

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**All Property Types**  
**Data Collected from:**  
**Multiple Listing Service of Northern Illinois**  
**Data Reliable But Not Guaranteed**

Neighborhood Area	Code	Year	Studios and in Med Sale Price	% Change in Med Sale Price	1 % Change		% Change		% Change		Single Family Homes	% Change in Med Sale Price	% Change		3 Flats	% Change in Med Sale Price
					Bedroom Condos	in Med Sale Price	2 Bedroom Condos	in Med Sale Price	3 Bedroom Condos	in Med Sale Price			2 Flats	in Med Sale Price		
Rogers Park	8001	2005	\$83,000		\$149,500		\$205,000		\$279,230		\$475,000		\$493,750		\$551,000	
Rogers Park	8001	2006	\$99,200	19.52%	\$156,000	4.35%	\$218,750	6.71%	\$302,000	8.15%	\$508,000	6.95%	\$491,000	-0.56%	\$545,000	-1.09%
Rogers Park	8001	2007	\$94,000	-5.24%	\$161,000	3.21%	\$220,500	0.80%	\$301,200	-0.26%	\$417,500	-17.81%	\$450,000	-8.35%	\$483,000	-11.38%
Rogers Park	8001	2008	\$104,450	11.12%	\$150,000	-6.83%	\$210,000	-4.76%	\$288,500	-4.22%	\$363,000	-13.05%	\$487,500	8.33%	\$325,000	-32.71%
Rogers Park	8001	2009	\$68,500	-34.42%	\$104,900	-30.07%	\$184,000	-12.38%	\$245,000	-15.08%	\$350,000	-3.58%	\$228,650	-53.10%	\$240,500	-26.00%
Rogers Park	8001	2010	\$33,500	-51.09%	\$28,250	-73.07%	\$136,000	-26.09%	\$153,000	-37.55%	\$302,500	-13.57%	\$133,000	-41.83%	\$250,000	3.95%
Rogers Park	8001	2011	\$35,000	4.48%	\$32,050	13.45%	\$75,000	-44.85%	\$118,500	-22.55%	\$238,350	-21.21%	\$175,000	31.58%	\$350,000	40.00%
<b>Total Appreciation</b>				<b>-57.83%</b>		<b>-78.56%</b>		<b>-63.41%</b>		<b>-57.56%</b>		<b>-49.82%</b>		<b>-64.56%</b>		<b>-36.48%</b>
West Ridge	8002	2005	\$78,000		\$146,500		\$190,000		\$257,000		\$391,000		\$520,000		\$575,000	
West Ridge	8002	2006	\$137,000	75.64%	\$150,000	2.39%	\$205,000	7.89%	\$275,000	7.00%	\$415,000	6.14%	\$520,000	0.00%	\$590,000	2.61%
West Ridge	8002	2007	\$105,000	-23.36%	\$143,250	-4.50%	\$202,500	-1.22%	\$287,750	4.64%	\$407,500	-1.81%	\$468,000	-10.00%	\$500,000	-15.25%
West Ridge	8002	2008	\$68,500	-34.76%	\$109,500	-23.56%	\$167,250	-17.41%	\$248,000	-13.81%	\$355,320	-12.80%	\$340,786	-27.18%	\$372,000	-25.60%
West Ridge	8002	2009	\$31,340	-54.25%	\$55,500	-49.32%	\$87,000	-47.98%	\$169,500	-31.65%	\$307,500	-13.46%	\$258,000	-24.29%	\$310,000	-16.67%
West Ridge	8002	2010	\$17,500	-44.16%	\$40,500	-27.03%	\$70,000	-19.54%	\$115,000	-32.15%	\$261,500	-14.96%	\$236,000	-8.53%	\$290,000	-6.45%
West Ridge	8002	2011	\$15,000	-14.29%	\$32,000	-20.99%	\$53,000	-24.29%	\$120,100	4.43%	\$249,500	-4.59%	\$262,500	11.23%	\$267,354	-7.81%
<b>Total Appreciation</b>				<b>-80.77%</b>		<b>-78.16%</b>		<b>-72.11%</b>		<b>-53.27%</b>		<b>-36.19%</b>		<b>-49.52%</b>		<b>-53.50%</b>
Uptown	8003	2005	\$112,000		\$166,000		\$280,800		\$374,900		\$690,000		\$550,000		\$670,000	
Uptown	8003	2006	\$119,000	6.25%	\$184,250	10.99%	\$310,000	10.40%	\$402,300	7.31%	\$825,000	19.57%	\$640,000	16.36%	\$570,000	-14.93%
Uptown	8003	2007	\$118,000	-0.84%	\$184,900	0.35%	\$292,500	-5.65%	\$395,000	-1.81%	\$855,000	3.64%	\$560,000	-12.50%	\$615,500	7.98%
Uptown	8003	2008	\$119,000	0.85%	\$174,900	-5.41%	\$283,950	-2.92%	\$375,375	-4.97%	\$607,500	-28.95%	\$554,500	-0.98%	\$570,000	-7.39%
Uptown	8003	2009	\$105,000	-11.76%	\$155,000	-11.38%	\$262,000	-7.73%	\$355,000	-5.43%	\$662,500	9.05%	\$523,500	-5.59%	\$540,000	-5.26%
Uptown	8003	2010	\$72,061	-31.37%	\$102,000	-34.19%	\$239,950	-8.42%	\$345,000	-2.82%	\$540,000	-18.49%	\$336,000	-35.82%	\$427,500	-20.83%
Uptown	8003	2011	\$52,500	-27.15%	\$75,000	-26.47%	\$200,500	-16.44%	\$318,250	-7.75%	\$760,000	40.74%	\$320,000	-4.76%	\$285,000	-33.33%
<b>Total Appreciation</b>				<b>-53.13%</b>		<b>-54.82%</b>		<b>-28.60%</b>		<b>-15.11%</b>		<b>10.14%</b>		<b>-41.82%</b>		<b>-57.46%</b>
Lincoln Square	8004	2005	\$109,999		\$182,000		\$272,750		\$350,000		\$527,500		\$541,250		\$645,000	
Lincoln Square	8004	2006	\$0	N/A	\$173,000	-4.95%	\$264,000	-3.21%	\$367,000	4.86%	\$649,000	23.03%	\$555,000	2.54%	\$630,000	-2.33%
Lincoln Square	8004	2007	\$0	N/A	\$193,999	12.14%	\$279,900	6.02%	\$429,065	16.91%	\$620,000	-4.47%	\$539,000	-2.88%	\$647,500	2.78%
Lincoln Square	8004	2008	\$0	N/A	\$221,000	13.92%	\$290,000	3.61%	\$430,000	0.22%	\$615,000	-0.81%	\$505,000	-6.31%	\$488,000	-24.63%
Lincoln Square	8004	2009	\$36,000	N/A	\$185,000	-16.29%	\$261,000	-10.00%	\$382,250	-11.10%	\$520,000	-15.45%	\$355,000	-29.70%	\$437,500	-10.35%
Lincoln Square	8004	2010	\$20,000	-44.44%	\$39,000	-78.92%	\$251,450	-3.66%	\$341,750	-10.60%	\$515,000	-0.96%	\$441,500	24.37%	\$375,000	-14.29%
Lincoln Square	8004	2011	\$16,000	-20.00%	\$34,500	-11.54%	\$209,000	-16.88%	\$336,250	-1.61%	\$474,900	-7.79%	\$392,500	-11.10%	\$475,000	26.67%
<b>Total Appreciation</b>				<b>-85.45%</b>		<b>-81.04%</b>		<b>-23.37%</b>		<b>-3.93%</b>		<b>-9.97%</b>		<b>-27.48%</b>		<b>-26.36%</b>
North Center	8005	2005	\$122,000		\$236,000		\$337,250		\$438,118		\$765,250		\$580,000		\$604,500	
North Center	8005	2006	\$0	N/A	\$249,000	5.51%	\$366,000	8.52%	\$472,500	7.85%	\$810,824	5.96%	\$585,000	0.86%	\$656,500	8.60%
North Center	8005	2007	\$0	N/A	\$236,500	-5.02%	\$358,250	-2.12%	\$482,000	2.01%	\$862,500	6.37%	\$588,750	0.64%	\$640,000	-2.51%
North Center	8005	2008	\$0	N/A	\$235,250	-0.53%	\$322,250	-10.05%	\$461,250	-4.30%	\$850,000	-1.45%	\$565,000	-4.03%	\$547,000	-14.53%
North Center	8005	2009	\$0	N/A	\$238,500	1.38%	\$351,000	8.92%	\$425,000	-7.86%	\$775,000	-8.82%	\$520,000	-7.96%	\$590,000	7.86%
North Center	8005	2010	\$274,135	N/A	\$270,500	13.42%	\$343,000	-2.28%	\$427,250	0.53%	\$748,750	-3.39%	\$455,000	-12.50%	\$480,000	-18.64%
North Center	8005	2011	\$0	N/A	\$242,500	-10.35%	\$323,000	-5.83%	\$405,000	-5.21%	\$790,000	5.51%	\$487,500	7.14%	\$412,000	-14.17%
<b>Total Appreciation</b>				<b>124.70%</b>		<b>2.75%</b>		<b>-4.23%</b>		<b>-7.56%</b>		<b>3.23%</b>		<b>-15.95%</b>		<b>-31.84%</b>
Lakeview	8006	2005	\$130,250		\$217,900		\$345,000		\$509,950		\$1,100,000		\$700,000		\$829,500	
Lakeview	8006	2006	\$140,000	7.49%	\$230,000	5.55%	\$359,000	4.06%	\$536,500	5.21%	\$1,045,000	-5.00%	\$748,750	6.96%	\$790,000	-4.76%

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					Bedroom Condos	in Med Sale Price	2 Bedroom Condos	in Med Sale Price				3 Bedroom Condos	3 Bedroom Condos		2 Flats	in Med Sale Price
Lakeview	8006	2007	\$148,500	6.07%	\$228,500	-0.65%	\$410,000	14.21%	\$535,000	-0.28%	\$1,069,000	2.30%	\$700,000	-6.51%	\$820,000	3.80%
Lakeview	8006	2008	\$131,000	-11.78%	\$222,500	-2.63%	\$365,000	-10.98%	\$525,000	-1.87%	\$1,119,000	4.68%	\$650,000	-7.14%	\$825,000	0.61%
Lakeview	8006	2009	\$123,475	-5.74%	\$205,000	-7.87%	\$340,000	-6.85%	\$487,500	-7.14%	\$950,000	-15.10%	\$565,125	-13.06%	\$750,000	-9.09%
Lakeview	8006	2010	\$102,000	-17.39%	\$191,900	-6.39%	\$335,000	-1.47%	\$475,000	-2.56%	\$1,000,000	5.26%	\$565,000	-0.02%	\$585,000	-22.00%
Lakeview	8006	2011	\$86,000	-15.69%	\$148,700	-22.51%	\$304,600	-9.07%	\$470,000	-1.05%	\$987,500	-1.25%	\$482,500	-14.60%	\$606,500	3.68%
<b>Total Appreciation</b>				<b>-33.97%</b>		<b>-31.76%</b>		<b>-11.71%</b>		<b>-7.83%</b>		<b>-10.23%</b>		<b>-31.07%</b>		<b>-26.88%</b>
Lincoln Park	8007	2005	\$167,000		\$266,500		\$382,000		\$585,000	0.00%	\$1,260,000		\$750,000		\$945,000	
Lincoln Park	8007	2006	\$161,000	-3.59%	\$249,900	-6.23%	\$390,500	2.23%	\$585,000	0.00%	\$1,450,000	15.08%	\$801,000	6.80%	\$960,000	1.59%
Lincoln Park	8007	2007	\$161,950	0.59%	\$247,000	-1.16%	\$417,798	6.99%	\$615,000	5.13%	\$1,425,000	-1.72%	\$710,262	-11.33%	\$973,200	1.38%
Lincoln Park	8007	2008	\$152,000	-6.14%	\$245,000	-0.81%	\$408,000	-2.35%	\$627,000	1.95%	\$1,526,000	7.09%	\$710,000	-0.04%	\$932,500	-4.18%
Lincoln Park	8007	2009	\$136,950	-9.90%	\$229,000	-6.53%	\$382,000	-6.37%	\$567,500	-9.49%	\$1,550,000	1.57%	\$763,750	7.57%	\$768,000	-17.64%
Lincoln Park	8007	2010	\$129,000	-5.81%	\$222,500	-2.84%	\$375,000	-1.83%	\$555,000	-2.20%	\$1,312,500	-15.32%	\$417,000	-45.40%	\$952,000	23.96%
Lincoln Park	8007	2011	\$104,000	-19.38%	\$200,000	-10.11%	\$350,000	-6.67%	\$544,000	-1.98%	\$1,280,000	-2.48%	\$301,000	-27.82%	\$615,000	-35.40%
<b>Total Appreciation</b>				<b>-37.72%</b>		<b>-24.95%</b>		<b>-8.38%</b>		<b>-7.01%</b>		<b>1.59%</b>		<b>-59.87%</b>		<b>-34.92%</b>
Near North	8008	2005	\$193,887		\$280,500		\$436,650		\$865,000		\$1,587,500		\$770,000		\$985,000	
Near North	8008	2006	\$170,000	-12.32%	\$277,450	-1.09%	\$440,000	0.77%	\$887,450	2.60%	\$1,947,500	22.68%	\$950,000	23.38%	\$696,000	-29.34%
Near North	8008	2007	\$205,800	21.06%	\$298,076	7.43%	\$466,000	5.91%	\$906,500	2.15%	\$1,995,000	2.44%	\$345,000	-63.68%	\$0	N/A
Near North	8008	2008	\$196,000	-4.76%	\$293,000	-1.70%	\$480,000	3.00%	\$980,593	8.17%	\$2,186,250	9.59%	\$675,000	95.65%	\$881,500	N/A
Near North	8008	2009	\$165,000	-15.82%	\$260,000	-11.26%	\$430,000	-10.42%	\$790,000	-19.44%	\$2,150,000	-1.66%	\$0	N/A	\$562,500	-36.19%
Near North	8008	2010	\$151,500	-8.18%	\$231,625	-10.91%	\$418,000	-2.79%	\$930,000	17.72%	\$1,950,000	-9.30%	\$680,000	N/A	\$547,500	-2.67%
Near North	8008	2011	\$127,500	-15.84%	\$206,000	-11.06%	\$380,000	-9.09%	\$875,000	-5.91%	\$1,637,500	-16.03%	\$0	N/A	\$400,000	-26.94%
<b>Total Appreciation</b>				<b>-34.24%</b>		<b>-26.56%</b>		<b>-12.97%</b>		<b>1.16%</b>		<b>3.15%</b>		<b>-11.69%</b>		<b>-59.39%</b>
Edison Park	8009	2005	\$126,100		\$159,000		\$200,000		\$277,000		\$396,500		\$489,000		\$0	
Edison Park	8009	2006	\$0	N/A	\$167,500	5.35%	\$213,000	6.50%	\$298,975	7.93%	\$434,900	9.68%	\$670,000	37.01%	\$574,500	N/A
Edison Park	8009	2007	\$0	N/A	\$160,000	-4.48%	\$215,500	1.17%	\$295,000	-1.33%	\$405,000	-6.88%	\$0	NA	\$0	N/A
Edison Park	8009	2008	\$0	N/A	\$131,000	-18.13%	\$195,900	-9.10%	\$341,500	15.76%	\$328,000	-19.01%	\$0	NA	\$367,000	N/A
Edison Park	8009	2009	\$0	N/A	\$172,500	31.68%	\$197,500	0.82%	\$235,000	-31.19%	\$325,000	-0.91%	\$0	NA	\$0	N/A
Edison Park	8009	2010	\$0	N/A	\$120,000	-30.43%	\$148,000	-25.06%	\$250,000	6.38%	\$267,500	-17.69%	\$313,000	NA	\$0	N/A
Edison Park	8009	2011	\$0	N/A	\$70,000	-41.67%	\$113,000	-23.65%	\$0	N/A	\$280,000	4.67%	\$339,000	8.31%	\$0	N/A
<b>Total Appreciation</b>				<b>N/A</b>		<b>-55.97%</b>		<b>-43.50%</b>		<b>-9.75%</b>		<b>-29.38%</b>		<b>-30.67%</b>		<b>-36.12%</b>
Norwood Park	8010	2005	\$103,500		\$153,500		\$205,500		\$283,000		\$368,750		\$470,000		\$510,000	
Norwood Park	8010	2006	\$105,000	1.45%	\$162,500	5.86%	\$217,500	5.84%	\$249,999	-11.66%	\$375,000	1.69%	\$479,000	1.91%	\$596,000	16.86%
Norwood Park	8010	2007	\$0	N/A	\$167,000	2.77%	\$203,500	-6.44%	\$369,000	47.60%	\$360,000	-4.00%	\$456,250	-4.75%	\$530,000	-11.07%
Norwood Park	8010	2008	\$0	N/A	\$134,000	-19.76%	\$181,000	-11.06%	\$385,000	4.34%	\$319,000	-11.39%	\$378,000	-17.15%	\$0	N/A
Norwood Park	8010	2009	\$58,000	N/A	\$111,750	-16.60%	\$152,750	-15.61%	\$440,000	14.29%	\$270,000	-15.36%	\$316,500	-16.27%	\$475,000	N/A
Norwood Park	8010	2010	\$0	N/A	\$86,000	-23.04%	\$131,750	-13.75%	\$138,500	-68.52%	\$255,000	-5.56%	\$310,000	-2.05%	\$363,500	-23.47%
Norwood Park	8010	2011	\$0	N/A	\$53,500	-37.79%	\$85,000	-35.48%	\$123,000	-11.19%	\$235,000	-7.84%	\$290,000	-6.45%	\$169,500	-53.37%
<b>Total Appreciation</b>				<b>-43.96%</b>		<b>-65.15%</b>		<b>-58.64%</b>		<b>-56.54%</b>		<b>-36.27%</b>		<b>-38.30%</b>		<b>-66.76%</b>
Jefferson Park	8011	2005	\$97,000		\$149,000		\$225,250		\$342,950		\$355,000		\$425,000		\$501,000	
Jefferson Park	8011	2006	\$114,750	18.30%	\$153,000	2.68%	\$215,000	-4.55%	\$284,900	-16.93%	\$360,000	1.41%	\$439,000	3.29%	\$505,500	0.90%
Jefferson Park	8011	2007	\$0	N/A	\$147,000	-3.92%	\$268,500	24.88%	\$344,000	20.74%	\$348,750	-3.13%	\$415,000	-5.47%	\$525,000	3.86%
Jefferson Park	8011	2008	\$0	N/A	\$120,000	-18.37%	\$207,500	-22.72%	\$389,000	13.08%	\$290,000	-16.85%	\$355,000	-14.46%	\$476,000	-9.33%

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Jefferson Park	8011	2009	\$0	N/A	\$95,000	-20.83%	\$182,625	-11.99%	\$308,500	-20.69%	\$250,000	-13.79%	\$227,500	-35.92%	\$325,000	-31.72%
Jefferson Park	8011	2010	\$0	N/A	\$70,250	-26.05%	\$124,000	-32.10%	\$220,000	-28.69%	\$230,000	-8.00%	\$260,000	14.29%	\$319,500	-1.69%
Jefferson Park	8011	2011	\$30,000	N/A	\$62,500	-11.03%	\$138,750	11.90%	\$212,000	-3.64%	\$225,000	-2.17%	\$213,500	-17.88%	\$265,000	-17.06%
<b>Total Appreciation</b>				<b>-69.07%</b>		<b>-58.05%</b>		<b>-38.40%</b>		<b>-38.18%</b>		<b>-36.62%</b>		<b>-49.76%</b>		<b>-47.11%</b>
Forest Glen	8012	2005	\$0		\$260,450		\$289,000		\$524,000		\$484,250		\$508,000		\$615,000	
Forest Glen	8012	2006	\$0	N/A	\$157,000	-39.72%	\$306,000	5.88%	\$352,500	-32.73%	\$492,500	1.70%	\$567,500	11.71%	\$595,500	-3.17%
Forest Glen	8012	2007	\$0	N/A	\$212,500	35.35%	\$244,750	-20.02%	\$477,000	35.32%	\$479,000	-2.74%	\$560,000	-1.32%	\$575,000	-3.44%
Forest Glen	8012	2008	\$0	N/A	\$153,750	-27.65%	\$265,000	8.27%	\$363,000	-23.90%	\$446,200	-6.85%	\$349,000	-37.68%	\$0	N/A
Forest Glen	8012	2009	\$0	N/A	\$0	N/A	\$285,000	7.55%	\$413,500	13.91%	\$389,000	-12.82%	\$399,000	14.33%	\$149,900	N/A
Forest Glen	8012	2010	\$0	N/A	\$37,000	N/A	\$212,200	-25.54%	\$442,975	7.13%	\$380,000	-2.31%	\$290,000	-27.32%	\$0	N/A
Forest Glen	8012	2011	\$0	N/A	\$175,000	372.97%	\$162,500	-23.42%	\$505,000	14.00%	\$350,000	-7.89%	\$145,000	-50.00%	\$0	N/A
<b>Total Appreciation</b>				<b>N/A</b>		<b>-32.81%</b>		<b>-43.77%</b>		<b>-3.63%</b>		<b>-27.72%</b>		<b>-71.46%</b>		<b>-75.63%</b>
North Park	8013	2005	\$0		\$173,000		\$266,250		\$340,000		\$398,950		\$499,000		\$569,950	
North Park	8013	2006	\$120,500	N/A	\$146,500	-15.32%	\$248,500	-6.67%	\$349,000	2.65%	\$418,000	4.78%	\$559,000	12.02%	\$572,000	0.36%
North Park	8013	2007	\$89,900	-25.39%	\$165,000	12.63%	\$211,000	-15.09%	\$280,000	-19.77%	\$410,000	-1.91%	\$398,000	-28.80%	\$445,500	-22.12%
North Park	8013	2008	\$0	N/A	\$130,000	-21.21%	\$185,000	-12.32%	\$180,150	-35.66%	\$321,500	-21.59%	\$268,625	-32.51%	\$455,000	2.13%
North Park	8013	2009	\$0	N/A	\$68,585	-47.24%	\$160,000	-13.51%	\$242,500	34.61%	\$308,000	-4.20%	\$271,000	0.88%	\$270,000	-40.66%
North Park	8013	2010	\$0	N/A	\$44,500	-35.12%	\$101,500	-36.56%	\$187,450	-22.70%	\$302,750	-1.70%	\$281,500	3.87%	\$284,500	5.37%
North Park	8013	2011	\$0	N/A	\$39,975	-10.17%	\$68,000	-33.00%	\$155,000	-17.31%	\$279,500	-7.68%	\$236,250	-16.07%	\$280,000	-1.58%
<b>Total Appreciation</b>				<b>-25.39%</b>		<b>-76.89%</b>		<b>-74.46%</b>		<b>-54.41%</b>		<b>-29.94%</b>		<b>-52.66%</b>		<b>-50.87%</b>
Albany Park	8014	2005	\$0		\$154,350		\$209,450		\$279,000		\$372,950		\$475,000		\$525,000	
Albany Park	8014	2006	\$101,000	N/A	\$159,900	3.60%	\$214,900	2.60%	\$321,250	15.14%	\$385,000	3.23%	\$485,000	2.11%	\$570,000	8.57%
Albany Park	8014	2007	\$144,000	42.57%	\$164,250	2.72%	\$225,000	4.70%	\$308,000	-4.12%	\$387,500	0.65%	\$407,000	-16.08%	\$446,500	-21.67%
Albany Park	8014	2008	\$0	N/A	\$174,920	6.50%	\$214,500	-4.67%	\$284,500	-7.63%	\$338,000	-12.77%	\$297,000	-27.03%	\$425,000	-4.82%
Albany Park	8014	2009	\$0	N/A	\$55,000	-68.56%	\$184,000	-14.22%	\$258,750	-9.05%	\$268,750	-20.49%	\$200,000	-32.66%	\$267,000	-37.18%
Albany Park	8014	2010	\$0	N/A	\$47,000	-14.55%	\$128,000	-30.43%	\$237,500	-8.21%	\$255,500	-4.93%	\$199,000	-0.50%	\$277,500	3.93%
Albany Park	8014	2011	\$0	N/A	\$45,500	-3.19%	\$64,950	-49.26%	\$180,000	-24.21%	\$235,000	-8.02%	\$219,117	10.11%	\$238,000	-14.23%
<b>Total Appreciation</b>				<b>42.57%</b>		<b>-70.52%</b>		<b>-68.99%</b>		<b>-35.48%</b>		<b>-36.99%</b>		<b>-53.87%</b>		<b>-54.67%</b>
Portage Park	8015	2005	\$0		\$137,250		\$209,900		\$398,750		\$336,000		\$435,500		\$500,500	
Portage Park	8015	2006	\$102,000	N/A	\$126,500	-7.83%	\$197,000	-6.15%	\$366,500	-8.09%	\$345,000	2.68%	\$450,000	3.33%	\$494,000	-1.30%
Portage Park	8015	2007	\$0	N/A	\$153,600	21.42%	\$191,000	-3.05%	\$306,500	-16.37%	\$330,750	-4.13%	\$415,000	-7.78%	\$497,000	0.61%
Portage Park	8015	2008	\$105,000	N/A	\$135,000	-12.11%	\$183,000	-4.19%	\$321,000	4.73%	\$270,000	-18.37%	\$320,000	-22.89%	\$379,500	-23.64%
Portage Park	8015	2009	\$0	N/A	\$101,500	-24.81%	\$133,000	-27.32%	\$298,500	-7.01%	\$216,575	-19.79%	\$225,000	-29.69%	\$275,000	-27.54%
Portage Park	8015	2010	\$6,575	N/A	\$36,900	-63.65%	\$121,500	-8.65%	\$185,000	-38.02%	\$197,750	-8.69%	\$203,000	-9.78%	\$242,500	-11.82%
Portage Park	8015	2011	\$0	N/A	\$40,000	8.40%	\$54,500	-55.14%	\$231,000	24.86%	\$165,000	-16.56%	\$189,500	-6.65%	\$170,000	-29.90%
<b>Total Appreciation</b>				<b>-93.55%</b>		<b>-70.86%</b>		<b>-74.04%</b>		<b>-42.07%</b>		<b>-50.89%</b>		<b>-56.49%</b>		<b>-66.03%</b>
Irving Park	8016	2005	\$0		\$168,500		\$217,000		\$378,371		\$381,000		\$424,000		\$470,000	
Irving Park	8016	2006	\$0	N/A	\$160,000	-5.04%	\$229,900	5.94%	\$375,000	-0.89%	\$450,000	18.11%	\$429,900	1.39%	\$431,500	-8.19%
Irving Park	8016	2007	\$0	N/A	\$162,500	1.56%	\$226,000	-1.70%	\$354,500	-5.47%	\$435,500	-3.22%	\$415,000	-3.47%	\$484,000	12.17%
Irving Park	8016	2008	\$0	N/A	\$159,900	-1.60%	\$219,000	-3.10%	\$305,000	-13.96%	\$369,500	-15.15%	\$305,000	-26.51%	\$378,500	-21.80%
Irving Park	8016	2009	\$0	N/A	\$124,000	-22.45%	\$175,000	-20.09%	\$285,000	-6.56%	\$292,500	-20.84%	\$181,500	-40.49%	\$207,000	-45.31%
Irving Park	8016	2010	\$0	N/A	\$86,000	-30.65%	\$171,000	-2.29%	\$263,000	-7.72%	\$258,000	-11.79%	\$224,250	23.55%	\$227,450	9.88%

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**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**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 Med Sale Price	1 Bedroom Condos		2 Bedroom Condos		3 Bedroom Condos		% Change in Med Sale Price	Single Family Homes	% Change in Med Sale Price		3 Flats	% Change in Med Sale Price
					1 Bedroom Condos	% Change in Med Sale Price	2 Bedroom Condos	% Change in Med Sale Price	3 Bedroom Condos	% Change in Med Sale Price			2 Flats	% Change in Med Sale Price		
Irving Park	8016	2011	\$0	N/A	\$47,500	-44.77%	\$116,000	-32.16%	\$170,000	-35.36%	\$279,000	8.14%	\$190,050	-15.25%	\$250,000	9.91%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-71.81%</b>		<b>-46.54%</b>		<b>-55.07%</b>		<b>-26.77%</b>		<b>-55.18%</b>		<b>-46.81%</b>
Dunning	8017	2005	\$0	N/A	\$150,000		\$218,500		\$255,900		\$332,000		\$396,250		\$484,950	
Dunning	8017	2006	\$0	N/A	\$154,750	3.17%	\$239,900	9.79%	\$279,900	9.38%	\$341,000	2.71%	\$443,000	11.80%	\$545,000	12.38%
Dunning	8017	2007	\$85,500	N/A	\$118,000	-23.75%	\$243,450	1.48%	\$276,700	-1.14%	\$317,500	-6.89%	\$375,000	-15.35%	\$500,000	-8.26%
Dunning	8017	2008	\$0	N/A	\$153,750	30.30%	\$198,500	-18.46%	\$238,700	-13.73%	\$264,200	-16.79%	\$285,000	-24.00%	\$410,000	-18.00%
Dunning	8017	2009	\$0	N/A	\$76,012	-50.56%	\$176,250	-11.21%	\$248,400	4.06%	\$206,305	-21.91%	\$260,000	-8.77%	\$172,000	-58.05%
Dunning	8017	2010	\$0	N/A	\$47,500	-37.51%	\$145,000	-17.73%	\$184,750	-25.62%	\$196,000	-5.00%	\$162,500	-37.50%	\$279,000	62.21%
Dunning	8017	2011	\$0	N/A	\$48,000	1.05%	\$121,800	-16.00%	\$150,000	-18.81%	\$170,000	-13.27%	\$242,300	49.11%	\$285,000	2.15%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-68.00%</b>		<b>-44.26%</b>		<b>-41.38%</b>		<b>-48.80%</b>		<b>-38.85%</b>		<b>-41.23%</b>
Montclare	8018	2005	\$0	N/A	\$137,500		\$189,900		\$200,000		\$319,900		\$417,000		\$480,000	
Montclare	8018	2006	\$0	N/A	\$143,750	4.55%	\$241,000	26.91%	\$218,000	9.00%	\$335,000	4.72%	\$444,900	6.69%	\$419,950	-12.51%
Montclare	8018	2007	\$0	N/A	\$128,000	-10.96%	\$242,450	0.60%	\$260,000	19.27%	\$326,601	-2.51%	\$415,000	-6.72%	\$375,000	-10.70%
Montclare	8018	2008	\$0	N/A	\$114,900	-10.23%	\$215,750	-11.01%	\$258,000	-0.77%	\$250,000	-23.45%	\$270,000	-34.94%	\$0	N/A
Montclare	8018	2009	\$0	N/A	\$34,500	-69.97%	\$191,950	-11.03%	\$216,500	-16.09%	\$185,000	-26.00%	\$175,000	-35.19%	\$0	N/A
Montclare	8018	2010	\$0	N/A	\$35,000	1.45%	\$133,750	-30.32%	\$125,000	-42.26%	\$170,000	-8.11%	\$159,000	-9.14%	\$270,000	N/A
Montclare	8018	2011	\$0	N/A	\$44,149	26.14%	\$104,950	-21.53%	\$109,250	-12.60%	\$156,000	-8.24%	\$170,000	6.92%	\$220,000	-18.52%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-67.89%</b>		<b>-44.73%</b>		<b>-45.38%</b>		<b>-51.23%</b>		<b>-59.23%</b>		<b>-54.17%</b>
Belmont Cragin	8019	2005	\$0	N/A	\$129,000		\$170,000		\$298,300		\$304,950		\$389,000		\$420,000	
Belmont Cragin	8019	2006	\$59,700	N/A	\$142,000	10.08%	\$234,900	38.18%	\$305,000	2.25%	\$325,000	6.57%	\$397,000	2.06%	\$450,000	7.14%
Belmont Cragin	8019	2007	\$0	N/A	\$133,500	-5.99%	\$201,500	-14.22%	\$260,750	-14.51%	\$294,999	-9.23%	\$370,749	-6.61%	\$419,000	-6.89%
Belmont Cragin	8019	2008	\$0	N/A	\$122,500	-8.24%	\$189,000	-6.20%	\$331,218	27.03%	\$210,000	-28.81%	\$210,000	-43.36%	\$200,000	-52.27%
Belmont Cragin	8019	2009	\$0	N/A	\$72,500	-40.82%	\$70,000	-62.96%	\$210,000	-36.60%	\$150,000	-28.57%	\$154,500	-26.43%	\$155,000	-22.50%
Belmont Cragin	8019	2010	\$0	N/A	\$33,750	-53.45%	\$79,500	13.57%	\$143,000	-31.90%	\$139,000	-7.33%	\$140,000	-9.39%	\$175,000	12.90%
Belmont Cragin	8019	2011	\$0	N/A	\$25,000	-25.93%	\$73,900	-7.04%	\$64,000	-55.24%	\$125,000	-10.07%	\$137,500	-1.79%	\$166,000	-5.14%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-80.62%</b>		<b>-56.53%</b>		<b>-78.55%</b>		<b>-59.01%</b>		<b>-64.65%</b>		<b>-60.48%</b>
Hermosa	8020	2005	\$0	N/A	\$161,000		\$189,900		\$225,750		\$290,000		\$370,000		\$400,000	
Hermosa	8020	2006	\$0	N/A	\$170,000	5.59%	\$190,250	0.18%	\$245,500	8.75%	\$303,850	4.78%	\$365,000	-1.35%	\$415,000	3.75%
Hermosa	8020	2007	\$0	N/A	\$154,900	-8.88%	\$195,500	2.76%	\$0	N/A	\$285,000	-6.20%	\$339,000	-7.12%	\$362,500	-12.65%
Hermosa	8020	2008	\$0	N/A	\$91,000	-41.25%	\$236,000	20.72%	\$385,000	N/A	\$178,500	-37.37%	\$141,000	-58.41%	\$187,000	-48.41%
Hermosa	8020	2009	\$0	N/A	\$0	N/A	\$48,000	-79.66%	\$0	N/A	\$117,673	-34.08%	\$110,000	-21.99%	\$130,000	-30.48%
Hermosa	8020	2010	\$0	N/A	\$25,000	N/A	\$37,750	-21.35%	\$85,000	N/A	\$112,500	-4.40%	\$89,000	-19.09%	\$144,950	11.50%
Hermosa	8020	2011	\$0	N/A	\$8,500	-66.00%	\$32,475	-13.97%	\$68,950	-18.88%	\$109,900	-2.31%	\$110,000	23.60%	\$167,599	15.63%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-94.72%</b>		<b>-82.90%</b>		<b>-69.46%</b>		<b>-62.10%</b>		<b>-70.27%</b>		<b>-58.10%</b>
Avondale	8021	2005	\$0	N/A	\$137,750		\$274,900		\$329,500		\$360,450		\$388,000		\$405,000	
Avondale	8021	2006	\$81,250	N/A	\$167,600	21.67%	\$270,130	-1.74%	\$372,000	12.90%	\$352,500	-2.21%	\$395,000	1.80%	\$435,500	7.53%
Avondale	8021	2007	\$103,850	27.82%	\$167,900	0.18%	\$248,400	-8.04%	\$365,000	-1.88%	\$345,000	-2.13%	\$374,700	-5.14%	\$425,000	-2.41%
Avondale	8021	2008	\$99,500	-4.19%	\$172,450	2.71%	\$265,000	6.68%	\$382,055	4.67%	\$235,000	-31.88%	\$309,000	-17.53%	\$305,000	-28.24%
Avondale	8021	2009	\$0	N/A	\$146,500	-15.05%	\$257,500	-2.83%	\$333,000	-12.84%	\$225,000	-4.26%	\$175,000	-43.37%	\$200,000	-34.43%
Avondale	8021	2010	\$0	N/A	\$41,925	-71.38%	\$180,000	-30.10%	\$269,000	-19.22%	\$178,750	-20.56%	\$150,000	-14.29%	\$218,000	9.00%
Avondale	8021	2011	\$0	N/A	\$70,000	66.96%	\$155,000	-13.89%	\$223,750	-16.82%	\$200,000	11.89%	\$140,000	-6.67%	\$205,000	-5.96%
<b>Total Appreciation</b>				<b>22.46%</b>		<b>-49.18%</b>		<b>-43.62%</b>		<b>-32.09%</b>		<b>-44.51%</b>		<b>-63.92%</b>		<b>-49.38%</b>

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**All Property Types**  
**Data Collected from:**  
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Neighborhood Area	Code	Year	Studios and in Med Sale Convert	% Change in Med Sale Price	1 % Change		% Change		3 Bedroom Condos	% Change in Med Sale Price	Single Family Homes	% Change		% Change in Med Sale Price		
					Bedroom Condos	in Med Sale Price	in Med Sale Price	in Med Sale Price				2 Flats	in Med Sale Price		3 Flats	
Logan Square	8022	2005	\$145,000		\$210,000		\$288,000		\$376,900		\$525,000		\$390,000		\$474,000	
Logan Square	8022	2006	\$0	N/A	\$225,000	7.14%	\$303,000	5.21%	\$409,900	8.76%	\$583,500	11.14%	\$419,000	7.44%	\$469,300	-0.99%
Logan Square	8022	2007	\$144,000	N/A	\$228,000	1.33%	\$302,500	-0.17%	\$387,990	-5.35%	\$671,250	15.04%	\$449,000	7.16%	\$469,000	-0.06%
Logan Square	8022	2008	\$0	N/A	\$227,000	-0.44%	\$286,500	-5.29%	\$405,000	4.38%	\$632,500	-5.77%	\$311,612	-30.60%	\$340,000	-27.51%
Logan Square	8022	2009	\$0	N/A	\$209,000	-7.93%	\$258,500	-9.77%	\$350,000	-13.58%	\$395,000	-37.55%	\$173,100	-44.45%	\$165,000	-51.47%
Logan Square	8022	2010	\$0	N/A	\$165,000	-21.05%	\$257,500	-0.39%	\$350,000	0.00%	\$410,000	3.80%	\$161,000	-6.99%	\$240,750	45.91%
Logan Square	8022	2011	\$96,500	N/A	\$113,000	-31.52%	\$230,250	-10.58%	\$305,000	-12.86%	\$426,500	4.02%	\$150,000	-6.83%	\$250,000	3.84%
<b>Total Appreciation</b>				<b>-33.45%</b>		<b>-46.19%</b>		<b>-20.05%</b>		<b>-19.08%</b>		<b>-18.76%</b>		<b>-61.54%</b>		<b>-47.26%</b>
Humboldt Park	8023	2005	\$0		\$189,950		\$232,000		\$264,000		\$200,000		\$275,000		\$337,000	
Humboldt Park	8023	2006	\$0	N/A	\$212,000	11.61%	\$193,750	-16.49%	\$249,900	-5.34%	\$229,000	14.50%	\$290,000	5.45%	\$379,000	12.46%
Humboldt Park	8023	2007	\$0	N/A	\$137,900	-34.95%	\$193,750	0.00%	\$226,087	-9.53%	\$195,000	-14.85%	\$272,750	-5.95%	\$324,900	-14.27%
Humboldt Park	8023	2008	\$0	N/A	\$105,500	-23.50%	\$217,437	12.23%	\$282,000	24.73%	\$77,250	-60.38%	\$98,000	-64.07%	\$132,500	-59.22%
Humboldt Park	8023	2009	\$0	N/A	\$0	N/A	\$17,500	-91.95%	\$251,250	-10.90%	\$35,850	-53.59%	\$35,001	-64.28%	\$59,500	-55.09%
Humboldt Park	8023	2010	\$0	N/A	\$0	N/A	\$22,000	25.71%	\$28,500	-88.66%	\$37,100	3.49%	\$45,000	28.57%	\$75,000	26.05%
Humboldt Park	8023	2011	\$0	N/A	\$18,250	N/A	\$50,000	127.27%	\$85,000	198.25%	\$45,675	23.11%	\$50,000	11.11%	\$87,500	16.67%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-90.39%</b>		<b>-78.45%</b>		<b>-67.80%</b>		<b>-77.16%</b>		<b>-81.82%</b>		<b>-74.04%</b>
West Town	8024	2005	\$182,725		\$255,000		\$349,900		\$449,900		\$650,050		\$406,000		\$515,500	
West Town	8024	2006	\$255,000	39.55%	\$260,000	1.96%	\$355,000	1.46%	\$457,604	1.71%	\$767,500	18.07%	\$455,000	12.07%	\$570,000	10.57%
West Town	8024	2007	\$195,000	-23.53%	\$267,250	2.79%	\$359,500	1.27%	\$475,000	3.80%	\$740,000	-3.58%	\$405,000	-10.99%	\$550,000	-3.51%
West Town	8024	2008	\$161,745	-17.05%	\$270,000	1.03%	\$355,000	-1.25%	\$473,292	-0.36%	\$734,250	-0.78%	\$399,900	-1.26%	\$372,900	-32.20%
West Town	8024	2009	\$77,000	-52.39%	\$249,500	-7.59%	\$330,000	-7.04%	\$426,500	-9.89%	\$670,000	-8.75%	\$269,500	-32.61%	\$310,000	-16.87%
West Town	8024	2010	\$0	N/A	\$220,000	-11.82%	\$328,000	-0.61%	\$430,000	0.82%	\$628,750	-6.16%	\$185,000	-31.35%	\$342,000	10.32%
West Town	8024	2011	\$46,050	N/A	\$191,500	-12.95%	\$305,000	-7.01%	\$405,000	-5.81%	\$606,000	-3.62%	\$231,500	25.14%	\$310,000	-9.36%
<b>Total Appreciation</b>				<b>-74.80%</b>		<b>-24.90%</b>		<b>-12.83%</b>		<b>-9.98%</b>		<b>-6.78%</b>		<b>-42.98%</b>		<b>-39.86%</b>
Austin	8025	2005	\$0		\$127,000		\$175,000		\$184,900		\$195,000		\$259,450		\$300,000	
Austin	8025	2006	\$0	N/A	\$135,500	6.69%	\$168,400	-3.77%	\$246,250	33.18%	\$225,000	15.38%	\$275,000	5.99%	\$317,000	5.67%
Austin	8025	2007	\$0	N/A	\$111,000	-18.08%	\$173,950	3.30%	\$202,450	-17.79%	\$214,500	-4.67%	\$232,000	-15.64%	\$317,500	0.16%
Austin	8025	2008	\$0	N/A	\$95,750	-13.74%	\$197,565	13.58%	\$33,900	-83.26%	\$129,950	-39.42%	\$120,000	-48.28%	\$168,750	-46.85%
Austin	8025	2009	\$0	N/A	\$35,000	-63.45%	\$95,500	-51.66%	\$93,250	175.07%	\$52,000	-59.98%	\$40,000	-66.67%	\$55,750	-66.96%
Austin	8025	2010	\$0	N/A	\$42,000	20.00%	\$50,150	-47.49%	\$110,000	17.96%	\$67,100	29.04%	\$43,000	7.50%	\$85,000	52.47%
Austin	8025	2011	\$0	N/A	\$39,000	-7.14%	\$45,250	-9.77%	\$30,000	-72.73%	\$57,000	-15.05%	\$48,000	11.63%	\$58,000	-31.76%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-69.29%</b>		<b>-74.14%</b>		<b>-83.78%</b>		<b>-70.77%</b>		<b>-81.50%</b>		<b>-80.67%</b>
West Garfield Park	8026	2005	\$0		\$0		\$154,000		\$139,900		\$135,500		\$228,500		\$287,000	
West Garfield Park	8026	2006	\$0	N/A	\$0	N/A	\$154,500	0.32%	\$114,750	-17.98%	\$159,528	17.73%	\$242,000	5.91%	\$322,450	12.35%
West Garfield Park	8026	2007	\$0	N/A	\$0	N/A	\$160,000	3.56%	\$169,750	47.93%	\$156,000	-2.21%	\$192,500	-20.45%	\$348,450	8.06%
West Garfield Park	8026	2008	\$0	N/A	\$0	N/A	\$0	N/A	\$107,950	-36.41%	\$35,000	-77.56%	\$59,250	-69.22%	\$101,000	-71.01%
West Garfield Park	8026	2009	\$0	N/A	\$0	N/A	\$19,000	N/A	\$15,500	-85.64%	\$16,950	-51.57%	\$26,750	-54.85%	\$38,700	-61.68%
West Garfield Park	8026	2010	\$0	N/A	\$0	N/A	\$33,250	75.00%	\$8,500	-45.16%	\$17,250	1.77%	\$24,701	-7.66%	\$37,501	-3.10%
West Garfield Park	8026	2011	\$0	N/A	\$0	N/A	\$12,500	-62.41%	\$31,500	270.59%	\$17,000	-1.45%	\$28,750	16.39%	\$43,000	14.66%
<b>Total Appreciation</b>				<b>N/A</b>		<b>N/A</b>		<b>-91.88%</b>		<b>-77.48%</b>		<b>-87.45%</b>		<b>-87.42%</b>		<b>-85.02%</b>
East Garfield Park	8027	2005	\$0		\$49,000		\$210,000		\$224,700		\$242,499		\$262,500		\$330,000	

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**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 Med Sale Price	1 Bedroom Condos	% Change in Med Sale Price	2 Bedroom Condos	% Change in Med Sale Price	3 Bedroom Condos	% Change in Med Sale Price	Single Family Homes	% Change in Med Sale Price	2 Flats	% Change in Med Sale Price	3 Flats	% Change in Med Sale Price
East Garfield Park	8027	2006	\$0	N/A	\$74,144	51.31%	\$195,000	-7.14%	\$217,450	-3.23%	\$272,250	12.27%	\$289,500	10.29%	\$410,000	24.24%
East Garfield Park	8027	2007	\$0	N/A	\$117,600	58.61%	\$238,900	22.51%	\$269,000	23.71%	\$237,000	-12.95%	\$205,000	-29.19%	\$425,000	3.66%
East Garfield Park	8027	2008	\$0	N/A	\$0	N/A	\$180,000	-24.65%	\$300,000	11.52%	\$56,278	-76.25%	\$96,000	-53.17%	\$110,000	-74.12%
East Garfield Park	8027	2009	\$0	N/A	\$13,500	N/A	\$49,500	-72.50%	\$46,500	-84.50%	\$35,000	-37.81%	\$39,500	-58.85%	\$43,500	-60.45%
East Garfield Park	8027	2010	\$0	N/A	\$10,900	-19.26%	\$36,000	-27.27%	\$42,000	-9.68%	\$82,434	135.53%	\$35,000	-11.39%	\$39,500	-9.20%
East Garfield Park	8027	2011	\$0	N/A	\$0	N/A	\$29,500	-18.06%	\$33,950	-19.17%	\$44,550	-45.96%	\$31,125	-11.07%	\$50,250	27.22%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-77.76%</b>		<b>-85.95%</b>		<b>-84.89%</b>		<b>-81.63%</b>		<b>-88.14%</b>		<b>-84.77%</b>
Near West Side	8028	2005	\$185,000		\$255,000		\$339,900		\$445,900		\$382,500		\$395,000		\$579,950	
Near West Side	8028	2006	\$222,260	20.14%	\$262,277	2.85%	\$327,000	-3.80%	\$428,595	-3.88%	\$372,500	-2.61%	\$437,500	10.76%	\$600,000	3.46%
Near West Side	8028	2007	\$195,950	-11.84%	\$267,448	1.97%	\$344,000	5.20%	\$533,000	24.36%	\$575,000	54.36%	\$400,000	-8.57%	\$480,000	-20.00%
Near West Side	8028	2008	\$175,875	-10.24%	\$265,333	-0.79%	\$349,450	1.58%	\$456,994	-14.26%	\$614,900	6.94%	\$285,000	-28.75%	\$422,500	-11.98%
Near West Side	8028	2009	\$0	N/A	\$254,500	-4.08%	\$335,000	-4.14%	\$470,000	2.85%	\$180,000	-70.73%	\$185,000	-35.09%	\$348,800	-17.44%
Near West Side	8028	2010	\$164,500	N/A	\$238,000	-6.48%	\$313,281	-6.48%	\$430,000	-8.51%	\$274,000	52.22%	\$129,500	-30.00%	\$149,750	-57.07%
Near West Side	8028	2011	\$136,500	-17.02%	\$202,500	-14.92%	\$277,500	-11.42%	\$456,250	6.10%	\$136,590	-50.15%	\$119,000	-8.11%	\$210,000	40.23%
<b>Total Appreciation</b>				<b>-26.22%</b>		<b>-20.59%</b>		<b>-18.36%</b>		<b>2.32%</b>		<b>-64.29%</b>		<b>-69.87%</b>		<b>-63.79%</b>
North Lawndale	8029	2005	\$0		\$0		\$232,400		\$209,900		\$109,000		\$219,000		\$305,835	
North Lawndale	8029	2006	\$0	N/A	\$0	N/A	\$254,475	9.50%	\$193,000	-8.05%	\$145,000	33.03%	\$245,000	11.87%	\$346,000	13.13%
North Lawndale	8029	2007	\$0	N/A	\$0	N/A	\$165,000	-35.16%	\$226,500	17.36%	\$143,000	-1.38%	\$215,000	-12.24%	\$395,000	14.16%
North Lawndale	8029	2008	\$0	N/A	\$0	N/A	\$36,450	-77.91%	\$252,000	11.26%	\$49,000	-65.73%	\$67,250	-68.72%	\$155,000	-60.76%
North Lawndale	8029	2009	\$0	N/A	\$0	N/A	\$88,000	141.43%	\$21,000	-91.67%	\$15,600	-68.16%	\$31,722	-52.83%	\$40,313	-73.99%
North Lawndale	8029	2010	\$0	N/A	\$14,900	N/A	\$10,000	-88.64%	\$19,250	-8.33%	\$21,000	34.62%	\$27,362	-13.74%	\$41,000	1.70%
North Lawndale	8029	2011	\$0	N/A	\$3,900	-73.83%	\$7,900	-21.00%	\$20,750	7.79%	\$25,569	21.76%	\$25,000	-8.63%	\$55,100	34.39%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-73.83%</b>		<b>-96.60%</b>		<b>-90.11%</b>		<b>-76.54%</b>		<b>-88.58%</b>		<b>-81.98%</b>
South Lawndale	8030	2005	\$0		\$0		\$0		\$0		\$190,000		\$240,000		\$295,000	
South Lawndale	8030	2006	\$0	N/A	\$0	N/A	\$82,500	N/A	\$149,500	N/A	\$212,000	11.58%	\$255,000	6.25%	\$324,000	9.83%
South Lawndale	8030	2007	\$0	N/A	\$0	N/A	\$166,500	101.82%	\$150,000	0.33%	\$189,950	-10.40%	\$239,950	-5.90%	\$279,000	-13.89%
South Lawndale	8030	2008	\$0	N/A	\$0	N/A	\$0	N/A	\$186,000	24.00%	\$121,700	-35.93%	\$120,000	-49.99%	\$175,000	-37.28%
South Lawndale	8030	2009	\$0	N/A	\$0	N/A	\$126,415	N/A	\$47,000	-74.73%	\$50,000	-58.92%	\$52,000	-56.67%	\$60,500	-65.43%
South Lawndale	8030	2010	\$0	N/A	\$0	N/A	\$28,750	-77.26%	\$24,000	-48.94%	\$44,750	-10.50%	\$53,000	1.92%	\$82,450	36.28%
South Lawndale	8030	2011	\$0	N/A	\$0	N/A	\$30,250	5.22%	\$35,000	45.83%	\$50,000	11.73%	\$57,750	8.96%	\$70,000	-15.10%
<b>Total Appreciation</b>				<b>N/A</b>		<b>N/A</b>		<b>-63.33%</b>		<b>-76.59%</b>		<b>-73.68%</b>		<b>-75.94%</b>		<b>-76.27%</b>
Lower West Side	8031	2005	\$0		\$480,000		\$213,400		\$253,950		\$200,000		\$280,000		\$340,000	
Lower West Side	8031	2006	\$0	N/A	\$204,058	-57.49%	\$269,950	26.50%	\$394,825	55.47%	\$284,000	42.00%	\$312,500	11.61%	\$380,000	11.76%
Lower West Side	8031	2007	\$0	N/A	\$174,900	-14.29%	\$283,250	4.93%	\$380,500	-3.63%	\$270,000	-4.93%	\$282,000	-9.76%	\$417,500	9.87%
Lower West Side	8031	2008	\$0	N/A	\$147,000	-15.95%	\$229,500	-18.98%	\$330,000	-13.27%	\$216,500	-19.81%	\$155,000	-45.04%	\$225,500	-45.99%
Lower West Side	8031	2009	\$0	N/A	\$205,000	39.46%	\$242,250	5.56%	\$318,900	-3.36%	\$134,200	-38.01%	\$131,000	-15.48%	\$131,000	-41.91%
Lower West Side	8031	2010	\$0	N/A	\$86,750	-57.68%	\$227,450	-6.11%	\$0	N/A	\$160,000	19.23%	\$100,650	-23.17%	\$165,000	25.95%
Lower West Side	8031	2011	\$0	N/A	\$136,000	56.77%	\$157,500	-30.75%	\$180,000	N/A	\$135,000	-15.63%	\$87,500	-13.07%	\$155,000	-6.06%
<b>Total Appreciation</b>				<b>N/A</b>		<b>-71.67%</b>		<b>-26.19%</b>		<b>-29.12%</b>		<b>-32.50%</b>		<b>-68.75%</b>		<b>-54.41%</b>
Loop	8032	2005	\$155,000		\$235,000		\$380,000		\$534,700		\$0		\$0		\$0	
Loop	8032	2006	\$143,900	-7.16%	\$242,000	2.98%	\$370,000	-2.63%	\$865,951	61.95%	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2007	\$177,000	23.00%	\$335,053	38.45%	\$491,150	32.74%	\$1,000,000	15.48%	\$0	N/A	\$0	N/A	\$0	N/A

**Appreciation By Year and Area**  
**Data thru 9/30/11**  
**All Property Types**  
**Data Collected from:**  
**Multiple Listing Service of Northern Illinois**  
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Neighborhood Area	Code	Year	Studios and in Med Sale Price	% Change in Med Sale Price	1 % Change		2 Bedroom Condos	% Change		3 Bedroom Condos	% Change		Single Family Homes	% Change		3 Flats	% Change	
					Bedroom Condos	in Med Sale Price		in Med Sale Price	in Med Sale Price		in Med Sale Price	2 Flats		in Med Sale Price	in Med Sale Price			
Loop	8032	2008	\$181,500	2.54%	\$304,000	-9.27%	\$486,130	-1.02%	\$1,235,431	23.54%	\$0	N/A	\$0	N/A	\$0	N/A		
Loop	8032	2009	\$171,000	-5.79%	\$257,750	-15.21%	\$405,000	-16.69%	\$730,000	-40.91%	\$0	N/A	\$0	N/A	\$0	N/A		
Loop	8032	2010	\$169,000	-1.17%	\$255,000	-1.07%	\$480,000	18.52%	\$1,021,997	40.00%	\$0	N/A	\$0	N/A	\$0	N/A		
Loop	8032	2011	\$88,000	-47.93%	\$203,500	-20.20%	\$383,000	-20.21%	\$700,000	-31.51%	\$0	N/A	\$0	N/A	\$0	N/A		
<b>Total Appreciation</b>				<b>-43.23%</b>		<b>-13.40%</b>		<b>0.79%</b>		<b>30.91%</b>		<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		
South Loop	8033	2005	\$0		\$257,600		\$365,000		\$650,000		\$799,000		\$0		\$0			
South Loop	8033	2006	\$0	N/A	\$268,500	4.23%	\$398,905	9.29%	\$637,774	-1.88%	\$1,062,000	32.92%	\$0	N/A	\$0	N/A		
South Loop	8033	2007	\$0	N/A	\$255,000	-5.03%	\$370,000	-7.25%	\$612,000	-4.04%	\$885,000	-16.67%	\$0	N/A	\$0	N/A		
South Loop	8033	2008	\$154,325	N/A	\$293,258	15.00%	\$425,000	14.86%	\$765,000	25.00%	\$760,000	-14.12%	\$0	N/A	\$0	N/A		
South Loop	8033	2009	\$0	N/A	\$266,916	-8.98%	\$384,039	-9.64%	\$664,250	-13.17%	\$782,000	2.89%	\$0	N/A	\$0	N/A		
South Loop	8033	2010	\$103,500	N/A	\$222,000	-16.83%	\$340,935	-11.22%	\$639,500	-3.73%	\$771,250	-1.37%	\$0	N/A	\$0	N/A		
South Loop	8033	2011	\$0	N/A	\$165,000	-25.68%	\$305,000	-10.54%	\$462,000	-27.76%	\$950,000	23.18%	\$0	N/A	\$0	N/A		
<b>Total Appreciation</b>				<b>-32.93%</b>		<b>-35.95%</b>		<b>-16.44%</b>		<b>-28.92%</b>		<b>18.90%</b>		<b>N/A</b>		<b>N/A</b>		
Edgewater	8077	2005	\$111,000		\$158,900		\$255,000		\$371,500		\$621,500		\$540,000		\$700,060			
Edgewater	8077	2006	\$114,000	2.70%	\$159,500	0.38%	\$280,350	9.94%	\$365,000	-1.75%	\$557,500	-10.30%	\$580,000	7.41%	\$710,000	1.42%		
Edgewater	8077	2007	\$105,000	-7.89%	\$160,000	0.31%	\$276,000	-1.55%	\$399,000	9.32%	\$689,450	23.67%	\$585,000	0.86%	\$680,000	-4.23%		
Edgewater	8077	2008	\$100,450	-4.33%	\$151,000	-5.63%	\$274,900	-0.40%	\$380,000	-4.76%	\$585,000	-15.15%	\$485,000	-17.09%	\$583,000	-14.26%		
Edgewater	8077	2009	\$80,500	-19.86%	\$141,500	-6.29%	\$231,250	-15.88%	\$347,000	-8.68%	\$547,500	-6.41%	\$462,500	-4.64%	\$435,000	-25.39%		
Edgewater	8077	2010	\$74,500	-7.45%	\$104,000	-26.50%	\$230,000	-0.54%	\$315,000	-9.22%	\$527,900	-3.58%	\$360,000	-22.16%	\$370,000	-14.94%		
Edgewater	8077	2011	\$61,500	-17.45%	\$74,000	-28.85%	\$171,099	-25.61%	\$312,500	-0.79%	\$501,000	-5.10%	\$380,000	5.56%	\$490,000	32.43%		
<b>Total Appreciation</b>				<b>-44.59%</b>		<b>-53.43%</b>		<b>-9.80%</b>		<b>-15.88%</b>		<b>-19.39%</b>		<b>-29.63%</b>		<b>-30.01%</b>		
Evanston	201	2005	\$128,000		\$196,500		\$272,000		\$366,250		\$500,000		\$431,000		\$562,500			
Evanston	201	2006	\$99,750	-22.07%	\$194,750	-0.89%	\$270,600	-0.51%	\$360,125	-1.67%	\$550,000	10.00%	\$445,000	3.25%	\$497,000	-11.64%		
Evanston	201	2007	\$120,000	20.30%	\$202,000	3.72%	\$280,750	3.75%	\$405,000	12.46%	\$550,000	0.00%	\$420,000	-5.62%	\$755,000	51.91%		
Evanston	201	2008	\$121,000	0.83%	\$197,500	-2.23%	\$277,500	-1.16%	\$360,750	-10.93%	\$543,500	-1.18%	\$243,000	-42.14%	\$560,000	-25.83%		
Evanston	201	2009	\$106,000	-12.40%	\$165,000	-16.46%	\$225,000	-18.92%	\$289,500	-19.75%	\$424,375	-21.92%	\$197,500	-18.72%	\$220,000	-60.71%		
Evanston	201	2010	\$0	N/A	\$177,100	7.33%	\$239,000	6.22%	\$330,500	14.16%	\$435,000	2.50%	\$152,500	-22.78%	\$235,500	7.05%		
Evanston	201	2011	\$79,500	N/A	\$124,000	-29.98%	\$210,000	-12.13%	\$310,000	-6.20%	\$458,000	5.29%	\$205,000	34.43%	\$194,500	-17.41%		
<b>Total Appreciation</b>				<b>-37.89%</b>		<b>-36.90%</b>		<b>-22.79%</b>		<b>-15.36%</b>		<b>-8.40%</b>		<b>-52.44%</b>		<b>-65.42%</b>		
Oak Park	302	2005	\$101,900		\$155,000		\$225,000		\$342,250		\$428,000		\$450,000		\$549,950			
Oak Park	302	2006	\$107,000	5.00%	\$173,154	11.71%	\$231,500	2.89%	\$381,000	11.32%	\$470,000	9.81%	\$440,000	-2.22%	\$399,000	-27.45%		
Oak Park	302	2007	\$129,900	21.40%	\$171,900	-0.72%	\$242,000	4.54%	\$403,235	5.84%	\$460,000	-2.13%	\$463,000	5.23%	\$401,000	0.50%		
Oak Park	302	2008	\$66,250	-49.00%	\$155,000	-9.83%	\$217,500	-10.12%	\$318,000	-21.14%	\$425,000	-7.61%	\$329,900	-28.75%	\$0	N/A		
Oak Park	302	2009	\$0	N/A	\$127,500	-17.74%	\$195,000	-10.34%	\$291,500	-8.33%	\$372,000	-12.47%	\$250,000	-24.22%	\$315,000	N/A		
Oak Park	302	2010	\$19,900	N/A	\$103,000	-19.22%	\$176,750	-9.36%	\$285,000	-2.23%	\$370,000	-0.54%	\$274,000	9.60%	\$265,000	-15.87%		
Oak Park	302	2011	\$28,500	43.22%	\$60,525	-41.24%	\$149,500	-15.42%	\$307,500	7.89%	\$371,000	0.27%	\$187,000	-31.75%	\$265,000	0.00%		
<b>Total Appreciation</b>				<b>-72.03%</b>		<b>-60.95%</b>		<b>-33.56%</b>		<b>-10.15%</b>		<b>-13.32%</b>		<b>-58.44%</b>		<b>-51.81%</b>		