

Appreciation By Year and Area
Data thru 03/31/10
3 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	2000	\$184,999	\$186,448	99.22%	43	86	
Rogers Park	8001	2001	\$208,534	\$213,121	97.85%	65	119	12.72%
Rogers Park	8001	2002	\$231,159	\$237,987	97.13%	41	101	10.85%
Rogers Park	8001	2003	\$261,488	\$267,381	97.80%	111	127	13.12%
Rogers Park	8001	2004	\$285,335	\$291,540	97.87%	85	166	9.12%
Rogers Park	8001	2005	\$283,242	\$285,773	99.11%	109	183	-0.73%
Rogers Park	8001	2006	\$308,823	\$313,831	98.40%	119	147	9.03%
Rogers Park	8001	2007	\$314,134	\$318,637	98.59%	156	128	1.72%
Rogers Park	8001	2008	\$301,820	\$313,098	96.40%	198	80	-3.92%
Rogers Park	8001	2009	\$235,468	\$245,915	95.75%	209	85	-21.98%
Rogers Park	8001	2010	\$148,225	\$156,256	94.86%	181	23	-37.05%
Total Appreciation								-19.88%
West Ridge	8002	2000	\$159,432	\$162,324	98.22%	98	109	
West Ridge	8002	2001	\$177,403	\$182,644	97.13%	31	100	11.27%
West Ridge	8002	2002	\$197,003	\$204,325	96.42%	45	132	11.05%
West Ridge	8002	2003	\$212,093	\$218,916	96.88%	100	147	7.66%
West Ridge	8002	2004	\$225,778	\$231,793	97.41%	68	152	6.45%
West Ridge	8002	2005	\$254,837	\$261,806	97.34%	91	155	12.87%
West Ridge	8002	2006	\$270,711	\$277,520	97.55%	95	164	6.23%
West Ridge	8002	2007	\$286,724	\$293,538	97.68%	152	160	5.92%
West Ridge	8002	2008	\$239,052	\$252,163	94.80%	164	77	-16.63%
West Ridge	8002	2009	\$179,739	\$195,218	92.07%	181	87	-24.81%
West Ridge	8002	2010	\$145,830	\$151,234	96.43%	172	26	-18.87%
Total Appreciation								-8.53%
Uptown	8003	2000	\$268,380	\$272,584	98.46%	37	95	
Uptown	8003	2001	\$309,979	\$315,045	98.39%	47	142	15.50%
Uptown	8003	2002	\$320,766	\$327,736	97.87%	44	166	3.48%
Uptown	8003	2003	\$332,394	\$338,579	98.17%	113	146	3.63%
Uptown	8003	2004	\$354,325	\$361,464	98.02%	106	200	6.60%
Uptown	8003	2005	\$373,527	\$376,900	99.11%	117	227	5.42%
Uptown	8003	2006	\$405,479	\$410,883	98.68%	105	200	8.55%
Uptown	8003	2007	\$395,867	\$405,115	97.72%	123	171	-2.37%
Uptown	8003	2008	\$372,083	\$382,082	97.38%	140	159	-6.01%
Uptown	8003	2009	\$349,104	\$362,318	96.35%	152	109	-6.18%
Uptown	8003	2010	\$354,487	\$362,987	97.66%	191	24	1.54%
Total Appreciation								32.08%
Lincoln Square	8004	2000	\$191,543	\$194,500	98.48%	40	49	
Lincoln Square	8004	2001	\$228,179	\$228,581	99.82%	54	60	19.13%
Lincoln Square	8004	2002	\$254,684	\$262,117	97.16%	50	51	11.62%
Lincoln Square	8004	2003	\$290,967	\$294,712	98.73%	73	72	14.25%
Lincoln Square	8004	2004	\$335,466	\$339,059	98.94%	88	89	15.29%
Lincoln Square	8004	2005	\$336,861	\$339,209	99.31%	79	98	0.42%
Lincoln Square	8004	2006	\$359,817	\$366,045	98.30%	102	82	6.81%
Lincoln Square	8004	2007	\$404,597	\$409,996	98.68%	129	89	12.45%
Lincoln Square	8004	2008	\$437,810	\$441,707	99.12%	102	85	8.21%
Lincoln Square	8004	2009	\$358,116	\$369,252	96.98%	177	36	-18.20%
Lincoln Square	8004	2010	\$332,000	\$354,187	93.74%	171	8	-7.29%
Total Appreciation								73.33%
North Center	8005	2000	\$341,169	\$345,652	98.70%	50	42	
North Center	8005	2001	\$379,775	\$383,119	99.13%	41	56	11.32%
North Center	8005	2002	\$381,780	\$384,948	99.18%	59	117	0.53%
North Center	8005	2003	\$396,845	\$402,115	98.69%	138	104	3.95%
North Center	8005	2004	\$423,789	\$430,368	98.47%	107	147	6.79%
North Center	8005	2005	\$446,318	\$452,554	98.62%	109	183	5.32%
North Center	8005	2006	\$486,784	\$492,306	98.88%	120	111	9.07%
North Center	8005	2007	\$489,940	\$498,417	98.30%	128	146	0.65%
North Center	8005	2008	\$478,365	\$493,199	96.99%	132	118	-2.36%
North Center	8005	2009	\$430,973	\$447,917	96.22%	132	86	-9.91%
North Center	8005	2010	\$441,705	\$461,817	95.65%	189	17	2.49%
Total Appreciation								29.47%
Lakeview	8006	2000	\$392,365	\$398,385	98.49%	39	372	
Lakeview	8006	2001	\$435,925	\$444,867	97.99%	55	359	11.10%
Lakeview	8006	2002	\$459,020	\$469,420	97.78%	49	410	5.30%
Lakeview	8006	2003	\$457,503	\$469,311	97.48%	112	460	-0.33%
Lakeview	8006	2004	\$497,523	\$508,231	97.89%	90	524	8.75%
Lakeview	8006	2005	\$519,516	\$528,400	98.32%	96	498	4.42%
Lakeview	8006	2006	\$539,266	\$551,016	97.87%	114	476	3.80%
Lakeview	8006	2007	\$546,716	\$557,900	98.00%	125	485	1.38%
Lakeview	8006	2008	\$531,669	\$548,250	96.98%	135	392	-2.75%
Lakeview	8006	2009	\$497,486	\$520,725	95.54%	135	245	-6.43%
Lakeview	8006	2010	\$475,978	\$500,861	95.03%	123	52	-4.32%
Total Appreciation								21.31%
Lincoln Park	8007	2000	\$473,472	\$481,790	98.27%	32	289	
Lincoln Park	8007	2001	\$501,633	\$512,997	97.78%	68	308	5.95%

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Lincoln Park	8007	2002	\$510,280	\$524,692	97.25%	42	315	1.72%
Lincoln Park	8007	2003	\$553,574	\$571,498	96.86%	104	359	8.48%
Lincoln Park	8007	2004	\$563,640	\$580,039	97.17%	95	396	1.82%
Lincoln Park	8007	2005	\$600,794	\$617,300	97.33%	97	367	6.59%
Lincoln Park	8007	2006	\$625,321	\$644,421	97.04%	102	320	4.08%
Lincoln Park	8007	2007	\$639,630	\$654,580	97.72%	97	366	2.29%
Lincoln Park	8007	2008	\$662,573	\$685,160	96.70%	115	238	3.59%
Lincoln Park	8007	2009	\$604,829	\$640,890	94.37%	129	181	-8.72%
Lincoln Park	8007	2010	\$567,916	\$600,790	94.53%	131	42	-6.10%
Total Appreciation								19.95%
Near North	8008	2000	\$583,644	\$600,600	97.18%	29	229	
Near North	8008	2001	\$623,548	\$641,862	97.15%	43	182	6.84%
Near North	8008	2002	\$828,273	\$866,475	95.59%	55	297	32.83%
Near North	8008	2003	\$897,838	\$927,105	96.84%	159	423	8.40%
Near North	8008	2004	\$970,144	\$988,472	98.15%	137	626	8.05%
Near North	8008	2005	\$1,076,085	\$1,103,883	97.48%	186	512	10.92%
Near North	8008	2006	\$1,192,769	\$1,243,312	95.93%	185	415	10.84%
Near North	8008	2007	\$1,207,704	\$1,260,705	95.80%	181	441	1.25%
Near North	8008	2008	\$1,257,310	\$1,302,668	96.52%	171	358	4.11%
Near North	8008	2009	\$1,033,201	\$1,105,466	93.46%	202	242	-17.82%
Near North	8008	2010	\$1,374,906	\$1,464,062	93.91%	152	51	33.07%
Total Appreciation								135.57%
Edison Park	8009	2000	\$172,666	\$178,100	96.95%	48	3	
Edison Park	8009	2001	\$207,966	\$213,600	97.36%	59	3	20.44%
Edison Park	8009	2002	\$216,000	\$219,900	98.23%	78	1	3.86%
Edison Park	8009	2003	\$220,166	\$224,800	97.94%	204	3	1.93%
Edison Park	8009	2004	\$0	\$0	N/A	0	0	N/A
Edison Park	8009	2005	\$291,666	\$301,566	96.72%	34	3	N/A
Edison Park	8009	2006	\$298,300	\$303,233	98.37%	34	3	35.49%
Edison Park	8009	2007	\$298,583	\$309,900	96.35%	146	3	0.09%
Edison Park	8009	2008	\$341,500	\$349,900	97.60%	8	1	14.37%
Edison Park	8009	2009	\$252,500	\$269,925	93.54%	117	4	-26.06%
Edison Park	8009	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								46.24%
Norwood Park	8010	2000	\$132,666	\$135,633	97.81%	39	3	
Norwood Park	8010	2001	\$182,200	\$189,460	96.17%	28	5	37.34%
Norwood Park	8010	2002	\$213,000	\$225,360	94.52%	69	5	16.90%
Norwood Park	8010	2003	\$224,575	\$227,167	98.86%	47	4	5.43%
Norwood Park	8010	2004	\$262,833	\$269,333	97.59%	39	6	17.04%
Norwood Park	8010	2005	\$281,200	\$293,140	95.93%	90	5	6.99%
Norwood Park	8010	2006	\$267,983	\$272,438	98.36%	71	18	-4.70%
Norwood Park	8010	2007	\$346,854	\$351,255	98.75%	234	11	29.43%
Norwood Park	8010	2008	\$384,833	\$416,966	92.29%	325	6	10.95%
Norwood Park	8010	2009	\$341,800	\$377,760	90.48%	302	5	-11.18%
Norwood Park	8010	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								157.64%
Jefferson Park	8011	2000	\$178,312	\$179,612	99.28%	58	8	
Jefferson Park	8011	2001	\$195,600	\$202,160	96.76%	24	5	9.70%
Jefferson Park	8011	2002	\$201,700	\$208,320	96.82%	26	5	3.12%
Jefferson Park	8011	2003	\$351,750	\$348,675	100.88%	40	4	74.39%
Jefferson Park	8011	2004	\$310,237	\$315,687	98.27%	127	8	-11.80%
Jefferson Park	8011	2005	\$343,158	\$356,341	96.30%	158	12	10.61%
Jefferson Park	8011	2006	\$322,206	\$328,606	98.05%	69	28	-6.11%
Jefferson Park	8011	2007	\$345,111	\$357,296	96.59%	133	17	7.11%
Jefferson Park	8011	2008	\$353,735	\$362,571	97.56%	130	7	2.50%
Jefferson Park	8011	2009	\$315,708	\$331,066	95.36%	115	6	-10.75%
Jefferson Park	8011	2010	\$374,000	\$397,462	94.10%	307	2	18.46%
Total Appreciation								109.74%
Forest Glen	8012	2000	\$339,700	\$344,800	98.52%	36	4	
Forest Glen	8012	2001	\$315,140	\$320,227	98.41%	78	11	-7.23%
Forest Glen	8012	2002	\$351,500	\$362,200	97.05%	15	4	11.54%
Forest Glen	8012	2003	\$419,500	\$439,660	95.41%	53	5	19.35%
Forest Glen	8012	2004	\$384,333	\$401,466	95.73%	75	3	-8.38%
Forest Glen	8012	2005	\$516,346	\$527,413	97.90%	136	13	34.35%
Forest Glen	8012	2006	\$422,500	\$446,450	94.64%	116	2	-18.18%
Forest Glen	8012	2007	\$451,714	\$472,414	95.62%	120	7	6.91%
Forest Glen	8012	2008	\$344,000	\$371,500	92.60%	167	3	-23.85%
Forest Glen	8012	2009	\$413,500	\$426,950	96.85%	282	2	20.20%
Forest Glen	8012	2010	\$515,000	\$559,500	92.05%	218	1	24.55%
Total Appreciation								51.60%
North Park	8013	2000	\$186,888	\$193,211	96.73%	26	9	
North Park	8013	2001	\$199,100	\$209,060	95.24%	44	10	6.53%
North Park	8013	2002	\$242,000	\$251,911	96.07%	37	8	21.55%
North Park	8013	2003	\$246,142	\$259,457	94.87%	98	7	1.71%

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North Park	8013	2004	\$222,000	\$227,600	97.54%	100	3	-9.81%
North Park	8013	2005	\$348,242	\$355,655	97.92%	75	20	56.87%
North Park	8013	2006	\$325,957	\$333,378	97.77%	115	14	-6.40%
North Park	8013	2007	\$276,333	\$275,966	100.13%	156	3	-15.22%
North Park	8013	2008	\$183,128	\$193,395	94.69%	192	10	-33.73%
North Park	8013	2009	\$200,035	\$205,575	97.31%	159	14	9.23%
North Park	8013	2010	\$217,900	\$235,446	92.55%	140	5	8.93%
Total Appreciation								16.59%
Albany Park	8014	2000	\$188,845	\$189,256	99.78%	36	16	
Albany Park	8014	2001	\$191,390	\$194,425	98.44%	39	31	1.35%
Albany Park	8014	2002	\$209,611	\$216,320	96.90%	58	30	9.52%
Albany Park	8014	2003	\$231,059	\$232,314	99.46%	104	28	10.23%
Albany Park	8014	2004	\$272,577	\$276,018	98.75%	83	49	17.97%
Albany Park	8014	2005	\$265,615	\$290,685	98.26%	89	61	4.78%
Albany Park	8014	2006	\$304,916	\$309,678	98.46%	149	37	6.76%
Albany Park	8014	2007	\$312,327	\$317,575	98.35%	126	37	2.43%
Albany Park	8014	2008	\$276,997	\$283,583	97.68%	130	40	-11.31%
Albany Park	8014	2009	\$249,495	\$264,512	94.32%	240	24	-9.93%
Albany Park	8014	2010	\$244,500	\$260,360	93.91%	116	5	-2.00%
Total Appreciation								29.47%
Portage Park	8015	2000	\$205,100	\$205,650	99.73%	33	6	
Portage Park	8015	2001	\$238,852	\$237,211	100.69%	40	9	16.46%
Portage Park	8015	2002	\$216,520	\$225,719	95.92%	52	5	-9.35%
Portage Park	8015	2003	\$234,500	\$242,100	96.86%	55	4	8.30%
Portage Park	8015	2004	\$250,192	\$255,834	97.79%	85	14	6.69%
Portage Park	8015	2005	\$305,600	\$315,333	96.91%	141	9	22.15%
Portage Park	8015	2006	\$347,500	\$358,022	97.06%	88	18	13.71%
Portage Park	8015	2007	\$265,500	\$277,875	95.55%	200	4	-23.60%
Portage Park	8015	2008	\$299,076	\$305,792	97.80%	334	13	12.65%
Portage Park	8015	2009	\$283,083	\$293,794	96.35%	109	12	-5.35%
Portage Park	8015	2010	\$52,000	\$59,900	86.81%	443	1	-81.63%
Total Appreciation								-74.65%
Irving Park	8016	2000	\$295,472	\$293,443	100.69%	99	37	
Irving Park	8016	2001	\$239,722	\$242,390	98.90%	47	20	-18.87%
Irving Park	8016	2002	\$307,940	\$312,826	98.44%	102	15	28.46%
Irving Park	8016	2003	\$313,463	\$319,926	97.98%	87	29	1.79%
Irving Park	8016	2004	\$336,830	\$333,006	101.15%	115	64	7.45%
Irving Park	8016	2005	\$379,036	\$383,785	98.76%	135	56	12.53%
Irving Park	8016	2006	\$380,098	\$383,643	99.08%	129	58	0.28%
Irving Park	8016	2007	\$362,979	\$360,883	100.58%	137	59	-4.50%
Irving Park	8016	2008	\$321,623	\$327,423	98.23%	118	38	-11.39%
Irving Park	8016	2009	\$273,539	\$282,412	96.86%	151	41	-14.95%
Irving Park	8016	2010	\$274,025	\$292,562	93.66%	212	8	0.18%
Total Appreciation								-7.26%
Dunning	8017	2000	\$168,720	\$173,196	97.42%	33	10	
Dunning	8017	2001	\$195,222	\$199,833	97.69%	88	9	15.71%
Dunning	8017	2002	\$214,250	\$222,637	96.23%	70	10	9.75%
Dunning	8017	2003	\$247,853	\$252,100	98.32%	58	15	15.68%
Dunning	8017	2004	\$286,100	\$289,507	98.82%	87	14	15.43%
Dunning	8017	2005	\$297,918	\$297,204	100.24%	67	40	4.13%
Dunning	8017	2006	\$287,211	\$290,884	98.74%	74	46	-3.59%
Dunning	8017	2007	\$306,052	\$308,239	99.29%	163	23	6.56%
Dunning	8017	2008	\$243,962	\$251,081	97.16%	180	16	-20.29%
Dunning	8017	2009	\$233,385	\$245,757	94.97%	297	7	-4.34%
Dunning	8017	2010	\$208,475	\$207,925	100.26%	211	4	-10.67%
Total Appreciation								23.56%
Montclare	8018	2000	\$153,875	\$160,950	95.60%	71	4	
Montclare	8018	2001	\$0	\$0	N/A	0	0	N/A
Montclare	8018	2002	\$184,500	\$190,300	96.95%	35	3	N/A
Montclare	8018	2003	\$165,750	\$163,250	101.53%	23	2	7.72%
Montclare	8018	2004	\$239,666	\$252,900	94.77%	84	3	44.59%
Montclare	8018	2005	\$228,833	\$229,966	99.51%	112	3	-4.52%
Montclare	8018	2006	\$218,000	\$224,000	97.32%	100	1	-4.73%
Montclare	8018	2007	\$265,922	\$266,566	99.78%	103	9	21.98%
Montclare	8018	2008	\$302,633	\$329,900	91.73%	245	3	13.81%
Montclare	8018	2009	\$190,250	\$193,675	98.23%	58	4	-37.14%
Montclare	8018	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								23.64%
Belmont Cragin	8019	2000	\$177,000	\$179,000	98.88%	61	1	
Belmont Cragin	8019	2001	\$144,750	\$147,400	98.20%	115	2	-18.22%
Belmont Cragin	8019	2002	\$160,000	\$164,500	97.26%	142	1	10.54%
Belmont Cragin	8019	2003	\$189,666	\$193,433	98.05%	65	3	18.54%
Belmont Cragin	8019	2004	\$245,000	\$239,990	102.09%	63	1	29.17%
Belmont Cragin	8019	2005	\$219,180	\$223,140	98.23%	54	5	-10.54%

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Belmont Cragin	8019	2006	\$281,971	\$284,966	98.95%	173	21	28.65%
Belmont Cragin	8019	2007	\$273,883	\$275,283	99.49%	116	6	-2.87%
Belmont Cragin	8019	2008	\$312,561	\$299,742	104.28%	43	4	14.12%
Belmont Cragin	8019	2009	\$210,000	\$249,900	84.03%	388	1	-32.81%
Belmont Cragin	8019	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								18.64%
Hermosa	8020	2000	\$0	\$0	N/A	0	0	
Hermosa	8020	2001	\$170,452	\$161,500	105.54%	13	4	N/A
Hermosa	8020	2002	\$159,000	\$159,000	100.00%	1	1	-6.72%
Hermosa	8020	2003	\$187,250	\$191,000	98.04%	67	2	17.77%
Hermosa	8020	2004	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2005	\$225,750	\$234,900	96.10%	107	2	20.56%
Hermosa	8020	2006	\$236,750	\$241,450	98.05%	93	2	4.87%
Hermosa	8020	2007	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2008	\$354,960	\$357,500	99.29%	184	5	49.93%
Hermosa	8020	2009	\$0	\$0	N/A	0	0	N/A
Hermosa	8020	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								108.25%
Avondale	8021	2000	\$308,980	\$321,960	95.97%	39	5	
Avondale	8021	2001	\$252,316	\$258,016	97.79%	30	6	-18.34%
Avondale	8021	2002	\$287,777	\$296,888	96.93%	68	9	14.05%
Avondale	8021	2003	\$294,857	\$305,485	96.52%	162	7	2.46%
Avondale	8021	2004	\$308,112	\$315,837	97.55%	136	8	4.50%
Avondale	8021	2005	\$342,147	\$344,783	99.24%	73	18	11.05%
Avondale	8021	2006	\$374,227	\$379,127	98.71%	42	18	9.38%
Avondale	8021	2007	\$358,897	\$358,647	100.07%	120	46	-4.10%
Avondale	8021	2008	\$389,841	\$392,688	99.27%	147	54	8.62%
Avondale	8021	2009	\$329,221	\$341,121	96.51%	151	19	-15.55%
Avondale	8021	2010	\$270,416	\$288,116	93.86%	295	6	-17.86%
Total Appreciation								-12.48%
Logan Square	8022	2000	\$274,402	\$275,650	99.55%	68	56	
Logan Square	8022	2001	\$339,797	\$343,654	98.88%	70	57	23.83%
Logan Square	8022	2002	\$337,377	\$341,165	98.89%	55	60	-0.71%
Logan Square	8022	2003	\$359,528	\$364,876	98.53%	130	100	6.57%
Logan Square	8022	2004	\$349,915	\$355,372	98.46%	100	122	-2.67%
Logan Square	8022	2005	\$390,687	\$394,978	98.91%	89	155	11.65%
Logan Square	8022	2006	\$412,285	\$413,738	99.65%	100	143	5.53%
Logan Square	8022	2007	\$393,970	\$399,542	98.61%	117	165	-4.44%
Logan Square	8022	2008	\$433,565	\$443,104	97.85%	172	131	10.05%
Logan Square	8022	2009	\$374,241	\$394,062	94.97%	144	105	-13.68%
Logan Square	8022	2010	\$297,023	\$311,128	95.47%	269	17	-20.63%
Total Appreciation								8.24%
Humboldt Park	8023	2000	\$0	\$0	N/A	0	0	
Humboldt Park	8023	2001	\$151,002	\$132,000	114.40%	5	1	N/A
Humboldt Park	8023	2002	\$170,000	\$179,900	94.50%	19	1	12.58%
Humboldt Park	8023	2003	\$295,000	\$305,000	96.72%	255	1	73.53%
Humboldt Park	8023	2004	\$169,000	\$170,250	99.27%	70	2	-42.71%
Humboldt Park	8023	2005	\$185,900	\$180,266	103.13%	179	3	10.00%
Humboldt Park	8023	2006	\$216,137	\$206,414	104.71%	127	7	16.27%
Humboldt Park	8023	2007	\$240,769	\$253,184	95.10%	143	13	11.40%
Humboldt Park	8023	2008	\$250,011	\$256,675	97.40%	73	8	3.84%
Humboldt Park	8023	2009	\$175,529	\$186,559	94.09%	145	10	-29.79%
Humboldt Park	8023	2010	\$12,700	\$24,900	51.00%	317	1	-92.76%
Total Appreciation								-91.59%
West Town	8024	2000	\$344,423	\$345,906	99.57%	44	173	
West Town	8024	2001	\$374,913	\$375,900	99.74%	86	313	8.85%
West Town	8024	2002	\$400,284	\$406,599	98.45%	59	338	6.77%
West Town	8024	2003	\$404,967	\$412,879	98.08%	120	339	1.17%
West Town	8024	2004	\$411,782	\$418,153	98.48%	87	435	1.68%
West Town	8024	2005	\$450,866	\$456,624	98.74%	84	520	9.49%
West Town	8024	2006	\$463,280	\$472,231	98.10%	87	412	2.75%
West Town	8024	2007	\$480,260	\$489,109	98.19%	106	454	3.67%
West Town	8024	2008	\$479,479	\$493,208	97.22%	122	322	-0.16%
West Town	8024	2009	\$429,697	\$446,350	96.27%	157	248	-10.38%
West Town	8024	2010	\$432,536	\$453,331	95.41%	158	45	0.66%
Total Appreciation								25.58%
Austin	8025	2000	\$0	\$0	N/A	0	0	
Austin	8025	2001	\$193,305	\$196,211	98.52%	193	9	N/A
Austin	8025	2002	\$74,894	\$78,911	94.91%	89	17	-61.26%
Austin	8025	2003	\$117,564	\$122,450	96.01%	76	10	56.97%
Austin	8025	2004	\$97,180	\$99,460	97.71%	83	10	-17.34%
Austin	8025	2005	\$236,688	\$236,096	100.25%	79	32	143.56%
Austin	8025	2006	\$185,313	\$184,771	100.29%	76	14	-21.71%
Austin	8025	2007	\$213,911	\$221,711	96.48%	137	18	15.43%

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Austin	8025	2008	\$47,284	\$56,484	83.71%	150	13	-77.90%
Austin	8025	2009	\$96,062	\$101,974	94.20%	103	8	103.16%
Austin	8025	2010	\$155,683	\$161,633	96.32%	74	3	62.07%
Total Appreciation								71.95%
West Garfield Park	8026	2000	\$0	\$0	N/A	0	0	
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	\$130,000	\$125,000	104.00%	121	1	N/A
West Garfield Park	8026	2004	\$69,000	\$73,500	93.88%	12	1	-46.92%
West Garfield Park	8026	2005	\$138,085	\$138,471	99.72%	53	7	100.12%
West Garfield Park	8026	2006	\$176,341	\$180,250	97.83%	94	6	27.70%
West Garfield Park	8026	2007	\$173,700	\$174,810	99.37%	125	5	-1.50%
West Garfield Park	8026	2008	\$111,831	\$132,696	84.28%	202	8	-35.62%
West Garfield Park	8026	2009	\$50,533	\$56,175	89.96%	178	6	-54.81%
West Garfield Park	8026	2010	\$6,500	\$7,700	84.42%	18	2	-87.14%
Total Appreciation								-95.00%
East Garfield Park	8027	2000	\$125,587	\$124,760	100.66%	58	5	
East Garfield Park	8027	2001	\$141,550	\$152,500	92.82%	60	2	12.71%
East Garfield Park	8027	2002	\$168,725	\$171,725	98.25%	177	4	19.20%
East Garfield Park	8027	2003	\$167,720	\$167,320	100.24%	128	5	-0.60%
East Garfield Park	8027	2004	\$184,452	\$186,241	99.04%	48	17	9.98%
East Garfield Park	8027	2005	\$229,631	\$233,245	98.45%	92	22	24.49%
East Garfield Park	8027	2006	\$225,481	\$226,975	99.34%	106	42	-1.81%
East Garfield Park	8027	2007	\$265,436	\$268,838	98.73%	161	31	17.72%
East Garfield Park	8027	2008	\$263,213	\$274,041	96.05%	147	17	-0.84%
East Garfield Park	8027	2009	\$96,577	\$106,508	90.68%	120	24	-63.31%
East Garfield Park	8027	2010	\$40,866	\$54,250	75.33%	247	6	-57.69%
Total Appreciation								-67.46%
Near West Side	8028	2000	\$389,443	\$391,862	99.38%	83	72	
Near West Side	8028	2001	\$387,509	\$390,762	99.17%	46	128	-0.50%
Near West Side	8028	2002	\$402,202	\$402,170	100.01%	65	150	3.79%
Near West Side	8028	2003	\$398,116	\$401,761	99.09%	203	205	-1.02%
Near West Side	8028	2004	\$441,105	\$443,761	99.40%	139	175	10.80%
Near West Side	8028	2005	\$472,398	\$473,275	99.81%	141	267	7.09%
Near West Side	8028	2006	\$450,337	\$451,796	99.68%	114	248	-4.67%
Near West Side	8028	2007	\$540,851	\$549,241	98.47%	193	192	20.10%
Near West Side	8028	2008	\$468,456	\$482,886	97.01%	139	144	-13.39%
Near West Side	8028	2009	\$478,504	\$497,956	96.09%	137	141	2.14%
Near West Side	8028	2010	\$456,832	\$480,751	95.02%	159	25	-4.53%
Total Appreciation								17.30%
North Lawndale	8029	2000	\$167,900	\$163,500	102.69%	124	2	
North Lawndale	8029	2001	\$171,750	\$165,000	104.09%	262	2	2.29%
North Lawndale	8029	2002	\$0	\$0	N/A	0	0	N/A
North Lawndale	8029	2003	\$90,000	\$89,900	100.11%	57	1	N/A
North Lawndale	8029	2004	\$81,500	\$80,950	100.68%	41	2	-9.44%
North Lawndale	8029	2005	\$183,333	\$190,133	96.42%	92	6	124.95%
North Lawndale	8029	2006	\$186,744	\$187,544	99.57%	118	38	1.86%
North Lawndale	8029	2007	\$229,802	\$235,840	97.44%	96	37	23.06%
North Lawndale	8029	2008	\$266,565	\$270,770	98.45%	70	20	16.00%
North Lawndale	8029	2009	\$78,592	\$82,976	94.72%	84	17	-70.52%
North Lawndale	8029	2010	\$13,600	\$16,600	81.93%	143	3	-82.70%
Total Appreciation								-91.90%
South Lawndale	8030	2000	\$0	\$0	N/A	0	0	
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	\$171,112	\$184,087	92.95%	18	8	N/A
South Lawndale	8030	2007	\$150,000	\$154,900	96.84%	224	1	-12.34%
South Lawndale	8030	2008	\$186,000	\$199,000	93.47%	236	1	24.00%
South Lawndale	8030	2009	\$47,000	\$39,900	117.79%	252	1	-74.73%
South Lawndale	8030	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								-72.53%
Lower West Side	8031	2000	\$0	\$0	N/A	0	0	
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	\$221,666	\$242,933	91.25%	103	3	N/A
Lower West Side	8031	2004	\$299,700	\$311,650	96.17%	105	4	35.20%
Lower West Side	8031	2005	\$248,200	\$247,975	100.09%	89	4	-17.18%
Lower West Side	8031	2006	\$372,512	\$378,599	98.39%	117	18	50.09%
Lower West Side	8031	2007	\$385,408	\$388,176	99.29%	211	10	3.46%
Lower West Side	8031	2008	\$313,627	\$322,571	97.23%	207	11	-18.62%
Lower West Side	8031	2009	\$297,633	\$304,600	97.71%	463	3	-5.10%

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Lower West Side	8031	2010	\$0	\$0	N/A	0	0	N/A
Total Appreciation								34.27%
Loop	8032	2000	\$497,210	\$506,039	98.26%	37	28	
Loop	8032	2001	\$552,566	\$581,671	95.00%	44	21	11.13%
Loop	8032	2002	\$499,860	\$514,059	97.24%	37	32	-9.54%
Loop	8032	2003	\$497,484	\$512,630	97.05%	119	43	-0.48%
Loop	8032	2004	\$543,346	\$550,755	98.65%	74	38	9.22%
Loop	8032	2005	\$693,434	\$704,399	98.44%	124	91	27.62%
Loop	8032	2006	\$866,222	\$881,634	98.25%	171	66	24.92%
Loop	8032	2007	\$1,070,610	\$1,064,948	100.53%	111	117	23.60%
Loop	8032	2008	\$1,277,211	\$1,255,119	101.76%	95	140	19.30%
Loop	8032	2009	\$815,482	\$828,976	98.37%	173	63	-36.15%
Loop	8032	2010	\$1,172,650	\$1,112,945	105.36%	107	28	43.80%
Total Appreciation								135.85%
South Loop	8033	2000	\$327,008	\$329,026	99.39%	34	48	
South Loop	8033	2001	\$478,889	\$476,030	100.60%	135	39	46.45%
South Loop	8033	2002	\$525,753	\$529,723	99.25%	89	51	9.79%
South Loop	8033	2003	\$619,633	\$607,159	102.05%	260	129	17.86%
South Loop	8033	2004	\$608,384	\$581,701	104.59%	263	116	-1.82%
South Loop	8033	2005	\$719,215	\$720,650	99.80%	163	102	18.22%
South Loop	8033	2006	\$674,979	\$666,295	101.30%	113	110	-6.15%
South Loop	8033	2007	\$682,017	\$683,150	99.83%	190	110	1.04%
South Loop	8033	2008	\$976,074	\$917,774	106.35%	212	189	43.12%
South Loop	8033	2009	\$828,174	\$841,205	98.45%	608	104	-15.15%
South Loop	8033	2010	\$899,159	\$893,042	100.68%	527	21	8.57%
Total Appreciation								174.97%
Edgewater	8077	2000	\$233,609	\$242,172	96.46%	39	69	
Edgewater	8077	2001	\$274,653	\$280,094	98.06%	43	76	17.57%
Edgewater	8077	2002	\$315,705	\$319,981	98.66%	48	106	14.95%
Edgewater	8077	2003	\$307,513	\$315,645	97.42%	93	95	-2.59%
Edgewater	8077	2004	\$329,855	\$334,876	98.50%	95	111	7.27%
Edgewater	8077	2005	\$364,333	\$374,331	97.33%	115	128	10.45%
Edgewater	8077	2006	\$382,819	\$389,800	98.21%	143	100	5.07%
Edgewater	8077	2007	\$387,273	\$394,820	98.09%	123	120	1.16%
Edgewater	8077	2008	\$382,635	\$396,462	96.51%	175	63	-1.20%
Edgewater	8077	2009	\$362,425	\$376,592	96.24%	169	68	-5.28%
Edgewater	8077	2010	\$307,305	\$319,988	96.04%	198	18	-15.21%
Total Appreciation								31.55%
Evanston	201	2000	\$256,631	\$256,777	99.94%	39	176	
Evanston	201	2001	\$283,613	\$288,900	98.17%	38	171	10.51%
Evanston	201	2002	\$303,220	\$310,897	97.53%	47	160	6.91%
Evanston	201	2003	\$357,803	\$361,663	98.93%	128	202	18.00%
Evanston	201	2004	\$378,038	\$386,446	97.82%	76	197	5.66%
Evanston	201	2005	\$397,337	\$406,898	97.65%	98	162	5.11%
Evanston	201	2006	\$413,663	\$425,259	97.27%	95	194	4.11%
Evanston	201	2007	\$453,067	\$471,993	95.99%	133	142	9.53%
Evanston	201	2008	\$401,804	\$423,344	94.91%	158	92	-11.31%
Evanston	201	2009	\$338,033	\$360,903	93.66%	165	108	-15.87%
Evanston	201	2010	\$370,152	\$405,673	91.24%	176	23	9.50%
Total Appreciation								44.24%
Oak Park	302	2000	\$229,017	\$230,637	99.30%	89	64	
Oak Park	302	2001	\$252,276	\$256,130	98.50%	123	73	10.16%
Oak Park	302	2002	\$284,596	\$286,386	99.37%	153	91	12.81%
Oak Park	302	2003	\$278,162	\$281,276	98.89%	157	88	-2.26%
Oak Park	302	2004	\$354,210	\$352,350	100.53%	96	120	27.34%
Oak Park	302	2005	\$360,556	\$363,795	99.11%	106	96	1.79%
Oak Park	302	2006	\$384,764	\$388,640	99.00%	90	89	6.71%
Oak Park	302	2007	\$437,583	\$440,613	99.31%	138	85	13.73%
Oak Park	302	2008	\$346,883	\$363,006	95.56%	164	58	-20.73%
Oak Park	302	2009	\$309,823	\$329,215	94.11%	223	39	-10.68%
Oak Park	302	2010	\$272,687	\$285,350	95.56%	282	8	-11.99%
Total Appreciation								19.07%