

Appreciation By Year and Area
Data thru 03/31/10
3 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 List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Rogers Park	8001	2000	\$329,266	\$333,193	98.82%	20	15	
Rogers Park	8001	2001	\$419,895	\$429,900	97.67%	15	12	27.52%
Rogers Park	8001	2002	\$401,658	\$417,800	96.14%	22	12	-4.34%
Rogers Park	8001	2003	\$530,411	\$549,700	96.49%	88	17	32.06%
Rogers Park	8001	2004	\$532,362	\$548,132	97.12%	64	31	0.37%
Rogers Park	8001	2005	\$635,583	\$647,133	98.22%	58	18	19.39%
Rogers Park	8001	2006	\$573,857	\$587,428	97.69%	47	7	-9.71%
Rogers Park	8001	2007	\$512,958	\$518,616	98.91%	65	6	-10.61%
Rogers Park	8001	2008	\$418,000	\$451,600	92.56%	88	3	-18.51%
Rogers Park	8001	2009	\$274,125	\$288,375	95.06%	137	8	-34.42%
Rogers Park	8001	2010	\$320,000	\$339,950	94.13%	42	2	16.74%
Total Appreciation								-2.81%
West Ridge	8002	2000	\$364,207	\$375,039	97.11%	27	38	
West Ridge	8002	2001	\$386,051	\$398,209	96.95%	28	31	6.00%
West Ridge	8002	2002	\$444,753	\$456,873	97.35%	29	41	15.21%
West Ridge	8002	2003	\$524,188	\$539,896	97.09%	78	34	17.86%
West Ridge	8002	2004	\$552,806	\$565,380	97.78%	82	47	5.46%
West Ridge	8002	2005	\$583,680	\$596,156	97.91%	79	25	5.58%
West Ridge	8002	2006	\$596,864	\$615,032	97.05%	107	37	2.26%
West Ridge	8002	2007	\$525,996	\$543,418	96.79%	150	16	-11.87%
West Ridge	8002	2008	\$380,016	\$410,273	92.63%	107	15	-27.75%
West Ridge	8002	2009	\$303,382	\$308,509	98.34%	107	17	-20.17%
West Ridge	8002	2010	\$256,366	\$259,266	98.88%	159	3	-15.50%
Total Appreciation								-29.61%
Uptown	8003	2000	\$341,400	\$344,800	99.01%	18	5	
Uptown	8003	2001	\$462,285	\$482,971	95.72%	36	7	35.41%
Uptown	8003	2002	\$552,560	\$572,090	96.59%	28	10	19.53%
Uptown	8003	2003	\$706,075	\$723,957	97.53%	102	7	27.78%
Uptown	8003	2004	\$500,000	\$525,000	95.24%	66	1	-29.19%
Uptown	8003	2005	\$698,666	\$722,933	96.64%	169	3	39.73%
Uptown	8003	2006	\$716,375	\$741,500	96.61%	84	8	2.53%
Uptown	8003	2007	\$585,600	\$618,739	94.64%	189	5	-18.26%
Uptown	8003	2008	\$558,400	\$613,000	91.09%	82	3	-4.64%
Uptown	8003	2009	\$503,833	\$541,000	93.13%	152	3	-9.77%
Uptown	8003	2010	\$252,000	\$250,000	100.80%	303	1	-49.98%
Total Appreciation								-26.19%
Lincoln Square	8004	2000	\$425,600	\$433,311	98.22%	32	17	
Lincoln Square	8004	2001	\$413,973	\$429,442	96.40%	25	19	-2.73%
Lincoln Square	8004	2002	\$487,321	\$504,427	96.61%	21	24	17.72%
Lincoln Square	8004	2003	\$578,526	\$600,121	96.40%	54	19	18.72%
Lincoln Square	8004	2004	\$559,978	\$572,328	97.84%	58	28	-3.21%
Lincoln Square	8004	2005	\$644,532	\$666,212	96.75%	64	24	15.10%
Lincoln Square	8004	2006	\$626,450	\$649,889	96.39%	96	30	-2.81%
Lincoln Square	8004	2007	\$626,955	\$652,026	96.15%	110	15	0.08%
Lincoln Square	8004	2008	\$557,409	\$606,563	91.90%	111	11	-11.09%
Lincoln Square	8004	2009	\$434,835	\$457,007	95.15%	124	14	-21.99%
Lincoln Square	8004	2010	\$384,500	\$407,400	94.38%	72	2	-11.58%
Total Appreciation								-9.66%
North Center	8005	2000	\$403,000	\$419,604	96.04%	32	25	
North Center	8005	2001	\$483,483	\$506,883	95.38%	31	24	19.97%
North Center	8005	2002	\$456,371	\$481,613	94.76%	43	31	-5.61%
North Center	8005	2003	\$505,808	\$531,181	95.22%	62	38	10.83%
North Center	8005	2004	\$614,151	\$633,648	96.92%	63	39	21.42%
North Center	8005	2005	\$620,130	\$642,264	96.55%	87	20	0.97%
North Center	8005	2006	\$655,621	\$679,814	96.44%	107	32	5.72%
North Center	8005	2007	\$655,669	\$688,499	95.23%	119	21	0.01%
North Center	8005	2008	\$536,525	\$573,260	93.59%	127	10	-18.17%
North Center	8005	2009	\$631,142	\$676,985	93.23%	228	7	17.64%
North Center	8005	2010	\$410,000	\$449,900	91.13%	305	1	-35.04%
Total Appreciation								1.74%
Lakeview	8006	2000	\$582,868	\$607,917	95.88%	33	35	
Lakeview	8006	2001	\$605,312	\$632,300	95.73%	29	39	3.85%
Lakeview	8006	2002	\$682,487	\$706,618	96.59%	36	50	12.75%
Lakeview	8006	2003	\$766,198	\$807,970	94.83%	75	57	12.27%
Lakeview	8006	2004	\$833,610	\$869,535	95.87%	97	68	8.80%
Lakeview	8006	2005	\$857,935	\$886,260	96.80%	63	58	2.92%
Lakeview	8006	2006	\$837,049	\$881,442	94.96%	107	47	-2.43%
Lakeview	8006	2007	\$838,385	\$864,371	96.99%	71	42	0.16%
Lakeview	8006	2008	\$798,425	\$842,796	94.74%	145	27	-4.77%
Lakeview	8006	2009	\$738,631	\$777,433	95.01%	170	19	-7.49%
Lakeview	8006	2010	\$565,600	\$599,799	94.30%	203	5	-23.43%
Total Appreciation								-2.96%
Lincoln Park	8007	2000	\$713,791	\$734,033	97.24%	31	18	
Lincoln Park	8007	2001	\$717,055	\$754,136	95.08%	40	36	0.46%
Lincoln Park	8007	2002	\$758,883	\$798,349	95.06%	79	28	5.83%

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Lincoln Park	8007	2003	\$846,297	\$891,827	94.89%	76	40	11.52%
Lincoln Park	8007	2004	\$907,437	\$971,419	93.41%	80	40	7.22%
Lincoln Park	8007	2005	\$988,085	\$1,042,206	94.81%	100	43	8.89%
Lincoln Park	8007	2006	\$1,040,666	\$1,099,632	94.64%	101	21	5.32%
Lincoln Park	8007	2007	\$1,077,705	\$1,162,576	92.70%	146	25	3.56%
Lincoln Park	8007	2008	\$978,670	\$1,064,434	91.94%	140	20	-9.19%
Lincoln Park	8007	2009	\$752,244	\$789,587	95.27%	261	8	-23.14%
Lincoln Park	8007	2010	\$595,000	\$620,000	95.97%	38	1	-20.90%
Total Appreciation								-16.64%
Near North	8008	2000	\$290,000	\$340,000	85.29%	88	1	
Near North	8008	2001	\$785,500	\$829,750	94.67%	92	4	170.86%
Near North	8008	2002	\$678,750	\$754,725	89.93%	59	4	-13.59%
Near North	8008	2003	\$0	\$0	N/A	0	0	N/A
Near North	8008	2004	\$0	\$0	N/A	0	0	N/A
Near North	8008	2005	\$985,000	\$1,097,000	89.79%	252	2	N/A
Near North	8008	2006	\$698,666	\$764,666	91.37%	190	3	-29.07%
Near North	8008	2007	\$0	\$0	N/A	0	0	N/A
Near North	8008	2008	\$881,500	\$947,450	93.04%	229	2	N/A
Near North	8008	2009	\$562,500	\$595,000	94.54%	375	1	-36.19%
Near North	8008	2010	\$630,000	\$669,900	94.04%	776	1	12.00%
Total Appreciation								117.24%
Edison Park	8009	2000	\$349,500	\$349,500	100.00%	19	1	
Edison Park	8009	2001	\$389,500	\$389,000	100.13%	34	1	11.44%
Edison Park	8009	2002	\$450,000	\$484,250	92.93%	82	2	15.53%
Edison Park	8009	2003	\$495,000	\$499,500	99.10%	36	1	10.00%
Edison Park	8009	2004	\$560,000	\$574,900	97.41%	130	1	13.13%
Edison Park	8009	2005	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2006	\$574,500	\$599,444	95.84%	99	2	N/A
Edison Park	8009	2007	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2008	\$367,000	\$364,900	N/A	4	1	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								5.01%
Norwood Park	8010	2000	\$354,625	\$377,175	94.02%	31	4	
Norwood Park	8010	2001	\$380,000	\$388,500	97.81%	41	2	7.16%
Norwood Park	8010	2002	\$426,700	\$445,540	95.77%	56	5	12.29%
Norwood Park	8010	2003	\$465,142	\$476,814	97.55%	96	7	9.01%
Norwood Park	8010	2004	\$560,000	\$582,000	96.22%	10	2	20.39%
Norwood Park	8010	2005	\$569,000	\$578,950	98.28%	27	2	1.61%
Norwood Park	8010	2006	\$587,800	\$613,380	95.83%	122	5	3.30%
Norwood Park	8010	2007	\$518,833	\$542,966	95.56%	205	6	-11.73%
Norwood Park	8010	2008	\$0	\$0	N/A	0	0	N/A
Norwood Park	8010	2009	\$475,000	\$549,900	86.38%	93	1	N/A
Norwood Park	8010	2010	\$380,000	\$419,000	90.69%	370	1	-20.00%
Total Appreciation								7.16%
Jefferson Park	8011	2000	\$336,181	\$349,489	96.19%	11	26	
Jefferson Park	8011	2001	\$376,162	\$382,850	98.25%	29	8	11.89%
Jefferson Park	8011	2002	\$439,687	\$455,388	96.55%	32	8	16.89%
Jefferson Park	8011	2003	\$477,390	\$485,160	98.40%	43	10	8.57%
Jefferson Park	8011	2004	\$470,400	\$485,718	96.85%	39	16	-1.46%
Jefferson Park	8011	2005	\$565,888	\$585,177	96.70%	64	9	20.30%
Jefferson Park	8011	2006	\$497,755	\$524,592	94.88%	101	14	-12.04%
Jefferson Park	8011	2007	\$483,777	\$506,488	95.52%	299	9	-2.81%
Jefferson Park	8011	2008	\$476,000	\$499,000	95.39%	218	1	-1.61%
Jefferson Park	8011	2009	\$306,333	\$312,466	98.04%	95	3	-35.64%
Jefferson Park	8011	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-8.88%
Forest Glen	8012	2000	\$227,500	\$231,950	98.08%	1	2	
Forest Glen	8012	2001	\$280,000	\$289,900	96.59%	22	1	23.08%
Forest Glen	8012	2002	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2003	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2004	\$345,000	\$390,000	88.46%	49	1	N/A
Forest Glen	8012	2005	\$557,500	\$569,499	97.89%	54	2	61.59%
Forest Glen	8012	2006	\$595,500	\$589,450	101.03%	196	2	6.82%
Forest Glen	8012	2007	\$630,000	\$675,000	93.33%	168	1	5.79%
Forest Glen	8012	2008	\$0	\$0	N/A	0	0	N/A
Forest Glen	8012	2009	\$149,900	\$149,900	100.00%	172	1	N/A
Forest Glen	8012	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-34.11%
North Park	8013	2000	\$388,666	\$395,566	98.26%	53	3	
North Park	8013	2001	\$445,000	\$469,900	94.70%	58	1	14.49%
North Park	8013	2002	\$0	\$0	N/A	0	0	N/A
North Park	8013	2003	\$529,666	\$548,000	96.65%	121	3	N/A
North Park	8013	2004	\$0	\$0	N/A	0	0	N/A
North Park	8013	2005	\$537,475	\$546,975	98.26%	70	4	N/A

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North Park	8013	2006	\$553,812	\$577,150	95.96%	68	8	3.04%
North Park	8013	2007	\$487,400	\$496,380	98.19%	154	5	-11.99%
North Park	8013	2008	\$460,000	\$484,966	94.85%	250	3	-5.62%
North Park	8013	2009	\$264,000	\$298,083	88.57%	191	6	-42.61%
North Park	8013	2010	\$321,000	\$304,950	105.26%	6	2	21.59%
Total Appreciation								-17.41%
Albany Park	8014	2000	\$292,276	\$295,319	98.97%	27	21	
Albany Park	8014	2001	\$356,350	\$366,849	97.14%	32	24	21.92%
Albany Park	8014	2002	\$425,906	\$440,656	96.65%	31	16	19.52%
Albany Park	8014	2003	\$445,135	\$458,471	97.09%	72	14	4.51%
Albany Park	8014	2004	\$466,942	\$481,627	96.95%	61	19	4.90%
Albany Park	8014	2005	\$525,676	\$541,569	97.07%	79	13	12.58%
Albany Park	8014	2006	\$567,739	\$597,856	94.96%	94	23	8.00%
Albany Park	8014	2007	\$461,200	\$483,950	95.30%	188	10	-18.77%
Albany Park	8014	2008	\$414,909	\$449,409	92.32%	235	11	-10.04%
Albany Park	8014	2009	\$267,486	\$290,200	92.17%	141	13	-35.53%
Albany Park	8014	2010	\$300,000	\$339,450	88.38%	214	2	12.16%
Total Appreciation								2.64%
Portage Park	8015	2000	\$323,646	\$332,746	97.27%	27	13	
Portage Park	8015	2001	\$310,547	\$326,371	95.15%	26	21	-4.05%
Portage Park	8015	2002	\$388,861	\$404,538	96.12%	20	18	25.22%
Portage Park	8015	2003	\$406,523	\$416,294	97.65%	54	17	4.54%
Portage Park	8015	2004	\$438,521	\$449,065	97.65%	34	19	7.87%
Portage Park	8015	2005	\$509,716	\$517,372	98.52%	77	25	16.24%
Portage Park	8015	2006	\$495,466	\$508,737	97.39%	63	21	-2.80%
Portage Park	8015	2007	\$459,100	\$465,577	98.61%	129	9	-7.34%
Portage Park	8015	2008	\$383,066	\$400,383	95.67%	274	6	-16.56%
Portage Park	8015	2009	\$277,294	\$293,123	94.60%	123	17	-27.61%
Portage Park	8015	2010	\$170,000	\$184,900	91.94%	96	2	-38.69%
Total Appreciation								-47.47%
Irving Park	8016	2000	\$290,108	\$303,265	95.66%	30	23	
Irving Park	8016	2001	\$336,360	\$347,686	96.74%	24	15	15.94%
Irving Park	8016	2002	\$342,373	\$352,960	97.00%	42	15	1.79%
Irving Park	8016	2003	\$394,500	\$413,628	95.38%	87	14	15.23%
Irving Park	8016	2004	\$446,807	\$461,744	96.77%	77	14	13.26%
Irving Park	8016	2005	\$490,558	\$502,579	97.61%	67	25	9.79%
Irving Park	8016	2006	\$457,035	\$468,047	97.65%	98	21	-6.83%
Irving Park	8016	2007	\$488,427	\$515,927	94.67%	90	11	6.87%
Irving Park	8016	2008	\$370,737	\$416,146	89.09%	219	8	-24.10%
Irving Park	8016	2009	\$258,300	\$287,806	89.75%	194	21	-30.33%
Irving Park	8016	2010	\$243,300	\$239,900	101.42%	355	3	-5.81%
Total Appreciation								-16.13%
Dunning	8017	2000	\$277,100	\$289,660	95.66%	48	5	
Dunning	8017	2001	\$347,833	\$355,966	97.72%	109	6	25.53%
Dunning	8017	2002	\$335,750	\$350,575	95.77%	39	4	-3.47%
Dunning	8017	2003	\$451,000	\$468,450	96.27%	40	4	34.33%
Dunning	8017	2004	\$518,232	\$531,314	97.54%	48	7	14.91%
Dunning	8017	2005	\$534,611	\$544,033	98.27%	500	9	3.16%
Dunning	8017	2006	\$551,000	\$575,381	95.76%	96	11	3.07%
Dunning	8017	2007	\$510,388	\$535,155	95.37%	253	9	-7.37%
Dunning	8017	2008	\$384,966	\$410,966	93.67%	91	3	-24.57%
Dunning	8017	2009	\$172,000	\$184,450	93.25%	217	2	-55.32%
Dunning	8017	2010	\$298,226	\$341,740	87.27%	183	5	73.39%
Total Appreciation								7.62%
Montclare	8018	2000	\$315,612	\$323,125	97.67%	52	8	
Montclare	8018	2001	\$324,500	\$338,233	95.94%	97	3	2.82%
Montclare	8018	2002	\$329,400	\$343,180	95.98%	38	5	1.51%
Montclare	8018	2003	\$353,000	\$352,000	100.28%	57	2	7.16%
Montclare	8018	2004	\$377,333	\$389,933	96.77%	115	3	6.89%
Montclare	8018	2005	\$479,666	\$486,300	98.64%	44	3	27.12%
Montclare	8018	2006	\$434,566	\$473,116	91.85%	75	6	-9.40%
Montclare	8018	2007	\$375,000	\$409,900	91.49%	437	1	-13.71%
Montclare	8018	2008	\$0	\$0	N/A	0	0	N/A
Montclare	8018	2009	\$0	\$0	N/A	0	0	N/A
Montclare	8018	2010	\$257,000	\$262,400	97.94%	58	2	N/A
Total Appreciation								-18.57%
Belmont Cragin	8019	2000	\$229,659	\$236,487	97.11%	43	22	
Belmont Cragin	8019	2001	\$255,269	\$261,539	97.60%	45	23	11.15%
Belmont Cragin	8019	2002	\$323,772	\$327,227	98.94%	101	18	26.84%
Belmont Cragin	8019	2003	\$344,895	\$354,262	97.36%	50	12	6.52%
Belmont Cragin	8019	2004	\$359,076	\$360,852	99.51%	56	17	4.11%
Belmont Cragin	8019	2005	\$421,606	\$429,506	98.16%	65	16	17.41%
Belmont Cragin	8019	2006	\$427,332	\$440,067	97.11%	99	46	1.36%
Belmont Cragin	8019	2007	\$422,420	\$431,760	97.84%	165	15	-1.15%
Belmont Cragin	8019	2008	\$245,653	\$264,946	92.72%	144	13	-41.85%

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Belmont Cragin	8019	2009	\$161,236	\$169,834	94.94%	190	25	-34.36%
Belmont Cragin	8019	2010	\$166,500	\$174,350	95.50%	657	2	3.26%
Total Appreciation								-27.50%
Hermosa	8020	2000	\$200,237	\$205,525	97.43%	18	8	
Hermosa	8020	2001	\$240,576	\$248,448	96.83%	38	13	20.15%
Hermosa	8020	2002	\$245,083	\$252,131	97.20%	43	6	1.87%
Hermosa	8020	2003	\$306,071	\$314,628	97.28%	68	14	24.88%
Hermosa	8020	2004	\$324,750	\$346,200	93.80%	145	4	6.10%
Hermosa	8020	2005	\$394,487	\$397,337	99.28%	68	8	21.47%
Hermosa	8020	2006	\$401,588	\$419,552	95.72%	112	17	1.80%
Hermosa	8020	2007	\$362,500	\$354,900	102.14%	186	1	-9.73%
Hermosa	8020	2008	\$174,000	\$190,766	91.21%	362	3	-52.00%
Hermosa	8020	2009	\$138,037	\$142,237	97.05%	148	8	-20.67%
Hermosa	8020	2010	\$230,000	\$239,900	95.87%	15	1	66.62%
Total Appreciation								14.86%
Avondale	8021	2000	\$249,157	\$255,831	97.39%	29	19	
Avondale	8021	2001	\$282,452	\$293,109	96.36%	17	21	13.36%
Avondale	8021	2002	\$325,967	\$340,641	95.69%	54	32	15.41%
Avondale	8021	2003	\$360,607	\$373,724	96.49%	62	28	10.63%
Avondale	8021	2004	\$422,471	\$440,297	95.95%	72	21	17.16%
Avondale	8021	2005	\$433,112	\$441,783	98.04%	86	25	2.52%
Avondale	8021	2006	\$449,421	\$462,234	97.23%	94	42	3.77%
Avondale	8021	2007	\$443,846	\$463,520	95.76%	150	15	-1.24%
Avondale	8021	2008	\$336,190	\$362,860	92.65%	141	10	-24.26%
Avondale	8021	2009	\$204,564	\$218,549	93.60%	103	25	-39.15%
Avondale	8021	2010	\$229,571	\$243,535	94.27%	170	7	12.22%
Total Appreciation								-7.86%
Logan Square	8022	2000	\$311,748	\$319,066	97.71%	25	45	
Logan Square	8022	2001	\$389,087	\$404,663	96.15%	40	65	24.81%
Logan Square	8022	2002	\$433,120	\$464,790	93.19%	40	53	11.32%
Logan Square	8022	2003	\$434,435	\$455,409	95.39%	76	68	0.30%
Logan Square	8022	2004	\$474,118	\$496,277	95.53%	92	66	9.13%
Logan Square	8022	2005	\$494,549	\$514,880	96.05%	78	67	4.31%
Logan Square	8022	2006	\$479,968	\$494,969	96.97%	81	60	-2.95%
Logan Square	8022	2007	\$518,655	\$542,241	95.65%	118	34	8.06%
Logan Square	8022	2008	\$398,722	\$435,794	91.49%	169	19	-23.12%
Logan Square	8022	2009	\$213,638	\$229,317	93.16%	159	25	-46.42%
Logan Square	8022	2010	\$222,791	\$232,733	95.73%	347	6	4.28%
Total Appreciation								-28.53%
Humboldt Park	8023	2000	\$158,362	\$162,445	97.49%	35	37	
Humboldt Park	8023	2001	\$189,469	\$192,462	98.44%	43	33	19.64%
Humboldt Park	8023	2002	\$243,934	\$253,146	96.36%	39	26	28.75%
Humboldt Park	8023	2003	\$221,059	\$227,906	97.00%	97	31	-9.38%
Humboldt Park	8023	2004	\$274,121	\$283,337	96.75%	64	32	24.00%
Humboldt Park	8023	2005	\$354,497	\$360,156	98.43%	56	46	29.32%
Humboldt Park	8023	2006	\$362,440	\$372,822	97.22%	89	57	2.24%
Humboldt Park	8023	2007	\$313,523	\$324,782	96.53%	109	24	-13.50%
Humboldt Park	8023	2008	\$196,077	\$201,038	97.53%	146	18	-37.46%
Humboldt Park	8023	2009	\$80,151	\$82,728	96.88%	201	29	-59.12%
Humboldt Park	8023	2010	\$111,646	\$118,438	94.27%	104	13	39.29%
Total Appreciation								-29.50%
West Town	8024	2000	\$351,391	\$361,988	97.07%	35	70	
West Town	8024	2001	\$419,318	\$436,657	96.03%	46	54	19.33%
West Town	8024	2002	\$403,243	\$428,358	94.14%	42	83	-3.83%
West Town	8024	2003	\$467,246	\$484,541	96.43%	87	67	15.87%
West Town	8024	2004	\$512,269	\$529,845	96.68%	106	90	9.64%
West Town	8024	2005	\$547,840	\$562,006	97.48%	90	94	6.94%
West Town	8024	2006	\$586,460	\$613,487	95.59%	95	79	7.05%
West Town	8024	2007	\$590,304	\$624,046	94.59%	114	41	0.66%
West Town	8024	2008	\$436,772	\$460,877	94.77%	158	27	-26.01%
West Town	8024	2009	\$316,130	\$349,125	90.55%	156	31	-27.62%
West Town	8024	2010	\$376,561	\$446,700	84.30%	133	9	19.12%
Total Appreciation								7.16%
Austin	8025	2000	\$133,316	\$136,780	97.47%	33	18	
Austin	8025	2001	\$181,907	\$179,666	101.25%	104	12	36.45%
Austin	8025	2002	\$174,071	\$181,775	95.76%	118	16	-4.31%
Austin	8025	2003	\$185,614	\$190,350	97.51%	121	16	6.63%
Austin	8025	2004	\$238,079	\$240,980	98.80%	63	33	28.27%
Austin	8025	2005	\$291,772	\$308,030	94.72%	63	33	22.55%
Austin	8025	2006	\$319,864	\$327,114	97.78%	76	62	9.63%
Austin	8025	2007	\$288,104	\$295,695	97.43%	79	31	-9.93%
Austin	8025	2008	\$185,531	\$200,915	92.34%	138	16	-35.60%
Austin	8025	2009	\$76,900	\$84,184	91.35%	138	26	-58.55%
Austin	8025	2010	\$75,378	\$87,971	85.69%	165	7	-1.98%
Total Appreciation								-43.46%

Appreciation By Year and Area
Data thru 03/31/10
3 unit Buildings
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Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

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West Garfield Park	8026	2000	\$123,175	\$128,462	95.88%	99	8	
West Garfield Park	8026	2001	\$112,069	\$109,742	102.12%	151	7	-9.02%
West Garfield Park	8026	2002	\$174,347	\$181,360	96.13%	30	10	55.57%
West Garfield Park	8026	2003	\$168,791	\$174,287	96.85%	32	12	-3.19%
West Garfield Park	8026	2004	\$244,000	\$250,685	97.33%	37	14	44.56%
West Garfield Park	8026	2005	\$329,581	\$331,837	99.32%	75	16	35.07%
West Garfield Park	8026	2006	\$321,904	\$326,363	98.63%	78	23	-2.33%
West Garfield Park	8026	2007	\$304,487	\$318,787	95.51%	76	8	-5.41%
West Garfield Park	8026	2008	\$100,000	\$115,566	86.53%	108	6	-67.16%
West Garfield Park	8026	2009	\$56,730	\$59,297	95.67%	169	20	-43.27%
West Garfield Park	8026	2010	\$74,666	\$72,566	102.89%	122	3	31.62%
Total Appreciation								-39.38%
East Garfield Park	8027	2000	\$138,635	\$139,707	99.23%	65	14	
East Garfield Park	8027	2001	\$176,590	\$182,360	96.84%	64	10	27.38%
East Garfield Park	8027	2002	\$187,261	\$194,430	96.31%	86	13	6.04%
East Garfield Park	8027	2003	\$325,821	\$328,942	99.05%	85	19	73.99%
East Garfield Park	8027	2004	\$250,180	\$258,596	96.75%	74	26	-23.22%
East Garfield Park	8027	2005	\$319,579	\$326,507	97.88%	49	26	27.74%
East Garfield Park	8027	2006	\$372,246	\$381,196	97.65%	102	28	16.48%
East Garfield Park	8027	2007	\$323,150	\$340,341	94.95%	136	12	-13.19%
East Garfield Park	8027	2008	\$162,492	\$184,614	88.02%	124	14	-49.72%
East Garfield Park	8027	2009	\$78,914	\$84,116	93.82%	180	27	-51.44%
East Garfield Park	8027	2010	\$37,216	\$35,133	105.93%	132	3	-52.84%
Total Appreciation								-73.16%
Near West Side	8028	2000	\$296,579	\$311,867	95.10%	18	24	
Near West Side	8028	2001	\$382,315	\$388,346	98.45%	22	26	28.91%
Near West Side	8028	2002	\$450,196	\$470,417	95.70%	43	28	17.76%
Near West Side	8028	2003	\$433,336	\$449,004	96.51%	82	22	-3.75%
Near West Side	8028	2004	\$448,870	\$472,425	95.01%	45	24	3.58%
Near West Side	8028	2005	\$516,239	\$529,342	97.52%	54	21	15.01%
Near West Side	8028	2006	\$492,732	\$514,336	95.80%	75	25	-4.55%
Near West Side	8028	2007	\$498,281	\$526,193	94.70%	122	16	1.13%
Near West Side	8028	2008	\$488,166	\$526,216	92.77%	270	6	-2.03%
Near West Side	8028	2009	\$307,966	\$382,666	80.48%	259	3	-36.91%
Near West Side	8028	2010	\$163,833	\$158,350	103.46%	187	3	-46.80%
Total Appreciation								-44.76%
North Lawndale	8029	2000	\$108,777	\$123,525	88.06%	98	24	
North Lawndale	8029	2001	\$128,871	\$131,240	98.19%	143	15	18.47%
North Lawndale	8029	2002	\$149,930	\$154,229	97.21%	80	24	16.34%
North Lawndale	8029	2003	\$194,736	\$197,260	98.72%	63	33	29.88%
North Lawndale	8029	2004	\$218,313	\$225,469	96.83%	57	46	12.11%
North Lawndale	8029	2005	\$310,860	\$315,454	98.54%	62	65	42.39%
North Lawndale	8029	2006	\$344,435	\$352,434	97.73%	87	67	10.80%
North Lawndale	8029	2007	\$384,104	\$391,333	98.15%	83	39	11.52%
North Lawndale	8029	2008	\$204,808	\$209,617	97.71%	208	17	-46.68%
North Lawndale	8029	2009	\$59,190	\$66,572	88.91%	191	62	-71.10%
North Lawndale	8029	2010	\$50,043	\$54,100	92.50%	27	16	-15.45%
Total Appreciation								-53.99%
South Lawndale	8030	2000	\$144,384	\$149,053	96.87%	86	13	
South Lawndale	8030	2001	\$172,957	\$178,742	96.76%	70	14	19.79%
South Lawndale	8030	2002	\$191,071	\$199,339	95.85%	78	23	10.47%
South Lawndale	8030	2003	\$192,812	\$203,182	94.90%	42	16	0.91%
South Lawndale	8030	2004	\$253,653	\$265,485	95.54%	43	27	31.55%
South Lawndale	8030	2005	\$298,276	\$308,561	96.67%	79	21	17.59%
South Lawndale	8030	2006	\$321,272	\$329,849	97.40%	124	22	7.71%
South Lawndale	8030	2007	\$253,833	\$275,699	92.07%	235	6	-20.99%
South Lawndale	8030	2008	\$172,416	\$183,583	93.92%	132	6	-32.08%
South Lawndale	8030	2009	\$64,736	\$72,412	89.40%	151	22	-62.45%
South Lawndale	8030	2010	\$123,305	\$124,966	98.67%	116	3	90.47%
Total Appreciation								-14.60%
Lower West Side	8031	2000	\$164,884	\$169,563	97.24%	63	13	
Lower West Side	8031	2001	\$213,307	\$220,279	96.83%	59	13	29.37%
Lower West Side	8031	2002	\$235,000	\$241,887	97.15%	65	11	10.17%
Lower West Side	8031	2003	\$263,225	\$270,300	97.38%	69	20	12.01%
Lower West Side	8031	2004	\$289,910	\$307,254	94.36%	87	15	10.14%
Lower West Side	8031	2005	\$398,323	\$419,661	94.92%	67	21	37.40%
Lower West Side	8031	2006	\$398,657	\$417,432	95.50%	87	20	0.08%
Lower West Side	8031	2007	\$388,992	\$406,999	95.58%	104	19	-2.42%
Lower West Side	8031	2008	\$210,166	\$226,266	92.88%	282	3	-45.97%
Lower West Side	8031	2009	\$140,485	\$147,821	95.04%	75	9	-33.16%
Lower West Side	8031	2010	\$251,000	\$244,833	102.52%	23	3	78.67%
Total Appreciation								52.23%
Loop	8032	2000	\$247,500	\$249,900	99.04%	1	1	
Loop	8032	2001	\$0	\$0	N/A	0	0	N/A

Appreciation By Year and Area
Data thru 03/31/10
3 unit Buildings
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Loop	8032	2002	\$0	\$0	N/A	0	0	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	\$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
Total Appreciation								N/A
South Loop	8033	2000	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2001	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2002	\$0	\$0	N/A	0	0	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	\$0	\$0	N/A	0	0	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
South Loop	8033	2009	\$0	\$0	N/A	0	0	N/A
South Loop	8033	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								N/A
Armour Square	8034	2000	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2001	\$233,000	\$250,000	93.20%	50	1	N/A
Armour Square	8034	2002	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2003	\$277,000	\$349,000	79.37%	170	1	N/A
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	\$480,000	\$528,000	N/A	53	1	N/A
Armour Square	8034	2008	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2009	\$0	\$0	N/A	0	0	N/A
Armour Square	8034	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								106.01%
Douglas	8035	2000	\$335,000	\$339,000	98.82%	343	1	
Douglas	8035	2001	\$323,750	\$342,450	94.54%	79	2	-3.36%
Douglas	8035	2002	\$323,750	\$339,950	95.23%	123	2	0.00%
Douglas	8035	2003	\$278,750	\$297,450	93.71%	222	4	-13.90%
Douglas	8035	2004	\$390,000	\$425,000	91.76%	17	1	39.91%
Douglas	8035	2005	\$470,000	\$479,900	97.94%	29	1	20.51%
Douglas	8035	2006	\$323,833	\$481,000	67.32%	132	3	-31.10%
Douglas	8035	2007	\$185,000	\$250,000	74.00%	84	1	-42.87%
Douglas	8035	2008	\$269,000	\$284,900	94.42%	84	2	45.41%
Douglas	8035	2009	\$0	\$0	N/A	0	0	N/A
Douglas	8035	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-19.70%
Oakland	8036	2000	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2001	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2002	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2003	\$200,000	\$219,950	90.93%	216	2	N/A
Oakland	8036	2004	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2005	\$450,000	\$525,000	85.71%	99	1	N/A
Oakland	8036	2006	\$316,000	\$359,900	87.80%	217	1	-29.78%
Oakland	8036	2007	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2008	\$0	\$0	N/A	0	0	N/A
Oakland	8036	2009	\$134,900	\$134,900	100.00%	135	1	N/A
Oakland	8036	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-32.55%
Grand Boulevard	8038	2000	\$188,125	\$190,412	98.80%	72	8	
Grand Boulevard	8038	2001	\$204,233	\$218,308	93.55%	83	12	8.56%
Grand Boulevard	8038	2002	\$196,129	\$207,740	94.41%	54	19	-3.97%
Grand Boulevard	8038	2003	\$274,490	\$274,869	99.86%	104	21	39.95%
Grand Boulevard	8038	2004	\$336,947	\$343,001	98.23%	47	21	22.75%
Grand Boulevard	8038	2005	\$469,491	\$484,245	96.95%	101	12	39.34%
Grand Boulevard	8038	2006	\$490,500	\$510,545	96.07%	53	11	4.47%
Grand Boulevard	8038	2007	\$333,650	\$362,883	91.94%	114	6	-31.98%
Grand Boulevard	8038	2008	\$192,333	\$211,266	91.04%	176	6	-42.35%
Grand Boulevard	8038	2009	\$209,652	\$210,760	99.47%	49	5	9.00%
Grand Boulevard	8038	2010	\$121,825	\$122,775	99.23%	117	8	-41.89%
Total Appreciation								-35.24%
Kenwood	8039	2000	\$166,500	\$166,500	100.00%	63	1	
Kenwood	8039	2001	\$234,487	\$253,700	92.43%	12	4	40.83%
Kenwood	8039	2002	\$243,325	\$257,466	94.51%	13	6	3.77%
Kenwood	8039	2003	\$252,500	\$295,616	85.41%	221	2	3.77%
Kenwood	8039	2004	\$285,000	\$342,450	83.22%	136	2	12.87%

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Kenwood	8039	2005	\$555,000	\$600,000	92.50%	231	1	94.74%
Kenwood	8039	2006	\$433,750	\$441,375	98.27%	91	4	-21.85%
Kenwood	8039	2007	\$0	\$0	N/A	0	0	N/A
Kenwood	8039	2008	\$279,450	\$279,900	99.84%	225	2	N/A
Kenwood	8039	2009	\$138,833	\$147,466	94.15%	345	3	-50.32%
Kenwood	8039	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-16.62%
Washington Park	8040	2000	\$192,847	\$172,975	111.49%	25	4	
Washington Park	8040	2001	\$189,877	\$196,809	96.48%	44	9	-1.54%
Washington Park	8040	2002	\$170,178	\$195,664	86.97%	55	7	-10.37%
Washington Park	8040	2003	\$188,600	\$194,800	96.82%	140	5	10.83%
Washington Park	8040	2004	\$288,636	\$291,345	99.07%	58	11	53.04%
Washington Park	8040	2005	\$399,737	\$405,806	98.50%	101	8	38.49%
Washington Park	8040	2006	\$373,444	\$384,722	97.07%	110	9	-6.58%
Washington Park	8040	2007	\$279,120	\$306,780	90.98%	167	5	-25.26%
Washington Park	8040	2008	\$152,166	\$153,266	99.28%	59	3	-45.48%
Washington Park	8040	2009	\$47,914	\$51,878	92.36%	195	7	-68.51%
Washington Park	8040	2010	\$47,318	\$48,675	97.21%	172	4	-1.24%
Total Appreciation								-75.46%
South Shore	8043	2000	\$192,453	\$197,161	97.61%	70	13	
South Shore	8043	2001	\$203,306	\$212,375	95.73%	53	16	5.64%
South Shore	8043	2002	\$217,802	\$222,864	97.73%	28	19	7.13%
South Shore	8043	2003	\$234,265	\$237,153	98.78%	68	26	7.56%
South Shore	8043	2004	\$291,158	\$289,968	100.41%	49	29	24.29%
South Shore	8043	2005	\$352,276	\$357,455	98.55%	53	34	20.99%
South Shore	8043	2006	\$358,651	\$364,047	98.52%	76	34	1.81%
South Shore	8043	2007	\$340,278	\$345,800	98.40%	165	14	-5.12%
South Shore	8043	2008	\$192,325	\$212,100	90.68%	248	12	-43.48%
South Shore	8043	2009	\$77,804	\$86,563	89.88%	202	23	-59.55%
South Shore	8043	2010	\$67,475	\$67,325	100.22%	308	4	-13.28%
Total Appreciation								-64.94%
Edgewater	8077	2000	\$510,625	\$532,737	95.85%	22	8	
Edgewater	8077	2001	\$552,678	\$567,762	97.34%	28	16	8.24%
Edgewater	8077	2002	\$563,939	\$580,271	97.19%	61	14	2.04%
Edgewater	8077	2003	\$529,285	\$554,971	95.37%	55	14	-6.14%
Edgewater	8077	2004	\$604,402	\$624,533	96.78%	65	18	14.19%
Edgewater	8077	2005	\$750,222	\$766,842	97.83%	78	14	24.13%
Edgewater	8077	2006	\$655,450	\$684,533	95.75%	143	12	-12.63%
Edgewater	8077	2007	\$680,800	\$711,180	95.73%	168	10	3.87%
Edgewater	8077	2008	\$580,166	\$642,166	90.35%	112	6	-14.78%
Edgewater	8077	2009	\$425,464	\$478,114	88.99%	237	7	-26.67%
Edgewater	8077	2010	\$175,000	\$174,200	100.46%	49	1	-58.87%
Total Appreciation								-65.73%
Evanston	201	2000	\$331,375	\$336,150	98.58%	39	4	
Evanston	201	2001	\$358,376	\$373,600	95.93%	52	17	8.15%
Evanston	201	2002	\$375,884	\$396,330	94.84%	43	13	4.89%
Evanston	201	2003	\$462,225	\$472,700	97.78%	33	4	22.97%
Evanston	201	2004	\$468,957	\$495,950	94.56%	92	14	1.46%
Evanston	201	2005	\$519,181	\$539,536	96.23%	56	11	10.71%
Evanston	201	2006	\$518,583	\$535,900	96.77%	97	6	-0.12%
Evanston	201	2007	\$705,500	\$732,414	96.33%	331	7	36.04%
Evanston	201	2008	\$570,116	\$641,466	88.88%	173	6	-19.19%
Evanston	201	2009	\$288,333	\$307,455	93.78%	183	9	-49.43%
Evanston	201	2010	\$175,388	\$168,650	104.00%	70	2	-39.17%
Total Appreciation								-47.07%
Oak Park	302	2000	\$341,000	\$346,750	98.34%	54	2	
Oak Park	302	2001	\$270,700	\$278,680	97.14%	66	5	-20.62%
Oak Park	302	2002	\$333,333	\$357,966	93.12%	99	3	23.14%
Oak Park	302	2003	\$478,000	\$479,000	99.79%	78	3	43.40%
Oak Park	302	2004	\$482,666	\$502,116	96.13%	120	6	0.98%
Oak Park	302	2005	\$515,700	\$538,500	95.77%	65	7	6.84%
Oak Park	302	2006	\$401,333	\$431,250	93.06%	182	6	-22.18%
Oak Park	302	2007	\$401,000	\$410,000	97.80%	487	1	-0.08%
Oak Park	302	2008	\$0	\$0	N/A	0	0	N/A
Oak Park	302	2009	\$315,000	\$361,950	87.03%	113	2	N/A
Oak Park	302	2010	\$265,000	\$278,900	95.02%	313	1	-15.87%
Total Appreciation								-22.29%