

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**2 unit Buildings**  
**Data Collected From:**  
**Multiple Listing Service of Northern Illinois**  
**Data Reliable But Not Guaranteed**

Neighborhood Area	Code	Year	Median Sale			Avg. Market Time (Days)	# Units Sold	%Change in Median Sale Price
			Price	List Price	Price to List Price Ratio			
Rogers Park	8001	2005	\$493,750	\$499,000	98.95%	62	20	
Rogers Park	8001	2006	\$491,000	\$501,450	97.92%	92	14	-0.56%
Rogers Park	8001	2007	\$450,000	\$485,000	92.78%	132	13	-8.35%
Rogers Park	8001	2008	\$487,500	\$534,450	91.22%	227	6	8.33%
Rogers Park	8001	2009	\$228,650	\$244,900	93.36%	310	10	-53.10%
Rogers Park	8001	2010	\$133,000	\$110,700	120.14%	45	5	-41.83%
Rogers Park	8001	2011	\$175,000	\$172,200	101.63%	72	10	31.58%
<b>Total Appreciation</b>								<b>-64.56%</b>
West Ridge	8002	2005	\$520,000	\$532,450	97.66%	51	74	
West Ridge	8002	2006	\$520,000	\$534,900	97.21%	88	32	0.00%
West Ridge	8002	2007	\$468,000	\$499,900	93.62%	127	25	-10.00%
West Ridge	8002	2008	\$340,786	\$374,900	90.90%	178	39	-27.18%
West Ridge	8002	2009	\$258,000	\$266,950	96.65%	189	38	-24.29%
West Ridge	8002	2010	\$236,000	\$240,000	98.33%	108	43	-8.53%
West Ridge	8002	2011	\$262,500	\$280,000	93.75%	178	28	11.23%
<b>Total Appreciation</b>								<b>-49.52%</b>
Uptown	8003	2005	\$550,000	\$569,000	96.66%	43	11	
Uptown	8003	2006	\$640,000	\$659,500	97.04%	126	12	16.36%
Uptown	8003	2007	\$560,000	\$577,400	96.99%	52	12	-12.50%
Uptown	8003	2008	\$554,500	\$569,500	97.37%	247	8	-0.98%
Uptown	8003	2009	\$523,500	\$561,250	93.27%	174	4	-5.59%
Uptown	8003	2010	\$336,000	\$350,000	96.00%	127	7	-35.82%
Uptown	8003	2011	\$320,000	\$379,000	84.43%	167	5	-4.76%
<b>Total Appreciation</b>								<b>-41.82%</b>
Lincoln Square	8004	2005	\$541,250	\$566,500	95.54%	83	56	
Lincoln Square	8004	2006	\$555,000	\$572,400	96.96%	75	52	2.54%
Lincoln Square	8004	2007	\$539,000	\$572,450	94.16%	107	30	-2.88%
Lincoln Square	8004	2008	\$505,000	\$540,000	93.52%	114	23	-6.31%
Lincoln Square	8004	2009	\$355,000	\$391,950	90.57%	165	22	-29.70%
Lincoln Square	8004	2010	\$441,500	\$477,500	92.46%	132	26	24.37%
Lincoln Square	8004	2011	\$392,500	\$431,700	90.92%	183	22	-11.10%
<b>Total Appreciation</b>								<b>-27.48%</b>
North Center	8005	2005	\$580,000	\$595,000	97.48%	54	103	
North Center	8005	2006	\$585,000	\$619,000	94.51%	85	79	0.86%
North Center	8005	2007	\$588,750	\$615,000	95.73%	101	54	0.64%
North Center	8005	2008	\$565,000	\$599,900	94.18%	123	51	-4.03%
North Center	8005	2009	\$520,000	\$549,000	94.72%	181	41	-7.96%
North Center	8005	2010	\$455,000	\$477,450	95.30%	136	48	-12.50%
North Center	8005	2011	\$487,500	\$507,450	96.07%	100	34	7.14%
<b>Total Appreciation</b>								<b>-15.95%</b>
Lakeview	8006	2005	\$700,000	\$721,000	97.09%	58	77	
Lakeview	8006	2006	\$748,750	\$762,000	98.26%	69	58	6.96%
Lakeview	8006	2007	\$700,000	\$724,900	96.57%	109	30	-6.51%
Lakeview	8006	2008	\$650,000	\$680,000	95.59%	143	33	-7.14%
Lakeview	8006	2009	\$565,125	\$572,450	98.72%	119	24	-13.06%
Lakeview	8006	2010	\$565,000	\$629,999	89.68%	159	27	-0.02%
Lakeview	8006	2011	\$482,500	\$517,450	93.25%	107	34	-14.60%
<b>Total Appreciation</b>								<b>-31.07%</b>
Lincoln Park	8007	2005	\$750,000	\$765,000	98.04%	84	21	
Lincoln Park	8007	2006	\$801,000	\$794,000	100.88%	88	20	6.80%
Lincoln Park	8007	2007	\$710,262	\$737,000	96.37%	112	16	-11.33%
Lincoln Park	8007	2008	\$710,000	\$732,500	96.93%	160	6	-0.04%

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Neighborhood Area	Code	Year	Median Sale	Median List	Price to Median	Avg.	#	%Change in
			Price	Price	List Price Ratio	Market Time (Days)		Units Sold
Lincoln Park	8007	2009	\$763,750	\$824,450	92.64%	98	4	7.57%
Lincoln Park	8007	2010	\$417,000	\$423,950	98.36%	260	17	-45.40%
Lincoln Park	8007	2011	\$301,000	\$289,900	103.83%	198	7	-27.82%
<b>Total Appreciation</b>								<b>-59.87%</b>
Near North	8008	2005	\$770,000	\$799,900	96.26%	127	3	
Near North	8008	2006	\$950,000	\$1,095,000	86.76%	186	1	23.38%
Near North	8008	2007	\$345,000	\$699,900	49.29%	15	1	-63.68%
Near North	8008	2008	\$675,000	\$749,000	90.12%	7	1	95.65%
Near North	8008	2009	\$0	\$0	N/A	0	0	N/A
Near North	8008	2010	\$680,000	\$724,450	93.86%	306	2	N/A
Near North	8008	2011	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>-11.69%</b>
Edison Park	8009	2005	\$489,000	\$514,000	95.14%	48	3	
Edison Park	8009	2006	\$670,000	\$699,000	95.85%	3	1	37.01%
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	\$313,000	\$349,000	89.68%	257	1	N/A
Edison Park	8009	2011	\$339,000	\$374,900	90.42%	114	1	8.31%
<b>Total Appreciation</b>								<b>-30.67%</b>
Norwood Park	8010	2005	\$470,000	\$490,000	95.92%	65	19	
Norwood Park	8010	2006	\$479,000	\$489,900	97.78%	94	11	1.91%
Norwood Park	8010	2007	\$456,250	\$489,950	93.12%	109	8	-4.75%
Norwood Park	8010	2008	\$378,000	\$418,900	90.24%	190	3	-17.15%
Norwood Park	8010	2009	\$316,500	\$324,900	97.41%	116	10	-16.27%
Norwood Park	8010	2010	\$310,000	\$339,000	91.45%	118	11	-2.05%
Norwood Park	8010	2011	\$290,000	\$314,450	92.22%	229	6	-6.45%
<b>Total Appreciation</b>								<b>-38.30%</b>
Jefferson Park	8011	2005	\$425,000	\$450,000	94.44%	46	59	
Jefferson Park	8011	2006	\$439,000	\$449,500	97.66%	93	33	3.29%
Jefferson Park	8011	2007	\$415,000	\$424,950	97.66%	94	22	-5.47%
Jefferson Park	8011	2008	\$355,000	\$379,350	93.58%	219	12	-14.46%
Jefferson Park	8011	2009	\$227,500	\$237,500	95.79%	238	24	-35.92%
Jefferson Park	8011	2010	\$260,000	\$279,900	92.89%	189	31	14.29%
Jefferson Park	8011	2011	\$213,500	\$249,950	85.42%	167	18	-17.88%
<b>Total Appreciation</b>								<b>-49.76%</b>
Forest Glen	8012	2005	\$508,000	\$515,000	98.64%	82	11	
Forest Glen	8012	2006	\$567,500	\$599,900	94.60%	145	2	11.71%
Forest Glen	8012	2007	\$560,000	\$604,450	92.65%	70	4	-1.32%
Forest Glen	8012	2008	\$349,000	\$397,450	87.81%	88	2	-37.68%
Forest Glen	8012	2009	\$399,000	\$449,000	88.86%	130	3	14.33%
Forest Glen	8012	2010	\$290,000	\$299,000	96.99%	245	3	-27.32%
Forest Glen	8012	2011	\$145,000	\$149,900	96.73%	15	1	-50.00%
<b>Total Appreciation</b>								<b>-71.46%</b>
North Park	8013	2005	\$499,000	\$499,900	99.82%	37	15	
North Park	8013	2006	\$559,000	\$559,900	99.84%	66	13	12.02%
North Park	8013	2007	\$398,000	\$424,000	93.87%	75	7	-28.80%
North Park	8013	2008	\$268,625	\$305,900	87.81%	178	4	-32.51%
North Park	8013	2009	\$271,000	\$264,900	102.30%	54	17	0.88%
North Park	8013	2010	\$281,500	\$273,000	103.11%	206	10	3.87%
North Park	8013	2011	\$236,250	\$272,450	86.71%	138	10	-16.07%
<b>Total Appreciation</b>								<b>-52.66%</b>

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								Median Sale Price
Albany Park	8014	2005	\$475,000	\$482,450	98.46%	57	86	
Albany Park	8014	2006	\$485,000	\$499,000	97.19%	94	45	2.11%
Albany Park	8014	2007	\$407,000	\$439,000	92.71%	146	33	-16.08%
Albany Park	8014	2008	\$297,000	\$309,900	95.84%	112	16	-27.03%
Albany Park	8014	2009	\$200,000	\$199,900	100.05%	151	54	-32.66%
Albany Park	8014	2010	\$199,000	\$199,000	100.00%	163	51	-0.50%
Albany Park	8014	2011	\$219,117	\$220,000	99.60%	123	34	10.11%
<b>Total Appreciation</b>								<b>-53.87%</b>
Portage Park	8015	2005	\$435,500	\$439,900	99.00%	61	138	
Portage Park	8015	2006	\$450,000	\$459,000	98.04%	91	99	3.33%
Portage Park	8015	2007	\$415,000	\$429,000	96.74%	155	37	-7.78%
Portage Park	8015	2008	\$320,000	\$356,800	89.69%	219	37	-22.89%
Portage Park	8015	2009	\$225,000	\$221,900	101.40%	135	77	-29.69%
Portage Park	8015	2010	\$203,000	\$209,250	97.01%	132	82	-9.78%
Portage Park	8015	2011	\$189,500	\$190,854	99.29%	179	70	-6.65%
<b>Total Appreciation</b>								<b>-56.49%</b>
Irving Park	8016	2005	\$424,000	\$429,950	98.62%	72	126	
Irving Park	8016	2006	\$429,900	\$439,000	97.93%	86	83	1.39%
Irving Park	8016	2007	\$415,000	\$429,000	96.74%	114	47	-3.47%
Irving Park	8016	2008	\$305,000	\$349,900	87.17%	142	35	-26.51%
Irving Park	8016	2009	\$181,500	\$194,450	93.34%	211	66	-40.49%
Irving Park	8016	2010	\$224,250	\$219,450	102.19%	133	78	23.55%
Irving Park	8016	2011	\$190,050	\$202,450	93.88%	124	38	-15.25%
<b>Total Appreciation</b>								<b>-55.18%</b>
Dunning	8017	2005	\$396,250	\$404,400	97.98%	63	38	
Dunning	8017	2006	\$443,000	\$469,500	94.36%	122	18	11.80%
Dunning	8017	2007	\$375,000	\$375,000	100.00%	180	5	-15.35%
Dunning	8017	2008	\$285,000	\$319,900	89.09%	248	9	-24.00%
Dunning	8017	2009	\$260,000	\$247,500	105.05%	109	9	-8.77%
Dunning	8017	2010	\$162,500	\$152,900	106.28%	201	13	-37.50%
Dunning	8017	2011	\$242,300	\$244,900	98.94%	193	7	49.11%
<b>Total Appreciation</b>								<b>-38.85%</b>
Montclare	8018	2005	\$417,000	\$414,900	100.51%	50	13	
Montclare	8018	2006	\$444,900	\$449,999	98.87%	112	9	6.69%
Montclare	8018	2007	\$415,000	\$424,950	97.66%	119	4	-6.72%
Montclare	8018	2008	\$270,000	\$249,900	108.04%	216	7	-34.94%
Montclare	8018	2009	\$175,000	\$163,000	107.36%	108	6	-35.19%
Montclare	8018	2010	\$159,000	\$173,500	91.64%	198	9	-9.14%
Montclare	8018	2011	\$170,000	\$184,700	92.04%	51	4	6.92%
<b>Total Appreciation</b>								<b>-59.23%</b>
Belmont Cragin	8019	2005	\$389,000	\$392,500	99.11%	53	209	
Belmont Cragin	8019	2006	\$397,000	\$406,000	97.78%	85	120	2.06%
Belmont Cragin	8019	2007	\$370,749	\$374,949	98.88%	100	36	-6.61%
Belmont Cragin	8019	2008	\$210,000	\$232,450	90.34%	182	42	-43.36%
Belmont Cragin	8019	2009	\$154,500	\$155,950	99.07%	173	120	-26.43%
Belmont Cragin	8019	2010	\$140,000	\$139,760	100.17%	174	124	-9.39%
Belmont Cragin	8019	2011	\$137,500	\$139,900	98.28%	163	105	-1.79%
<b>Total Appreciation</b>								<b>-64.65%</b>
Hermosa	8020	2005	\$370,000	\$379,900	97.39%	52	73	
Hermosa	8020	2006	\$365,000	\$369,900	98.68%	81	48	-1.35%
Hermosa	8020	2007	\$339,000	\$345,000	98.26%	117	23	-7.12%

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Hermosa	8020	2008	\$141,000	\$149,900	94.06%	265	19	-58.41%
Hermosa	8020	2009	\$110,000	\$125,000	88.00%	183	53	-21.99%
Hermosa	8020	2010	\$89,000	\$99,900	89.09%	148	41	-19.09%
Hermosa	8020	2011	\$110,000	\$115,000	95.65%	183	37	23.60%
<b>Total Appreciation</b>								<b>-70.27%</b>
Avondale	8021	2005	\$388,000	\$399,000	97.24%	98	113	
Avondale	8021	2006	\$395,000	\$399,900	98.77%	92	71	1.80%
Avondale	8021	2007	\$374,700	\$399,573	93.78%	139	36	-5.14%
Avondale	8021	2008	\$309,000	\$319,900	96.59%	164	29	-17.53%
Avondale	8021	2009	\$175,000	\$189,900	92.15%	172	73	-43.37%
Avondale	8021	2010	\$150,000	\$159,900	93.81%	167	79	-14.29%
Avondale	8021	2011	\$140,000	\$149,900	93.40%	148	75	-6.67%
<b>Total Appreciation</b>								<b>-63.92%</b>
Logan Square	8022	2005	\$390,000	\$399,900	97.52%	72	185	
Logan Square	8022	2006	\$419,000	\$429,900	97.46%	83	133	7.44%
Logan Square	8022	2007	\$449,000	\$465,000	96.56%	108	71	7.16%
Logan Square	8022	2008	\$311,612	\$326,500	95.44%	172	64	-30.60%
Logan Square	8022	2009	\$173,100	\$175,400	98.69%	145	94	-44.45%
Logan Square	8022	2010	\$161,000	\$169,900	94.76%	159	139	-6.99%
Logan Square	8022	2011	\$150,000	\$149,900	100.07%	158	65	-6.83%
<b>Total Appreciation</b>								<b>-61.54%</b>
Humboldt Park	8023	2005	\$275,000	\$275,000	100.00%	61	256	
Humboldt Park	8023	2006	\$290,000	\$295,000	98.31%	74	163	5.45%
Humboldt Park	8023	2007	\$272,750	\$282,400	96.58%	117	78	-5.95%
Humboldt Park	8023	2008	\$98,000	\$109,900	89.17%	184	95	-64.07%
Humboldt Park	8023	2009	\$35,001	\$34,900	100.29%	178	207	-64.28%
Humboldt Park	8023	2010	\$45,000	\$44,300	101.58%	87	161	28.57%
Humboldt Park	8023	2011	\$50,000	\$49,900	100.20%	147	112	11.11%
<b>Total Appreciation</b>								<b>-81.82%</b>
West Town	8024	2005	\$406,000	\$419,900	96.69%	85	137	
West Town	8024	2006	\$455,000	\$469,000	97.01%	77	87	12.07%
West Town	8024	2007	\$405,000	\$425,000	95.29%	91	67	-10.99%
West Town	8024	2008	\$399,900	\$449,000	89.06%	164	59	-1.26%
West Town	8024	2009	\$269,500	\$291,950	92.31%	166	50	-32.61%
West Town	8024	2010	\$185,000	\$189,900	97.42%	130	61	-31.35%
West Town	8024	2011	\$231,500	\$250,000	92.60%	182	46	25.14%
<b>Total Appreciation</b>								<b>-42.98%</b>
Austin	8025	2005	\$259,450	\$259,900	99.83%	53	314	
Austin	8025	2006	\$275,000	\$279,900	98.25%	91	244	5.99%
Austin	8025	2007	\$232,000	\$239,000	97.07%	111	123	-15.64%
Austin	8025	2008	\$120,000	\$129,900	92.38%	164	147	-48.28%
Austin	8025	2009	\$40,000	\$40,250	99.38%	154	294	-66.67%
Austin	8025	2010	\$43,000	\$42,000	102.38%	115	235	7.50%
Austin	8025	2011	\$48,000	\$54,900	87.43%	133	119	11.63%
<b>Total Appreciation</b>								<b>-81.50%</b>
West Garfield Park	8026	2005	\$228,500	\$235,000	97.23%	65	95	
West Garfield Park	8026	2006	\$242,000	\$255,000	94.90%	72	83	5.91%
West Garfield Park	8026	2007	\$192,500	\$208,000	92.55%	91	40	-20.45%
West Garfield Park	8026	2008	\$59,250	\$75,700	78.27%	157	62	-69.22%
West Garfield Park	8026	2009	\$26,750	\$25,950	103.08%	157	130	-54.85%
West Garfield Park	8026	2010	\$24,701	\$26,700	92.51%	104	94	-7.66%
West Garfield Park	8026	2011	\$28,750	\$30,100	95.51%	111	34	16.39%

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<b>Total Appreciation</b>								<b>-87.42%</b>
East Garfield Park	8027	2005	\$262,500	\$246,900	106.32%	62	75	
East Garfield Park	8027	2006	\$289,500	\$289,450	100.02%	75	64	10.29%
East Garfield Park	8027	2007	\$205,000	\$225,000	91.11%	73	22	-29.19%
East Garfield Park	8027	2008	\$96,000	\$107,900	88.97%	162	34	-53.17%
East Garfield Park	8027	2009	\$39,500	\$40,000	98.75%	179	84	-58.85%
East Garfield Park	8027	2010	\$35,000	\$32,500	107.69%	92	71	-11.39%
East Garfield Park	8027	2011	\$31,125	\$31,850	97.72%	128	40	-11.07%
<b>Total Appreciation</b>								<b>-88.14%</b>
Near West Side	8028	2005	\$395,000	\$419,000	94.27%	82	27	
Near West Side	8028	2006	\$437,500	\$472,000	92.69%	98	26	10.76%
Near West Side	8028	2007	\$400,000	\$428,000	93.46%	128	17	-8.57%
Near West Side	8028	2008	\$285,000	\$299,900	95.03%	93	5	-28.75%
Near West Side	8028	2009	\$185,000	\$235,000	78.72%	146	17	-35.09%
Near West Side	8028	2010	\$129,500	\$136,450	94.91%	194	16	-30.00%
Near West Side	8028	2011	\$119,000	\$116,900	101.80%	116	7	-8.11%
<b>Total Appreciation</b>								<b>-69.87%</b>
North Lawndale	8029	2005	\$219,000	\$225,000	97.33%	67	107	
North Lawndale	8029	2006	\$245,000	\$259,900	94.27%	75	109	11.87%
North Lawndale	8029	2007	\$215,000	\$220,000	97.73%	99	65	-12.24%
North Lawndale	8029	2008	\$67,250	\$69,950	96.14%	171	82	-68.72%
North Lawndale	8029	2009	\$31,722	\$34,900	90.89%	161	122	-52.83%
North Lawndale	8029	2010	\$27,362	\$29,000	94.35%	118	116	-13.74%
North Lawndale	8029	2011	\$25,000	\$28,000	89.29%	91	48	-8.63%
<b>Total Appreciation</b>								<b>-88.58%</b>
South Lawndale	8030	2005	\$240,000	\$239,900	100.04%	62	153	
South Lawndale	8030	2006	\$255,000	\$264,900	96.26%	88	105	6.25%
South Lawndale	8030	2007	\$239,950	\$243,450	98.56%	108	58	-5.90%
South Lawndale	8030	2008	\$120,000	\$130,000	92.31%	189	29	-49.99%
South Lawndale	8030	2009	\$52,000	\$49,900	104.21%	163	98	-56.67%
South Lawndale	8030	2010	\$53,000	\$50,000	106.00%	123	111	1.92%
South Lawndale	8030	2011	\$57,750	\$56,900	101.49%	175	62	8.96%
<b>Total Appreciation</b>								<b>-75.94%</b>
Lower West Side	8031	2005	\$280,000	\$289,000	96.89%	78	43	
Lower West Side	8031	2006	\$312,500	\$312,450	100.02%	69	34	11.61%
Lower West Side	8031	2007	\$282,000	\$299,000	94.31%	77	15	-9.76%
Lower West Side	8031	2008	\$155,000	\$157,400	98.48%	150	18	-45.04%
Lower West Side	8031	2009	\$131,000	\$140,950	92.94%	202	26	-15.48%
Lower West Side	8031	2010	\$100,650	\$99,950	100.70%	122	22	-23.17%
Lower West Side	8031	2011	\$87,500	\$99,450	87.98%	119	20	-13.07%
<b>Total Appreciation</b>								<b>-68.75%</b>
Loop	8032	2005	\$0	\$0	N/A	0	0	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	\$0	\$0	N/A	0	0	N/A
Loop	8032	2011	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>N/A</b>
South Loop	8033	2005	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2006	\$0	\$0	N/A	0	0	N/A

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**2 unit Buildings**  
**Data Collected From:**  
**Multiple Listing Service of Northern Illinois**  
**Data Reliable But Not Guaranteed**

Neighborhood Area	Code	Year	Median Sale			Market Time (Days)	Avg. # Units Sold	%Change in Median Sale Price
			Price	List Price	Price to List Price Ratio			
South Loop	8033	2007	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2008	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2009	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2010	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2011	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>N/A</b>
Armour Square	8034	2005	\$0	\$0	N/A	0	0	
Armour Square	8034	2006	\$386,700	\$402,450	96.09%	28	2	N/A
Armour Square	8034	2007	\$270,000	\$293,500	91.99%	277	2	-30.18%
Armour Square	8034	2008	\$366,000	\$365,000	100.27%	2	1	35.56%
Armour Square	8034	2009	\$251,000	\$250,000	100.40%	11	1	-31.42%
Armour Square	8034	2010	\$273,800	\$329,000	83.22%	175	5	9.08%
Armour Square	8034	2011	\$107,000	\$99,500	107.54%	29	1	-60.92%
<b>Total Appreciation</b>								<b>-72.33%</b>
Douglas	8035	2005	\$375,000	\$375,000	100.00%	73	3	
Douglas	8035	2006	\$226,000	\$250,000	90.40%	39	7	-39.73%
Douglas	8035	2007	\$300,000	\$299,900	100.03%	258	3	32.74%
Douglas	8035	2008	\$185,000	\$220,000	84.09%	237	1	-38.33%
Douglas	8035	2009	\$130,000	\$125,500	103.59%	85	7	-29.73%
Douglas	8035	2010	\$75,000	\$56,250	133.33%	158	2	-42.31%
Douglas	8035	2011	\$77,500	\$94,900	81.66%	29	2	3.33%
<b>Total Appreciation</b>								<b>-79.33%</b>
Oakland	8036	2005	\$612,500	\$625,000	98.00%	133	2	
Oakland	8036	2006	\$305,000	\$375,000	81.33%	14	1	-50.20%
Oakland	8036	2007	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2008	\$180,000	\$235,000	76.60%	147	1	-40.98%
Oakland	8036	2009	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2010	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2011	\$135,000	\$149,900	90.06%	105	2	N/A
<b>Total Appreciation</b>								<b>-77.96%</b>
Grand Boulevard	8038	2005	\$255,500	\$250,270	102.09%	40	15	
Grand Boulevard	8038	2006	\$263,000	\$314,900	83.52%	46	13	2.94%
Grand Boulevard	8038	2007	\$255,000	\$242,900	104.98%	42	10	-3.04%
Grand Boulevard	8038	2008	\$164,000	\$164,900	99.45%	131	7	-35.69%
Grand Boulevard	8038	2009	\$83,250	\$87,200	95.47%	129	10	-49.24%
Grand Boulevard	8038	2010	\$70,600	\$70,750	99.79%	134	20	-15.20%
Grand Boulevard	8038	2011	\$56,000	\$62,000	90.32%	292	17	-20.68%
<b>Total Appreciation</b>								<b>-78.08%</b>
Kenwood	8039	2005	\$675,000	\$675,000	100.00%	1	1	
Kenwood	8039	2006	\$447,500	\$474,500	94.31%	52	2	-33.70%
Kenwood	8039	2007	\$375,000	\$379,900	98.71%	121	3	-16.20%
Kenwood	8039	2008	\$290,000	\$300,000	96.67%	57	1	-22.67%
Kenwood	8039	2009	\$231,500	\$237,250	97.58%	309	2	-20.17%
Kenwood	8039	2010	\$112,750	\$114,950	98.09%	42	2	-51.30%
Kenwood	8039	2011	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>-83.30%</b>
Washington Park	8040	2005	\$208,000	\$205,000	101.46%	101	17	
Washington Park	8040	2006	\$277,500	\$277,500	100.00%	53	14	33.41%
Washington Park	8040	2007	\$180,000	\$168,900	106.57%	142	7	-35.14%
Washington Park	8040	2008	\$44,500	\$44,950	99.00%	218	8	-75.28%
Washington Park	8040	2009	\$32,000	\$43,450	73.65%	133	16	-28.09%
Washington Park	8040	2010	\$37,000	\$36,400	101.65%	144	12	15.63%

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Neighborhood Area	Code	Year	Median Sale Price	Median List Price	Price to Median List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in
								Median Sale Price
Washington Park	8040	2011	\$40,000	\$35,900	111.42%	21	3	8.11%
<b>Total Appreciation</b>								<b>-80.77%</b>
South Shore	8043	2005	\$240,000	\$245,000	97.96%	64	63	
South Shore	8043	2006	\$225,000	\$234,450	95.97%	90	46	-6.25%
South Shore	8043	2007	\$235,000	\$237,450	98.97%	103	30	4.44%
South Shore	8043	2008	\$123,700	\$126,200	98.02%	201	24	-47.36%
South Shore	8043	2009	\$39,900	\$44,900	88.86%	191	57	-67.74%
South Shore	8043	2010	\$49,950	\$52,450	95.23%	142	58	25.19%
South Shore	8043	2011	\$40,000	\$49,900	80.16%	172	27	-19.92%
<b>Total Appreciation</b>								<b>-83.33%</b>
Chatham	8044	2005	\$222,450	\$222,500	99.98%	60	32	
Chatham	8044	2006	\$230,000	\$234,900	97.91%	102	33	3.39%
Chatham	8044	2007	\$210,000	\$212,900	98.64%	86	27	-8.70%
Chatham	8044	2008	\$123,750	\$139,900	88.46%	172	20	-41.07%
Chatham	8044	2009	\$39,375	\$47,400	83.07%	220	37	-68.18%
Chatham	8044	2010	\$67,500	\$69,950	96.50%	126	24	71.43%
Chatham	8044	2011	\$40,500	\$35,400	114.41%	85	19	-40.00%
<b>Total Appreciation</b>								<b>-81.79%</b>
Greater Grand Crossing	8069	2005	\$220,000	\$220,000	100.00%	68	113	
Greater Grand Crossing	8069	2006	\$225,000	\$230,000	97.83%	100	95	2.27%
Greater Grand Crossing	8069	2007	\$170,000	\$185,200	91.79%	117	58	-24.44%
Greater Grand Crossing	8069	2008	\$70,000	\$79,900	87.61%	197	71	-58.82%
Greater Grand Crossing	8069	2009	\$32,700	\$37,800	86.51%	190	106	-53.29%
Greater Grand Crossing	8069	2010	\$27,750	\$29,900	92.81%	109	88	-15.14%
Greater Grand Crossing	8069	2011	\$29,500	\$32,450	90.91%	101	58	6.31%
<b>Total Appreciation</b>								<b>-86.59%</b>
Edgewater	8077	2005	\$540,000	\$549,900	98.20%	66	41	
Edgewater	8077	2006	\$580,000	\$595,000	97.48%	53	31	7.41%
Edgewater	8077	2007	\$585,000	\$600,000	97.50%	97	21	0.86%
Edgewater	8077	2008	\$485,000	\$494,900	98.00%	79	11	-17.09%
Edgewater	8077	2009	\$462,500	\$499,500	92.59%	222	6	-4.64%
Edgewater	8077	2010	\$360,000	\$399,900	90.02%	156	27	-22.16%
Edgewater	8077	2011	\$380,000	\$429,000	88.58%	100	15	5.56%
<b>Total Appreciation</b>								<b>-29.63%</b>
Evanston	201	2005	\$431,000	\$428,750	100.52%	65	82	
Evanston	201	2006	\$445,000	\$455,000	97.80%	86	57	3.25%
Evanston	201	2007	\$420,000	\$469,900	89.38%	157	35	-5.62%
Evanston	201	2008	\$243,000	\$255,000	95.29%	215	31	-42.14%
Evanston	201	2009	\$197,500	\$210,450	93.85%	220	36	-18.72%
Evanston	201	2010	\$152,500	\$175,000	87.14%	194	51	-22.78%
Evanston	201	2011	\$205,000	\$205,000	100.00%	144	33	34.43%
<b>Total Appreciation</b>								<b>-52.44%</b>
Oak Park	302	2005	\$450,000	\$464,900	96.80%	68	31	
Oak Park	302	2006	\$440,000	\$465,900	94.44%	106	25	-2.22%
Oak Park	302	2007	\$463,000	\$469,000	98.72%	104	21	5.23%
Oak Park	302	2008	\$329,900	\$329,900	100.00%	272	5	-28.75%
Oak Park	302	2009	\$250,000	\$275,000	90.91%	213	23	-24.22%
Oak Park	302	2010	\$274,000	\$276,000	99.28%	166	21	9.60%
Oak Park	302	2011	\$187,000	\$185,000	101.08%	180	23	-31.75%
<b>Total Appreciation</b>								<b>-58.44%</b>