97.90%	54	139	19.45%
South Lawndale	8030	2005	\$242,714	\$247,751	97.97%	61	146	19.85%
South Lawndale	8030	2006	\$253,525	\$259,828	97.57%	89	106	4.45%
South Lawndale	8030	2007	\$234,540	\$239,450	97.95%	108	53	-7.49%
South Lawndale	8030	2008	\$116,263	\$129,706	89.64%	183	30	-50.43%
South Lawndale	8030	2009	\$69,330	\$73,784	93.96%	163	98	-40.37%
South Lawndale	8030	2010	\$64,746	\$69,893	92.64%	183	24	-6.61%
Total Appreciation								-46.76%
Lower West Side	8031	2000	\$121,419	\$122,730	98.93%	29	36	
Lower West Side	8031	2001	\$154,525	\$172,081	89.80%	52	32	27.27%
Lower West Side	8031	2002	\$183,357	\$194,684	94.18%	64	40	18.66%
Lower West Side	8031	2003	\$196,685	\$206,063	95.45%	74	41	7.27%
Lower West Side	8031	2004	\$234,897	\$247,281	94.99%	66	53	19.43%
Lower West Side	8031	2005	\$275,104	\$282,682	97.32%	72	50	17.12%
Lower West Side	8031	2006	\$291,402	\$300,307	97.03%	69	39	5.92%
Lower West Side	8031	2007	\$277,217	\$290,723	95.35%	73	17	-4.87%
Lower West Side	8031	2008	\$170,516	\$179,869	94.80%	150	18	-38.49%
Lower West Side	8031	2009	\$158,022	\$163,296	96.77%	195	27	-7.33%
Lower West Side	8031	2010	\$155,533	\$171,050	90.93%	94	6	-1.58%
Total Appreciation								28.10%
Loop	8032	2000	\$0	\$0	N/A	0	0	
Loop	8032	2001	\$0	\$0	N/A	0	0	N/A
Loop	8032	2002	\$253,000	\$252,900	100.04%	15	1	N/A
Loop	8032	2003	\$0	\$0	N/A	0	0	N/A
Loop	8032	2004	\$0	\$0	N/A	0	0	N/A
Loop	8032	2005	\$210,000	\$167,500	125.37%	2	1	N/A
Loop	8032	2006	\$0	\$0	N/A	0	0	N/A
Loop	8032	2007	\$0	\$0	N/A	0	0	N/A
Loop	8032	2008	\$0	\$0	N/A	0	0	N/A
Loop	8032	2009	\$0	\$0	N/A	0	0	N/A
Loop	8032	2010						
Total Appreciation								-17.00%
South Loop	8033	2000	\$0	\$0	N/A	0	0	
South Loop	8033	2001	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2002	\$280,000	\$295,000	94.92%	25	1	N/A
South Loop	8033	2003	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2004	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2005	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2006	\$328,000	\$328,000	100.00%	90	1	N/A
South Loop	8033	2007	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2008	\$0	\$0	N/A	0	0	N/A

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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 Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
South Loop	8033	2009	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2010						
Total Appreciation								17.14%
Armour Square	8034	2000	\$140,000	\$149,500	93.65%	31	1	
Armour Square	8034	2001	\$222,000	\$229,000	96.94%	5	1	58.57%
Armour Square	8034	2002	\$173,000	\$99,000	174.75%	37	1	-22.07%
Armour Square	8034	2003	\$170,000	\$185,000	91.89%	32	1	-1.73%
Armour Square	8034	2004	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2005	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2006	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2007	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2008	\$366,000	\$365,000	100.27%	2	1	N/A
Armour Square	8034	2009	\$251,000	\$250,000	100.40%	11	1	-31.42%
Armour Square	8034	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								79.29%
Douglas	8035	2000	\$117,000	\$115,980	100.88%	45	5	
Douglas	8035	2001	\$135,275	\$139,650	96.87%	7	4	15.62%
Douglas	8035	2002	\$244,500	\$279,950	87.34%	82	4	80.74%
Douglas	8035	2003	\$213,736	\$233,716	91.45%	91	6	-12.58%
Douglas	8035	2004	\$220,000	\$220,000	100.00%	41	1	2.93%
Douglas	8035	2005	\$338,666	\$346,666	97.69%	73	3	53.94%
Douglas	8035	2006	\$282,571	\$306,971	92.05%	39	7	-16.56%
Douglas	8035	2007	\$360,000	\$369,500	97.43%	308	2	27.40%
Douglas	8035	2008	\$185,000	\$220,000	84.09%	237	1	-48.61%
Douglas	8035	2009	\$120,871	\$121,025	99.87%	85	7	-34.66%
Douglas	8035	2010	\$100,000	\$72,500	137.93%	210	1	-17.27%
Total Appreciation								-14.53%
Oakland	8036	2000	\$0	\$0	N/A	0	0	
Oakland	8036	2001	\$195,750	\$181,000	108.15%	15	2	N/A
Oakland	8036	2002	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2003	\$260,000	\$263,000	98.86%	28	2	N/A
Oakland	8036	2004	\$240,000	\$275,000	87.27%	28	1	-7.69%
Oakland	8036	2005	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2006	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2007	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2008	\$180,000	\$235,000	76.60%	147	1	N/A
Oakland	8036	2009	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-8.05%
Grand Boulevard	8038	2000	\$124,243	\$127,333	97.57%	32	18	
Grand Boulevard	8038	2001	\$158,838	\$166,955	95.14%	55	18	27.84%
Grand Boulevard	8038	2002	\$137,930	\$141,950	97.17%	60	23	-13.16%
Grand Boulevard	8038	2003	\$171,372	\$194,127	88.28%	181	11	24.25%
Grand Boulevard	8038	2004	\$214,945	\$225,237	95.43%	74	24	25.43%
Grand Boulevard	8038	2005	\$302,235	\$310,862	97.22%	70	17	40.61%
Grand Boulevard	8038	2006	\$302,550	\$322,575	93.79%	53	16	0.10%
Grand Boulevard	8038	2007	\$269,090	\$274,345	98.08%	53	11	-11.06%
Grand Boulevard	8038	2008	\$220,222	\$233,544	94.30%	106	9	-18.16%
Grand Boulevard	8038	2009	\$114,250	\$114,240	100.01%	129	10	-48.12%
Grand Boulevard	8038	2010	\$64,225	\$76,075	84.42%	47	4	-43.79%
Total Appreciation								-48.31%
Kenwood	8039	2000	\$96,333	\$105,650	91.18%	54	6	
Kenwood	8039	2001	\$241,705	\$247,455	97.68%	104	4	150.91%
Kenwood	8039	2002	\$246,825	\$274,066	90.06%	28	6	2.12%
Kenwood	8039	2003	\$194,500	\$192,250	101.17%	102	2	-21.20%
Kenwood	8039	2004	\$374,800	\$391,200	95.81%	70	5	92.70%
Kenwood	8039	2005	\$427,625	\$450,000	95.03%	16	4	14.09%
Kenwood	8039	2006	\$400,000	\$462,500	86.49%	22	2	-6.46%
Kenwood	8039	2007	\$366,633	\$371,600	98.66%	121	3	-8.34%
Kenwood	8039	2008	\$290,000	\$300,000	96.67%	57	1	-20.90%
Kenwood	8039	2009	\$231,500	\$237,250	97.58%	309	2	-20.17%
Kenwood	8039	2010	\$156,000	\$149,900	104.07%	9	1	-32.61%
Total Appreciation								61.94%
Washington Park	8040	2000	\$106,875	\$114,300	93.50%	43	4	
Washington Park	8040	2001	\$111,138	\$110,272	100.79%	62	11	3.99%
Washington Park	8040	2002	\$178,214	\$187,685	94.95%	61	7	60.35%
Washington Park	8040	2003	\$98,700	\$106,270	92.88%	80	10	-44.62%
Washington Park	8040	2004	\$165,218	\$164,789	100.26%	46	19	67.39%
Washington Park	8040	2005	\$211,418	\$217,061	97.40%	94	21	27.96%
Washington Park	8040	2006	\$249,325	\$253,371	98.40%	56	14	17.93%
Washington Park	8040	2007	\$217,800	\$217,760	100.02%	134	10	-12.64%
Washington Park	8040	2008	\$66,562	\$72,300	92.06%	218	8	-69.44%
Washington Park	8040	2009	\$54,131	\$62,143	87.11%	133	16	-18.68%
Washington Park	8040	2010	\$60,500	\$58,500	103.42%	258	5	11.77%
Total Appreciation								-43.39%
South Shore	8043	2000	\$99,321	\$102,556	96.85%	39	23	
South Shore	8043	2001	\$125,402	\$131,938	95.05%	59	34	26.26%
South Shore	8043	2002	\$121,218	\$122,751	98.75%	76	47	-3.34%

Appreciation By Year and Area
Data thru 3/31/10
2 unit Buildings
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
South Shore	8043	2003	\$153,617	\$158,307	97.04%	89	53	26.73%
South Shore	8043	2004	\$172,727	\$181,013	95.42%	55	66	12.44%
South Shore	8043	2005	\$223,107	\$226,892	98.33%	69	71	29.17%
South Shore	8043	2006	\$224,107	\$230,203	97.35%	83	51	0.45%
South Shore	8043	2007	\$212,534	\$219,169	96.97%	106	31	-5.16%
South Shore	8043	2008	\$112,945	\$116,602	96.86%	200	26	-46.86%
South Shore	8043	2009	\$55,174	\$61,147	90.23%	182	56	-51.15%
South Shore	8043	2010	\$58,890	\$63,364	92.94%	183	19	6.74%
Total Appreciation								-40.71%
Chatham	8044	2000	\$118,377	\$117,947	100.36%	49	13	
Chatham	8044	2001	\$119,310	\$121,371	98.30%	45	19	0.79%
Chatham	8044	2002	\$126,248	\$132,016	95.63%	41	30	5.82%
Chatham	8044	2003	\$159,824	\$161,900	98.72%	35	31	26.60%
Chatham	8044	2004	\$201,048	\$204,034	98.54%	62	35	25.79%
Chatham	8044	2005	\$222,649	\$227,721	97.77%	56	33	10.74%
Chatham	8044	2006	\$230,333	\$231,133	99.65%	103	36	3.45%
Chatham	8044	2007	\$207,953	\$214,572	96.92%	85	31	-9.72%
Chatham	8044	2008	\$127,336	\$145,272	87.65%	185	22	-38.77%
Chatham	8044	2009	\$57,164	\$63,803	89.59%	220	37	-55.11%
Chatham	8044	2010	\$95,480	\$98,860	96.58%	69	5	67.03%
Total Appreciation								-19.34%
Greater Grand Crossing	8069	2000	\$92,612	\$95,552	96.92%	38	61	
Greater Grand Crossing	8069	2001	\$96,970	\$100,345	96.64%	57	46	4.71%
Greater Grand Crossing	8069	2002	\$108,228	\$111,937	96.69%	44	65	11.61%
Greater Grand Crossing	8069	2003	\$127,058	\$130,246	97.55%	42	95	17.40%
Greater Grand Crossing	8069	2004	\$156,508	\$158,796	98.56%	62	97	23.18%
Greater Grand Crossing	8069	2005	\$211,218	\$212,617	99.34%	67	99	34.96%
Greater Grand Crossing	8069	2006	\$218,211	\$226,053	96.53%	101	81	3.31%
Greater Grand Crossing	8069	2007	\$189,318	\$200,491	94.43%	131	49	-13.24%
Greater Grand Crossing	8069	2008	\$90,178	\$102,721	87.79%	185	60	-52.37%
Greater Grand Crossing	8069	2009	\$42,693	\$49,768	85.78%	190	106	-52.66%
Greater Grand Crossing	8069	2010	\$39,593	\$45,143	87.71%	124	26	-7.26%
Total Appreciation								-57.25%
Edgewater	8077	2000	\$339,525	\$344,183	98.65%	30	37	
Edgewater	8077	2001	\$414,960	\$427,332	97.10%	26	28	22.22%
Edgewater	8077	2002	\$411,990	\$426,373	96.63%	38	50	-0.72%
Edgewater	8077	2003	\$478,850	\$492,022	97.32%	68	36	16.23%
Edgewater	8077	2004	\$501,205	\$521,107	96.18%	90	41	4.67%
Edgewater	8077	2005	\$553,317	\$571,824	96.76%	67	41	10.40%
Edgewater	8077	2006	\$600,538	\$616,267	97.45%	53	31	8.53%
Edgewater	8077	2007	\$575,154	\$598,309	96.13%	93	22	-4.23%
Edgewater	8077	2008	\$517,647	\$540,863	95.71%	79	11	-10.00%
Edgewater	8077	2009	\$464,750	\$492,416	94.38%	222	6	-10.22%
Edgewater	8077	2010	\$418,571	\$459,700	91.05%	129	7	-9.94%
Total Appreciation								23.28%
Evanston	201	2000	\$280,850	\$290,855	96.56%	52	67	
Evanston	201	2001	\$296,828	\$304,980	97.33%	41	66	5.69%
Evanston	201	2002	\$315,162	\$324,157	97.23%	40	73	6.18%
Evanston	201	2003	\$326,758	\$337,005	96.96%	93	58	3.68%
Evanston	201	2004	\$392,530	\$402,781	97.45%	49	77	20.13%
Evanston	201	2005	\$439,957	\$450,671	97.62%	64	85	12.08%
Evanston	201	2006	\$481,220	\$493,948	97.42%	85	58	9.38%
Evanston	201	2007	\$452,207	\$493,912	91.56%	157	35	-6.03%
Evanston	201	2008	\$275,764	\$292,538	94.27%	215	31	-39.02%
Evanston	201	2009	\$217,054	\$235,093	92.33%	220	36	-21.29%
Evanston	201	2010	\$202,111	\$224,733	89.93%	181	9	-6.88%
Total Appreciation								-28.04%
Oak Park	302	2000	\$267,120	\$277,494	96.26%	65	37	
Oak Park	302	2001	\$312,319	\$324,077	96.37%	61	31	16.92%
Oak Park	302	2002	\$339,109	\$349,175	97.12%	82	33	8.58%
Oak Park	302	2003	\$401,554	\$414,954	96.77%	55	32	18.41%
Oak Park	302	2004	\$406,403	\$414,390	98.07%	119	30	1.21%
Oak Park	302	2005	\$467,215	\$484,996	96.33%	68	32	14.96%
Oak Park	302	2006	\$476,796	\$498,619	95.62%	106	25	2.05%
Oak Park	302	2007	\$495,476	\$524,309	94.50%	104	21	3.92%
Oak Park	302	2008	\$380,905	\$405,020	94.05%	272	5	-23.12%
Oak Park	302	2009	\$265,760	\$299,943	88.60%	213	23	-30.23%
Oak Park	302	2010	\$301,816	\$313,175	96.37%	61	6	13.57%
Total Appreciation								12.99%