

**Appreciation By Year and Area**  
**Data thru 12/31/09**  
**2 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	1999	\$121,343	\$121,369	99.98%	54	195	
Rogers Park	8001	2000	\$132,951	\$133,955	99.25%	38	253	9.57%
Rogers Park	8001	2001	\$148,972	\$150,423	99.04%	47	264	12.05%
Rogers Park	8001	2002	\$170,402	\$172,439	98.82%	52	337	14.39%
Rogers Park	8001	2003	\$198,765	\$200,409	99.18%	105	393	16.64%
Rogers Park	8001	2004	\$199,765	\$200,002	99.88%	98	494	0.50%
Rogers Park	8001	2005	\$216,569	\$215,341	100.57%	111	600	8.41%
Rogers Park	8001	2006	\$228,529	\$228,350	100.08%	114	578	5.52%
Rogers Park	8001	2007	\$227,147	\$230,187	98.68%	154	405	-0.60%
Rogers Park	8001	2008	\$209,994	\$215,867	97.28%	187	247	-7.55%
Rogers Park	8001	2009	\$178,019	\$184,509	96.48%	230	227	-15.23%
<b>Total Appreciation</b>								<b>46.71%</b>
West Ridge	8002	1999	\$93,871	\$96,801	96.97%	39	191	
West Ridge	8002	2000	\$115,561	\$117,840	98.07%	53	184	23.11%
West Ridge	8002	2001	\$136,736	\$139,532	98.00%	38	219	18.32%
West Ridge	8002	2002	\$148,126	\$152,326	97.24%	50	202	8.33%
West Ridge	8002	2003	\$161,863	\$166,140	97.43%	98	234	9.27%
West Ridge	8002	2004	\$175,915	\$180,692	97.36%	89	322	8.68%
West Ridge	8002	2005	\$193,507	\$196,301	98.58%	90	333	10.00%
West Ridge	8002	2006	\$202,424	\$205,106	98.69%	122	304	4.61%
West Ridge	8002	2007	\$208,155	\$211,306	98.51%	142	295	2.83%
West Ridge	8002	2008	\$173,503	\$179,223	96.81%	190	132	-16.65%
West Ridge	8002	2009	\$98,128	\$106,573	92.08%	174	182	-43.44%
<b>Total Appreciation</b>								<b>4.53%</b>
Uptown	8003	1999	\$177,107	\$178,567	99.18%	48	338	
Uptown	8003	2000	\$211,437	\$213,019	99.26%	44	370	19.38%
Uptown	8003	2001	\$237,176	\$240,316	98.69%	40	414	12.17%
Uptown	8003	2002	\$244,270	\$247,074	98.87%	47	456	2.99%
Uptown	8003	2003	\$258,170	\$262,315	98.42%	91	590	5.69%
Uptown	8003	2004	\$279,750	\$280,791	99.63%	93	660	8.36%
Uptown	8003	2005	\$284,829	\$287,315	99.13%	94	636	1.82%
Uptown	8003	2006	\$305,510	\$308,523	99.02%	99	474	7.26%
Uptown	8003	2007	\$294,095	\$298,567	98.50%	127	498	-3.74%
Uptown	8003	2008	\$287,835	\$295,256	97.49%	134	431	-2.13%
Uptown	8003	2009	\$263,395	\$273,607	96.27%	152	307	-8.49%
<b>Total Appreciation</b>								<b>48.72%</b>
Lincoln Square	8004	1999	\$139,069	\$135,644	102.52%	51	236	
Lincoln Square	8004	2000	\$155,328	\$154,617	100.46%	42	283	11.69%
Lincoln Square	8004	2001	\$205,309	\$207,638	98.88%	44	140	32.18%
Lincoln Square	8004	2002	\$218,842	\$219,894	99.52%	50	219	6.59%
Lincoln Square	8004	2003	\$236,873	\$241,202	98.21%	84	238	8.24%
Lincoln Square	8004	2004	\$257,405	\$256,762	100.25%	57	302	8.67%
Lincoln Square	8004	2005	\$282,015	\$283,253	99.56%	76	327	9.56%
Lincoln Square	8004	2006	\$276,031	\$279,028	98.93%	79	325	-2.12%
Lincoln Square	8004	2007	\$289,059	\$290,051	99.66%	88	395	4.72%
Lincoln Square	8004	2008	\$293,668	\$298,744	98.30%	130	256	1.59%
Lincoln Square	8004	2009	\$254,308	\$262,177	97.00%	147	195	-13.40%
<b>Total Appreciation</b>								<b>82.86%</b>
North Center	8005	1999	\$245,059	\$247,085	99.18%	72	92	
North Center	8005	2000	\$276,582	\$279,716	98.88%	37	130	12.86%
North Center	8005	2001	\$285,143	\$286,114	99.66%	53	124	3.10%
North Center	8005	2002	\$304,044	\$305,470	99.53%	52	225	6.63%
North Center	8005	2003	\$306,082	\$311,460	98.27%	105	224	0.67%
North Center	8005	2004	\$310,923	\$315,088	98.68%	67	258	1.58%
North Center	8005	2005	\$331,602	\$335,171	98.94%	95	276	6.65%
North Center	8005	2006	\$351,088	\$355,281	98.82%	107	272	5.88%
North Center	8005	2007	\$352,506	\$358,231	98.40%	119	291	0.40%
North Center	8005	2008	\$332,464	\$340,888	97.53%	117	156	-5.69%
North Center	8005	2009	\$334,065	\$344,343	97.02%	117	136	0.48%
<b>Total Appreciation</b>								<b>36.32%</b>
Lakeview	8006	1999	\$250,536	\$252,688	99.15%	46	731	
Lakeview	8006	2000	\$276,417	\$278,824	99.14%	34	911	10.33%
Lakeview	8006	2001	\$306,560	\$309,307	99.11%	49	866	10.90%
Lakeview	8006	2002	\$317,966	\$323,175	98.39%	43	950	3.72%
Lakeview	8006	2003	\$324,702	\$330,572	98.22%	100	1089	2.12%
Lakeview	8006	2004	\$344,932	\$350,790	98.33%	78	1115	6.23%
Lakeview	8006	2005	\$351,998	\$357,429	98.48%	90	1293	2.05%
Lakeview	8006	2006	\$366,369	\$372,056	98.47%	95	1112	4.08%
Lakeview	8006	2007	\$368,496	\$373,300	98.71%	97	1043	0.58%
Lakeview	8006	2008	\$378,964	\$371,498	102.01%	107	846	2.84%
Lakeview	8006	2009	\$347,194	\$361,232	96.11%	125	549	-8.38%
<b>Total Appreciation</b>								<b>38.58%</b>
Lincoln Park	8007	1999	\$301,264	\$306,248	98.37%	29	510	

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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	2000	\$329,174	\$334,294	98.47%	30	549	9.26%
Lincoln Park	8007	2001	\$350,758	\$357,689	98.06%	38	485	6.56%
Lincoln Park	8007	2002	\$368,524	\$378,446	97.38%	41	584	5.07%
Lincoln Park	8007	2003	\$372,361	\$380,797	97.78%	100	666	1.04%
Lincoln Park	8007	2004	\$391,815	\$401,209	97.66%	86	691	5.22%
Lincoln Park	8007	2005	\$410,301	\$416,621	98.48%	78	807	4.72%
Lincoln Park	8007	2006	\$417,166	\$426,429	97.83%	94	591	1.67%
Lincoln Park	8007	2007	\$426,539	\$434,885	98.08%	109	622	2.25%
Lincoln Park	8007	2008	\$431,132	\$446,706	96.51%	112	421	1.08%
Lincoln Park	8007	2009	\$405,369	\$425,032	95.37%	140	335	-5.98%
<b>Total Appreciation</b>								<b>34.56%</b>
Near North	8008	1999	\$335,535	\$340,503	98.54%	57	682	
Near North	8008	2000	\$377,386	\$383,986	98.28%	31	776	12.47%
Near North	8008	2001	\$427,826	\$433,321	98.73%	42	652	13.37%
Near North	8008	2002	\$430,307	\$436,298	98.63%	45	1079	0.58%
Near North	8008	2003	\$451,106	\$453,339	99.51%	132	1406	4.83%
Near North	8008	2004	\$502,039	\$505,253	99.36%	107	1579	11.29%
Near North	8008	2005	\$494,894	\$496,706	99.64%	110	1563	-1.42%
Near North	8008	2006	\$521,899	\$529,191	98.62%	115	1180	5.46%
Near North	8008	2007	\$533,468	\$540,035	98.78%	122	1226	2.22%
Near North	8008	2008	\$559,105	\$565,602	98.85%	134	901	4.81%
Near North	8008	2009	\$499,984	\$520,195	96.11%	138	782	-10.57%
<b>Total Appreciation</b>								<b>49.01%</b>
Edison Park	8009	1999	\$117,028	\$122,063	95.88%	46	49	
Edison Park	8009	2000	\$136,353	\$138,928	98.15%	32	39	16.51%
Edison Park	8009	2001	\$166,150	\$165,750	100.24%	44	6	21.85%
Edison Park	8009	2002	\$165,121	\$167,658	98.49%	29	30	-0.62%
Edison Park	8009	2003	\$175,180	\$179,909	97.37%	39	33	6.09%
Edison Park	8009	2004	\$190,111	\$196,913	96.55%	39	46	8.52%
Edison Park	8009	2005	\$205,110	\$212,292	96.62%	42	49	7.89%
Edison Park	8009	2006	\$220,888	\$228,039	96.86%	46	52	7.69%
Edison Park	8009	2007	\$229,464	\$238,616	96.16%	90	43	3.88%
Edison Park	8009	2008	\$210,381	\$221,718	94.89%	109	27	-8.32%
Edison Park	8009	2009	\$209,829	\$225,372	93.10%	190	22	-0.26%
<b>Total Appreciation</b>								<b>79.30%</b>
Norwood Park	8010	1999	\$110,020	\$114,662	95.95%	40	54	
Norwood Park	8010	2000	\$131,898	\$135,116	97.62%	26	55	19.89%
Norwood Park	8010	2001	\$165,875	\$169,016	98.14%	28	12	25.76%
Norwood Park	8010	2002	\$165,729	\$169,405	97.83%	45	68	-0.09%
Norwood Park	8010	2003	\$187,902	\$193,687	97.01%	47	78	13.38%
Norwood Park	8010	2004	\$200,755	\$206,501	97.22%	46	68	6.84%
Norwood Park	8010	2005	\$218,683	\$223,928	97.66%	55	71	8.93%
Norwood Park	8010	2006	\$232,880	\$241,531	96.42%	71	62	6.49%
Norwood Park	8010	2007	\$218,763	\$228,435	95.77%	155	36	-6.06%
Norwood Park	8010	2008	\$181,951	\$192,612	94.47%	159	33	-16.83%
Norwood Park	8010	2009	\$165,612	\$178,413	92.83%	202	29	-8.98%
<b>Total Appreciation</b>								<b>50.53%</b>
Jefferson Park	8011	1999	\$117,716	\$122,725	95.92%	37	50	
Jefferson Park	8011	2000	\$145,247	\$148,347	97.91%	20	44	23.39%
Jefferson Park	8011	2001	\$145,485	\$148,551	97.94%	17	52	0.16%
Jefferson Park	8011	2002	\$160,045	\$164,658	97.20%	20	49	10.01%
Jefferson Park	8011	2003	\$177,063	\$182,453	97.05%	43	57	10.63%
Jefferson Park	8011	2004	\$190,046	\$194,647	97.64%	31	73	7.33%
Jefferson Park	8011	2005	\$226,012	\$232,588	97.17%	77	55	18.92%
Jefferson Park	8011	2006	\$247,268	\$252,642	97.87%	66	78	9.40%
Jefferson Park	8011	2007	\$251,030	\$257,338	97.55%	157	55	1.52%
Jefferson Park	8011	2008	\$212,972	\$218,016	97.69%	169	18	-15.16%
Jefferson Park	8011	2009	\$174,339	\$186,391	93.53%	204	14	-18.14%
<b>Total Appreciation</b>								<b>48.10%</b>
Forest Glen	8012	1999	\$180,181	\$185,772	96.99%	42	11	
Forest Glen	8012	2000	\$208,500	\$222,400	93.75%	25	7	15.72%
Forest Glen	8012	2001	\$243,010	\$248,661	97.73%	41	26	16.55%
Forest Glen	8012	2002	\$221,620	\$232,625	95.27%	48	12	-8.80%
Forest Glen	8012	2003	\$240,041	\$247,608	96.94%	47	12	8.31%
Forest Glen	8012	2004	\$256,306	\$264,793	96.79%	71	8	6.78%
Forest Glen	8012	2005	\$300,710	\$312,021	96.37%	38	14	17.32%
Forest Glen	8012	2006	\$308,062	\$317,650	96.98%	135	8	2.44%
Forest Glen	8012	2007	\$273,500	\$278,725	98.13%	23	4	-11.22%
Forest Glen	8012	2008	\$287,805	\$313,455	91.82%	199	9	5.23%
Forest Glen	8012	2009	\$264,666	\$264,166	100.19%	13	3	-8.04%
<b>Total Appreciation</b>								<b>46.89%</b>
North Park	8013	1999	\$148,933	\$154,986	96.09%	41	15	
North Park	8013	2000	\$179,842	\$184,682	97.38%	59	28	20.75%

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North Park	8013	2001	\$194,854	\$201,212	96.84%	25	24	8.35%
North Park	8013	2002	\$215,375	\$221,854	97.08%	32	31	10.53%
North Park	8013	2003	\$216,987	\$223,900	96.91%	63	16	0.75%
North Park	8013	2004	\$226,854	\$234,657	96.67%	75	21	4.55%
North Park	8013	2005	\$259,224	\$265,778	97.53%	86	33	14.27%
North Park	8013	2006	\$254,456	\$258,125	98.58%	150	29	-1.84%
North Park	8013	2007	\$228,631	\$232,962	98.14%	123	35	-10.15%
North Park	8013	2008	\$194,354	\$206,704	94.03%	206	21	-14.99%
North Park	8013	2009	\$183,986	\$197,967	92.94%	232	20	-5.33%
<b>Total Appreciation</b>								<b>23.54%</b>
Albany Park	8014	1999	\$116,064	\$116,041	100.02%	111	55	
Albany Park	8014	2000	\$144,714	\$142,556	101.51%	66	100	24.68%
Albany Park	8014	2001	\$157,626	\$158,438	99.49%	52	121	8.92%
Albany Park	8014	2002	\$183,615	\$182,900	100.39%	60	152	16.49%
Albany Park	8014	2003	\$195,871	\$195,868	100.00%	123	177	6.67%
Albany Park	8014	2004	\$198,598	\$200,285	99.16%	67	185	1.39%
Albany Park	8014	2005	\$215,877	\$216,457	99.73%	81	307	8.70%
Albany Park	8014	2006	\$224,945	\$226,740	99.21%	116	292	4.20%
Albany Park	8014	2007	\$227,408	\$231,636	98.17%	170	178	1.09%
Albany Park	8014	2008	\$210,019	\$215,890	97.28%	160	126	-7.65%
Albany Park	8014	2009	\$169,415	\$177,697	95.34%	159	79	-19.33%
<b>Total Appreciation</b>								<b>45.97%</b>
Portage Park	8015	1999	\$107,970	\$112,159	96.27%	39	40	
Portage Park	8015	2000	\$124,030	\$124,970	99.25%	18	44	14.87%
Portage Park	8015	2001	\$150,293	\$152,745	98.39%	20	44	21.17%
Portage Park	8015	2002	\$162,376	\$166,282	97.65%	26	46	8.04%
Portage Park	8015	2003	\$180,729	\$186,102	97.11%	48	37	11.30%
Portage Park	8015	2004	\$187,639	\$191,538	97.96%	34	52	3.82%
Portage Park	8015	2005	\$219,337	\$223,388	98.19%	61	43	16.89%
Portage Park	8015	2006	\$200,768	\$204,645	98.11%	56	86	-8.47%
Portage Park	8015	2007	\$194,436	\$200,714	96.87%	104	64	-3.15%
Portage Park	8015	2008	\$198,426	\$208,184	95.31%	178	46	2.05%
Portage Park	8015	2009	\$123,639	\$129,269	95.64%	210	31	-37.69%
<b>Total Appreciation</b>								<b>14.51%</b>
Irving Park	8016	1999	\$114,664	\$117,019	97.99%	78	57	
Irving Park	8016	2000	\$160,094	\$158,691	100.88%	57	96	39.62%
Irving Park	8016	2001	\$165,029	\$165,332	99.82%	41	95	3.08%
Irving Park	8016	2002	\$192,511	\$193,074	99.71%	41	102	16.65%
Irving Park	8016	2003	\$199,548	\$201,829	98.87%	97	152	3.66%
Irving Park	8016	2004	\$227,569	\$226,463	100.49%	90	252	14.04%
Irving Park	8016	2005	\$229,721	\$231,578	99.20%	103	240	0.95%
Irving Park	8016	2006	\$244,562	\$246,458	99.23%	93	238	6.46%
Irving Park	8016	2007	\$240,500	\$242,967	98.98%	138	259	-1.66%
Irving Park	8016	2008	\$226,906	\$234,035	96.95%	168	142	-5.65%
Irving Park	8016	2009	\$183,986	\$192,366	95.64%	155	129	-18.92%
<b>Total Appreciation</b>								<b>60.46%</b>
Dunning	8017	1999	\$120,598	\$125,930	95.77%	38	90	
Dunning	8017	2000	\$151,855	\$156,637	96.95%	41	63	25.92%
Dunning	8017	2001	\$172,140	\$175,899	97.86%	49	16	13.36%
Dunning	8017	2002	\$177,667	\$181,317	97.99%	61	92	3.21%
Dunning	8017	2003	\$190,042	\$195,392	97.26%	46	81	6.97%
Dunning	8017	2004	\$209,654	\$213,878	98.03%	40	104	10.32%
Dunning	8017	2005	\$220,192	\$224,555	98.06%	58	112	5.03%
Dunning	8017	2006	\$231,530	\$235,881	98.16%	75	123	5.15%
Dunning	8017	2007	\$235,238	\$241,393	97.45%	134	58	1.60%
Dunning	8017	2008	\$196,231	\$208,000	94.34%	195	32	-16.58%
Dunning	8017	2009	\$210,981	\$189,562	111.30%	193	38	7.52%
<b>Total Appreciation</b>								<b>74.95%</b>
Montclare	8018	1999	\$90,500	\$93,222	97.08%	36	22	
Montclare	8018	2000	\$113,095	\$116,405	97.16%	42	20	24.97%
Montclare	8018	2001	\$114,000	\$117,700	96.86%	16	2	0.80%
Montclare	8018	2002	\$130,811	\$133,938	97.67%	59	26	14.75%
Montclare	8018	2003	\$155,709	\$157,539	98.84%	81	41	19.03%
Montclare	8018	2004	\$169,202	\$172,862	97.88%	59	24	8.67%
Montclare	8018	2005	\$191,498	\$195,525	97.94%	82	35	13.18%
Montclare	8018	2006	\$211,425	\$216,192	97.80%	99	27	10.41%
Montclare	8018	2007	\$219,023	\$220,161	99.48%	118	26	3.59%
Montclare	8018	2008	\$212,775	\$218,025	97.59%	61	16	-2.85%
Montclare	8018	2009	\$165,460	\$172,130	96.13%	123	10	-22.24%
<b>Total Appreciation</b>								<b>82.83%</b>
Belmont Cragin	8019	1999	\$127,250	\$131,950	96.44%	149	2	
Belmont Cragin	8019	2000	\$88,162	\$88,150	100.01%	7	8	-30.72%
Belmont Cragin	8019	2001	\$0	\$0	N/A	0	0	N/A

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Belmont Cragin	8019	2002	\$126,347	\$129,688	97.42%	88	17	N/A
Belmont Cragin	8019	2003	\$152,375	\$155,400	98.05%	76	8	20.60%
Belmont Cragin	8019	2004	\$156,619	\$159,361	98.28%	85	13	2.79%
Belmont Cragin	8019	2005	\$174,397	\$175,127	99.58%	19	22	11.35%
Belmont Cragin	8019	2006	\$228,672	\$229,179	99.78%	66	79	31.12%
Belmont Cragin	8019	2007	\$203,185	\$205,532	98.86%	91	37	-11.15%
Belmont Cragin	8019	2008	\$182,827	\$190,018	96.22%	127	16	-10.02%
Belmont Cragin	8019	2009	\$92,650	\$99,660	92.97%	74	15	-49.32%
<b>Total Appreciation</b>								<b>-27.19%</b>
Hermosa	8020	1999	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2000	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2001	\$129,316	\$124,500	103.87%	80	4	N/A
Hermosa	8020	2002	\$137,785	\$139,685	98.64%	185	7	6.55%
Hermosa	8020	2003	\$158,560	\$161,320	98.29%	186	5	15.08%
Hermosa	8020	2004	\$160,940	\$163,180	98.63%	64	5	1.50%
Hermosa	8020	2005	\$172,290	\$177,010	97.33%	114	10	7.05%
Hermosa	8020	2006	\$169,400	\$175,925	96.29%	28	12	-1.68%
Hermosa	8020	2007	\$193,457	\$201,485	96.02%	43	14	14.20%
Hermosa	8020	2008	\$209,666	\$221,266	94.76%	56	3	8.38%
Hermosa	8020	2009	\$98,461	\$102,669	95.90%	204	13	-53.04%
<b>Total Appreciation</b>								<b>-23.86%</b>
Avondale	8021	1999	\$219,047	\$216,813	101.03%	221	25	
Avondale	8021	2000	\$216,127	\$213,424	101.27%	71	48	-1.33%
Avondale	8021	2001	\$247,978	\$239,725	103.44%	50	67	14.74%
Avondale	8021	2002	\$233,120	\$236,967	98.38%	60	46	-5.99%
Avondale	8021	2003	\$268,236	\$276,144	97.14%	132	38	15.06%
Avondale	8021	2004	\$249,473	\$252,468	98.81%	85	66	-6.99%
Avondale	8021	2005	\$269,591	\$272,693	98.86%	78	104	8.06%
Avondale	8021	2006	\$286,110	\$292,115	97.94%	88	87	6.13%
Avondale	8021	2007	\$277,843	\$283,896	97.87%	122	83	-2.89%
Avondale	8021	2008	\$268,829	\$275,966	97.41%	165	60	-3.24%
Avondale	8021	2009	\$252,697	\$267,610	94.43%	215	44	-6.00%
<b>Total Appreciation</b>								<b>15.36%</b>
Logan Square	8022	1999	\$205,333	\$206,177	99.59%	72	167	
Logan Square	8022	2000	\$219,178	\$218,033	100.53%	48	201	6.74%
Logan Square	8022	2001	\$239,363	\$239,980	99.74%	107	277	9.21%
Logan Square	8022	2002	\$257,450	\$259,449	99.23%	59	289	7.56%
Logan Square	8022	2003	\$260,923	\$265,232	98.38%	107	292	1.35%
Logan Square	8022	2004	\$276,599	\$279,666	98.90%	93	402	6.01%
Logan Square	8022	2005	\$286,078	\$288,331	99.22%	98	401	3.43%
Logan Square	8022	2006	\$309,474	\$310,142	99.78%	92	445	8.18%
Logan Square	8022	2007	\$307,119	\$311,247	98.67%	123	399	-0.76%
Logan Square	8022	2008	\$298,650	\$304,190	98.18%	149	280	-2.76%
Logan Square	8022	2009	\$253,144	\$261,959	96.63%	150	194	-15.24%
<b>Total Appreciation</b>								<b>23.28%</b>
Humboldt Park	8023	1999	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2000	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2001	\$0	\$0	N/A	0	0	N/A
Humboldt Park	8023	2002	\$133,000	\$133,900	99.33%	65	1	N/A
Humboldt Park	8023	2003	\$171,250	\$179,000	95.67%	90	2	28.76%
Humboldt Park	8023	2004	\$243,563	\$245,666	99.14%	298	3	42.23%
Humboldt Park	8023	2005	\$200,000	\$203,830	98.12%	144	13	-17.89%
Humboldt Park	8023	2006	\$224,871	\$212,996	105.58%	88	26	12.44%
Humboldt Park	8023	2007	\$165,028	\$167,490	98.53%	179	21	-26.61%
Humboldt Park	8023	2008	\$210,433	\$212,849	98.86%	204	14	27.51%
Humboldt Park	8023	2009	\$59,711	\$69,770	85.58%	113	12	-71.62%
<b>Total Appreciation</b>								<b>-55.10%</b>
West Town	8024	1999	\$239,385	\$240,825	99.40%	76	386	
West Town	8024	2000	\$276,458	\$277,178	99.74%	44	474	15.49%
West Town	8024	2001	\$289,240	\$289,500	99.91%	59	534	4.62%
West Town	8024	2002	\$298,922	\$299,891	99.68%	54	671	3.35%
West Town	8024	2003	\$317,450	\$323,656	98.08%	96	724	6.20%
West Town	8024	2004	\$324,274	\$326,985	99.17%	94	947	2.15%
West Town	8024	2005	\$348,035	\$352,045	98.86%	80	955	7.33%
West Town	8024	2006	\$353,878	\$358,661	98.67%	89	837	1.68%
West Town	8024	2007	\$358,762	\$364,215	98.50%	99	905	1.38%
West Town	8024	2008	\$355,703	\$365,345	97.36%	100	621	-0.85%
West Town	8024	2009	\$316,358	\$328,782	96.22%	133	500	-11.06%
<b>Total Appreciation</b>								<b>32.15%</b>
Austin	8025	1999	\$78,340	\$82,147	95.37%	58	21	
Austin	8025	2000	\$97,461	\$98,642	98.80%	50	28	24.41%
Austin	8025	2001	\$141,562	\$144,925	97.68%	46	8	45.25%
Austin	8025	2002	\$115,090	\$114,330	100.66%	55	33	-18.70%

**Appreciation By Year and Area**  
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**2 Bedroom Condos**  
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Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale	Avg.	#	%Change in
					Price to	Market		
					Price Ratio	Time	Sold	Sale Price
						(Days)		
Austin	8025	2003	\$95,875	\$90,603	105.82%	80	33	-16.70%
Austin	8025	2004	\$164,700	\$168,183	97.93%	204	61	71.79%
Austin	8025	2005	\$172,013	\$175,949	97.76%	114	36	4.44%
Austin	8025	2006	\$154,120	\$156,046	98.77%	92	74	-10.40%
Austin	8025	2007	\$180,253	\$180,967	99.61%	200	59	16.96%
Austin	8025	2008	\$196,535	\$197,793	99.36%	342	16	9.03%
Austin	8025	2009	\$101,857	\$112,709	90.37%	196	26	-48.17%
<b>Total Appreciation</b>								<b>30.02%</b>
West Garfield Park	8026	1999	\$0	\$0	N/A	0	0	
West Garfield Park	8026	2000	\$250	\$259	96.53%	1	1	N/A
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	\$133,975	\$140,700	95.22%	80	4	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	\$19,000	\$29,922	63.50%	203	1	N/A
<b>Total Appreciation</b>								<b>7500.00%</b>
East Garfield Park	8027	1999	\$0	\$0	N/A	0	0	
East Garfield Park	8027	2000	\$101,250	\$98,000	103.32%	64	1	N/A
East Garfield Park	8027	2001	\$0	\$0	N/A	0	0	N/A
East Garfield Park	8027	2002	\$135,000	\$135,000	100.00%	189	1	N/A
East Garfield Park	8027	2003	\$178,600	\$181,980	98.14%	217	5	32.30%
East Garfield Park	8027	2004	\$172,791	\$173,320	99.69%	44	10	-3.25%
East Garfield Park	8027	2005	\$148,216	\$152,588	97.13%	109	18	-14.22%
East Garfield Park	8027	2006	\$188,982	\$190,701	99.10%	108	51	27.50%
East Garfield Park	8027	2007	\$220,695	\$220,061	100.29%	90	18	16.78%
East Garfield Park	8027	2008	\$168,544	\$174,293	96.70%	168	15	-23.63%
East Garfield Park	8027	2009	\$64,916	\$68,410	94.89%	174	12	-61.48%
<b>Total Appreciation</b>								<b>-35.89%</b>
Near West Side	8028	1999	\$236,281	\$225,822	104.63%	150	552	
Near West Side	8028	2000	\$281,468	\$279,937	100.55%	41	301	19.12%
Near West Side	8028	2001	\$282,580	\$277,260	101.92%	44	442	0.40%
Near West Side	8028	2002	\$301,298	\$298,991	100.77%	72	571	6.62%
Near West Side	8028	2003	\$302,040	\$296,881	101.74%	157	836	0.25%
Near West Side	8028	2004	\$323,781	\$323,185	100.18%	112	752	7.20%
Near West Side	8028	2005	\$347,561	\$338,356	102.72%	122	924	7.34%
Near West Side	8028	2006	\$339,695	\$328,465	103.42%	113	1108	-2.26%
Near West Side	8028	2007	\$358,615	\$349,785	102.52%	170	874	5.57%
Near West Side	8028	2008	\$352,665	\$350,695	100.56%	165	548	-1.66%
Near West Side	8028	2009	\$332,175	\$337,218	98.50%	151	384	-5.81%
<b>Total Appreciation</b>								<b>40.58%</b>
North Lawndale	8029	1999	\$0	\$0	N/A	0	0	
North Lawndale	8029	2000	\$0	\$0	N/A	0	0	N/A
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	\$147,000	\$149,900	98.07%	73	1	N/A
North Lawndale	8029	2006	\$142,666	\$140,633	101.45%	103	3	-2.95%
North Lawndale	8029	2007	\$107,600	\$111,600	96.42%	114	6	-24.58%
North Lawndale	8029	2008	\$36,450	\$38,900	93.70%	83	2	-66.12%
North Lawndale	8029	2009	\$86,250	\$86,875	99.28%	82	4	136.63%
<b>Total Appreciation</b>								<b>-41.33%</b>
South Lawndale	8030	1999	\$0	\$0	N/A	0	0	
South Lawndale	8030	2000	\$0	\$0	N/A	0	0	N/A
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	\$82,500	\$82,000	100.61%	62	2	N/A
South Lawndale	8030	2007	\$193,857	\$194,828	99.50%	84	7	134.98%
South Lawndale	8030	2008	\$0	\$0	N/A	0	0	N/A
South Lawndale	8030	2009	\$126,415	\$142,000	89.02%	101	1	N/A
<b>Total Appreciation</b>								<b>53.23%</b>
Lower West Side	8031	1999	\$0	\$0	N/A	0	0	
Lower West Side	8031	2000	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2001	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2002	\$0	\$0	N/A	0	0	N/A
Lower West Side	8031	2003	\$173,750	\$176,675	98.34%	236	4	N/A

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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	2004	\$228,480	\$236,740	96.51%	44	5	31.50%
Lower West Side	8031	2005	\$199,960	\$203,750	98.14%	70	5	-12.48%
Lower West Side	8031	2006	\$267,611	\$268,052	99.84%	67	24	33.83%
Lower West Side	8031	2007	\$289,891	\$291,098	99.59%	123	36	8.33%
Lower West Side	8031	2008	\$253,072	\$255,798	98.93%	216	23	-12.70%
Lower West Side	8031	2009	\$240,075	\$245,610	97.75%	171	20	-5.14%
<b>Total Appreciation</b>								<b>38.17%</b>
Loop	8032	1999	\$272,564	\$270,511	100.76%	27	163	
Loop	8032	2000	\$293,725	\$298,743	98.32%	29	196	7.76%
Loop	8032	2001	\$311,447	\$315,447	98.73%	94	139	6.03%
Loop	8032	2002	\$320,481	\$323,508	99.06%	48	241	2.90%
Loop	8032	2003	\$329,659	\$332,848	99.04%	126	289	2.86%
Loop	8032	2004	\$338,293	\$338,585	99.91%	79	377	2.62%
Loop	8032	2005	\$400,079	\$400,694	99.85%	104	384	18.26%
Loop	8032	2006	\$405,246	\$407,422	99.47%	69	373	1.29%
Loop	8032	2007	\$532,280	\$532,279	100.00%	86	423	31.35%
Loop	8032	2008	\$542,290	\$531,294	102.07%	74	371	1.88%
Loop	8032	2009	\$490,443	\$488,488	100.40%	107	315	-9.56%
<b>Total Appreciation</b>								<b>79.94%</b>
South Loop	8033	1999	\$229,579	\$226,281	101.46%	30	115	
South Loop	8033	2000	\$248,470	\$244,527	101.61%	38	167	8.23%
South Loop	8033	2001	\$308,923	\$311,772	99.09%	66	141	24.33%
South Loop	8033	2002	\$355,726	\$336,310	105.77%	89	410	15.15%
South Loop	8033	2003	\$352,631	\$342,237	103.04%	195	410	-0.87%
South Loop	8033	2004	\$352,166	\$341,862	103.01%	200	530	-0.13%
South Loop	8033	2005	\$384,716	\$374,386	102.76%	131	575	9.24%
South Loop	8033	2006	\$417,614	\$394,240	105.93%	140	918	8.55%
South Loop	8033	2007	\$403,534	\$396,802	101.70%	145	531	-3.37%
South Loop	8033	2008	\$460,788	\$432,323	106.58%	177	612	14.19%
South Loop	8033	2009	\$405,387	\$403,330	100.51%	355	369	-12.02%
<b>Total Appreciation</b>								<b>76.58%</b>
Edgewater	8077	1999	\$150,215	\$152,647	98.41%	41	345	
Edgewater	8077	2000	\$177,491	\$180,656	98.25%	40	334	18.16%
Edgewater	8077	2001	\$202,255	\$207,014	97.70%	44	360	13.95%
Edgewater	8077	2002	\$223,888	\$228,315	98.06%	45	439	10.70%
Edgewater	8077	2003	\$240,332	\$244,198	98.42%	98	451	7.34%
Edgewater	8077	2004	\$248,016	\$253,355	97.89%	85	444	3.20%
Edgewater	8077	2005	\$274,141	\$268,986	101.92%	104	449	10.53%
Edgewater	8077	2006	\$286,858	\$289,802	98.98%	108	500	4.64%
Edgewater	8077	2007	\$282,452	\$285,619	98.89%	133	425	-1.54%
Edgewater	8077	2008	\$277,174	\$283,797	97.67%	157	294	-1.87%
Edgewater	8077	2009	\$234,590	\$241,245	97.24%	120	298	-15.36%
<b>Total Appreciation</b>								<b>56.17%</b>
Evanston	201	1999	\$153,807	\$156,283	98.42%	44	347	
Evanston	201	2000	\$181,859	\$183,297	99.22%	40	347	18.24%
Evanston	201	2001	\$192,803	\$195,401	98.67%	42	355	6.02%
Evanston	201	2002	\$214,000	\$219,110	97.67%	43	402	10.99%
Evanston	201	2003	\$233,576	\$239,991	97.33%	90	427	9.15%
Evanston	201	2004	\$250,689	\$257,027	97.53%	77	410	7.33%
Evanston	201	2005	\$280,666	\$286,472	97.97%	105	463	11.96%
Evanston	201	2006	\$290,677	\$296,794	97.94%	116	432	3.57%
Evanston	201	2007	\$310,520	\$320,843	96.78%	151	356	6.83%
Evanston	201	2008	\$289,163	\$304,909	94.84%	185	239	-6.88%
Evanston	201	2009	\$248,293	\$262,594	94.55%	179	188	-14.13%
<b>Total Appreciation</b>								<b>61.43%</b>
Oak Park	302	1999	\$137,428	\$139,183	98.74%	41	234	
Oak Park	302	2000	\$149,965	\$151,538	98.96%	79	194	9.12%
Oak Park	302	2001	\$165,181	\$166,740	99.07%	68	181	10.15%
Oak Park	302	2002	\$176,068	\$178,075	98.87%	84	215	6.59%
Oak Park	302	2003	\$206,187	\$209,919	98.22%	92	227	17.11%
Oak Park	302	2004	\$217,398	\$220,818	98.45%	70	264	5.44%
Oak Park	302	2005	\$249,534	\$251,157	99.35%	111	289	14.78%
Oak Park	302	2006	\$242,837	\$247,333	98.18%	103	248	-2.68%
Oak Park	302	2007	\$293,813	\$295,244	99.52%	169	236	20.99%
Oak Park	302	2008	\$241,801	\$253,448	95.40%	179	118	-17.70%
Oak Park	302	2009	\$205,652	\$216,984	94.78%	158	95	-14.95%
<b>Total Appreciation</b>								<b>49.64%</b>