

**Appreciation By Year and Area**  
**Data thru 12/31/09**  
**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	1999	\$274,187	\$279,525	98.09%	22	20	
Rogers Park	8001	2000	\$329,266	\$333,193	98.82%	20	15	20.09%
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%
<b>Total Appreciation</b>								<b>-0.02%</b>
West Ridge	8002	1999	\$320,300	\$330,979	96.77%	24	48	
West Ridge	8002	2000	\$364,207	\$375,039	97.11%	27	38	13.71%
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%
<b>Total Appreciation</b>								<b>-5.28%</b>
Uptown	8003	1999	\$452,000	\$444,380	101.71%	12	5	
Uptown	8003	2000	\$341,400	\$344,800	99.01%	18	5	-24.47%
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%
<b>Total Appreciation</b>								<b>11.47%</b>
Lincoln Square	8004	1999	\$310,050	\$317,774	97.57%	36	31	
Lincoln Square	8004	2000	\$425,600	\$433,311	98.22%	32	17	37.27%
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%
<b>Total Appreciation</b>								<b>40.25%</b>
North Center	8005	1999	\$354,865	\$367,050	96.68%	16	32	
North Center	8005	2000	\$403,000	\$419,604	96.04%	32	25	13.56%
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%
<b>Total Appreciation</b>								<b>77.85%</b>
Lakeview	8006	1999	\$548,326	\$570,217	96.16%	32	63	
Lakeview	8006	2000	\$582,868	\$607,917	95.88%	33	35	6.30%
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%
<b>Total Appreciation</b>								<b>34.71%</b>
Lincoln Park	8007	1999	\$627,375	\$648,682	96.72%	21	29	
Lincoln Park	8007	2000	\$713,791	\$734,033	97.24%	31	18	13.77%
Lincoln Park	8007	2001	\$717,055	\$754,136	95.08%	40	36	0.46%

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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	2002	\$758,883	\$798,349	95.06%	79	28	5.83%
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%
<b>Total Appreciation</b>								<b>19.90%</b>
Near North	8008	1999	\$711,766	\$724,666	98.22%	5	3	
Near North	8008	2000	\$290,000	\$340,000	85.29%	88	1	-59.26%
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%
<b>Total Appreciation</b>								<b>-20.97%</b>
Edison Park	8009	1999	\$0	\$0	N/A	0	0	
Edison Park	8009	2000	\$349,500	\$349,500	100.00%	19	1	N/A
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
<b>Total Appreciation</b>								<b>5.01%</b>
Norwood Park	8010	1999	\$294,000	\$307,400	95.64%	45	2	
Norwood Park	8010	2000	\$354,625	\$377,175	94.02%	31	4	20.62%
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	-100.00%
Norwood Park	8010	2009	\$475,000	\$549,900	86.38%	93	1	N/A
<b>Total Appreciation</b>								<b>61.56%</b>
Jefferson Park	8011	1999	\$298,545	\$310,545	96.14%	36	11	
Jefferson Park	8011	2000	\$336,181	\$349,489	96.19%	11	26	12.61%
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%
<b>Total Appreciation</b>								<b>2.61%</b>
Forest Glen	8012	1999	\$230,000	\$252,000	91.27%	53	2	
Forest Glen	8012	2000	\$227,500	\$231,950	98.08%	1	2	-1.09%
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
<b>Total Appreciation</b>								<b>-34.83%</b>
North Park	8013	1999	\$185,000	\$217,450	85.08%	19	2	
North Park	8013	2000	\$388,666	\$395,566	98.26%	53	3	110.09%
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

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North Park	8013	2005	\$537,475	\$546,975	98.26%	70	4	N/A
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%
<b>Total Appreciation</b>								<b>42.70%</b>
Albany Park	8014	1999	\$230,616	\$232,974	98.99%	15	12	
Albany Park	8014	2000	\$292,276	\$295,319	98.97%	27	21	26.74%
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%
<b>Total Appreciation</b>								<b>15.99%</b>
Portage Park	8015	1999	\$278,140	\$289,943	95.93%	39	20	
Portage Park	8015	2000	\$323,646	\$332,746	97.27%	27	13	16.36%
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%
<b>Total Appreciation</b>								<b>-0.30%</b>
Irving Park	8016	1999	\$215,515	\$224,972	95.80%	37	22	
Irving Park	8016	2000	\$290,108	\$303,265	95.66%	30	23	34.61%
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%
<b>Total Appreciation</b>								<b>19.85%</b>
Dunning	8017	1999	\$301,500	\$304,000	99.18%	38	2	
Dunning	8017	2000	\$277,100	\$289,660	95.66%	48	5	-8.09%
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%
<b>Total Appreciation</b>								<b>-42.95%</b>
Montclare	8018	1999	\$236,200	\$243,920	96.84%	36	5	
Montclare	8018	2000	\$315,612	\$323,125	97.67%	52	8	33.62%
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
<b>Total Appreciation</b>								<b>58.76%</b>
Belmont Cragin	8019	1999	\$206,996	\$214,363	96.56%	40	45	
Belmont Cragin	8019	2000	\$229,659	\$236,487	97.11%	43	22	10.95%
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%

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Belmont Cragin	8019	2008	\$245,653	\$264,946	92.72%	144	13	-41.85%
Belmont Cragin	8019	2009	\$161,236	\$169,834	94.94%	190	25	-34.36%
<b>Total Appreciation</b>								<b>-22.11%</b>
Hermosa	8020	1999	\$168,066	\$172,866	97.22%	47	12	
Hermosa	8020	2000	\$200,237	\$205,525	97.43%	18	8	19.14%
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%
<b>Total Appreciation</b>								<b>-17.87%</b>
Avondale	8021	1999	\$189,789	\$197,102	96.29%	29	29	
Avondale	8021	2000	\$249,157	\$255,831	97.39%	29	19	31.28%
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%
<b>Total Appreciation</b>								<b>7.78%</b>
Logan Square	8022	1999	\$271,144	\$279,675	96.95%	34	79	
Logan Square	8022	2000	\$311,748	\$319,066	97.71%	25	45	14.98%
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%
<b>Total Appreciation</b>								<b>-21.21%</b>
Humboldt Park	8023	1999	\$165,885	\$173,544	95.59%	69	34	
Humboldt Park	8023	2000	\$158,362	\$162,445	97.49%	35	37	-4.54%
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%
<b>Total Appreciation</b>								<b>-51.68%</b>
West Town	8024	1999	\$327,696	\$340,736	96.17%	33	96	
West Town	8024	2000	\$351,391	\$361,988	97.07%	35	70	7.23%
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%
<b>Total Appreciation</b>								<b>-3.53%</b>
Austin	8025	1999	\$126,963	\$133,405	95.17%	47	18	
Austin	8025	2000	\$133,316	\$136,780	97.47%	33	18	5.00%
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%
<b>Total Appreciation</b>								<b>-39.43%</b>

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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
West Garfield Park	8026	1999	\$131,571	\$132,826	99.06%	84	7	
West Garfield Park	8026	2000	\$123,175	\$128,462	95.88%	99	8	-6.38%
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%
<b>Total Appreciation</b>								<b>-56.88%</b>
East Garfield Park	8027	1999	\$112,540	\$110,000	102.31%	132	5	
East Garfield Park	8027	2000	\$138,635	\$139,707	99.23%	65	14	23.19%
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%
<b>Total Appreciation</b>								<b>-29.88%</b>
Near West Side	8028	1999	\$319,057	\$320,430	99.57%	44	26	
Near West Side	8028	2000	\$296,579	\$311,867	95.10%	18	24	-7.05%
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%
<b>Total Appreciation</b>								<b>-3.48%</b>
North Lawndale	8029	1999	\$111,166	\$122,060	91.07%	35	15	
North Lawndale	8029	2000	\$108,777	\$123,525	88.06%	98	24	-2.15%
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	\$519,190	\$66,572	779.89%	191	62	153.50%
<b>Total Appreciation</b>								<b>367.04%</b>
South Lawndale	8030	1999	\$136,426	\$143,564	95.03%	78	17	
South Lawndale	8030	2000	\$144,384	\$149,053	96.87%	86	13	5.83%
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%
<b>Total Appreciation</b>								<b>-52.55%</b>
Lower West Side	8031	1999	\$138,500	\$148,242	93.43%	57	14	
Lower West Side	8031	2000	\$164,884	\$169,563	97.24%	63	13	19.05%
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%
<b>Total Appreciation</b>								<b>1.43%</b>
Loop	8032	1999	\$0	\$0	N/A	0	0	
Loop	8032	2000	\$247,500	\$249,900	99.04%	1	1	N/A

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Loop	8032	2001	\$0	\$0	N/A	0	0	N/A
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
<b>Total Appreciation</b>								<b>N/A</b>
South Loop	8033	1999	\$175,000	\$185,000	94.59%	1	1	
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
<b>Total Appreciation</b>								<b>N/A</b>
Armour Square	8034	1999	\$0	\$0	N/A	0	0	
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
<b>Total Appreciation</b>								<b>106.01%</b>
Douglas	8035	1999	\$170,666	\$201,333	84.77%	63	3	
Douglas	8035	2000	\$335,000	\$339,000	98.82%	343	1	96.29%
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
<b>Total Appreciation</b>								<b>57.62%</b>
Oakland	8036	1999	\$0	\$0	N/A	0	0	
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	N/A
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
<b>Total Appreciation</b>								<b>-32.55%</b>
Grand Boulevard	8038	1999	\$183,700	\$190,724	96.32%	85	12	
Grand Boulevard	8038	2000	\$188,125	\$190,412	98.80%	72	8	2.41%
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%
<b>Total Appreciation</b>								<b>14.13%</b>
Kenwood	8039	1999	\$188,333	\$171,633	109.73%	36	3	
Kenwood	8039	2000	\$166,500	\$166,500	100.00%	63	1	-11.59%
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%

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					Price to Average List Price Ratio	Market Time (Days)		
Kenwood	8039	2004	\$285,000	\$342,450	83.22%	136	2	12.87%
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%
<b>Total Appreciation</b>								<b>-26.28%</b>
Washington Park	8040	1999	\$188,700	\$194,600	96.97%	100	5	
Washington Park	8040	2000	\$192,847	\$172,975	111.49%	25	4	2.20%
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%
<b>Total Appreciation</b>								<b>-74.61%</b>
South Shore	8043	1999	\$160,592	\$163,300	98.34%	69	13	
South Shore	8043	2000	\$192,453	\$197,161	97.61%	70	13	19.84%
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%
<b>Total Appreciation</b>								<b>-51.55%</b>
Edgewater	8077	1999	\$404,535	\$416,271	97.18%	22	14	
Edgewater	8077	2000	\$510,625	\$532,737	95.85%	22	8	26.23%
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%
<b>Total Appreciation</b>								<b>5.17%</b>
Evanston	201	1999	\$335,000	\$348,754	96.06%	90	7	
Evanston	201	2000	\$331,375	\$336,150	98.58%	39	4	-1.08%
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%
<b>Total Appreciation</b>								<b>-13.93%</b>
Oak Park	302	1999	\$307,166	\$318,633	96.40%	39	6	
Oak Park	302	2000	\$341,000	\$346,750	98.34%	54	2	11.01%
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
<b>Total Appreciation</b>								<b>2.55%</b>