

Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 % Change		% Change		% Change		% Change		% Change		3 Flats	% Change in Avg Sale Price
					Bedroom Condos	in Avg Sale Price	2 Bedroom in Avg Sale Condos	Price	3 Bedroom Condos	in Avg Sale Price	Single Family Homes	in Avg Sale Price	2 Flats in Avg Sale Price	Price		
Rogers Park	8001	2000	\$36,000		\$81,200		\$132,951		\$184,999		\$286,153		\$292,175		\$329,266	
Rogers Park	8001	2001	\$62,666	74.07%	\$93,720	15.42%	\$148,972	12.05%	\$208,534	12.72%	\$324,657	13.46%	\$289,692	-0.85%	\$419,895	27.52%
Rogers Park	8001	2002	\$70,250	12.10%	\$116,533	24.34%	\$170,402	14.39%	\$231,159	10.85%	\$345,997	6.57%	\$342,519	18.24%	\$401,658	-4.34%
Rogers Park	8001	2003	\$91,950	30.89%	\$121,902	4.61%	\$198,765	16.64%	\$261,488	13.12%	\$347,472	0.43%	\$383,692	12.02%	\$530,411	32.06%
Rogers Park	8001	2004	\$95,000	3.32%	\$133,301	9.35%	\$199,765	0.50%	\$285,335	9.12%	\$462,765	33.18%	\$455,857	18.81%	\$532,362	0.37%
Rogers Park	8001	2005	\$86,717	-8.72%	\$148,224	11.19%	\$216,569	8.41%	\$283,242	-0.73%	\$502,005	8.48%	\$491,000	7.71%	\$635,583	19.39%
Rogers Park	8001	2006	\$113,702	31.12%	\$156,886	5.84%	\$228,529	5.52%	\$308,823	9.03%	\$490,236	-2.34%	\$472,000	-3.87%	\$573,857	-9.71%
Rogers Park	8001	2007	\$93,210	-18.02%	\$158,589	1.09%	\$227,147	-0.60%	\$314,134	1.72%	\$475,333	-3.04%	\$484,846	2.72%	\$512,958	-10.61%
Rogers Park	8001	2008	\$104,450	12.06%	\$141,782	-10.60%	\$209,994	-7.55%	\$301,820	-3.92%	\$398,199	-16.23%	\$410,833	-15.27%	\$418,000	-18.51%
Rogers Park	8001	2009	\$68,500	-34.42%	\$98,913	-30.24%	\$178,019	-15.23%	\$235,468	-21.98%	\$373,322	-6.25%	\$255,050	-37.92%	\$274,125	-34.42%
Rogers Park	8001	2010	\$45,000	-34.31%	\$63,558	-35.74%	\$147,309	-17.25%	\$148,225	-37.05%	\$258,725	-30.70%	\$110,950	-56.50%	\$320,000	16.74%
Total Appreciation				25.00%		-21.73%		10.80%		-19.88%		-9.59%		-62.03%		-2.81%
West Ridge	8002	2000	\$52,000		\$75,993		\$115,561		\$159,432		\$247,037		\$296,663		\$364,207	
West Ridge	8002	2001	\$57,166	9.93%	\$100,418	32.14%	\$136,736	18.32%	\$177,403	11.27%	\$281,964	14.14%	\$339,156	14.32%	\$386,051	6.00%
West Ridge	8002	2002	\$57,750	1.02%	\$114,321	13.85%	\$148,126	8.33%	\$197,003	11.05%	\$291,892	3.52%	\$370,877	9.35%	\$444,753	15.21%
West Ridge	8002	2003	\$93,000	61.04%	\$123,742	8.24%	\$161,863	9.27%	\$212,093	7.66%	\$326,577	11.88%	\$407,922	9.99%	\$524,188	17.86%
West Ridge	8002	2004	\$0	N/A	\$130,163	5.19%	\$175,915	8.68%	\$225,778	6.45%	\$378,830	16.00%	\$462,856	13.47%	\$552,806	5.46%
West Ridge	8002	2005	\$79,500	N/A	\$143,587	10.31%	\$193,507	10.00%	\$254,837	12.87%	\$414,852	9.51%	\$513,711	10.99%	\$583,680	5.58%
West Ridge	8002	2006	\$145,000	82.39%	\$145,722	1.49%	\$202,424	4.61%	\$270,711	6.23%	\$431,478	4.01%	\$518,338	0.90%	\$596,864	2.26%
West Ridge	8002	2007	\$105,000	-27.59%	\$141,332	-3.01%	\$208,155	2.83%	\$286,724	5.92%	\$430,831	-0.15%	\$472,517	-8.84%	\$525,996	-11.87%
West Ridge	8002	2008	\$66,500	-36.67%	\$104,889	-25.79%	\$173,503	-16.65%	\$239,052	-16.63%	\$371,606	-13.75%	\$345,239	-26.94%	\$380,016	-27.75%
West Ridge	8002	2009	\$31,340	-52.87%	\$64,243	-38.75%	\$98,128	-43.44%	\$179,739	-24.81%	\$311,849	-16.08%	\$266,721	-22.74%	\$303,382	-20.17%
West Ridge	8002	2010	\$0	N/A	\$52,905	-17.65%	\$81,722	-16.72%	\$145,830	-18.87%	\$320,116	2.65%	\$224,533	-15.82%	\$256,366	-15.50%
Total Appreciation				-39.73%		-30.38%		-29.28%		-8.53%		29.58%		-24.31%		-29.61%
Uptown	8003	2000	\$73,875		\$116,812		\$211,437		\$268,380		\$538,792		\$332,961		\$341,400	
Uptown	8003	2001	\$86,932	17.67%	\$137,531	17.74%	\$237,176	12.17%	\$309,979	15.50%	\$611,825	13.55%	\$367,111	10.26%	\$462,285	35.41%
Uptown	8003	2002	\$100,737	15.88%	\$150,630	9.52%	\$244,270	2.99%	\$320,766	3.48%	\$494,644	-19.15%	\$421,750	14.88%	\$552,560	19.53%
Uptown	8003	2003	\$97,640	-3.07%	\$158,051	4.93%	\$258,170	5.69%	\$332,394	3.63%	\$643,812	30.16%	\$466,583	10.63%	\$706,075	27.78%
Uptown	8003	2004	\$109,386	12.03%	\$176,347	11.58%	\$279,750	8.36%	\$354,325	6.60%	\$685,396	6.46%	\$532,000	14.02%	\$500,000	-29.19%
Uptown	8003	2005	\$113,841	4.07%	\$172,709	-2.06%	\$284,829	1.82%	\$373,527	5.42%	\$796,239	16.17%	\$549,500	3.29%	\$698,666	39.73%
Uptown	8003	2006	\$120,619	5.95%	\$191,071	10.63%	\$305,510	7.26%	\$405,479	8.55%	\$805,793	1.20%	\$636,116	15.76%	\$716,375	2.53%
Uptown	8003	2007	\$115,629	-4.14%	\$186,435	-2.43%	\$294,095	-3.74%	\$395,867	-2.37%	\$901,036	11.82%	\$592,982	-6.78%	\$585,600	-18.26%
Uptown	8003	2008	\$114,182	-1.25%	\$174,719	-6.28%	\$287,835	-2.13%	\$372,083	-6.01%	\$724,137	-19.63%	\$553,883	-6.59%	\$558,400	-4.64%
Uptown	8003	2009	\$94,980	-16.82%	\$149,870	-14.22%	\$263,395	-8.49%	\$349,104	-6.18%	\$681,357	-5.91%	\$515,500	-6.93%	\$503,833	-9.77%
Uptown	8003	2010	\$78,666	-17.18%	\$128,363	-14.35%	\$245,219	-6.90%	\$354,487	1.54%	\$842,410	23.64%	\$300,000	-41.80%	\$252,000	-49.98%
Total Appreciation				6.49%		9.89%		15.98%		32.08%		56.35%		-9.90%		-26.19%
Lincoln Square	8004	2000	\$0		\$118,045		\$155,328		\$191,543		\$333,291		\$337,473		\$425,600	
Lincoln Square	8004	2001	\$87,000	N/A	\$151,208	28.09%	\$205,309	32.18%	\$228,179	19.13%	\$367,121	10.15%	\$359,800	6.62%	\$413,973	-2.73%
Lincoln Square	8004	2002	\$0	N/A	\$153,494	1.51%	\$218,842	6.59%	\$254,684	11.62%	\$444,589	21.10%	\$428,597	19.12%	\$487,321	17.72%
Lincoln Square	8004	2003	\$0	N/A	\$170,963	11.38%	\$236,873	8.24%	\$290,967	14.25%	\$487,663	9.69%	\$421,990	-1.54%	\$578,526	18.72%
Lincoln Square	8004	2004	\$0	N/A	\$200,208	17.11%	\$257,405	8.67%	\$335,466	15.29%	\$577,229	18.37%	\$488,173	15.68%	\$559,978	-3.21%
Lincoln Square	8004	2005	\$109,999	N/A	\$192,003	-4.10%	\$282,015	9.56%	\$336,861	0.42%	\$617,729	7.02%	\$538,987	10.41%	\$644,532	15.10%
Lincoln Square	8004	2006	\$0	N/A	\$187,969	-2.10%	\$276,031	-2.12%	\$359,817	6.81%	\$713,371	15.48%	\$574,763	6.64%	\$626,450	-2.81%
Lincoln Square	8004	2007	\$0	N/A	\$196,830	4.71%	\$289,059	4.72%	\$404,597	12.45%	\$684,416	-4.06%	\$549,440	-4.41%	\$626,955	0.08%
Lincoln Square	8004	2008	\$0	N/A	\$217,979	10.74%	\$293,668	1.59%	\$437,810	8.21%	\$648,451	-5.25%	\$497,560	-9.44%	\$557,409	-11.09%
Lincoln Square	8004	2009	\$36,000	N/A	\$158,886	-27.11%	\$254,308	-13.40%	\$358,116	-17.06%	\$537,813	-17.06%	\$351,909	-29.27%	\$434,835	-21.99%
Lincoln Square	8004	2010	\$23,900	-33.61%	\$54,827	-65.49%	\$265,241	4.30%	\$332,000	-7.29%	\$692,562	28.77%	\$460,000	30.72%	\$384,500	-11.58%
Total Appreciation				-72.53%		-53.55%		70.76%		73.33%		107.79%		36.31%		-9.66%
North Center	8005	2000	\$0		\$187,478		\$276,582		\$341,169		\$443,690		\$359,636		\$403,000	

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					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price				3 Bedroom Condos	2 Flats		3 Flats	
North Center	8005	2001	\$0	N/A	\$185,837	-0.88%	\$285,143	3.10%	\$379,775	11.32%	\$483,491	8.97%	\$399,168	10.99%	\$483,483	19.97%
North Center	8005	2002	\$0	N/A	\$204,148	9.85%	\$304,044	6.63%	\$381,780	0.53%	\$501,998	3.83%	\$409,430	2.57%	\$456,371	-5.61%
North Center	8005	2003	\$0	N/A	\$203,091	-0.52%	\$306,082	0.67%	\$396,845	3.95%	\$589,957	17.52%	\$474,884	15.99%	\$505,808	10.83%
North Center	8005	2004	\$0	N/A	\$234,614	15.52%	\$310,923	1.58%	\$423,789	6.79%	\$661,169	12.07%	\$510,033	7.40%	\$614,151	21.42%
North Center	8005	2005	\$122,000	N/A	\$232,792	-0.78%	\$331,602	6.65%	\$446,318	5.32%	\$776,545	17.45%	\$570,586	11.87%	\$620,130	0.97%
North Center	8005	2006	\$0	N/A	\$249,509	7.18%	\$351,088	5.88%	\$486,784	9.07%	\$851,864	9.70%	\$584,098	2.37%	\$655,621	5.72%
North Center	8005	2007	\$0	N/A	\$238,010	-4.61%	\$352,506	0.40%	\$489,940	0.65%	\$923,600	8.42%	\$571,746	-2.11%	\$655,669	0.01%
North Center	8005	2008	\$0	N/A	\$240,440	1.02%	\$332,464	-5.69%	\$478,365	-2.36%	\$912,701	-1.18%	\$562,305	-1.65%	\$536,525	-18.17%
North Center	8005	2009	\$0	N/A	\$248,413	3.32%	\$334,065	0.48%	\$430,973	-9.91%	\$805,522	-11.74%	\$488,178	-13.18%	\$631,142	17.64%
North Center	8005	2010	\$0	N/A	\$270,878	9.04%	\$317,207	-5.05%	\$441,705	2.49%	\$740,909	-8.02%	\$415,500	-14.89%	\$410,000	-35.04%
Total Appreciation				N/A		44.49%		14.69%		29.47%		66.99%		15.53%		1.74%
Lakeview	8006	2000	\$90,789		\$158,054		\$276,417		\$392,365		\$603,666		\$477,756		\$582,868	
Lakeview	8006	2001	\$97,112	6.96%	\$176,379	11.59%	\$306,560	10.90%	\$435,925	11.10%	\$713,308	18.16%	\$511,320	7.03%	\$605,312	3.85%
Lakeview	8006	2002	\$122,192	25.83%	\$191,413	8.52%	\$317,966	3.72%	\$459,020	5.30%	\$765,631	7.34%	\$553,525	8.25%	\$682,487	12.75%
Lakeview	8006	2003	\$123,251	0.87%	\$200,446	4.72%	\$324,702	2.12%	\$457,503	-0.33%	\$866,604	13.19%	\$579,850	4.76%	\$766,198	12.27%
Lakeview	8006	2004	\$127,861	3.74%	\$204,415	1.98%	\$344,932	6.23%	\$497,523	8.75%	\$962,804	11.10%	\$616,267	6.28%	\$833,610	8.80%
Lakeview	8006	2005	\$136,571	6.81%	\$220,691	7.96%	\$351,998	2.05%	\$519,516	4.42%	\$1,184,971	23.07%	\$717,585	16.44%	\$857,935	2.92%
Lakeview	8006	2006	\$134,088	-1.82%	\$232,395	5.30%	\$366,369	4.08%	\$539,266	3.80%	\$1,202,219	1.46%	\$742,677	3.50%	\$837,049	-2.43%
Lakeview	8006	2007	\$144,439	7.72%	\$232,289	-0.05%	\$368,496	0.58%	\$546,716	1.38%	\$1,202,926	0.06%	\$733,233	-1.27%	\$838,385	0.16%
Lakeview	8006	2008	\$130,365	-9.74%	\$224,460	-3.37%	\$378,964	2.84%	\$531,669	-2.75%	\$1,289,403	7.19%	\$646,218	-11.87%	\$798,425	-4.77%
Lakeview	8006	2009	\$123,482	-5.28%	\$207,912	-7.37%	\$347,194	-8.38%	\$497,486	-6.43%	\$1,139,075	-11.66%	\$516,468	-20.08%	\$738,631	-7.49%
Lakeview	8006	2010	\$116,233	-5.87%	\$208,134	0.11%	\$335,634	-3.33%	\$475,978	-4.32%	\$1,042,982	-8.44%	\$509,459	-1.36%	\$565,600	-23.43%
Total Appreciation				28.03%		31.69%		21.42%		21.31%		72.77%		6.64%		-2.96%
Lincoln Park	8007	2000	\$97,739		\$178,513		\$329,174		\$473,472		\$994,116		\$480,237		\$713,791	
Lincoln Park	8007	2001	\$111,620	14.20%	\$201,710	12.99%	\$350,758	6.56%	\$501,633	5.95%	\$1,104,213	11.07%	\$557,956	16.18%	\$717,055	0.46%
Lincoln Park	8007	2002	\$126,467	13.30%	\$221,084	9.60%	\$368,524	5.07%	\$510,280	1.72%	\$1,137,598	3.02%	\$600,390	7.61%	\$758,883	5.83%
Lincoln Park	8007	2003	\$132,387	4.68%	\$223,773	1.22%	\$372,361	1.04%	\$553,574	8.48%	\$1,180,331	3.76%	\$589,977	-1.73%	\$846,297	11.52%
Lincoln Park	8007	2004	\$138,195	4.39%	\$233,931	4.54%	\$391,815	5.22%	\$563,640	1.82%	\$1,422,358	20.51%	\$696,267	18.02%	\$907,437	7.22%
Lincoln Park	8007	2005	\$192,468	39.27%	\$274,459	17.32%	\$410,301	4.72%	\$600,794	6.59%	\$1,420,374	-0.14%	\$742,500	6.64%	\$988,085	8.89%
Lincoln Park	8007	2006	\$165,362	-14.08%	\$257,008	-6.36%	\$417,166	1.67%	\$625,321	4.08%	\$1,600,044	12.65%	\$750,356	1.06%	\$1,040,666	5.32%
Lincoln Park	8007	2007	\$170,010	2.81%	\$256,979	-0.01%	\$426,539	2.25%	\$639,630	2.29%	\$1,699,232	6.20%	\$717,532	-4.37%	\$1,077,705	3.56%
Lincoln Park	8007	2008	\$153,995	-9.42%	\$249,294	-2.99%	\$431,132	1.08%	\$662,573	3.59%	\$1,763,826	3.80%	\$690,416	-3.78%	\$978,670	-9.19%
Lincoln Park	8007	2009	\$137,812	-10.51%	\$229,297	-8.02%	\$405,369	-5.98%	\$604,829	-8.72%	\$1,790,266	1.50%	\$808,125	17.05%	\$752,244	-23.14%
Lincoln Park	8007	2010	\$133,100	-3.42%	\$211,836	-7.62%	\$389,828	-3.83%	\$567,916	-6.10%	\$1,708,816	-4.55%	\$735,000	-9.05%	\$595,000	-20.90%
Total Appreciation				36.18%		18.67%		18.43%		19.95%		71.89%		53.05%		-16.64%
Near North	8008	2000	\$129,933		\$201,841		\$377,386		\$583,644		\$1,262,280		\$702,833		\$290,000	
Near North	8008	2001	\$143,209	10.22%	\$221,965	9.97%	\$427,826	13.37%	\$623,548	6.84%	\$1,210,076	-4.14%	\$492,500	-29.93%	\$785,500	170.86%
Near North	8008	2002	\$149,755	4.57%	\$234,275	5.55%	\$430,307	0.58%	\$828,273	32.83%	\$1,469,657	21.45%	\$390,400	-20.73%	\$678,750	-13.59%
Near North	8008	2003	\$170,299	13.72%	\$248,173	5.93%	\$451,106	4.83%	\$897,838	8.40%	\$1,439,544	-2.05%	\$487,500	24.87%	\$0	N/A
Near North	8008	2004	\$172,081	1.05%	\$256,589	3.39%	\$502,039	11.29%	\$970,144	8.05%	\$1,635,707	13.63%	\$732,500	50.26%	\$0	N/A
Near North	8008	2005	\$213,421	24.02%	\$293,478	14.38%	\$494,894	-1.42%	\$1,076,085	10.92%	\$1,829,645	11.86%	\$740,000	1.02%	\$985,000	N/A
Near North	8008	2006	\$175,669	-17.69%	\$290,431	-1.04%	\$521,899	5.46%	\$1,192,769	10.84%	\$2,526,622	38.09%	\$745,100	0.69%	\$698,666	-29.07%
Near North	8008	2007	\$218,969	24.65%	\$293,877	1.19%	\$533,468	2.22%	\$1,207,704	1.25%	\$2,644,680	4.67%	\$0	N/A	\$0	
Near North	8008	2008	\$246,590	12.61%	\$316,895	7.83%	\$559,105	4.81%	\$1,257,310	4.11%	\$3,071,472	16.14%	\$675,000	N/A	\$881,500	
Near North	8008	2009	\$177,708	-27.93%	\$282,600	-10.82%	\$499,984	-10.57%	\$1,033,201	-17.82%	\$2,368,315	-22.89%	\$0	N/A	\$562,500	-36.19%
Near North	8008	2010	\$185,841	4.58%	\$273,118	-3.36%	\$495,363	-0.92%	\$1,374,906	33.07%	\$1,090,166	-53.97%	\$0	N/A	\$630,000	12.00%
Total Appreciation				43.03%		35.31%		31.26%		135.57%		-13.64%		-3.96%		117.24%
Edison Park	8009	2000	\$65,000		\$102,070		\$136,353		\$172,666		\$248,019		\$317,000		\$349,500	
Edison Park	8009	2001	\$0	N/A	\$125,857	23.30%	\$166,150	21.85%	\$207,966	20.44%	\$266,345	7.39%	\$303,500	-4.26%	\$389,500	11.44%

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					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price				3 Bedroom Condos	2 Flats		Price	3 Flats
Edison Park	8009	2002	\$0	N/A	\$126,552	0.55%	\$165,121	-0.62%	\$216,000	3.86%	\$300,420	12.79%	\$387,666	27.73%	\$450,000	15.53%
Edison Park	8009	2003	\$0	N/A	\$138,422	9.38%	\$175,180	6.09%	\$220,166	1.93%	\$336,977	12.17%	\$378,500	-2.36%	\$495,000	10.00%
Edison Park	8009	2004	\$0	N/A	\$157,829	14.02%	\$190,111	8.52%	\$0	N/A	\$395,753	17.44%	\$436,250	15.26%	\$560,000	13.13%
Edison Park	8009	2005	\$126,100	N/A	\$165,033	4.56%	\$205,110	7.89%	\$291,666	N/A	\$422,165	6.67%	\$509,666	16.83%	\$0	N/A
Edison Park	8009	2006	\$0	N/A	\$168,100	1.86%	\$220,888	7.69%	\$298,300	2.27%	\$469,610	11.24%	\$525,125	3.03%	\$574,500	N/A
Edison Park	8009	2007	\$0	N/A	\$158,166	-5.91%	\$229,464	3.88%	\$298,583	0.09%	\$421,840	-10.17%	\$0	NA	\$0	N/A
Edison Park	8009	2008	\$0	N/A	\$130,577	-17.44%	\$210,381	-8.32%	\$341,500	14.37%	\$357,228	-15.32%	\$0	NA	\$367,000	N/A
Edison Park	8009	2009	\$0	N/A	\$162,500	24.45%	\$209,829	-0.26%	\$252,500	-26.06%	\$324,025	-9.29%	\$0	NA	\$0	N/A
Edison Park	8009	2010	\$0	N/A	\$0	N/A	\$136,500	-34.95%	\$0	N/A	\$313,957	-3.11%	\$0	NA	\$0	N/A
Total Appreciation				94.00%		59.20%		0.11%		46.24%		26.59%		65.65%		5.01%
Norwood Park	8010	2000	\$57,500		\$100,526		\$131,898		\$132,666		\$237,160		\$302,742		\$354,625	
Norwood Park	8010	2001	\$68,975	19.96%	\$106,075	5.52%	\$165,875	25.76%	\$182,200	37.34%	\$259,693	9.50%	\$351,114	15.98%	\$380,000	7.16%
Norwood Park	8010	2002	\$86,000	24.68%	\$124,781	17.63%	\$165,729	-0.09%	\$213,000	16.90%	\$278,907	7.40%	\$372,547	6.10%	\$426,700	12.29%
Norwood Park	8010	2003	\$86,250	0.29%	\$142,136	13.91%	\$187,902	13.38%	\$224,575	5.43%	\$302,610	8.50%	\$413,322	10.94%	\$465,142	9.01%
Norwood Park	8010	2004	\$92,000	6.67%	\$135,564	-4.62%	\$200,755	6.84%	\$262,833	17.04%	\$349,388	15.46%	\$419,175	1.42%	\$560,000	20.39%
Norwood Park	8010	2005	\$103,500	12.50%	\$153,164	12.98%	\$218,683	8.93%	\$281,200	6.99%	\$388,765	11.27%	\$472,223	12.66%	\$569,000	1.61%
Norwood Park	8010	2006	\$103,000	-0.48%	\$160,020	4.48%	\$232,880	6.49%	\$267,983	-4.70%	\$397,452	2.23%	\$493,500	4.51%	\$587,800	3.30%
Norwood Park	8010	2007	\$0	N/A	\$164,758	2.96%	\$218,763	-6.06%	\$346,854	29.43%	\$387,259	-2.56%	\$458,687	-7.05%	\$518,833	-11.73%
Norwood Park	8010	2008	\$0	N/A	\$129,166	-21.60%	\$181,951	-16.83%	\$384,833	10.95%	\$329,611	-14.89%	\$418,787	-8.70%	\$0	N/A
Norwood Park	8010	2009	\$51,000	N/A	\$107,416	-16.84%	\$165,612	-8.98%	\$341,800	-11.18%	\$294,713	-10.59%	\$302,440	-27.78%	\$475,000	N/A
Norwood Park	8010	2010	\$0	N/A	\$66,100	-38.46%	\$125,392	-24.29%	\$0	N/A	\$300,723	2.04%	\$309,500	2.33%	\$380,000	-20.00%
Total Appreciation				-11.30%		-34.25%		-4.93%		157.64%		26.80%		2.23%		7.16%
Jefferson Park	8011	2000	\$61,000		\$100,563		\$145,247		\$178,312		\$212,397		\$282,981		\$336,181	
Jefferson Park	8011	2001	\$85,000	39.34%	\$113,517	12.88%	\$145,485	0.16%	\$195,600	9.70%	\$229,866	8.22%	\$310,852	9.85%	\$376,162	11.89%
Jefferson Park	8011	2002	\$0	N/A	\$121,776	7.28%	\$160,045	10.01%	\$201,700	3.12%	\$259,245	12.78%	\$333,543	7.30%	\$439,687	16.89%
Jefferson Park	8011	2003	\$65,000	N/A	\$133,369	9.52%	\$177,063	10.63%	\$351,750	74.39%	\$282,145	8.83%	\$365,407	9.55%	\$477,390	8.57%
Jefferson Park	8011	2004	\$0	N/A	\$144,336	8.22%	\$190,046	7.33%	\$310,237	-11.80%	\$317,238	12.44%	\$378,311	3.53%	\$470,400	-1.46%
Jefferson Park	8011	2005	\$97,000	N/A	\$149,762	3.76%	\$226,012	18.92%	\$343,158	10.61%	\$364,245	14.82%	\$441,221	16.63%	\$565,888	20.30%
Jefferson Park	8011	2006	\$110,500	13.92%	\$154,587	3.22%	\$247,268	9.40%	\$322,206	-6.11%	\$381,936	4.86%	\$451,434	2.31%	\$497,755	-12.04%
Jefferson Park	8011	2007	\$0	N/A	\$152,852	-1.12%	\$251,030	1.52%	\$345,111	7.11%	\$382,821	0.23%	\$435,196	-3.60%	\$483,777	-2.81%
Jefferson Park	8011	2008	\$0	N/A	\$112,000	-26.73%	\$212,972	-15.16%	\$353,735	2.50%	\$322,290	-15.81%	\$346,541	-20.37%	\$476,000	-1.61%
Jefferson Park	8011	2009	\$0	N/A	\$105,464	-5.84%	\$174,339	-18.14%	\$315,708	-10.75%	\$270,378	-16.11%	\$240,416	-30.62%	\$306,333	-35.64%
Jefferson Park	8011	2010	\$0	N/A	\$97,750	-7.31%	\$132,500	-24.00%	\$374,000	18.46%	\$297,745	10.12%	\$246,416	2.50%	\$0	N/A
Total Appreciation				81.15%		-2.80%		-8.78%		109.74%		40.18%		-12.92%		-8.88%
Forest Glen	8012	2000	\$0		\$0		\$208,500		\$339,700		\$321,309		\$250,475		\$227,500	
Forest Glen	8012	2001	\$67,000	N/A	\$0	N/A	\$243,010	16.55%	\$315,140	-7.23%	\$351,242	9.32%	\$340,666	36.01%	\$280,000	23.08%
Forest Glen	8012	2002	\$0	N/A	\$0	N/A	\$221,620	-8.80%	\$351,500	11.54%	\$366,681	4.40%	\$420,800	23.52%	\$0	N/A
Forest Glen	8012	2003	\$0	N/A	\$315,000	N/A	\$240,041	8.31%	\$419,500	19.35%	\$412,593	12.52%	\$455,100	8.15%	\$0	N/A
Forest Glen	8012	2004	\$0	N/A	\$273,750	-13.10%	\$256,306	6.78%	\$384,333	-8.38%	\$462,505	12.10%	\$403,500	-11.34%	\$345,000	N/A
Forest Glen	8012	2005	\$0	N/A	\$260,450	-4.86%	\$300,710	17.32%	\$516,346	34.35%	\$505,028	9.19%	\$514,888	27.61%	\$557,500	61.59%
Forest Glen	8012	2006	\$0	N/A	\$157,000	-39.72%	\$308,062	2.44%	\$422,500	-18.18%	\$522,520	3.46%	\$526,666	2.29%	\$595,500	6.82%
Forest Glen	8012	2007	\$0	N/A	\$212,500	35.35%	\$273,500	-11.22%	\$451,714	6.91%	\$524,687	0.41%	\$573,333	8.86%	\$630,000	5.79%
Forest Glen	8012	2008	\$0	N/A	\$153,750	-27.65%	\$287,805	5.23%	\$344,000	-23.85%	\$486,030	-7.37%	\$349,000	-39.13%	\$0	N/A
Forest Glen	8012	2009	\$0	N/A	\$0	N/A	\$264,666	-8.04%	\$413,500	20.20%	\$400,476	-17.60%	\$339,333	-2.77%	\$149,900	N/A
Forest Glen	8012	2010	\$0	N/A	\$0	N/A	\$0	N/A	\$515,000	24.55%	\$413,907	3.35%	\$370,000	9.04%	\$0	N/A
Total Appreciation				N/A		-51.19%		26.94%		51.60%		28.82%		47.72%		-34.11%
North Park	8013	2000	\$0		\$121,083		\$179,842		\$186,888		\$247,742		\$299,039		\$388,666	
North Park	8013	2001	\$0	N/A	\$128,275	5.94%	\$194,854	8.35%	\$199,100	6.53%	\$279,783	12.93%	\$315,363	5.46%	\$445,000	14.49%
North Park	8013	2002	\$0	N/A	\$127,222	-0.82%	\$215,375	10.53%	\$242,000	21.55%	\$289,642	3.52%	\$352,805	11.87%	\$0	N/A

Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 Bedroom		2 Bedroom		3 Bedroom		Single Family Homes	% Change in Avg Sale Price	2 Flats		3 Flats	
					Condos	in Avg Sale Price	Condos	in Avg Sale Price	Condos	in Avg Sale Price			in Avg Sale Price	in Avg Sale Price		
North Park	8013	2003	\$0	N/A	\$147,750	16.14%	\$216,987	0.75%	\$246,142	1.71%	\$326,958	12.88%	\$421,725	19.53%	\$529,666	N/A
North Park	8013	2004	\$0	N/A	\$159,150	7.72%	\$226,854	4.55%	\$222,000	-9.81%	\$364,539	11.49%	\$463,347	9.87%	\$0	N/A
North Park	8013	2005	\$0	N/A	\$176,518	10.91%	\$259,224	14.27%	\$348,242	56.87%	\$415,352	13.94%	\$505,607	9.12%	\$537,475	N/A
North Park	8013	2006	\$120,500	N/A	\$153,112	-13.26%	\$254,456	-1.84%	\$325,957	-6.40%	\$449,894	8.32%	\$537,069	6.22%	\$553,812	3.04%
North Park	8013	2007	\$89,900	-25.39%	\$183,271	19.70%	\$228,631	-10.15%	\$276,333	-15.22%	\$442,955	-1.54%	\$428,857	-20.15%	\$487,400	-11.99%
North Park	8013	2008	\$0	N/A	\$130,000	-29.07%	\$194,354	-14.99%	\$183,128	-33.73%	\$360,900	-18.52%	\$306,687	-28.49%	\$460,000	-5.62%
North Park	8013	2009	\$0	N/A	\$74,267	-42.87%	\$183,986	-5.33%	\$200,035	9.23%	\$341,978	-5.24%	\$268,617	-12.41%	\$264,000	-42.61%
North Park	8013	2010	\$0	N/A	\$80,000	7.72%	\$166,250	-9.64%	\$217,900	8.93%	\$324,737	-5.04%	\$295,166	9.88%	\$321,000	21.59%
Total Appreciation				-25.39%		-33.93%		-7.56%		16.59%		31.08%		-1.30%		-17.41%
Albany Park	8014	2000	\$0	N/A	\$114,800		\$144,714		\$188,845		\$229,505		\$251,043		\$292,276	
Albany Park	8014	2001	\$0	N/A	\$94,256	-17.90%	\$157,626	8.92%	\$191,390	1.35%	\$259,281	12.97%	\$293,905	17.07%	\$356,350	21.92%
Albany Park	8014	2002	\$0	N/A	\$133,110	41.22%	\$183,615	16.49%	\$209,611	9.52%	\$268,220	3.45%	\$320,036	8.89%	\$425,906	19.52%
Albany Park	8014	2003	\$0	N/A	\$143,223	7.60%	\$195,871	6.67%	\$231,059	10.23%	\$298,028	11.11%	\$355,661	11.13%	\$445,135	4.51%
Albany Park	8014	2004	\$0	N/A	\$145,327	1.47%	\$198,598	1.39%	\$272,577	17.97%	\$363,571	21.99%	\$403,252	13.38%	\$466,942	4.90%
Albany Park	8014	2005	\$0	N/A	\$154,715	6.46%	\$215,877	8.70%	\$285,615	4.78%	\$403,410	10.96%	\$455,919	13.06%	\$525,676	12.58%
Albany Park	8014	2006	\$101,000	N/A	\$164,486	6.32%	\$224,945	4.20%	\$304,916	6.76%	\$401,846	-0.39%	\$470,792	3.26%	\$567,739	8.00%
Albany Park	8014	2007	\$144,000	42.57%	\$162,518	-1.20%	\$227,408	1.09%	\$312,327	2.43%	\$422,073	5.03%	\$414,283	-12.00%	\$461,200	-18.77%
Albany Park	8014	2008	\$0	N/A	\$160,824	-1.04%	\$210,019	-7.65%	\$276,997	-11.31%	\$395,137	-6.38%	\$332,885	-19.65%	\$414,909	-10.04%
Albany Park	8014	2009	\$0	N/A	\$68,557	-57.37%	\$169,415	-19.33%	\$249,495	-9.93%	\$303,472	-23.20%	\$210,578	-36.74%	\$267,486	-35.53%
Albany Park	8014	2010	\$0	N/A	\$56,950	-16.93%	\$145,057	-14.38%	\$244,500	-2.00%	\$319,684	5.34%	\$243,333	15.55%	\$300,000	12.16%
Total Appreciation				42.57%		-50.39%		0.24%		29.47%		39.29%		-3.07%		2.64%
Portage Park	8015	2000	\$0	N/A	\$93,883		\$124,030		\$205,100		\$197,248		\$263,341		\$323,646	
Portage Park	8015	2001	\$0	N/A	\$115,236	22.74%	\$150,293	21.17%	\$238,852	16.46%	\$222,872	12.99%	\$295,041	12.04%	\$310,547	-4.05%
Portage Park	8015	2002	\$0	N/A	\$111,361	-3.36%	\$162,376	8.04%	\$216,520	-9.35%	\$247,682	11.13%	\$324,951	10.14%	\$388,861	25.22%
Portage Park	8015	2003	\$0	N/A	\$121,000	8.66%	\$180,729	11.30%	\$234,500	8.30%	\$266,993	7.80%	\$362,436	11.54%	\$406,523	4.54%
Portage Park	8015	2004	\$80,000	N/A	\$135,366	11.87%	\$187,639	3.82%	\$250,192	6.69%	\$308,816	15.66%	\$389,438	7.45%	\$438,521	7.87%
Portage Park	8015	2005	\$0	N/A	\$128,658	-4.96%	\$219,337	16.89%	\$305,600	22.15%	\$343,062	11.09%	\$438,452	12.59%	\$509,716	16.24%
Portage Park	8015	2006	\$0	N/A	\$133,509	3.77%	\$200,768	-8.47%	\$347,500	13.71%	\$359,485	4.79%	\$433,768	-1.07%	\$495,466	-2.80%
Portage Park	8015	2007	\$0	N/A	\$141,119	5.70%	\$194,436	-3.15%	\$265,500	-23.60%	\$349,625	-2.74%	\$406,352	-6.32%	\$459,100	-7.34%
Portage Park	8015	2008	\$105,000	N/A	\$134,674	-4.57%	\$198,426	2.05%	\$299,076	12.65%	\$288,272	-17.55%	\$322,508	-20.63%	\$389,066	-16.56%
Portage Park	8015	2009	\$0	N/A	\$103,562	-23.10%	\$123,639	-37.69%	\$283,083	-5.35%	\$221,409	-23.19%	\$221,322	-31.37%	\$277,294	-27.61%
Portage Park	8015	2010	\$0	N/A	\$0	N/A	\$119,980	-2.96%	\$52,000	-81.63%	\$216,406	-2.26%	\$180,664	-18.37%	\$170,000	-38.69%
Total Appreciation				31.25%		10.31%		-3.27%		-74.65%		9.71%		-31.40%		-47.47%
Irving Park	8016	2000	\$0	N/A	\$94,242		\$160,094		\$295,472		\$237,162		\$242,073		\$290,108	
Irving Park	8016	2001	\$0	N/A	\$117,675	24.86%	\$165,029	3.08%	\$239,722	-18.87%	\$287,021	21.02%	\$280,136	15.72%	\$336,360	15.94%
Irving Park	8016	2002	\$0	N/A	\$129,062	9.68%	\$192,511	16.65%	\$307,940	28.46%	\$300,943	4.85%	\$307,763	9.86%	\$342,373	1.79%
Irving Park	8016	2003	\$0	N/A	\$140,353	8.75%	\$199,548	3.66%	\$313,463	1.79%	\$335,990	11.65%	\$337,206	9.57%	\$394,500	15.23%
Irving Park	8016	2004	\$0	N/A	\$157,633	12.31%	\$227,569	14.04%	\$336,830	7.45%	\$393,035	16.98%	\$382,692	13.49%	\$446,807	13.26%
Irving Park	8016	2005	\$0	N/A	\$166,560	5.66%	\$229,721	0.95%	\$379,036	12.53%	\$450,126	14.53%	\$430,177	12.41%	\$490,558	9.79%
Irving Park	8016	2006	\$0	N/A	\$168,301	1.05%	\$244,562	6.46%	\$380,098	0.28%	\$491,632	9.22%	\$438,127	1.85%	\$457,035	-6.83%
Irving Park	8016	2007	\$0	N/A	\$167,047	-0.75%	\$240,500	-1.66%	\$362,979	-4.50%	\$496,762	1.04%	\$418,765	-4.42%	\$488,427	6.87%
Irving Park	8016	2008	\$0	N/A	\$160,978	-3.63%	\$226,906	-5.65%	\$321,623	-11.39%	\$425,922	-14.26%	\$328,317	-21.60%	\$370,737	-24.10%
Irving Park	8016	2009	\$0	N/A	\$112,678	-30.00%	\$183,986	-18.92%	\$273,539	-14.95%	\$326,216	-23.41%	\$191,583	-41.65%	\$258,300	-30.33%
Irving Park	8016	2010	\$0	N/A	\$40,600	-63.97%	\$190,381	3.48%	\$274,025	0.18%	\$292,807	-10.24%	\$223,354	16.58%	\$243,300	-5.81%
Total Appreciation				N/A		-56.92%		18.92%		-7.26%		23.46%		-7.73%		-16.13%
Dunning	8017	2000	\$0	N/A	\$112,111		\$151,855		\$168,720		\$197,388		\$230,733		\$277,100	
Dunning	8017	2001	\$0	N/A	\$120,642	7.61%	\$172,140	13.36%	\$195,222	15.71%	\$218,279	10.58%	\$291,448	26.31%	\$347,833	25.53%
Dunning	8017	2002	\$68,000	N/A	\$132,148	9.54%	\$177,667	3.21%	\$214,250	9.75%	\$240,493	10.18%	\$307,979	5.67%	\$335,750	-3.47%
Dunning	8017	2003	\$91,950	35.22%	\$152,600	15.48%	\$190,042	6.97%	\$247,853	15.68%	\$264,484	9.98%	\$328,627	6.70%	\$451,000	34.33%

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Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 Bedroom		2 Bedroom		3 Bedroom		Single Family Homes	% Change		% Change		
					Condos	in Avg Sale Price	Condos	in Avg Sale Price	Condos	in Avg Sale Price		in Avg Sale Price	in Avg Sale Price	2 Flats	3 Flats	
Dunning	8017	2004	\$0	N/A	\$144,555	-5.27%	\$209,654	10.32%	\$286,100	15.43%	\$300,049	13.45%	\$378,919	15.30%	\$518,232	14.91%
Dunning	8017	2005	\$115,000	N/A	\$158,900	9.92%	\$220,192	5.03%	\$297,918	4.13%	\$334,301	11.42%	\$393,001	3.72%	\$534,611	3.16%
Dunning	8017	2006	\$59,700	-48.09%	\$157,660	-0.78%	\$231,530	5.15%	\$287,211	-3.59%	\$350,458	4.83%	\$456,306	16.11%	\$551,000	3.07%
Dunning	8017	2007	\$85,500	43.22%	\$133,315	-15.44%	\$235,238	1.60%	\$306,052	6.56%	\$321,702	-8.21%	\$380,600	-16.59%	\$510,388	-7.37%
Dunning	8017	2008	\$0	N/A	\$154,350	15.78%	\$196,231	-16.58%	\$243,962	-20.29%	\$268,238	-16.62%	\$284,900	-25.14%	\$384,966	-24.57%
Dunning	8017	2009	\$0	N/A	\$80,481	-47.86%	\$210,981	7.52%	\$233,385	-4.34%	\$207,658	-22.58%	\$238,888	-16.15%	\$172,000	-55.32%
Dunning	8017	2010	\$0	N/A	\$89,500	11.21%	\$171,116	-18.90%	\$208,475	-10.67%	\$202,851	-2.31%	\$135,391	-43.32%	\$298,226	73.39%
Total Appreciation				25.74%		-20.17%		12.68%		23.56%		2.77%		-41.32%		7.62%
Montclare	8018	2000	\$0	N/A	\$79,925		\$113,095		\$153,875		\$176,846		\$250,146		\$315,612	
Montclare	8018	2001	\$0	N/A	\$90,180	12.83%	\$114,000	0.80%	\$0	N/A	\$198,434	12.21%	\$257,896	3.10%	\$324,500	2.82%
Montclare	8018	2002	\$0	N/A	\$105,910	17.44%	\$130,811	14.75%	\$184,500	N/A	\$217,592	9.65%	\$289,050	12.08%	\$329,400	1.51%
Montclare	8018	2003	\$0	N/A	\$116,036	9.56%	\$155,709	19.03%	\$165,750	-10.16%	\$247,387	13.69%	\$317,900	9.98%	\$353,000	7.16%
Montclare	8018	2004	\$0	N/A	\$130,816	12.74%	\$169,202	8.67%	\$239,666	44.59%	\$285,529	15.42%	\$357,060	12.32%	\$377,333	6.89%
Montclare	8018	2005	\$0	N/A	\$136,805	4.58%	\$191,498	13.18%	\$228,833	-4.52%	\$318,489	11.54%	\$433,080	21.29%	\$479,666	27.12%
Montclare	8018	2006	\$0	N/A	\$136,825	0.01%	\$211,425	10.41%	\$218,000	-4.73%	\$330,134	3.66%	\$463,290	6.98%	\$434,566	-9.40%
Montclare	8018	2007	\$0	N/A	\$121,816	-10.97%	\$219,023	3.59%	\$265,922	21.98%	\$312,195	-5.43%	\$395,000	-14.74%	\$375,000	-13.71%
Montclare	8018	2008	\$0	N/A	\$112,450	-7.69%	\$212,775	-2.85%	\$302,633	13.81%	\$248,204	-20.50%	\$247,000	-37.47%	\$0	N/A
Montclare	8018	2009	\$0	N/A	\$34,500	N/A	\$165,460	-22.24%	\$190,250	-37.14%	\$184,652	-25.60%	\$176,583	-28.51%	\$0	N/A
Montclare	8018	2010	\$0	N/A	\$34,000	-1.45%	\$129,187	-21.92%	\$0	N/A	\$172,935	-6.35%	\$159,000	-9.96%	\$257,000	N/A
Total Appreciation				N/A		-57.46%		14.23%		23.64%		-2.21%		-36.44%		-18.57%
Belmont Cragin	8019	2000	\$0	N/A	\$49,000		\$88,162		\$177,000		\$166,233		\$217,625		\$229,659	
Belmont Cragin	8019	2001	\$0	N/A	\$35,000	-28.57%	\$0	N/A	\$144,750	-18.22%	\$193,568	16.44%	\$256,554	17.89%	\$255,269	11.15%
Belmont Cragin	8019	2002	\$0	N/A	\$74,500	112.86%	\$126,347	N/A	\$160,000	10.54%	\$212,198	9.62%	\$281,515	9.73%	\$323,772	26.84%
Belmont Cragin	8019	2003	\$0	N/A	\$110,750	48.66%	\$152,375	20.60%	\$189,666	18.54%	\$239,652	12.94%	\$309,179	9.83%	\$344,895	6.52%
Belmont Cragin	8019	2004	\$0	N/A	\$113,466	2.45%	\$156,619	2.79%	\$245,000	29.17%	\$268,408	12.00%	\$351,222	13.60%	\$359,076	4.11%
Belmont Cragin	8019	2005	\$0	N/A	\$111,218	-1.98%	\$174,397	11.35%	\$219,180	-10.54%	\$303,165	12.95%	\$386,780	10.12%	\$421,606	17.41%
Belmont Cragin	8019	2006	\$0	N/A	\$159,742	43.63%	\$228,672	31.12%	\$281,971	28.65%	\$320,712	5.79%	\$391,862	1.31%	\$427,332	1.36%
Belmont Cragin	8019	2007	\$0	N/A	\$137,525	-13.91%	\$203,185	-11.15%	\$273,883	-2.87%	\$294,054	-8.31%	\$356,208	-9.10%	\$422,420	-1.15%
Belmont Cragin	8019	2008	\$0	N/A	\$102,750	-25.29%	\$182,827	-10.02%	\$312,561	14.12%	\$208,899	-28.96%	\$232,964	-34.60%	\$245,653	-41.85%
Belmont Cragin	8019	2009	\$0	N/A	\$96,950	-5.64%	\$92,650	-49.32%	\$210,000	-32.81%	\$142,694	-31.69%	\$149,460	-35.84%	\$161,236	-34.36%
Belmont Cragin	8019	2010	\$0	N/A	\$0	N/A	\$124,666	34.56%	\$0	N/A	\$134,720	-5.59%	\$143,702	-3.85%	\$166,500	3.26%
Total Appreciation				N/A		97.86%		41.41%		18.64%		-18.96%		-33.97%		-27.50%
Hermosa	8020	2000	\$0	N/A	\$0		\$0		\$0		\$151,225		\$193,002		\$200,237	
Hermosa	8020	2001	\$0	N/A	\$0	N/A	\$129,316	N/A	\$170,452	N/A	\$180,649	19.46%	\$229,037	18.67%	\$240,576	20.15%
Hermosa	8020	2002	\$0	N/A	\$0	N/A	\$137,785	6.55%	\$159,000	-6.72%	\$193,077	6.88%	\$253,378	10.63%	\$245,083	1.87%
Hermosa	8020	2003	\$0	N/A	\$0	N/A	\$158,560	15.08%	\$187,250	17.77%	\$216,741	12.26%	\$277,860	9.66%	\$306,071	24.88%
Hermosa	8020	2004	\$0	N/A	\$0	N/A	\$160,940	1.50%	\$0	N/A	\$263,134	21.40%	\$323,078	16.27%	\$324,750	6.10%
Hermosa	8020	2005	\$0	N/A	\$0	N/A	\$172,290	7.05%	\$225,750	N/A	\$286,042	8.71%	\$366,191	13.34%	\$394,487	21.47%
Hermosa	8020	2006	\$0	N/A	\$133,600	N/A	\$169,400	-1.68%	\$236,750	4.87%	\$299,668	4.76%	\$355,284	-2.98%	\$401,588	1.80%
Hermosa	8020	2007	\$0	N/A	\$127,780	-4.36%	\$193,457	14.20%	\$0	N/A	\$294,678	-1.67%	\$346,195	-2.56%	\$362,500	-9.73%
Hermosa	8020	2008	\$0	N/A	\$91,000	-28.78%	\$209,666	8.38%	\$354,960	N/A	\$181,308	-38.47%	\$153,357	-55.70%	\$174,000	-52.00%
Hermosa	8020	2009	\$0	N/A	\$0	N/A	\$98,461	-53.04%	\$0	N/A	\$123,652	-31.80%	\$124,211	-19.01%	\$138,037	-20.67%
Hermosa	8020	2010	\$0	N/A	\$29,333	N/A	\$41,250	-58.11%	\$0	N/A	\$119,921	-3.02%	\$93,080	-25.06%	\$230,000	66.62%
Total Appreciation				N/A		-78.04%		-68.10%		108.25%		-20.70%		-51.77%		14.86%
Avondale	8021	2000	\$45,000		\$108,900		\$216,127		\$308,980		\$172,673		\$220,924		\$249,157	
Avondale	8021	2001	\$0	N/A	\$157,421	44.56%	\$247,978	14.74%	\$252,316	-18.34%	\$200,515	16.12%	\$256,408	16.06%	\$282,452	13.36%
Avondale	8021	2002	\$0	N/A	\$177,220	12.58%	\$233,120	-5.99%	\$287,777	14.05%	\$234,642	17.02%	\$281,004	9.59%	\$325,967	15.41%
Avondale	8021	2003	\$83,966	N/A	\$149,822	-15.46%	\$268,236	15.06%	\$294,857	2.46%	\$265,293	13.06%	\$323,094	14.98%	\$360,607	10.63%
Avondale	8021	2004	\$0	N/A	\$155,688	3.92%	\$249,473	-6.99%	\$308,112	4.50%	\$322,130	21.42%	\$365,673	13.18%	\$422,471	17.16%

Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 Bedroom		2 Bedroom		3 Bedroom		Single Family Homes	% Change in Avg Sale Price	2 Flats		3 Flats	
					Condos	in Avg Sale Price	Condos	in Avg Sale Price	Condos	in Avg Sale Price			in Avg Sale Price	in Avg Sale Price		
Avondale	8021	2005	\$0	N/A	\$157,885	1.41%	\$269,591	8.06%	\$342,147	11.05%	\$395,552	22.79%	\$390,050	6.67%	\$433,112	2.52%
Avondale	8021	2006	\$0	N/A	\$205,900	30.41%	\$286,110	6.13%	\$374,227	9.38%	\$401,315	1.46%	\$393,652	0.92%	\$449,421	3.77%
Avondale	8021	2007	\$0	N/A	\$201,471	-2.15%	\$277,843	-2.89%	\$358,897	-4.10%	\$407,526	1.55%	\$376,313	-4.40%	\$443,846	-1.24%
Avondale	8021	2008	\$99,500	N/A	\$176,441	-12.42%	\$268,829	-3.24%	\$389,841	8.62%	\$280,858	-31.08%	\$319,174	-15.18%	\$336,190	-24.26%
Avondale	8021	2009	\$0	N/A	\$131,480	-25.48%	\$252,697	-6.00%	\$329,221	-15.55%	\$248,920	-11.37%	\$179,271	-43.83%	\$204,564	-39.15%
Avondale	8021	2010	\$0	N/A	\$141,000	7.24%	\$251,428	-0.50%	\$270,416	-17.86%	\$227,761	-8.50%	\$165,326	-7.78%	\$229,571	12.22%
Total Appreciation				121.11%		29.48%		16.33%		-12.48%		31.90%		-25.17%		-7.86%
Logan Square	8022	2000	\$0		\$149,552		\$219,178		\$274,402		\$302,313		\$233,360		\$311,748	
Logan Square	8022	2001	\$0	N/A	\$170,382	13.93%	\$239,363	9.21%	\$339,797	23.83%	\$389,213	28.75%	\$274,750	17.74%	\$389,087	24.81%
Logan Square	8022	2002	\$161,817	N/A	\$181,764	6.68%	\$257,450	7.56%	\$337,377	-0.71%	\$417,115	7.17%	\$303,093	10.32%	\$433,120	11.32%
Logan Square	8022	2003	\$218,000	34.72%	\$195,756	7.70%	\$260,923	1.35%	\$359,528	6.57%	\$413,659	-0.83%	\$328,394	8.35%	\$434,435	0.30%
Logan Square	8022	2004	\$0	N/A	\$206,408	5.44%	\$276,599	6.01%	\$349,915	-2.67%	\$497,721	20.32%	\$368,414	12.19%	\$474,118	9.13%
Logan Square	8022	2005	\$145,000	N/A	\$213,655	3.51%	\$286,078	3.43%	\$390,687	11.65%	\$559,176	12.35%	\$419,559	13.88%	\$494,549	4.31%
Logan Square	8022	2006	\$95,500	-34.14%	\$213,116	-0.25%	\$309,474	8.18%	\$412,285	5.53%	\$658,706	17.80%	\$440,739	5.05%	\$479,968	-2.95%
Logan Square	8022	2007	\$103,850	8.74%	\$223,971	5.09%	\$307,119	-0.76%	\$393,970	-4.44%	\$744,147	12.97%	\$440,509	-0.05%	\$518,655	8.06%
Logan Square	8022	2008	\$0	N/A	\$225,073	0.49%	\$298,650	-2.76%	\$433,565	10.05%	\$682,391	-8.30%	\$327,517	-25.65%	\$398,722	-23.12%
Logan Square	8022	2009	\$0	N/A	\$192,470	-14.49%	\$253,144	-15.24%	\$374,221	-13.69%	\$505,971	-25.85%	\$212,778	-35.03%	\$213,638	-46.42%
Logan Square	8022	2010	\$0	N/A	\$144,734	-24.80%	\$225,575	-10.89%	\$297,023	-20.63%	\$417,806	-17.42%	\$159,789	-24.90%	\$222,791	4.28%
Total Appreciation				-35.82%		-3.22%		2.92%		8.24%		38.20%		-31.53%		-28.53%
Humboldt Park	8023	2000	\$0		\$0		\$0		\$0		\$86,089		\$128,703		\$158,362	
Humboldt Park	8023	2001	\$0	N/A	\$0	N/A	\$0	N/A	\$151,002	N/A	\$103,905	20.69%	\$149,057	15.81%	\$189,469	19.64%
Humboldt Park	8023	2002	\$0	N/A	\$0	N/A	\$133,000	N/A	\$170,000	12.58%	\$114,855	10.54%	\$158,953	6.64%	\$243,934	28.75%
Humboldt Park	8023	2003	\$0	N/A	\$188,500	N/A	\$171,250	28.76%	\$295,000	73.53%	\$135,676	18.13%	\$171,307	7.77%	\$221,059	-9.38%
Humboldt Park	8023	2004	\$0	N/A	\$0	N/A	\$243,563	42.23%	\$169,000	-42.71%	\$154,262	13.70%	\$228,403	33.33%	\$274,121	24.00%
Humboldt Park	8023	2005	\$0	N/A	\$65,000	N/A	\$200,000	-17.89%	\$185,900	10.00%	\$195,173	26.52%	\$276,804	21.19%	\$354,497	29.32%
Humboldt Park	8023	2006	\$0	N/A	\$244,245	275.76%	\$224,871	12.44%	\$216,137	16.27%	\$224,276	14.91%	\$293,282	5.95%	\$362,440	2.24%
Humboldt Park	8023	2007	\$0	N/A	\$106,000	-56.60%	\$165,028	-26.61%	\$240,769	11.40%	\$198,944	-11.30%	\$265,832	-9.36%	\$313,523	-13.50%
Humboldt Park	8023	2008	\$0	N/A	\$105,500	-0.47%	\$210,433	27.51%	\$250,011	3.84%	\$106,358	-46.54%	\$119,082	-55.20%	\$196,077	-37.46%
Humboldt Park	8023	2009	\$0	N/A	\$0	N/A	\$59,711	-71.62%	\$175,529	-29.79%	\$65,652	-38.27%	\$53,012	-55.48%	\$80,151	-59.12%
Humboldt Park	8023	2010	\$0	N/A	\$0	N/A	\$13,216	-77.87%	\$12,700	-92.76%	\$60,705	-7.54%	\$56,494	6.57%	\$111,646	39.29%
Total Appreciation				N/A		-43.43%		-55.10%		-91.59%		-29.49%		-56.11%		-29.50%
West Town	8024	2000	\$131,215		\$184,765		\$276,458		\$344,423		\$402,281		\$260,634		\$351,391	
West Town	8024	2001	\$170,800	30.17%	\$205,672	11.32%	\$289,240	4.62%	\$374,913	8.85%	\$454,005	12.86%	\$294,196	12.88%	\$419,318	19.33%
West Town	8024	2002	\$214,750	25.73%	\$209,423	1.82%	\$298,922	3.35%	\$400,284	6.77%	\$487,729	7.43%	\$320,798	9.04%	\$403,243	-3.83%
West Town	8024	2003	\$192,850	-10.20%	\$221,229	5.64%	\$317,450	6.20%	\$404,967	1.17%	\$561,520	15.13%	\$349,513	8.95%	\$467,246	15.87%
West Town	8024	2004	\$0	N/A	\$237,540	7.37%	\$324,274	2.15%	\$411,782	1.68%	\$612,582	9.09%	\$397,641	13.77%	\$512,269	9.64%
West Town	8024	2005	\$182,725	N/A	\$249,231	4.92%	\$348,035	7.33%	\$450,866	9.49%	\$655,205	6.96%	\$419,854	5.59%	\$547,840	6.94%
West Town	8024	2006	\$195,700	7.10%	\$260,522	4.53%	\$353,878	1.68%	\$463,280	2.75%	\$782,669	19.45%	\$470,214	11.99%	\$586,460	7.05%
West Town	8024	2007	\$169,500	-13.39%	\$257,425	-1.19%	\$358,762	1.38%	\$480,260	3.67%	\$794,083	1.46%	\$428,970	-8.77%	\$590,304	0.66%
West Town	8024	2008	\$160,435	-5.35%	\$259,348	0.75%	\$355,703	-0.85%	\$479,479	-0.16%	\$781,375	-1.60%	\$426,982	-0.46%	\$436,772	-26.01%
West Town	8024	2009	\$76,000	-52.63%	\$228,570	-11.87%	\$316,358	-11.06%	\$429,697	-10.38%	\$705,427	-9.72%	\$277,935	-34.91%	\$316,130	-27.62%
West Town	8024	2010	\$0	N/A	\$207,115	-9.39%	\$328,199	3.74%	\$432,536	0.66%	\$699,688	-0.81%	\$212,054	-23.70%	\$376,561	19.12%
Total Appreciation				-42.08%		12.10%		18.72%		25.58%		73.93%		-18.64%		7.16%
Austin	8025	2000	\$0		\$67,250		\$97,461		\$0		\$112,908		\$120,304		\$133,316	
Austin	8025	2001	\$0	N/A	\$90,966	35.27%	\$141,562	45.25%	\$193,305	N/A	\$127,396	12.83%	\$141,216	17.38%	\$181,907	36.45%
Austin	8025	2002	\$0	N/A	\$98,000	7.73%	\$115,090	-18.70%	\$74,894	-61.26%	\$133,236	4.58%	\$142,045	0.59%	\$174,071	-4.31%
Austin	8025	2003	\$0	N/A	\$101,000	3.06%	\$95,875	-16.70%	\$117,564	56.97%	\$144,183	8.22%	\$164,966	16.14%	\$185,614	6.63%
Austin	8025	2004	\$0	N/A	\$121,250	20.05%	\$164,700	71.79%	\$97,180	-17.34%	\$167,980	16.50%	\$201,663	22.25%	\$238,079	27.62%
Austin	8025	2005	\$0	N/A	\$114,425	-5.63%	\$172,013	4.44%	\$236,688	143.56%	\$205,765	22.49%	\$256,652	27.27%	\$291,772	22.55%

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Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 Bedroom		2 Bedroom		3 Bedroom		Single Family Homes	% Change in Avg Sale Price	2 Flats Price	3 Flats Price	% Change in Avg Sale Price	
					Condos	in Avg Sale Price	Condos	in Avg Sale Price	Condos	in Avg Sale Price						
Austin	8025	2006	\$0	N/A	\$126,583	10.63%	\$154,120	-10.40%	\$185,313	-21.71%	\$229,252	11.41%	\$268,297	4.54%	\$319,864	9.63%
Austin	8025	2007	\$0	N/A	\$127,000	0.33%	\$180,253	16.96%	\$213,911	15.43%	\$226,160	-1.35%	\$235,671	-12.16%	\$288,104	-9.93%
Austin	8025	2008	\$0	N/A	\$85,833	-32.41%	\$196,535	9.03%	\$47,284	-77.90%	\$154,277	-31.78%	\$127,838	-45.76%	\$185,531	-35.60%
Austin	8025	2009	\$0	N/A	\$35,000	N/A	\$101,857	-48.17%	\$96,062	103.16%	\$92,364	-40.13%	\$56,423	-55.86%	\$76,900	-58.55%
Austin	8025	2010	\$0	N/A	\$0	N/A	\$48,420	-52.46%	\$155,683	62.07%	\$92,320	-0.05%	\$57,568	2.03%	\$75,378	-1.98%
Total Appreciation				N/A		-47.96%		-50.32%		-19.46%		-18.23%		-52.15%		-43.46%
West Garfield Park	8026	2000	\$0	N/A	\$0	N/A	\$250	N/A	\$0	N/A	\$45,585	N/A	\$78,022	N/A	\$123,175	N/A
West Garfield Park	8026	2001	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$64,718	41.97%	\$99,202	27.15%	\$112,069	-9.02%
West Garfield Park	8026	2002	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$70,450	8.86%	\$111,301	12.20%	\$174,347	55.57%
West Garfield Park	8026	2003	\$0	N/A	\$0	N/A	\$0	N/A	\$130,000	N/A	\$77,488	9.99%	\$141,845	27.44%	\$168,791	-3.19%
West Garfield Park	8026	2004	\$0	N/A	\$0	N/A	\$0	N/A	\$69,000	-46.92%	\$94,492	21.94%	\$176,818	24.66%	\$244,000	44.56%
West Garfield Park	8026	2005	\$0	N/A	\$0	N/A	\$0	N/A	\$138,085	100.12%	\$135,717	43.63%	\$222,959	26.10%	\$329,581	35.07%
West Garfield Park	8026	2006	\$0	N/A	\$52,000	N/A	\$133,975	N/A	\$176,341	27.70%	\$153,296	12.95%	\$245,771	10.23%	\$321,904	-2.33%
West Garfield Park	8026	2007	\$0	N/A	\$0	N/A	\$0	N/A	\$173,700	-1.50%	\$135,720	-11.47%	\$192,228	-21.79%	\$304,487	-5.41%
West Garfield Park	8026	2008	\$0	N/A	\$0	N/A	\$0	N/A	\$111,831	-35.62%	\$61,222	-54.89%	\$78,206	-59.32%	\$100,000	-67.16%
West Garfield Park	8026	2009	\$0	N/A	\$0	N/A	\$19,000	N/A	\$50,533	-54.81%	\$30,450	-50.26%	\$35,769	-54.26%	\$56,730	-43.27%
West Garfield Park	8026	2010	\$0	N/A	\$0	N/A	\$14,000	-26.32%	\$6,500	-87.14%	\$24,000	-21.18%	\$41,064	14.80%	\$74,666	31.62%
Total Appreciation				N/A		N/A		5500.00%		-95.00%		-47.35%		-47.37%		-39.38%
East Garfield Park	8027	2000	\$0	N/A	\$0	N/A	\$101,250	N/A	\$125,587	N/A	\$103,125	N/A	\$113,783	N/A	\$138,635	N/A
East Garfield Park	8027	2001	\$0	N/A	\$111,000	N/A	\$0	N/A	\$141,550	12.71%	\$78,140	-24.23%	\$118,480	4.13%	\$176,590	27.38%
East Garfield Park	8027	2002	\$0	N/A	\$0	N/A	\$135,000	N/A	\$168,725	19.20%	\$83,060	6.30%	\$145,341	22.67%	\$187,261	6.04%
East Garfield Park	8027	2003	\$0	N/A	\$0	N/A	\$178,600	32.30%	\$167,720	-0.60%	\$117,383	41.32%	\$168,474	15.92%	\$325,821	73.99%
East Garfield Park	8027	2004	\$0	N/A	\$0	N/A	\$172,791	-3.25%	\$184,452	9.98%	\$145,357	23.83%	\$204,162	21.18%	\$250,180	-23.22%
East Garfield Park	8027	2005	\$0	N/A	\$49,000	N/A	\$148,216	-14.22%	\$229,631	24.49%	\$213,922	47.17%	\$241,957	18.51%	\$319,579	27.74%
East Garfield Park	8027	2006	\$0	N/A	\$87,632	78.84%	\$188,982	27.50%	\$225,481	-1.81%	\$269,789	26.12%	\$288,519	19.24%	\$372,246	16.48%
East Garfield Park	8027	2007	\$0	N/A	\$112,100	27.92%	\$220,695	16.78%	\$265,436	17.72%	\$245,379	-9.05%	\$240,423	-16.67%	\$323,150	-13.19%
East Garfield Park	8027	2008	\$0	N/A	\$0	N/A	\$168,544	-23.63%	\$263,213	-0.84%	\$71,695	-70.78%	\$110,129	-54.19%	\$162,492	-49.72%
East Garfield Park	8027	2009	\$0	N/A	\$13,500	N/A	\$64,916	-61.48%	\$96,577	-63.31%	\$73,020	1.85%	\$52,708	-52.14%	\$78,914	-51.44%
East Garfield Park	8027	2010	\$0	N/A	\$0	N/A	\$41,950	-35.38%	\$40,866	-57.69%	\$35,880	-50.86%	\$72,400	37.36%	\$37,216	-52.84%
Total Appreciation				N/A		-87.84%		-58.57%		-67.46%		-65.21%		-36.37%		-73.16%
Near West Side	8028	2000	\$59,277	N/A	\$196,582	N/A	\$281,468	N/A	\$389,443	N/A	\$369,799	N/A	\$167,068	N/A	\$296,579	N/A
Near West Side	8028	2001	\$138,847	134.23%	\$203,473	3.51%	\$282,580	0.40%	\$387,509	-0.50%	\$351,100	-5.06%	\$226,957	35.85%	\$382,315	28.91%
Near West Side	8028	2002	\$156,976	13.06%	\$208,658	2.55%	\$301,298	6.62%	\$402,202	3.79%	\$275,372	-21.57%	\$227,667	0.31%	\$450,196	17.76%
Near West Side	8028	2003	\$167,125	6.47%	\$226,828	8.71%	\$302,040	0.25%	\$398,116	-1.02%	\$314,646	14.26%	\$292,765	28.59%	\$433,336	-3.75%
Near West Side	8028	2004	\$177,078	5.96%	\$244,273	7.69%	\$323,781	7.20%	\$441,105	10.80%	\$368,033	16.97%	\$255,204	-12.83%	\$448,870	3.58%
Near West Side	8028	2005	\$191,925	8.38%	\$259,044	6.05%	\$347,561	7.34%	\$472,398	7.09%	\$346,423	-5.87%	\$337,737	32.34%	\$516,239	15.01%
Near West Side	8028	2006	\$221,212	15.26%	\$263,126	1.58%	\$339,695	-2.26%	\$450,337	-4.67%	\$392,833	13.40%	\$412,443	22.12%	\$492,732	-4.55%
Near West Side	8028	2007	\$191,225	-13.56%	\$272,468	3.55%	\$358,615	5.57%	\$540,851	20.10%	\$691,234	75.96%	\$357,880	-13.23%	\$498,281	1.13%
Near West Side	8028	2008	\$175,875	-8.03%	\$266,723	-2.11%	\$352,665	-1.66%	\$468,456	-13.39%	\$659,246	-4.63%	\$258,180	-27.86%	\$488,166	-2.03%
Near West Side	8028	2009	\$0	N/A	\$254,814	-4.46%	\$332,175	-5.81%	\$478,504	2.14%	\$224,913	-65.88%	\$249,306	-3.44%	\$307,966	-36.91%
Near West Side	8028	2010	\$202,950	N/A	\$235,554	-7.56%	\$304,733	-8.26%	\$456,832	-4.53%	\$363,956	61.82%	\$129,520	-48.05%	\$163,833	-46.80%
Total Appreciation				242.38%		19.82%		8.27%		17.30%		-1.58%		-22.47%		-44.76%
North Lawndale	8029	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$167,900	N/A	\$46,616	N/A	\$84,601	N/A	\$108,777	N/A
North Lawndale	8029	2001	\$0	N/A	\$0	N/A	\$0	N/A	\$171,750	2.29%	\$67,190	44.14%	\$103,955	22.88%	\$128,871	18.47%
North Lawndale	8029	2002	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$72,970	8.60%	\$111,633	7.39%	\$149,930	16.34%
North Lawndale	8029	2003	\$0	N/A	\$0	N/A	\$0	N/A	\$90,000	N/A	\$83,058	13.82%	\$132,720	18.89%	\$194,736	29.88%
North Lawndale	8029	2004	\$0	N/A	\$0	N/A	\$0	N/A	\$81,500	-9.44%	\$101,634	22.37%	\$171,101	28.92%	\$218,313	12.11%
North Lawndale	8029	2005	\$0	N/A	\$0	N/A	\$147,000	N/A	\$183,333	124.95%	\$117,243	15.36%	\$215,934	26.20%	\$310,860	42.39%
North Lawndale	8029	2006	\$0	N/A	\$125,500	N/A	\$142,666	-2.95%	\$186,744	1.86%	\$144,694	23.41%	\$247,014	14.39%	\$344,435	10.80%

Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

Neighborhood Area	Code	Year	Studios and Convert	% Change in Avg Sale Price	1 Bedroom		2 Bedroom		3 Bedroom		Single Family Homes	% Change in Avg Sale Price	2 Flats		3 Flats	
					in Avg Sale Price	% Change in Avg Sale Price	in Avg Sale Price	% Change in Avg Sale Price	in Avg Sale Price	% Change in Avg Sale Price			in Avg Sale Price	% Change in Avg Sale Price		
North Lawndale	8029	2007	\$0	N/A	\$0	N/A	\$107,600	-24.58%	\$229,802	23.06%	\$136,957	-5.35%	\$212,879	-13.82%	\$384,104	11.52%
North Lawndale	8029	2008	\$0	N/A	\$0	N/A	\$36,450	-66.12%	\$266,565	16.00%	\$68,665	-49.86%	\$98,354	-53.80%	\$204,808	-46.68%
North Lawndale	8029	2009	\$0	N/A	\$0	N/A	\$86,250	136.63%	\$78,592	-70.52%	\$39,510	-42.46%	\$45,731	-53.50%	\$59,190	-71.10%
North Lawndale	8029	2010	\$0	N/A	\$0	N/A	\$25,000	-71.01%	\$13,600	-82.70%	\$51,125	29.40%	\$50,553	10.54%	\$50,043	-15.45%
Total Appreciation				N/A		N/A		-82.99%		-91.90%		9.67%		-40.25%		-53.99%
South Lawndale	8030	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$93,174	N/A	\$121,621	N/A	\$144,384	N/A
South Lawndale	8030	2001	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$104,599	12.26%	\$132,854	9.24%	\$172,957	19.79%
South Lawndale	8030	2002	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$122,372	16.99%	\$151,088	13.72%	\$191,071	10.47%
South Lawndale	8030	2003	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$142,303	16.29%	\$169,543	12.21%	\$192,812	0.91%
South Lawndale	8030	2004	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$159,334	11.97%	\$202,519	19.45%	\$253,653	31.55%
South Lawndale	8030	2005	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$207,238	30.07%	\$242,714	19.85%	\$298,276	17.59%
South Lawndale	8030	2006	\$0	N/A	\$0	N/A	\$82,500	N/A	\$171,112	N/A	\$198,930	-4.01%	\$253,525	4.45%	\$321,272	7.71%
South Lawndale	8030	2007	\$0	N/A	\$0	N/A	\$193,857	134.98%	\$150,000	-12.34%	\$179,242	-9.90%	\$234,540	-7.49%	\$253,833	-20.99%
South Lawndale	8030	2008	\$0	N/A	\$0	N/A	\$0	-100.00%	\$186,000	24.00%	\$126,399	-29.48%	\$116,263	-50.43%	\$172,416	-32.08%
South Lawndale	8030	2009	\$0	N/A	\$0	N/A	\$126,415	-34.79%	\$47,000	-74.73%	\$62,603	-50.47%	\$69,330	-40.37%	\$64,736	-62.45%
South Lawndale	8030	2010	\$0	N/A	\$0	N/A	\$7,500	-94.07%	\$0	N/A	\$58,540	-6.49%	\$64,746	-6.61%	\$123,305	90.47%
Total Appreciation				N/A		N/A		-90.91%		-72.53%		-37.17%		-46.76%		-14.60%
Lower West Side	8031	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$111,100	N/A	\$121,419	N/A	\$164,884	N/A
Lower West Side	8031	2001	\$64,000	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$114,663	3.21%	\$154,525	27.27%	\$213,307	29.37%
Lower West Side	8031	2002	\$0	N/A	\$122,200	N/A	\$0	N/A	\$0	N/A	\$151,777	32.37%	\$183,357	18.66%	\$235,000	10.17%
Lower West Side	8031	2003	\$0	N/A	\$0	N/A	\$173,750	N/A	\$221,666	N/A	\$143,425	-5.50%	\$196,685	7.27%	\$263,225	12.01%
Lower West Side	8031	2004	\$0	N/A	\$0	N/A	\$228,480	31.50%	\$299,700	35.20%	\$200,871	40.05%	\$234,897	19.43%	\$289,910	10.14%
Lower West Side	8031	2005	\$0	N/A	\$700,000	N/A	\$199,960	-12.48%	\$248,200	-17.18%	\$230,825	14.91%	\$275,104	17.12%	\$398,323	37.40%
Lower West Side	8031	2006	\$0	N/A	\$212,316	-69.67%	\$267,611	33.83%	\$372,512	50.09%	\$325,336	40.94%	\$291,402	5.92%	\$398,657	0.08%
Lower West Side	8031	2007	\$0	N/A	\$201,549	-5.07%	\$289,891	8.33%	\$385,408	3.46%	\$239,300	-26.45%	\$277,217	-4.87%	\$388,992	-2.42%
Lower West Side	8031	2008	\$0	N/A	\$157,464	-21.87%	\$253,072	-12.70%	\$313,627	-18.62%	\$278,333	16.31%	\$170,516	-38.49%	\$210,166	-45.97%
Lower West Side	8031	2009	\$0	N/A	\$190,975	21.28%	\$240,075	-5.14%	\$297,633	-5.10%	\$144,064	-48.24%	\$158,022	-7.33%	\$140,485	-33.16%
Lower West Side	8031	2010	\$0	N/A	\$20,000	-89.53%	\$163,666	-31.83%	\$0	N/A	\$76,000	-47.25%	\$155,533	-1.58%	\$251,000	78.67%
Total Appreciation				N/A		-83.63%		-5.80%		34.27%		-31.59%		28.10%		52.23%
Loop	8032	2000	\$126,916	N/A	\$185,185	N/A	\$293,725	N/A	\$497,210	N/A	\$0	N/A	\$0	N/A	\$247,500	N/A
Loop	8032	2001	\$148,807	17.25%	\$205,466	10.95%	\$311,447	6.03%	\$552,566	11.13%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2002	\$171,032	14.94%	\$201,928	-1.72%	\$320,481	2.90%	\$499,860	-9.54%	\$0	N/A	\$253,000	N/A	\$0	N/A
Loop	8032	2003	\$142,911	-16.44%	\$190,929	-5.45%	\$329,659	2.86%	\$497,484	-0.48%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2004	\$173,201	21.20%	\$222,572	16.57%	\$338,293	2.62%	\$543,346	9.22%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2005	\$171,755	-0.83%	\$248,372	11.59%	\$400,079	18.26%	\$693,434	27.62%	\$0	N/A	\$210,000	N/A	\$0	N/A
Loop	8032	2006	\$152,372	-11.29%	\$268,563	8.13%	\$405,246	1.29%	\$866,222	24.92%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2007	\$187,094	22.79%	\$346,318	28.95%	\$532,280	31.35%	\$1,070,610	23.60%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2008	\$181,218	-3.14%	\$315,449	-8.91%	\$542,290	1.88%	\$1,277,211	19.30%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2009	\$197,204	8.82%	\$286,520	-9.17%	\$490,443	-9.56%	\$815,482	-36.15%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2010	\$212,054	7.53%	\$386,131	34.77%	\$630,049	28.47%	\$1,172,650	43.80%	\$0	N/A	\$0	N/A	\$0	N/A
Total Appreciation				67.08%		108.51%		114.50%		135.85%		N/A		-17.00%		N/A
South Loop	8033	2000	\$0	N/A	\$169,844	N/A	\$248,470	N/A	\$327,008	N/A	\$639,111	N/A	\$0	N/A	\$0	N/A
South Loop	8033	2001	\$0	N/A	\$199,820	17.65%	\$308,923	24.33%	\$478,889	46.45%	\$676,800	5.90%	\$0	N/A	\$0	N/A
South Loop	8033	2002	\$0	N/A	\$213,773	6.98%	\$355,726	15.15%	\$525,753	9.79%	\$620,500	-8.32%	\$280,000	N/A	\$0	N/A
South Loop	8033	2003	\$132,435	N/A	\$220,707	3.24%	\$352,631	-0.87%	\$619,633	17.86%	\$740,625	19.36%	\$0	N/A	\$0	N/A
South Loop	8033	2004	\$192,800	45.58%	\$232,922	5.53%	\$352,166	-0.13%	\$608,384	-1.82%	\$789,921	6.66%	\$0	N/A	\$0	N/A
South Loop	8033	2005	\$0	N/A	\$262,156	12.55%	\$384,716	9.24%	\$719,215	18.22%	\$829,600	5.02%	\$0	N/A	\$0	N/A
South Loop	8033	2006	\$0	N/A	\$272,255	3.85%	\$417,614	8.55%	\$674,979	-6.15%	\$1,217,400	46.75%	\$328,000	N/A	\$0	N/A
South Loop	8033	2007	\$0	N/A	\$261,264	-4.04%	\$403,534	-3.37%	\$682,017	1.04%	\$998,400	-17.99%	\$0	N/A	\$0	N/A

Appreciation By Year and Area
Data thru 03/31/10
All Property Types
Data Collected from:
Multiple Listing Service of Northern Illinois
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Neighborhood Area	Code	Year	Studios and in Avg Sale Convert	% Change in Avg Sale Price	1 % Change		% Change		% Change		% Change		% Change		% Change in Avg Sale Price	
					Bedroom Condos	in Avg Sale Price	2 Bedroom in Avg Sale Condos	Price	3 Bedroom Condos	in Avg Sale Price	Single Family in Avg Sale Homes	Price	2 Flats in Avg Sale Price	3 Flats in Avg Sale Price		
South Loop	8033	2008	\$154,325	N/A	\$317,980	21.71%	\$460,788	14.19%	\$976,074	43.12%	\$760,000	-23.88%	\$0	N/A	\$0	N/A
South Loop	8033	2009	\$0	N/A	\$272,304	-14.36%	\$405,387	-12.02%	\$828,174	-15.15%	\$837,333	10.18%	\$0	N/A	\$0	N/A
South Loop	8033	2010	\$0	N/A	\$225,472	-17.20%	\$414,733	2.31%	\$899,159	8.57%	\$770,000	-8.04%	\$0	N/A	\$0	N/A
Total Appreciation				16.53%		32.75%		66.91%		174.97%		20.48%		17.14%		N/A
Edgewater	8077	2000	\$66,324		\$103,768		\$177,491		\$233,609		\$355,568		\$339,525		\$510,625	
Edgewater	8077	2001	\$81,066	22.23%	\$125,659	21.10%	\$202,255	13.95%	\$274,653	17.57%	\$432,474	21.63%	\$414,960	22.22%	\$552,678	8.24%
Edgewater	8077	2002	\$92,970	14.68%	\$141,653	12.73%	\$223,888	10.70%	\$315,705	14.95%	\$459,907	6.34%	\$411,990	-0.72%	\$563,939	2.04%
Edgewater	8077	2003	\$98,734	6.20%	\$146,810	3.64%	\$240,332	7.34%	\$307,513	-2.59%	\$454,540	-1.17%	\$478,850	16.23%	\$529,285	-6.14%
Edgewater	8077	2004	\$101,405	2.71%	\$154,997	5.58%	\$248,016	3.20%	\$329,855	7.27%	\$578,734	27.32%	\$501,205	4.67%	\$604,402	14.19%
Edgewater	8077	2005	\$108,936	7.43%	\$159,679	3.02%	\$274,141	10.53%	\$364,333	10.45%	\$611,867	5.73%	\$553,317	10.40%	\$750,222	24.13%
Edgewater	8077	2006	\$113,287	3.99%	\$166,192	4.08%	\$286,858	4.64%	\$382,819	5.07%	\$647,251	5.78%	\$600,538	8.53%	\$655,450	-12.63%
Edgewater	8077	2007	\$104,815	-7.48%	\$167,333	0.69%	\$282,452	-1.54%	\$387,273	1.16%	\$721,074	11.41%	\$575,154	-4.23%	\$680,800	3.87%
Edgewater	8077	2008	\$102,700	-2.02%	\$157,679	-5.77%	\$277,174	-1.87%	\$382,635	-1.20%	\$688,158	-4.56%	\$517,647	-10.00%	\$580,166	-14.78%
Edgewater	8077	2009	\$82,553	-19.62%	\$139,044	-11.82%	\$234,590	-15.36%	\$362,425	-5.28%	\$598,449	-13.04%	\$464,750	-10.22%	\$425,464	-26.67%
Edgewater	8077	2010	\$110,500	33.85%	\$102,508	-26.28%	\$232,142	-1.04%	\$307,305	-15.21%	\$535,440	-10.53%	\$418,571	-9.94%	\$175,000	-58.87%
Total Appreciation				66.61%		-1.21%		30.79%		31.55%		50.59%		23.28%		-65.73%
Evanston	201	2000	\$80,733		\$128,711		\$181,859		\$256,631		\$389,547		\$280,850		\$331,375	
Evanston	201	2001	\$90,833	12.51%	\$162,366	26.15%	\$192,803	6.02%	\$283,613	10.51%	\$403,964	3.70%	\$296,828	5.69%	\$358,376	8.15%
Evanston	201	2002	\$102,880	13.26%	\$176,186	8.51%	\$214,000	10.99%	\$303,220	6.91%	\$472,787	17.04%	\$315,162	6.18%	\$375,884	4.89%
Evanston	201	2003	\$89,843	-12.67%	\$185,061	5.04%	\$233,576	9.15%	\$357,803	18.00%	\$490,398	3.72%	\$326,758	3.68%	\$462,225	22.97%
Evanston	201	2004	\$127,000	41.36%	\$194,671	5.19%	\$250,689	7.33%	\$378,038	5.66%	\$532,247	8.53%	\$392,530	20.13%	\$468,957	1.46%
Evanston	201	2005	\$127,833	0.66%	\$201,636	3.58%	\$280,666	11.96%	\$397,337	5.11%	\$595,613	11.91%	\$439,957	12.08%	\$519,181	10.71%
Evanston	201	2006	\$106,233	-16.90%	\$208,386	3.35%	\$290,677	3.57%	\$413,663	4.11%	\$621,530	4.35%	\$481,220	9.38%	\$518,583	-0.12%
Evanston	201	2007	\$126,400	18.98%	\$215,365	3.35%	\$310,520	6.83%	\$453,067	9.53%	\$655,019	5.39%	\$452,207	-6.03%	\$705,500	36.04%
Evanston	201	2008	\$115,083	-8.95%	\$206,291	-4.21%	\$289,163	-6.88%	\$401,804	-11.31%	\$617,230	-5.77%	\$275,764	-39.02%	\$570,116	-19.19%
Evanston	201	2009	\$112,500	-2.24%	\$181,048	-12.24%	\$248,293	-14.13%	\$338,033	-15.87%	\$460,542	-25.39%	\$217,054	-21.29%	\$288,333	-49.43%
Evanston	201	2010	\$0	N/A	\$158,562	-12.42%	\$237,997	-4.15%	\$370,152	9.50%	\$465,833	1.15%	\$202,111	-6.88%	\$175,388	-39.17%
Total Appreciation				39.35%		23.19%		30.87%		44.24%		19.58%		-28.04%		-47.07%
Oak Park	302	2000	\$0		\$87,384		\$149,965		\$229,017		\$287,312		\$267,120		\$341,000	
Oak Park	302	2001	\$0	N/A	\$105,342	20.55%	\$165,181	10.15%	\$252,276	10.16%	\$327,408	13.96%	\$312,319	16.92%	\$270,700	-20.62%
Oak Park	302	2002	\$0	N/A	\$122,366	16.16%	\$176,068	6.59%	\$284,596	12.81%	\$372,171	13.67%	\$339,109	8.58%	\$333,333	23.14%
Oak Park	302	2003	\$91,342	N/A	\$137,884	12.68%	\$206,187	17.11%	\$278,162	-2.26%	\$398,469	7.07%	\$401,554	18.41%	\$478,000	43.40%
Oak Park	302	2004	\$88,113	-3.54%	\$150,731	9.32%	\$217,398	5.44%	\$354,210	27.34%	\$455,373	14.28%	\$406,403	1.21%	\$482,666	0.98%
Oak Park	302	2005	\$94,525	7.28%	\$155,772	3.34%	\$249,534	14.78%	\$360,556	1.79%	\$475,128	4.34%	\$467,215	14.96%	\$515,700	6.84%
Oak Park	302	2006	\$107,000	13.20%	\$170,799	9.65%	\$242,837	-2.68%	\$384,764	6.71%	\$512,224	7.81%	\$476,796	2.05%	\$401,333	-22.18%
Oak Park	302	2007	\$132,100	23.46%	\$179,503	5.10%	\$293,813	20.99%	\$437,583	13.73%	\$525,871	2.66%	\$495,476	3.92%	\$401,000	-0.08%
Oak Park	302	2008	\$66,250	-49.85%	\$158,676	-11.60%	\$241,801	-17.70%	\$346,883	-20.73%	\$484,748	-7.82%	\$380,905	-23.12%	\$0	N/A
Oak Park	302	2009	\$0	N/A	\$130,965	-17.46%	\$205,652	-14.95%	\$309,823	-10.68%	\$400,699	-17.34%	\$265,760	-30.23%	\$315,000	N/A
Oak Park	302	2010	\$0	N/A	\$133,263	1.75%	\$199,281	-3.10%	\$272,687	-11.99%	\$407,249	1.63%	\$301,816	13.57%	\$265,000	-15.87%
Total Appreciation				-27.47%		52.50%		32.89%		19.07%		41.74%		12.99%		-22.29%