

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

Neighborhood Area	Code	Year	Median Sale Price	Median List Price	Median Sale Price to Median List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Median Sale Price
Rogers Park	8001	2005	\$551,000	\$560,000	98.39%	78	17	
Rogers Park	8001	2006	\$545,000	\$565,000	96.46%	44	7	-1.09%
Rogers Park	8001	2007	\$483,000	\$529,000	91.30%	59	7	-11.38%
Rogers Park	8001	2008	\$325,000	\$354,900	91.58%	88	3	-32.71%
Rogers Park	8001	2009	\$240,500	\$260,450	92.34%	137	8	-26.00%
Rogers Park	8001	2010	\$250,000	\$245,000	102.04%	217	11	3.95%
Rogers Park	8001	2011	\$350,000	\$369,900	94.62%	167	7	40.00%
Total Appreciation								-36.48%
West Ridge	8002	2005	\$575,000	\$589,000	97.62%	71	25	
West Ridge	8002	2006	\$590,000	\$599,000	98.50%	108	37	2.61%
West Ridge	8002	2007	\$500,000	\$524,900	95.26%	159	15	-15.25%
West Ridge	8002	2008	\$372,000	\$399,900	93.02%	107	15	-25.60%
West Ridge	8002	2009	\$310,000	\$276,450	112.14%	107	17	-16.67%
West Ridge	8002	2010	\$290,000	\$299,000	96.99%	156	21	-6.45%
West Ridge	8002	2011	\$267,354	\$279,900	95.52%	207	19	-7.81%
Total Appreciation								-53.50%
Uptown	8003	2005	\$670,000	\$699,900	95.73%	169	3	
Uptown	8003	2006	\$570,000	\$599,000	95.16%	86	9	-14.93%
Uptown	8003	2007	\$615,500	\$624,899	98.50%	180	6	7.98%
Uptown	8003	2008	\$570,000	\$595,000	95.80%	82	3	-7.39%
Uptown	8003	2009	\$540,000	\$525,000	102.86%	152	3	-5.26%
Uptown	8003	2010	\$427,500	\$464,450	92.04%	195	6	-20.83%
Uptown	8003	2011	\$285,000	\$326,000	87.42%	222	5	-33.33%
Total Appreciation								-57.46%
Lincoln Square	8004	2005	\$645,000	\$679,900	94.87%	65	27	
Lincoln Square	8004	2006	\$630,000	\$639,000	98.59%	97	29	-2.33%
Lincoln Square	8004	2007	\$647,500	\$684,500	94.59%	114	14	2.78%
Lincoln Square	8004	2008	\$488,000	\$549,900	88.74%	111	11	-24.63%
Lincoln Square	8004	2009	\$437,500	\$479,000	91.34%	124	14	-10.35%
Lincoln Square	8004	2010	\$375,000	\$449,000	83.52%	72	9	-14.29%
Lincoln Square	8004	2011	\$475,000	\$499,000	95.19%	225	11	26.67%
Total Appreciation								-26.36%
North Center	8005	2005	\$604,500	\$612,499	98.69%	90	24	
North Center	8005	2006	\$656,500	\$682,000	96.26%	107	32	8.60%
North Center	8005	2007	\$640,000	\$674,900	94.83%	119	21	-2.51%
North Center	8005	2008	\$547,000	\$575,000	95.13%	127	10	-14.53%
North Center	8005	2009	\$590,000	\$629,900	93.67%	228	7	7.86%
North Center	8005	2010	\$480,000	\$499,900	96.02%	215	11	-18.64%
North Center	8005	2011	\$412,000	\$449,000	91.76%	180	13	-14.17%
Total Appreciation								-31.84%
Lakeview	8006	2005	\$829,500	\$849,950	97.59%	64	59	
Lakeview	8006	2006	\$790,000	\$824,000	95.87%	107	47	-4.76%
Lakeview	8006	2007	\$820,000	\$818,749	100.15%	71	42	3.80%
Lakeview	8006	2008	\$825,000	\$849,000	97.17%	145	27	0.61%
Lakeview	8006	2009	\$750,000	\$789,700	94.97%	170	19	-9.09%
Lakeview	8006	2010	\$585,000	\$599,999	97.50%	207	21	-22.00%
Lakeview	8006	2011	\$606,500	\$614,500	98.70%	161	22	3.68%
Total Appreciation								-26.88%
Lincoln Park	8007	2005	\$945,000	\$975,000	96.92%	99	51	
Lincoln Park	8007	2006	\$960,000	\$979,000	98.06%	101	21	1.59%

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Lincoln Park	8007	2007	\$973,200	\$950,000	102.44%	169	25	1.38%
Lincoln Park	8007	2008	\$932,500	\$996,944	93.54%	140	20	-4.18%
Lincoln Park	8007	2009	\$768,000	\$781,950	98.22%	261	8	-17.64%
Lincoln Park	8007	2010	\$952,000	\$995,000	95.68%	125	13	23.96%
Lincoln Park	8007	2011	\$615,000	\$685,000	89.78%	144	17	-35.40%
Total Appreciation								-34.92%
Near North	8008	2005	\$985,000	\$1,097,000	89.79%	253	2	
Near North	8008	2006	\$696,000	\$745,000	93.42%	190	3	-29.34%
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	\$547,500	\$609,900	89.77%	832	2	-2.67%
Near North	8008	2011	\$400,000	\$487,000	82.14%	154	4	-26.94%
Total Appreciation								-59.39%
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
Edison Park	8009	2011	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-36.12%
Norwood Park	8010	2005	\$510,000	\$529,900	96.24%	33	3	
Norwood Park	8010	2006	\$596,000	\$619,000	96.28%	104	6	16.86%
Norwood Park	8010	2007	\$530,000	\$559,900	94.66%	175	5	-11.07%
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	\$363,500	\$399,000	91.10%	213	2	-23.47%
Norwood Park	8010	2011	\$169,500	\$219,499	77.22%	49	2	-53.37%
Total Appreciation								-66.76%
Jefferson Park	8011	2005	\$501,000	\$509,999	98.24%	62	11	
Jefferson Park	8011	2006	\$505,500	\$522,400	96.76%	98	10	0.90%
Jefferson Park	8011	2007	\$525,000	\$550,000	95.45%	237	9	3.86%
Jefferson Park	8011	2008	\$476,000	\$499,000	95.39%	218	1	-9.33%
Jefferson Park	8011	2009	\$325,000	\$359,000	90.53%	95	3	-31.72%
Jefferson Park	8011	2010	\$319,500	\$339,000	94.25%	411	6	-1.69%
Jefferson Park	8011	2011	\$265,000	\$299,000	88.63%	263	7	-17.06%
Total Appreciation								-47.11%
Forest Glen	8012	2005	\$615,000	\$629,000	97.77%	100	1	
Forest Glen	8012	2006	\$595,500	\$589,450	101.03%	196	2	-3.17%
Forest Glen	8012	2007	\$575,000	\$602,450	95.44%	217	2	-3.44%
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
Forest Glen	8012	2011	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-75.63%
North Park	8013	2005	\$569,950	\$589,450	96.69%	57	6	
North Park	8013	2006	\$572,000	\$594,900	96.15%	68	8	0.36%
North Park	8013	2007	\$445,500	\$474,000	93.99%	191	4	-22.12%
North Park	8013	2008	\$455,000	\$475,000	95.79%	250	3	2.13%

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North Park	8013	2009	\$270,000	\$279,900	96.46%	191	6	-40.66%
North Park	8013	2010	\$284,500	\$283,950	100.19%	109	6	5.37%
North Park	8013	2011	\$280,000	\$305,000	91.80%	87	1	-1.58%
Total Appreciation								-50.87%
Albany Park	8014	2005	\$525,000	\$546,500	96.07%	63	20	
Albany Park	8014	2006	\$570,000	\$599,000	95.16%	94	23	8.57%
Albany Park	8014	2007	\$446,500	\$459,900	97.09%	180	10	-21.67%
Albany Park	8014	2008	\$425,000	\$449,900	94.47%	235	11	-4.82%
Albany Park	8014	2009	\$267,000	\$280,500	95.19%	141	13	-37.18%
Albany Park	8014	2010	\$277,500	\$283,950	97.73%	189	12	3.93%
Albany Park	8014	2011	\$238,000	\$275,000	86.55%	157	5	-14.23%
Total Appreciation								-54.67%
Portage Park	8015	2005	\$500,500	\$499,900	100.12%	79	38	
Portage Park	8015	2006	\$494,000	\$499,900	98.82%	66	21	-1.30%
Portage Park	8015	2007	\$497,000	\$514,950	96.51%	174	10	0.61%
Portage Park	8015	2008	\$379,500	\$409,000	92.79%	274	6	-23.64%
Portage Park	8015	2009	\$275,000	\$285,000	96.49%	123	17	-27.54%
Portage Park	8015	2010	\$242,500	\$259,250	93.54%	176	10	-11.82%
Portage Park	8015	2011	\$170,000	\$179,950	94.47%	218	8	-29.90%
Total Appreciation								-66.03%
Irving Park	8016	2005	\$470,000	\$474,400	99.07%	89	38	
Irving Park	8016	2006	\$431,500	\$432,450	99.78%	99	20	-8.19%
Irving Park	8016	2007	\$484,000	\$509,950	94.91%	93	10	12.17%
Irving Park	8016	2008	\$378,500	\$424,450	89.17%	219	8	-21.80%
Irving Park	8016	2009	\$207,000	\$255,900	80.89%	194	21	-45.31%
Irving Park	8016	2010	\$227,450	\$219,950	103.41%	248	18	9.88%
Irving Park	8016	2011	\$250,000	\$269,000	92.94%	156	15	9.91%
Total Appreciation								-46.81%
Dunning	8017	2005	\$484,950	\$494,000	98.17%	80	12	
Dunning	8017	2006	\$545,000	\$567,400	96.05%	90	12	12.38%
Dunning	8017	2007	\$500,000	\$519,900	96.17%	253	9	-8.26%
Dunning	8017	2008	\$410,000	\$439,000	93.39%	91	3	-18.00%
Dunning	8017	2009	\$172,000	\$184,450	93.25%	217	2	-58.05%
Dunning	8017	2010	\$279,000	\$289,900	96.24%	270	11	62.21%
Dunning	8017	2011	\$285,000	\$299,000	95.32%	412	3	2.15%
Total Appreciation								-41.23%
Montclare	8018	2005	\$480,000	\$480,000	100.00%	44	3	
Montclare	8018	2006	\$419,950	\$489,900	85.72%	63	4	-12.51%
Montclare	8018	2007	\$375,000	\$409,900	91.49%	437	1	-10.70%
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	\$270,000	\$289,900	93.14%	47	3	N/A
Montclare	8018	2011	\$220,000	\$219,900	100.05%	157	3	-18.52%
Total Appreciation								-54.17%
Belmont Cragin	8019	2005	\$420,000	\$427,450	98.26%	70	34	
Belmont Cragin	8019	2006	\$450,000	\$469,000	95.95%	101	51	7.14%
Belmont Cragin	8019	2007	\$419,000	\$419,900	99.79%	159	17	-6.89%
Belmont Cragin	8019	2008	\$200,000	\$229,900	86.99%	144	13	-52.27%
Belmont Cragin	8019	2009	\$155,000	\$160,000	96.88%	190	25	-22.50%
Belmont Cragin	8019	2010	\$175,000	\$179,900	97.28%	216	25	12.90%

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Belmont Cragin	8019	2011	\$166,000	\$160,000	103.75%	168	15	-5.14%
Total Appreciation								-60.48%
Hermosa	8020	2005	\$400,000	\$398,421	100.40%	62	19	
Hermosa	8020	2006	\$415,000	\$430,000	96.51%	112	17	3.75%
Hermosa	8020	2007	\$362,500	\$354,900	102.14%	186	1	-12.65%
Hermosa	8020	2008	\$187,000	\$187,900	99.52%	362	3	-48.41%
Hermosa	8020	2009	\$130,000	\$135,500	95.94%	148	8	-30.48%
Hermosa	8020	2010	\$144,950	\$146,850	98.71%	82	8	11.50%
Hermosa	8020	2011	\$167,599	\$174,700	95.94%	40	6	15.63%
Total Appreciation								-58.10%
Avondale	8021	2005	\$405,000	\$429,900	94.21%	89	41	
Avondale	8021	2006	\$435,500	\$439,900	99.00%	93	43	7.53%
Avondale	8021	2007	\$425,000	\$469,900	90.44%	150	15	-2.41%
Avondale	8021	2008	\$305,000	\$349,000	87.39%	136	10	-28.24%
Avondale	8021	2009	\$200,000	\$199,000	100.50%	103	25	-34.43%
Avondale	8021	2010	\$218,000	\$199,000	109.55%	177	39	9.00%
Avondale	8021	2011	\$205,000	\$199,900	102.55%	177	13	-5.96%
Total Appreciation								-49.38%
Logan Square	8022	2005	\$474,000	\$487,450	97.24%	78	72	
Logan Square	8022	2006	\$469,300	\$478,450	98.09%	85	58	-0.99%
Logan Square	8022	2007	\$469,000	\$498,000	94.18%	127	34	-0.06%
Logan Square	8022	2008	\$340,000	\$389,000	87.40%	169	19	-27.51%
Logan Square	8022	2009	\$165,000	\$196,020	84.18%	159	25	-51.47%
Logan Square	8022	2010	\$240,750	\$249,950	96.32%	185	28	45.91%
Logan Square	8022	2011	\$250,000	\$250,000	100.00%	169	35	3.84%
Total Appreciation								-47.26%
Humboldt Park	8023	2005	\$337,000	\$349,000	96.56%	56	63	
Humboldt Park	8023	2006	\$379,000	\$379,900	99.76%	85	67	12.46%
Humboldt Park	8023	2007	\$324,900	\$349,000	93.09%	110	25	-14.27%
Humboldt Park	8023	2008	\$132,500	\$157,500	84.13%	146	18	-59.22%
Humboldt Park	8023	2009	\$59,500	\$67,900	87.63%	217	31	-55.09%
Humboldt Park	8023	2010	\$75,000	\$69,949	107.22%	161	48	26.05%
Humboldt Park	8023	2011	\$87,500	\$104,500	83.73%	134	28	16.67%
Total Appreciation								-74.04%
West Town	8024	2005	\$515,500	\$534,900	96.37%	82	107	
West Town	8024	2006	\$570,000	\$579,900	98.29%	92	71	10.57%
West Town	8024	2007	\$550,000	\$589,900	93.24%	106	41	-3.51%
West Town	8024	2008	\$372,900	\$395,000	94.41%	158	27	-32.20%
West Town	8024	2009	\$310,000	\$348,000	89.08%	156	31	-16.87%
West Town	8024	2010	\$342,000	\$399,000	85.71%	134	43	10.32%
West Town	8024	2011	\$310,000	\$362,500	85.52%	152	30	-9.36%
Total Appreciation								-39.86%
Austin	8025	2005	\$300,000	\$299,900	100.03%	66	56	
Austin	8025	2006	\$317,000	\$325,000	97.54%	81	63	5.67%
Austin	8025	2007	\$317,500	\$317,500	100.00%	81	30	0.16%
Austin	8025	2008	\$168,750	\$204,450	82.54%	138	16	-46.85%
Austin	8025	2009	\$55,750	\$64,950	85.84%	138	26	-66.96%
Austin	8025	2010	\$85,000	\$77,900	109.11%	118	27	52.47%
Austin	8025	2011	\$58,000	\$57,000	101.75%	122	27	-31.76%
Total Appreciation								-80.67%

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West Garfield Park	8026	2005	\$287,000	\$294,900	97.32%	44	23	
West Garfield Park	8026	2006	\$322,450	\$327,400	98.49%	82	28	12.35%
West Garfield Park	8026	2007	\$348,450	\$348,450	100.00%	67	8	8.06%
West Garfield Park	8026	2008	\$101,000	\$102,400	98.63%	108	6	-71.01%
West Garfield Park	8026	2009	\$38,700	\$41,408	93.46%	169	20	-61.68%
West Garfield Park	8026	2010	\$37,501	\$33,500	111.94%	102	18	-3.10%
West Garfield Park	8026	2011	\$43,000	\$40,000	107.50%	177	17	14.66%
Total Appreciation								-85.02%
East Garfield Park	8027	2005	\$330,000	\$340,000	97.06%	62	35	
East Garfield Park	8027	2006	\$410,000	\$410,000	100.00%	96	29	24.24%
East Garfield Park	8027	2007	\$425,000	\$429,000	99.07%	116	23	3.66%
East Garfield Park	8027	2008	\$110,000	\$113,950	96.53%	137	15	-74.12%
East Garfield Park	8027	2009	\$43,500	\$50,000	87.00%	180	27	-60.45%
East Garfield Park	8027	2010	\$39,500	\$40,200	98.26%	118	16	-9.20%
East Garfield Park	8027	2011	\$50,250	\$57,450	87.47%	99	12	27.22%
Total Appreciation								-84.77%
Near West Side	8028	2005	\$579,950	\$599,000	96.82%	45	12	
Near West Side	8028	2006	\$600,000	\$619,900	96.79%	72	14	3.46%
Near West Side	8028	2007	\$480,000	\$520,000	92.31%	125	7	-20.00%
Near West Side	8028	2008	\$422,500	\$474,250	89.09%	270	6	-11.98%
Near West Side	8028	2009	\$348,800	\$450,000	77.51%	259	3	-17.44%
Near West Side	8028	2010	\$149,750	\$155,925	96.04%	158	12	-57.07%
Near West Side	8028	2011	\$210,000	\$265,000	79.25%	193	8	40.23%
Total Appreciation								-63.79%
North Lawndale	8029	2005	\$305,835	\$315,000	97.09%	57	74	
North Lawndale	8029	2006	\$346,000	\$350,000	98.86%	85	70	13.13%
North Lawndale	8029	2007	\$395,000	\$399,000	99.00%	88	35	14.16%
North Lawndale	8029	2008	\$155,000	\$155,000	100.00%	208	17	-60.76%
North Lawndale	8029	2009	\$40,313	\$45,000	89.58%	191	62	-73.99%
North Lawndale	8029	2010	\$41,000	\$38,000	107.89%	93	51	1.70%
North Lawndale	8029	2011	\$55,100	\$57,000	96.67%	105	39	34.39%
Total Appreciation								-81.98%
South Lawndale	8030	2005	\$295,000	\$299,900	98.37%	73	33	
South Lawndale	8030	2006	\$324,000	\$326,450	99.25%	127	22	9.83%
South Lawndale	8030	2007	\$279,000	\$302,450	92.25%	217	8	-13.89%
South Lawndale	8030	2008	\$175,000	\$189,950	92.13%	132	6	-37.28%
South Lawndale	8030	2009	\$60,500	\$69,900	86.55%	151	22	-65.43%
South Lawndale	8030	2010	\$82,450	\$93,450	88.23%	155	16	36.28%
South Lawndale	8030	2011	\$70,000	\$67,900	103.09%	139	11	-15.10%
Total Appreciation								-76.27%
Lower West Side	8031	2005	\$340,000	\$370,000	91.89%	72	27	
Lower West Side	8031	2006	\$380,000	\$399,900	95.02%	84	21	11.76%
Lower West Side	8031	2007	\$417,500	\$442,900	94.27%	96	18	9.87%
Lower West Side	8031	2008	\$225,500	\$244,900	92.08%	282	3	-45.99%
Lower West Side	8031	2009	\$131,000	\$139,900	93.64%	75	9	-41.91%
Lower West Side	8031	2010	\$165,000	\$144,900	113.87%	179	15	25.95%
Lower West Side	8031	2011	\$155,000	\$176,950	87.60%	149	8	-6.06%
Total Appreciation								-54.41%
Loop	8032	2005	\$0	\$0	N/A	0	0	N/A

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

Neighborhood Area	Code	Year	Median Sale Price	Median List Price	Median Sale Price to Median List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Median Sale Price
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
Total Appreciation								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
South Loop	8033	2011	\$0	\$0	N/A	0	0	N/A
Total Appreciation								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	90.91%	76	3	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	\$217,450	\$232,450	93.55%	4	2	N/A
Armour Square	8034	2011	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-54.70%
Douglas	8035	2005	\$470,000	\$479,900	97.94%	29	1	
Douglas	8035	2006	\$394,500	\$422,000	93.48%	115	4	-16.06%
Douglas	8035	2007	\$185,000	\$250,000	74.00%	84	1	-53.11%
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
Douglas	8035	2011	\$95,900	\$85,900	111.64%	771	1	N/A
Total Appreciation								-79.60%
Oakland	8036	2005	\$450,000	\$525,000	85.71%	99	1	
Oakland	8036	2006	\$375,000	\$370,000	101.35%	119	3	-16.67%
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
Oakland	8036	2011	\$50,000	\$69,900	71.53%	308	1	N/A
Total Appreciation								-88.89%
Grand Boulevard	8038	2005	\$445,000	\$449,000	99.11%	62	9	
Grand Boulevard	8038	2006	\$425,000	\$427,000	99.53%	53	11	-4.49%
Grand Boulevard	8038	2007	\$351,950	\$351,450	100.14%	114	6	-17.19%
Grand Boulevard	8038	2008	\$195,000	\$184,000	105.98%	176	6	-44.59%
Grand Boulevard	8038	2009	\$154,260	\$129,900	118.75%	49	5	-20.89%
Grand Boulevard	8038	2010	\$97,000	\$85,050	114.05%	155	22	-37.12%
Grand Boulevard	8038	2011	\$107,500	\$106,575	100.87%	276	14	10.82%
Total Appreciation								-75.84%
Kenwood	8039	2005	\$0	\$0	N/A	0	0	
Kenwood	8039	2006	\$437,500	\$447,750	97.71%	111	2	N/A
Kenwood	8039	2007	\$0	\$0	N/A	0	0	N/A

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Neighborhood Area	Code	Year	Median Sale Price	Median List Price	Median Sale Price to Median List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Median Sale Price
Kenwood	8039	2008	\$279,450	\$279,900	99.84%	225	2	N/A
Kenwood	8039	2009	\$167,000	\$175,000	95.43%	345	3	-40.24%
Kenwood	8039	2010	\$130,000	\$127,500	101.96%	45	2	-22.16%
Kenwood	8039	2011	\$167,500	\$239,000	70.08%	144	3	28.85%
Total Appreciation								-61.71%
Washington Park	8040	2005	\$373,500	\$376,325	99.25%	113	10	
Washington Park	8040	2006	\$399,000	\$445,900	89.48%	112	5	6.83%
Washington Park	8040	2007	\$250,000	\$350,000	71.43%	167	5	-37.34%
Washington Park	8040	2008	\$182,500	\$189,900	96.10%	59	3	-27.00%
Washington Park	8040	2009	\$38,000	\$40,700	93.37%	195	7	-79.18%
Washington Park	8040	2010	\$58,750	\$66,725	88.05%	307	14	54.61%
Washington Park	8040	2011	\$42,500	\$49,000	86.73%	329	5	-27.66%
Total Appreciation								-88.62%
South Shore	8043	2005	\$347,500	\$359,950	96.54%	58	38	
South Shore	8043	2006	\$374,500	\$377,000	99.34%	70	32	7.77%
South Shore	8043	2007	\$315,000	\$315,000	100.00%	152	16	-15.89%
South Shore	8043	2008	\$180,000	\$192,900	93.31%	248	12	-42.86%
South Shore	8043	2009	\$65,000	\$69,000	94.20%	202	23	-63.89%
South Shore	8043	2010	\$55,250	\$56,450	97.87%	215	24	-15.00%
South Shore	8043	2011	\$55,000	\$59,900	91.82%	157	19	-0.45%
Total Appreciation								-84.17%
Edgewater	8077	2005	\$700,060	\$709,450	98.68%	67	18	
Edgewater	8077	2006	\$710,000	\$749,000	94.79%	147	11	1.42%
Edgewater	8077	2007	\$680,000	\$699,450	97.22%	168	10	-4.23%
Edgewater	8077	2008	\$583,000	\$599,500	97.25%	112	6	-14.26%
Edgewater	8077	2009	\$435,000	\$499,900	87.02%	237	7	-25.39%
Edgewater	8077	2010	\$370,000	\$445,000	83.15%	277	7	-14.94%
Edgewater	8077	2011	\$490,000	\$497,500	98.49%	49	5	32.43%
Total Appreciation								-30.01%
Evanston	201	2005	\$562,500	\$559,000	100.63%	53	14	
Evanston	201	2006	\$497,000	\$504,800	98.45%	97	6	-11.64%
Evanston	201	2007	\$755,000	\$755,000	100.00%	331	7	51.91%
Evanston	201	2008	\$560,000	\$635,088	88.18%	173	6	-25.83%
Evanston	201	2009	\$220,000	\$239,900	91.70%	183	9	-60.71%
Evanston	201	2010	\$235,500	\$239,900	98.17%	112	8	7.05%
Evanston	201	2011	\$194,500	\$200,000	97.25%	150	10	-17.41%
Total Appreciation								-65.42%
Oak Park	302	2005	\$549,950	\$559,900	98.22%	64	8	
Oak Park	302	2006	\$399,000	\$429,000	93.01%	182	6	-27.45%
Oak Park	302	2007	\$401,000	\$410,000	97.80%	487	1	0.50%
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%	243	3	-15.87%
Oak Park	302	2011	\$265,000	\$267,500	99.07%	68	2	0.00%
Total Appreciation								-51.81%