

Appreciation By Year and Area
Data thru 12/31/09
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		% Change		% Change		% Change	
					Condos	in Avg Sale Price	Condos	in Avg Sale Price	Condos	in Avg Sale Price	Single Family Homes	in Avg Sale Price	2 Flats	in Avg Sale Price	3 Flats	in Avg Sale Price
Rogers Park	8001	1999	\$41,250		\$61,896		\$121,343		\$160,269		\$254,414		\$235,418		\$274,187	
Rogers Park	8001	2000	\$36,000	-12.73%	\$81,200	31.19%	\$132,951	9.57%	\$184,999	15.43%	\$286,153	12.48%	\$292,175	24.11%	\$329,266	20.09%
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%
Total Appreciation				66.06%		59.81%		46.71%		46.92%		46.74%		8.34%		-0.02%
West Ridge	8002	1999	\$39,460		\$67,536		\$93,871		\$131,012		\$208,787		\$255,264		\$320,300	
West Ridge	8002	2000	\$52,000	31.78%	\$75,993	12.52%	\$115,561	23.11%	\$159,432	21.69%	\$247,037	18.32%	\$296,663	16.22%	\$364,207	13.71%
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	-43.44%	\$311,849	-16.08%	\$266,721	-22.74%	\$303,382	-20.17%
Total Appreciation				-20.58%		-4.88%		4.53%		37.19%		49.36%		4.49%		-5.28%
Uptown	8003	1999	\$59,911		\$85,871		\$177,107		\$221,541		\$397,529		\$314,700		\$452,000	
Uptown	8003	2000	\$73,875	23.31%	\$116,812	36.03%	\$211,437	19.38%	\$268,380	21.14%	\$538,792	35.54%	\$332,961	5.80%	\$341,400	-24.47%
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	-9.91%	\$515,500	-6.93%	\$503,833	-9.77%
Total Appreciation				58.54%		74.53%		48.72%		57.58%		71.40%		63.81%		11.47%
Lincoln Square	8004	1999	\$55,700		\$101,160		\$139,069		\$149,310		\$286,436		\$277,686		\$310,050	
Lincoln Square	8004	2000	\$0	N/A	\$118,045	16.69%	\$155,328	11.69%	\$191,543	28.29%	\$333,291	16.36%	\$337,473	21.53%	\$425,600	37.27%
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	-18.20%	\$537,813	-17.06%	\$351,909	-29.27%	\$434,835	-21.99%
Total Appreciation				97.48%		57.06%		82.86%		139.85%		87.76%		26.73%		40.25%
North Center	8005	1999	\$0		\$148,286		\$245,059		\$313,213		\$373,974		\$324,736		\$354,865	

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					Bedroom Condos	in Avg Sale Price	2 Bedroom in Avg Sale Condos	3 Bedroom in Avg Sale Condos								
North Center	8005	2000	\$0	N/A	\$187,478	26.43%	\$276,582	12.86%	\$341,169	8.93%	\$443,690	18.64%	\$359,636	10.75%	\$403,000	13.56%
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%
Total Appreciation				N/A		67.52%		36.32%		37.60%		115.40%		50.33%		77.85%
Lakeview	8006	1999	\$65,500		\$133,050		\$250,536		\$345,027		\$528,571		\$429,345		\$548,326	
Lakeview	8006	2000	\$90,789	38.61%	\$158,054	18.79%	\$276,417	10.33%	\$392,365	13.72%	\$603,666	14.21%	\$477,756	11.28%	\$582,868	6.30%
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%
Total Appreciation				88.52%		56.27%		38.58%		44.19%		115.50%		20.29%		34.71%
Lincoln Park	8007	1999	\$77,921		\$156,654		\$301,264		\$415,879		\$819,897		\$472,127		\$627,375	
Lincoln Park	8007	2000	\$97,739	25.43%	\$178,513	13.95%	\$329,174	9.26%	\$473,472	13.85%	\$994,116	21.25%	\$480,237	1.72%	\$713,791	13.77%
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%
Total Appreciation				76.86%		46.37%		34.56%		45.43%		118.35%		71.17%		19.90%
Near North	8008	1999	\$113,185		\$170,715		\$335,535		\$484,871		\$1,065,373		\$747,500		\$711,766	
Near North	8008	2000	\$129,933	14.80%	\$201,841	18.23%	\$377,386	12.47%	\$583,644	20.37%	\$1,262,280	18.48%	\$702,833	-5.98%	\$290,000	-59.26%
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%
Total Appreciation				57.01%		65.54%		49.01%		113.09%		122.30%		-9.70%		-20.97%
Edison Park	8009	1999	\$0		\$89,840		\$117,028		\$0		\$218,081		\$247,500		\$0	
Edison Park	8009	2000	\$65,000	N/A	\$102,070	13.61%	\$136,353	16.51%	\$172,666	N/A	\$248,019	13.73%	\$317,000	28.08%	\$349,500	N/A

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					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price				3 Bedroom Condos	2 Flats		3 Flats	
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%
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
Total Appreciation				94.00%		80.88%		79.30%		46.24%		48.58%		112.17%		5.01%
Norwood Park	8010	1999	\$55,450		\$85,759		\$110,020		\$111,083		\$212,949		\$270,503		\$294,000	
Norwood Park	8010	2000	\$57,500	3.70%	\$100,526	17.22%	\$131,898	19.89%	\$132,666	19.43%	\$237,160	11.37%	\$302,742	11.92%	\$354,625	20.62%
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
Total Appreciation				85.75%			50.53%		207.70%		38.40%		11.81%		61.56%	
Jefferson Park	8011	1999	\$45,500		\$82,245		\$117,716		\$0		\$184,770		\$238,687		\$298,545	
Jefferson Park	8011	2000	\$61,000	34.07%	\$100,563	22.27%	\$145,247	23.39%	\$178,312	N/A	\$212,397	14.95%	\$282,981	18.56%	\$336,181	12.61%
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%
Total Appreciation				142.86%		28.23%		48.10%		77.05%		46.33%		0.72%		2.61%
Forest Glen	8012	1999	\$0		\$164,950		\$180,181		\$308,214		\$296,236		\$270,750		\$230,000	
Forest Glen	8012	2000	\$0	N/A	\$0	N/A	\$208,500	15.72%	\$339,700	10.22%	\$321,309	8.46%	\$250,475	-7.49%	\$227,500	-1.09%
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	\$240,401	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	N/A	\$400,476	-17.60%	\$339,333	-2.77%	\$149,900	N/A
Total Appreciation				N/A		-6.79%		46.89%		11.61%		35.19%		25.33%		-34.83%
North Park	8013	1999	\$0		\$104,527		\$148,933		\$164,500		\$209,025		\$252,214		\$185,000	
North Park	8013	2000	\$0	N/A	\$121,083	15.84%	\$179,842	20.75%	\$186,888	13.61%	\$247,742	18.52%	\$299,039	18.57%	\$388,666	110.09%
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%

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Appreciation By Year and Area
Data thru 12/31/09
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 in Avg Sale Price	Single Family Homes	% Change in Avg Sale Price	% Change		% Change in Avg Sale Price		
					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price				3 Bedroom Condos	2 Flats		3 Flats	
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
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%	\$428,957	-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%
Total Appreciation				-25.39%		-28.95%		23.54%		21.60%		63.61%		6.50%		42.70%
Albany Park	8014	1999	\$0		\$78,823		\$116,064		\$158,416		\$193,933		\$211,776		\$230,616	
Albany Park	8014	2000	\$0	N/A	\$114,800	45.64%	\$144,714	24.68%	\$188,845	19.21%	\$229,505	18.34%	\$251,043	18.54%	\$292,276	26.74%
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%
Total Appreciation				42.57%		-13.02%		45.97%		57.49%		56.48%		-0.57%		15.99%
Portage Park	8015	1999	\$0		\$80,214		\$107,970		\$118,125		\$169,430		\$221,937		\$278,140	
Portage Park	8015	2000	\$0	N/A	\$93,883	17.04%	\$124,030	14.87%	\$205,100	73.63%	\$197,248	16.42%	\$263,341	18.66%	\$323,646	16.36%
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%	\$383,066	-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%
Total Appreciation				31.25%		29.11%		14.51%		139.65%		30.68%		-0.28%		-0.30%
Irving Park	8016	1999	\$0		\$86,634		\$114,664		\$255,827		\$206,013		\$199,094		\$215,515	
Irving Park	8016	2000	\$0	N/A	\$94,242	8.78%	\$160,094	39.62%	\$295,472	15.50%	\$237,162	15.12%	\$242,073	21.59%	\$290,108	34.61%
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%
Total Appreciation				N/A		30.06%		60.46%		6.92%		58.35%		-3.77%		19.85%
Dunning	8017	1999	\$45,000		\$99,692		\$120,598		\$158,753		\$170,813		\$231,326		\$301,500	
Dunning	8017	2000	\$0	N/A	\$112,111	12.46%	\$151,855	25.92%	\$168,720	6.28%	\$197,388	15.56%	\$230,733	-0.26%	\$277,100	-8.09%
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%

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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		
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%
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%	\$221,250	-9.31%	\$207,658	-22.58%	\$238,888	-16.15%	\$172,000	-55.32%
Total Appreciation				90.00%		-19.27%		74.95%		39.37%		21.57%		3.27%		-42.95%
Montclare	8018	1999	\$0		\$67,711		\$90,500		\$132,133		\$152,315		\$193,847		\$236,200	
Montclare	8018	2000	\$0	N/A	\$79,925	18.04%	\$113,095	24.97%	\$153,875	16.45%	\$176,846	16.11%	\$250,146	29.04%	\$315,612	33.62%
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
Total Appreciation				N/A		66.07%		82.83%		43.98%		21.23%		-8.91%		58.76%
Belmont Cragin	8019	1999	\$0		\$49,000		\$127,250		\$146,900		\$143,208		\$189,485		\$206,996	
Belmont Cragin	8019	2000	\$0	N/A	\$49,000	0.00%	\$88,162	-30.72%	\$177,000	20.49%	\$166,233	16.08%	\$217,625	14.85%	\$229,659	10.95%
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%
Total Appreciation				N/A		97.86%		-27.19%		112.77%		-0.36%		-21.12%		-22.11%
Hermosa	8020	1999	\$0		\$0		\$0		\$0		\$132,487		\$170,223		\$168,066	
Hermosa	8020	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$151,225	14.14%	\$193,002	13.38%	\$200,237	19.14%
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%
Total Appreciation				N/A		-31.89%		-23.86%		108.25%		-6.67%		-27.03%		-17.87%
Avondale	8021	1999	\$0		\$116,250		\$219,047		\$237,475		\$152,775		\$184,913		\$189,789	
Avondale	8021	2000	\$45,000	N/A	\$108,900	-6.32%	\$216,127	-1.33%	\$308,980	30.11%	\$172,673	13.02%	\$220,924	19.47%	\$249,157	31.28%
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%

Appreciation By Year and Area
Data thru 12/31/09
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 in Avg Sale Price	Single Family Homes	% Change in Avg Sale Price	2 Flats Price	% Change in Avg Sale Price	3 Flats Price	% Change in Avg Sale Price	
					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price								3 Bedroom Condos
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%
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%
Total Appreciation				121.11%		13.10%		15.36%		38.63%			62.93%		-3.05%	7.78%
Logan Square	8022	1999	\$0		\$147,942		\$205,333		\$231,858		\$262,289		\$207,281		\$271,144	
Logan Square	8022	2000	\$0	N/A	\$149,552	1.09%	\$219,178	6.74%	\$274,402	18.35%	\$302,313	15.26%	\$233,360	12.58%	\$311,748	14.98%
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%
Total Appreciation				-35.82%		30.10%		23.28%		61.40%			92.91%		2.65%	-21.21%
Humboldt Park	8023	1999	\$0		\$0		\$0		\$0		\$83,946		\$120,215		\$165,885	
Humboldt Park	8023	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$86,089	2.55%	\$128,703	7.06%	\$158,362	-4.54%
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	\$186,500	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%
Total Appreciation				N/A		-43.43%		-55.10%		16.24%			-21.79%		-55.90%	-51.68%
West Town	8024	1999	\$97,855		\$162,289		\$239,385		\$326,702		\$352,736		\$253,950		\$327,696	
West Town	8024	2000	\$131,215	34.09%	\$184,765	13.85%	\$276,458	15.49%	\$344,423	5.42%	\$402,281	14.05%	\$260,634	2.63%	\$351,391	7.23%
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%
Total Appreciation				-22.33%		40.84%		32.15%		31.53%			99.99%		9.44%	-3.53%
Austin	8025	1999	\$0		\$63,500		\$78,340		\$185,000		\$117,562		\$111,033		\$126,963	
Austin	8025	2000	\$0	N/A	\$67,250	5.91%	\$97,461	24.41%	\$0	N/A	\$112,908	-3.96%	\$120,304	8.35%	\$133,316	5.00%
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	28.27%

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Appreciation By Year and Area
Data thru 12/31/09
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	% Change in Avg Sale 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	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%
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%
Total Appreciation				N/A		35.17%		30.02%		-48.07%		-21.43%		-49.18%		-39.43%
West Garfield Park	8026	1999	\$0	N/A	\$0	N/A	\$0	N/A	\$61,000	N/A	\$40,143	N/A	\$93,300	N/A	\$131,571	N/A
West Garfield Park	8026	2000	\$0	N/A	\$0	N/A	\$250	N/A	\$0	N/A	\$45,585	13.56%	\$78,022	-16.38%	\$123,175	-6.38%
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%
Total Appreciation				N/A		N/A		N/A		-17.16%		-24.15%		-61.66%		-56.88%
East Garfield Park	8027	1999	\$0	N/A	\$0	N/A	\$0	N/A	\$85,166	N/A	\$93,576	N/A	\$100,930	N/A	\$112,540	N/A
East Garfield Park	8027	2000	\$0	N/A	\$0	N/A	\$101,250	N/A	\$125,587	47.46%	\$103,125	10.20%	\$113,783	12.73%	\$138,635	23.19%
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%	\$319,957	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%
Total Appreciation				N/A		-87.84%		-35.89%		13.40%		-21.97%		-47.78%		-29.88%
Near West Side	8028	1999	\$94,800	N/A	\$160,929	N/A	\$236,281	N/A	\$349,898	N/A	\$265,271	N/A	\$194,611	N/A	\$319,057	N/A
Near West Side	8028	2000	\$59,277	-37.47%	\$196,582	22.15%	\$281,468	19.12%	\$389,443	11.30%	\$369,799	39.40%	\$167,068	-14.15%	\$296,579	-7.05%
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%
Total Appreciation				85.52%		58.34%		40.58%		36.76%		-15.21%		28.10%		-3.48%
North Lawndale	8029	1999	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$75,513	N/A	\$78,520	N/A	\$111,166	N/A
North Lawndale	8029	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$167,900	N/A	\$46,616	-38.27%	\$84,601	7.74%	\$108,777	-2.15%
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%

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Appreciation By Year and Area
Data thru 12/31/09
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	in Avg Sale Price	
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%
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	N/A	\$78,592	-70.52%	\$39,510	-42.46%	\$45,731	-53.50%	\$519,190	153.50%
Total Appreciation				N/A		N/A		-75.20%		-53.19%		-47.68%		-41.76%		367.04%
South Lawndale	8030	1999	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$86,872	N/A	\$112,317	N/A	\$136,426	N/A
South Lawndale	8030	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$93,174	7.25%	\$121,621	8.28%	\$144,384	5.83%
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%
Total Appreciation				N/A		N/A		53.23%		-72.53%		-27.94%		-38.27%		-52.55%
Lower West Side	8031	1999	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$98,347	N/A	\$115,032	N/A	\$138,500	N/A
Lower West Side	8031	2000	\$0	N/A	\$0	N/A	\$0	N/A	\$0	N/A	\$111,100	12.97%	\$121,419	5.55%	\$164,884	19.05%
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%
Total Appreciation				N/A		56.28%		38.17%		34.27%		46.49%		37.37%		1.43%
Loop	8032	1999	\$99,899	N/A	\$163,574	N/A	\$272,564	N/A	\$418,848	N/A	\$0	N/A	\$0	N/A	\$0	N/A
Loop	8032	2000	\$126,916	27.04%	\$185,185	13.21%	\$293,725	7.76%	\$497,210	18.71%	\$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
Total Appreciation				97.40%		75.16%		79.94%		94.70%		N/A		-17.00%		N/A
South Loop	8033	1999	\$0	N/A	\$146,497	N/A	\$229,579	N/A	\$291,348	N/A	\$443,562	N/A	\$74,850	N/A	\$175,000	N/A
South Loop	8033	2000	\$0	N/A	\$169,844	15.94%	\$248,470	8.23%	\$327,008	12.24%	\$639,111	44.09%	\$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

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Appreciation By Year and Area
Data thru 12/31/09
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 in Avg Sale Price	Single Family Homes	% Change in Avg Sale Price	2 Flats Price	% Change in Avg Sale Price	3 Flats Price	% Change in Avg Sale Price	
					Bedroom Condos	in Avg Sale Price	2 Bedroom Condos	in Avg Sale Price								
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
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
Total Appreciation				16.53%		85.88%		76.58%		184.26%		88.77%		338.21%		N/A
Edgewater	8077	1999	\$51,591		\$78,623		\$150,215		\$195,239		\$322,079		\$314,859		\$404,535	
Edgewater	8077	2000	\$66,324	28.56%	\$103,768	31.98%	\$177,491	18.16%	\$233,609	19.65%	\$355,568	10.40%	\$339,525	7.83%	\$510,625	26.23%
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%
Total Appreciation				60.01%		76.85%		56.17%		85.63%		85.81%		47.61%		5.17%
Evanston	201	1999	\$51,357		\$106,967		\$153,807		\$225,352		\$354,857		\$273,181		\$335,000	
Evanston	201	2000	\$80,733	57.20%	\$128,711	20.33%	\$181,859	18.24%	\$256,631	13.88%	\$389,547	9.78%	\$280,850	2.81%	\$331,375	-1.08%
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%
Total Appreciation				119.05%		69.26%		61.43%		50.00%		29.78%		-20.55%		-13.93%
Oak Park	302	1999	\$40,250		\$80,337		\$137,428		\$166,336		\$262,487		\$254,359		\$307,166	
Oak Park	302	2000	\$0	N/A	\$87,384	8.77%	\$149,965	9.12%	\$229,017	37.68%	\$287,312	9.46%	\$267,120	5.02%	\$341,000	11.01%
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
Total Appreciation				64.60%		63.02%		49.64%		86.26%		52.65%		4.48%		2.55%