

**Appreciation By Year and Area**  
**Data thru 12/31/09**  
**Single Family Homes**  
**Data Collected From:**  
**Multiple Listing Service of Northern Illinois**  
**Data Reliable But Not Guaranteed**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Rogers Park	8001	1999	\$254,414	\$264,600	96.15%	44	59	
Rogers Park	8001	2000	\$286,153	\$292,946	97.68%	26	32	12.48%
Rogers Park	8001	2001	\$324,657	\$337,022	96.33%	36	36	13.46%
Rogers Park	8001	2002	\$345,997	\$362,463	95.46%	53	38	6.57%
Rogers Park	8001	2003	\$347,472	\$363,120	95.69%	79	59	0.43%
Rogers Park	8001	2004	\$462,765	\$490,593	94.33%	68	43	33.18%
Rogers Park	8001	2005	\$502,005	\$526,999	95.26%	101	46	8.48%
Rogers Park	8001	2006	\$490,236	\$511,835	95.78%	122	34	-2.34%
Rogers Park	8001	2007	\$475,333	\$491,179	96.77%	87	24	-3.04%
Rogers Park	8001	2008	\$398,199	\$399,450	99.69%	212	24	-16.23%
Rogers Park	8001	2009	\$373,322	\$404,918	92.20%	183	31	-6.25%
<b>Total Appreciation</b>								<b>46.74%</b>
West Ridge	8002	1999	\$208,787	\$216,166	96.59%	28	202	
West Ridge	8002	2000	\$247,037	\$255,017	96.87%	26	160	18.32%
West Ridge	8002	2001	\$281,964	\$292,395	96.43%	31	187	14.14%
West Ridge	8002	2002	\$291,892	\$303,856	96.06%	88	201	3.52%
West Ridge	8002	2003	\$326,577	\$337,929	96.64%	66	184	11.88%
West Ridge	8002	2004	\$378,830	\$392,217	96.59%	63	169	16.00%
West Ridge	8002	2005	\$414,852	\$428,774	96.75%	59	183	9.51%
West Ridge	8002	2006	\$431,478	\$447,097	96.51%	77	131	4.01%
West Ridge	8002	2007	\$430,831	\$450,522	95.63%	128	116	-0.15%
West Ridge	8002	2008	\$371,606	\$400,097	92.88%	132	87	-13.75%
West Ridge	8002	2009	\$311,849	\$332,711	93.73%	133	126	-16.08%
<b>Total Appreciation</b>								<b>49.36%</b>
Uptown	8003	1999	\$397,529	\$415,260	95.73%	39	38	
Uptown	8003	2000	\$538,792	\$569,140	94.67%	54	28	35.54%
Uptown	8003	2001	\$611,825	\$636,355	96.15%	51	20	13.55%
Uptown	8003	2002	\$494,644	\$528,719	93.56%	58	26	-19.15%
Uptown	8003	2003	\$643,812	\$675,491	95.31%	115	35	30.16%
Uptown	8003	2004	\$685,396	\$706,852	96.96%	89	34	6.46%
Uptown	8003	2005	\$796,239	\$825,434	96.46%	219	23	16.17%
Uptown	8003	2006	\$805,793	\$835,703	96.42%	195	29	1.20%
Uptown	8003	2007	\$901,036	\$941,690	95.68%	133	31	11.82%
Uptown	8003	2008	\$724,137	\$771,013	93.92%	170	18	-19.63%
Uptown	8003	2009	\$681,357	\$729,890	93.35%	213	21	-5.91%
<b>Total Appreciation</b>								<b>71.40%</b>
Lincoln Square	8004	1999	\$286,436	\$292,902	97.79%	130	102	
Lincoln Square	8004	2000	\$333,291	\$343,162	97.12%	27	83	16.36%
Lincoln Square	8004	2001	\$367,121	\$380,273	96.54%	38	111	10.15%
Lincoln Square	8004	2002	\$444,589	\$460,937	96.45%	39	129	21.10%
Lincoln Square	8004	2003	\$487,663	\$505,013	96.56%	94	129	9.69%
Lincoln Square	8004	2004	\$577,229	\$597,818	96.56%	72	111	18.37%
Lincoln Square	8004	2005	\$617,729	\$632,624	97.65%	83	102	7.02%
Lincoln Square	8004	2006	\$713,371	\$738,599	96.58%	97	88	15.48%
Lincoln Square	8004	2007	\$684,416	\$710,197	96.37%	118	104	-4.06%
Lincoln Square	8004	2008	\$648,451	\$679,880	95.38%	192	73	-5.25%
Lincoln Square	8004	2009	\$537,813	\$569,399	94.45%	150	81	-17.06%
<b>Total Appreciation</b>								<b>87.76%</b>
North Center	8005	1999	\$373,974	\$385,701	96.96%	35	199	
North Center	8005	2000	\$443,690	\$455,425	97.42%	36	214	18.64%
North Center	8005	2001	\$483,491	\$498,762	96.94%	38	174	8.97%
North Center	8005	2002	\$501,998	\$518,906	96.74%	43	200	3.83%
North Center	8005	2003	\$589,957	\$611,033	96.55%	96	242	17.52%
North Center	8005	2004	\$661,169	\$672,570	98.30%	81	211	12.07%
North Center	8005	2005	\$776,545	\$798,657	97.23%	117	244	17.45%
North Center	8005	2006	\$851,864	\$876,705	97.17%	103	216	9.70%
North Center	8005	2007	\$923,600	\$960,161	96.19%	128	193	8.42%
North Center	8005	2008	\$912,701	\$948,734	96.20%	140	178	7.14%
North Center	8005	2009	\$805,522	\$871,890	92.39%	178	140	-12.78%
<b>Total Appreciation</b>								<b>115.40%</b>
Lakeview	8006	1999	\$528,571	\$545,939	96.82%	39	178	
Lakeview	8006	2000	\$603,666	\$621,275	97.17%	35	156	14.21%
Lakeview	8006	2001	\$713,308	\$734,023	97.18%	42	157	18.16%
Lakeview	8006	2002	\$765,631	\$789,290	97.00%	45	155	7.34%
Lakeview	8006	2003	\$866,604	\$894,157	96.92%	191	160	13.19%
Lakeview	8006	2004	\$962,804	\$998,865	96.39%	91	175	11.10%
Lakeview	8006	2005	\$1,184,971	\$1,213,256	97.67%	144	189	23.07%
Lakeview	8006	2006	\$1,202,219	\$1,247,824	96.35%	135	160	1.46%
Lakeview	8006	2007	\$1,202,926	\$1,248,930	96.32%	167	129	0.06%
Lakeview	8006	2008	\$1,289,403	\$1,366,827	94.34%	167	106	7.25%
Lakeview	8006	2009	\$1,139,075	\$1,233,696	92.33%	194	99	-5.31%
<b>Total Appreciation</b>								<b>115.50%</b>
Lincoln Park	8007	1999	\$819,897	\$855,601	95.83%	46	218	
Lincoln Park	8007	2000	\$994,116	\$1,033,383	96.20%	36	161	21.25%
Lincoln Park	8007	2001	\$1,104,213	\$1,151,705	95.88%	76	167	11.07%

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Lincoln Park	8007	2002	\$1,137,598	\$1,195,799	95.13%	47	189	3.02%
Lincoln Park	8007	2003	\$1,180,331	\$1,245,208	94.79%	121	185	3.76%
Lincoln Park	8007	2004	\$1,422,358	\$1,501,581	94.72%	130	210	20.51%
Lincoln Park	8007	2005	\$1,420,374	\$1,489,816	95.34%	154	199	-0.14%
Lincoln Park	8007	2006	\$1,600,044	\$1,681,043	95.18%	139	197	12.65%
Lincoln Park	8007	2007	\$1,699,232	\$1,795,813	94.62%	178	186	6.20%
Lincoln Park	8007	2008	\$1,763,826	\$1,875,855	94.03%	174	149	10.24%
Lincoln Park	8007	2009	\$1,790,266	\$1,944,804	92.05%	213	119	5.36%
<b>Total Appreciation</b>								<b>118.35%</b>
Near North	8008	1999	\$1,065,373	\$1,159,216	91.90%	77	30	
Near North	8008	2000	\$1,262,280	\$1,337,341	94.39%	53	31	18.48%
Near North	8008	2001	\$1,210,076	\$1,322,126	91.53%	69	26	-4.14%
Near North	8008	2002	\$1,469,657	\$1,596,582	92.05%	94	29	21.45%
Near North	8008	2003	\$1,439,544	\$1,505,778	95.60%	140	32	-2.05%
Near North	8008	2004	\$1,635,707	\$1,801,224	90.81%	159	35	13.63%
Near North	8008	2005	\$1,829,645	\$2,015,484	90.78%	234	26	11.86%
Near North	8008	2006	\$2,526,622	\$2,858,528	88.39%	303	34	38.09%
Near North	8008	2007	\$2,644,680	\$2,895,400	91.34%	223	37	4.67%
Near North	8008	2008	\$3,071,472	\$3,467,778	88.57%	307	23	21.56%
Near North	8008	2009	\$2,368,315	\$2,770,684	85.48%	334	19	-10.45%
<b>Total Appreciation</b>								<b>122.30%</b>
Edison Park	8009	1999	\$218,081	\$225,492	96.71%	26	93	
Edison Park	8009	2000	\$248,019	\$258,133	96.08%	62	96	13.73%
Edison Park	8009	2001	\$266,345	\$275,049	96.84%	47	98	7.39%
Edison Park	8009	2002	\$300,420	\$311,215	96.53%	65	103	12.79%
Edison Park	8009	2003	\$336,977	\$347,569	96.95%	64	122	12.17%
Edison Park	8009	2004	\$395,753	\$405,624	97.57%	45	118	17.44%
Edison Park	8009	2005	\$422,165	\$435,025	97.04%	60	101	6.67%
Edison Park	8009	2006	\$469,610	\$484,383	96.95%	77	91	11.24%
Edison Park	8009	2007	\$421,840	\$444,859	94.83%	97	69	-10.17%
Edison Park	8009	2008	\$357,228	\$381,555	93.62%	125	52	-23.93%
Edison Park	8009	2009	\$324,025	\$349,223	92.78%	149	67	-23.19%
<b>Total Appreciation</b>								<b>48.58%</b>
Norwood Park	8010	1999	\$212,949	\$221,311	96.22%	28	382	
Norwood Park	8010	2000	\$237,160	\$244,755	96.90%	49	364	11.37%
Norwood Park	8010	2001	\$259,693	\$276,819	93.81%	58	382	9.50%
Norwood Park	8010	2002	\$278,907	\$288,494	96.68%	70	373	7.40%
Norwood Park	8010	2003	\$302,610	\$313,013	96.68%	62	376	8.50%
Norwood Park	8010	2004	\$349,388	\$360,844	96.83%	64	354	15.46%
Norwood Park	8010	2005	\$388,765	\$399,527	97.31%	57	344	11.27%
Norwood Park	8010	2006	\$397,452	\$413,441	96.13%	71	308	2.23%
Norwood Park	8010	2007	\$387,259	\$407,778	94.97%	126	245	-2.56%
Norwood Park	8010	2008	\$329,611	\$351,414	93.80%	148	214	-17.07%
Norwood Park	8010	2009	\$294,713	\$315,695	93.35%	149	262	-23.90%
<b>Total Appreciation</b>								<b>38.40%</b>
Jefferson Park	8011	1999	\$184,770	\$189,870	97.31%	22	223	
Jefferson Park	8011	2000	\$212,397	\$217,649	97.59%	22	201	14.95%
Jefferson Park	8011	2001	\$229,866	\$236,496	97.20%	25	190	8.22%
Jefferson Park	8011	2002	\$259,245	\$268,270	96.64%	26	228	12.78%
Jefferson Park	8011	2003	\$282,145	\$292,012	96.62%	55	247	8.83%
Jefferson Park	8011	2004	\$317,238	\$325,756	97.39%	50	223	12.44%
Jefferson Park	8011	2005	\$364,245	\$372,677	97.74%	52	206	14.82%
Jefferson Park	8011	2006	\$381,936	\$394,162	96.90%	75	178	4.86%
Jefferson Park	8011	2007	\$382,821	\$396,372	96.58%	109	152	0.23%
Jefferson Park	8011	2008	\$322,290	\$342,861	94.00%	176	102	-15.62%
Jefferson Park	8011	2009	\$270,378	\$291,796	92.66%	155	131	-29.37%
<b>Total Appreciation</b>								<b>46.33%</b>
Forest Glen	8012	1999	\$296,236	\$308,166	96.13%	41	259	
Forest Glen	8012	2000	\$321,309	\$335,086	95.89%	34	239	8.46%
Forest Glen	8012	2001	\$351,242	\$364,717	96.31%	34	234	9.32%
Forest Glen	8012	2002	\$366,681	\$380,781	96.30%	37	215	4.40%
Forest Glen	8012	2003	\$412,593	\$429,628	96.03%	73	229	12.52%
Forest Glen	8012	2004	\$462,505	\$477,812	96.80%	67	203	12.10%
Forest Glen	8012	2005	\$505,028	\$521,056	96.92%	62	185	9.19%
Forest Glen	8012	2006	\$522,520	\$544,556	95.95%	80	146	3.46%
Forest Glen	8012	2007	\$524,687	\$550,736	95.27%	143	168	0.41%
Forest Glen	8012	2008	\$486,030	\$516,985	94.01%	156	141	-6.98%
Forest Glen	8012	2009	\$400,476	\$431,033	92.91%	157	132	-23.67%
<b>Total Appreciation</b>								<b>35.19%</b>
North Park	8013	1999	\$209,025	\$216,183	96.69%	29	85	
North Park	8013	2000	\$247,742	\$255,226	97.07%	25	74	18.52%
North Park	8013	2001	\$279,783	\$291,981	95.82%	29	74	12.93%
North Park	8013	2002	\$289,642	\$310,523	93.28%	35	73	3.52%
North Park	8013	2003	\$326,958	\$338,045	96.72%	68	78	12.88%
North Park	8013	2004	\$364,539	\$377,094	96.67%	55	69	11.49%

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North Park	8013	2005	\$415,352	\$424,804	97.77%	47	88	13.94%
North Park	8013	2006	\$449,894	\$462,264	97.32%	74	59	8.32%
North Park	8013	2007	\$442,955	\$468,882	94.47%	123	46	-1.54%
North Park	8013	2008	\$360,900	\$393,470	91.72%	135	36	-19.78%
North Park	8013	2009	\$341,978	\$373,128	91.65%	184	49	-22.80%
<b>Total Appreciation</b>								<b>63.61%</b>
Albany Park	8014	1999	\$193,933	\$199,493	97.21%	25	149	
Albany Park	8014	2000	\$229,505	\$235,174	97.59%	18	112	18.34%
Albany Park	8014	2001	\$259,281	\$266,882	97.15%	152	117	12.97%
Albany Park	8014	2002	\$268,220	\$278,616	96.27%	34	127	3.45%
Albany Park	8014	2003	\$298,028	\$306,487	97.24%	66	150	11.11%
Albany Park	8014	2004	\$363,571	\$369,977	98.27%	46	129	21.99%
Albany Park	8014	2005	\$403,410	\$421,497	95.71%	120	134	10.96%
Albany Park	8014	2006	\$401,846	\$414,552	96.94%	72	100	-0.39%
Albany Park	8014	2007	\$422,073	\$437,591	96.45%	119	91	5.03%
Albany Park	8014	2008	\$395,137	\$416,317	94.91%	157	90	-1.67%
Albany Park	8014	2009	\$303,472	\$321,217	94.48%	212	88	-28.10%
<b>Total Appreciation</b>								<b>56.48%</b>
Portage Park	8015	1999	\$169,430	\$173,565	97.62%	23	413	
Portage Park	8015	2000	\$197,248	\$201,038	98.11%	21	415	16.42%
Portage Park	8015	2001	\$222,872	\$227,267	98.07%	26	419	12.99%
Portage Park	8015	2002	\$247,682	\$254,589	97.29%	28	429	11.13%
Portage Park	8015	2003	\$266,993	\$274,270	97.35%	79	455	7.80%
Portage Park	8015	2004	\$308,816	\$314,911	98.06%	49	415	15.66%
Portage Park	8015	2005	\$343,062	\$349,772	98.08%	75	439	11.09%
Portage Park	8015	2006	\$359,485	\$368,390	97.58%	76	314	4.79%
Portage Park	8015	2007	\$349,625	\$362,062	96.56%	133	221	-2.74%
Portage Park	8015	2008	\$288,272	\$303,096	95.11%	153	215	-19.81%
Portage Park	8015	2009	\$221,409	\$230,986	95.85%	163	264	-36.67%
<b>Total Appreciation</b>								<b>30.68%</b>
Irving Park	8016	1999	\$206,013	\$212,274	97.05%	34	222	
Irving Park	8016	2000	\$237,162	\$243,909	97.23%	28	182	15.12%
Irving Park	8016	2001	\$287,021	\$296,589	96.77%	30	179	21.02%
Irving Park	8016	2002	\$300,943	\$312,597	96.27%	40	191	4.85%
Irving Park	8016	2003	\$335,990	\$347,676	96.64%	72	228	11.65%
Irving Park	8016	2004	\$393,035	\$404,899	97.07%	66	242	16.98%
Irving Park	8016	2005	\$450,126	\$457,883	98.31%	108	248	14.53%
Irving Park	8016	2006	\$491,632	\$502,508	97.84%	91	217	9.22%
Irving Park	8016	2007	\$496,762	\$515,714	96.33%	149	159	1.04%
Irving Park	8016	2008	\$425,922	\$446,903	95.31%	196	119	-13.37%
Irving Park	8016	2009	\$326,216	\$343,296	95.02%	144	139	-34.33%
<b>Total Appreciation</b>								<b>58.35%</b>
Dunning	8017	1999	\$170,813	\$175,740	97.20%	30	560	
Dunning	8017	2000	\$197,388	\$200,872	98.27%	41	465	15.56%
Dunning	8017	2001	\$218,279	\$223,857	97.51%	58	472	10.58%
Dunning	8017	2002	\$240,493	\$247,696	97.09%	63	492	10.18%
Dunning	8017	2003	\$264,484	\$272,459	97.07%	59	473	9.98%
Dunning	8017	2004	\$300,049	\$306,821	97.79%	44	477	13.45%
Dunning	8017	2005	\$334,301	\$341,759	97.82%	67	501	11.42%
Dunning	8017	2006	\$350,458	\$360,529	97.21%	68	353	4.83%
Dunning	8017	2007	\$321,702	\$335,840	95.79%	123	224	-8.21%
Dunning	8017	2008	\$268,238	\$281,005	95.46%	190	201	-23.46%
Dunning	8017	2009	\$207,658	\$217,546	95.45%	173	328	-35.45%
<b>Total Appreciation</b>								<b>21.57%</b>
Montclare	8018	1999	\$152,315	\$157,512	96.70%	44	162	
Montclare	8018	2000	\$176,846	\$177,602	99.57%	39	137	16.11%
Montclare	8018	2001	\$198,434	\$202,249	98.11%	84	116	12.21%
Montclare	8018	2002	\$217,592	\$222,784	97.67%	76	129	9.65%
Montclare	8018	2003	\$247,387	\$252,209	98.09%	67	130	13.69%
Montclare	8018	2004	\$285,529	\$292,237	97.70%	66	134	15.42%
Montclare	8018	2005	\$318,489	\$323,189	98.55%	41	122	11.54%
Montclare	8018	2006	\$330,134	\$337,470	97.83%	85	93	3.66%
Montclare	8018	2007	\$312,195	\$321,127	97.22%	157	47	-5.43%
Montclare	8018	2008	\$248,204	\$263,022	94.37%	179	43	-24.82%
Montclare	8018	2009	\$184,652	\$194,287	95.04%	177	85	-40.85%
<b>Total Appreciation</b>								<b>21.23%</b>
Belmont Cragin	8019	1999	\$143,208	\$146,731	97.60%	37	551	
Belmont Cragin	8019	2000	\$166,233	\$168,303	98.77%	36	460	16.08%
Belmont Cragin	8019	2001	\$193,568	\$197,039	98.24%	57	426	16.44%
Belmont Cragin	8019	2002	\$212,198	\$216,436	98.04%	66	476	9.62%
Belmont Cragin	8019	2003	\$239,652	\$243,651	98.36%	73	462	12.94%
Belmont Cragin	8019	2004	\$268,408	\$271,692	98.79%	50	486	12.00%
Belmont Cragin	8019	2005	\$303,165	\$307,174	98.69%	75	442	12.95%
Belmont Cragin	8019	2006	\$320,712	\$326,188	98.32%	82	320	5.79%
Belmont Cragin	8019	2007	\$294,054	\$303,737	96.81%	132	181	-8.31%

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Belmont Cragin	8019	2008	\$208,899	\$220,524	94.73%	185	137	-34.86%
Belmont Cragin	8019	2009	\$142,694	\$148,533	96.07%	173	293	-51.47%
<b>Total Appreciation</b>								<b>-0.36%</b>
Hermosa	8020	1999	\$132,487	\$135,968	97.44%	43	120	
Hermosa	8020	2000	\$151,225	\$152,556	99.13%	44	106	14.14%
Hermosa	8020	2001	\$180,649	\$183,402	98.50%	61	107	19.46%
Hermosa	8020	2002	\$193,077	\$196,717	98.15%	74	110	6.88%
Hermosa	8020	2003	\$216,741	\$221,521	97.84%	74	97	12.26%
Hermosa	8020	2004	\$263,134	\$267,273	98.45%	65	111	21.40%
Hermosa	8020	2005	\$286,042	\$290,618	98.43%	58	109	8.71%
Hermosa	8020	2006	\$299,668	\$303,651	98.69%	75	69	4.76%
Hermosa	8020	2007	\$294,678	\$302,090	97.55%	160	35	-1.67%
Hermosa	8020	2008	\$181,308	\$188,890	95.99%	232	23	-39.50%
Hermosa	8020	2009	\$123,652	\$133,453	92.66%	202	78	-58.04%
<b>Total Appreciation</b>								<b>-6.67%</b>
Avondale	8021	1999	\$152,775	\$157,815	96.81%	43	76	
Avondale	8021	2000	\$172,673	\$176,693	97.72%	25	55	13.02%
Avondale	8021	2001	\$200,515	\$207,276	96.74%	25	70	16.12%
Avondale	8021	2002	\$234,642	\$242,837	96.63%	35	79	17.02%
Avondale	8021	2003	\$265,293	\$272,753	97.26%	74	82	13.06%
Avondale	8021	2004	\$322,130	\$329,553	97.75%	80	78	21.42%
Avondale	8021	2005	\$395,552	\$408,043	96.94%	92	89	22.79%
Avondale	8021	2006	\$401,315	\$412,542	97.28%	93	72	1.46%
Avondale	8021	2007	\$407,526	\$424,262	96.06%	154	53	1.55%
Avondale	8021	2008	\$280,858	\$300,686	93.41%	149	41	-30.02%
Avondale	8021	2009	\$248,920	\$263,825	94.35%	184	63	-38.92%
<b>Total Appreciation</b>								<b>62.93%</b>
Logan Square	8022	1999	\$262,289	\$271,777	96.51%	43	209	
Logan Square	8022	2000	\$302,313	\$311,472	97.06%	29	189	15.26%
Logan Square	8022	2001	\$389,213	\$409,025	95.16%	38	193	28.75%
Logan Square	8022	2002	\$417,115	\$434,923	95.91%	50	253	7.17%
Logan Square	8022	2003	\$413,659	\$434,226	95.26%	92	208	-0.83%
Logan Square	8022	2004	\$497,721	\$513,880	96.86%	79	270	20.32%
Logan Square	8022	2005	\$559,176	\$580,617	96.31%	90	266	12.35%
Logan Square	8022	2006	\$658,706	\$689,258	95.57%	104	185	17.80%
Logan Square	8022	2007	\$744,147	\$772,181	96.37%	129	162	12.97%
Logan Square	8022	2008	\$682,391	\$721,885	94.53%	156	134	3.60%
Logan Square	8022	2009	\$505,971	\$545,187	92.81%	166	135	-32.01%
<b>Total Appreciation</b>								<b>92.91%</b>
Humboldt Park	8023	1999	\$83,946	\$86,363	97.20%	66	124	
Humboldt Park	8023	2000	\$86,089	\$89,722	95.95%	33	138	2.55%
Humboldt Park	8023	2001	\$103,905	\$107,545	96.62%	39	116	20.69%
Humboldt Park	8023	2002	\$114,855	\$119,700	95.95%	39	144	10.54%
Humboldt Park	8023	2003	\$135,676	\$141,257	96.05%	77	165	18.13%
Humboldt Park	8023	2004	\$154,262	\$158,164	97.53%	62	195	13.70%
Humboldt Park	8023	2005	\$195,173	\$199,173	97.99%	66	176	26.52%
Humboldt Park	8023	2006	\$224,276	\$229,079	97.90%	90	136	14.91%
Humboldt Park	8023	2007	\$198,944	\$207,194	96.02%	110	77	-11.30%
Humboldt Park	8023	2008	\$106,358	\$117,627	90.42%	168	82	-52.58%
Humboldt Park	8023	2009	\$65,652	\$70,485	93.14%	134	136	-67.00%
<b>Total Appreciation</b>								<b>-21.79%</b>
West Town	8024	1999	\$352,736	\$361,442	97.59%	117	154	
West Town	8024	2000	\$402,281	\$412,563	97.51%	35	138	14.05%
West Town	8024	2001	\$454,005	\$465,832	97.46%	37	129	12.86%
West Town	8024	2002	\$487,729	\$503,598	96.85%	52	136	7.43%
West Town	8024	2003	\$561,520	\$583,418	96.25%	112	181	15.13%
West Town	8024	2004	\$612,582	\$632,612	96.83%	87	166	9.09%
West Town	8024	2005	\$655,205	\$673,207	97.33%	99	210	6.96%
West Town	8024	2006	\$782,669	\$810,030	96.62%	113	169	19.45%
West Town	8024	2007	\$794,083	\$823,687	96.41%	123	134	1.46%
West Town	8024	2008	\$781,375	\$830,548	94.08%	175	120	-0.17%
West Town	8024	2009	\$705,427	\$781,520	90.26%	158	115	-11.16%
<b>Total Appreciation</b>								<b>99.99%</b>
Austin	8025	1999	\$117,562	\$121,242	96.96%	41	300	
Austin	8025	2000	\$112,908	\$116,573	96.86%	64	319	-3.96%
Austin	8025	2001	\$127,396	\$130,609	97.54%	71	318	12.83%
Austin	8025	2002	\$133,236	\$136,986	97.26%	73	351	4.58%
Austin	8025	2003	\$144,183	\$148,320	97.21%	68	428	8.22%
Austin	8025	2004	\$167,980	\$171,324	98.05%	68	474	16.50%
Austin	8025	2005	\$205,765	\$209,423	98.25%	56	436	22.49%
Austin	8025	2006	\$229,252	\$235,077	97.52%	77	374	11.41%
Austin	8025	2007	\$226,160	\$233,538	96.84%	101	219	-1.35%
Austin	8025	2008	\$154,277	\$163,127	94.57%	158	191	-32.70%
Austin	8025	2009	\$92,364	\$98,289	93.97%	165	294	-59.16%
<b>Total Appreciation</b>								<b>-21.43%</b>

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Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
West Garfield Park	8026	1999	\$40,143	\$47,500	84.51%	44	8	
West Garfield Park	8026	2000	\$45,585	\$48,275	94.43%	33	16	13.56%
West Garfield Park	8026	2001	\$64,718	\$69,540	93.07%	114	10	41.97%
West Garfield Park	8026	2002	\$70,450	\$73,744	95.53%	45	18	8.86%
West Garfield Park	8026	2003	\$77,488	\$78,792	98.35%	106	25	9.99%
West Garfield Park	8026	2004	\$94,492	\$96,813	97.60%	76	26	21.94%
West Garfield Park	8026	2005	\$135,717	\$141,098	96.19%	84	26	43.63%
West Garfield Park	8026	2006	\$153,296	\$155,715	98.45%	83	21	12.95%
West Garfield Park	8026	2007	\$135,720	\$140,377	96.68%	97	12	-11.47%
West Garfield Park	8026	2008	\$61,222	\$70,927	86.32%	169	22	-60.06%
West Garfield Park	8026	2009	\$30,450	\$33,963	89.66%	164	18	-77.56%
<b>Total Appreciation</b>								<b>-24.15%</b>
East Garfield Park	8027	1999	\$93,576	\$97,377	96.10%	74	19	
East Garfield Park	8027	2000	\$103,125	\$110,612	93.23%	82	16	10.20%
East Garfield Park	8027	2001	\$78,140	\$84,655	92.30%	157	20	-24.23%
East Garfield Park	8027	2002	\$83,060	\$90,406	91.87%	115	15	6.30%
East Garfield Park	8027	2003	\$117,383	\$126,072	93.11%	101	18	41.32%
East Garfield Park	8027	2004	\$145,357	\$157,500	92.29%	83	21	23.83%
East Garfield Park	8027	2005	\$213,922	\$231,007	92.60%	84	27	47.17%
East Garfield Park	8027	2006	\$269,789	\$281,458	95.85%	102	29	26.12%
East Garfield Park	8027	2007	\$245,379	\$251,952	97.39%	67	17	-9.05%
East Garfield Park	8027	2008	\$71,695	\$82,506	86.90%	168	16	-73.43%
East Garfield Park	8027	2009	\$73,020	\$79,171	92.23%	86	25	-70.24%
<b>Total Appreciation</b>								<b>-21.97%</b>
Near West Side	8028	1999	\$265,271	\$284,492	93.24%	64	27	
Near West Side	8028	2000	\$369,799	\$391,359	94.49%	92	22	39.40%
Near West Side	8028	2001	\$351,100	\$361,675	97.08%	116	20	-5.06%
Near West Side	8028	2002	\$275,372	\$281,878	97.69%	87	33	-21.57%
Near West Side	8028	2003	\$314,646	\$329,140	95.60%	134	30	14.26%
Near West Side	8028	2004	\$368,033	\$396,843	92.74%	93	30	16.97%
Near West Side	8028	2005	\$346,423	\$362,214	95.64%	121	21	-5.87%
Near West Side	8028	2006	\$392,833	\$416,653	94.28%	110	29	13.40%
Near West Side	8028	2007	\$691,234	\$650,910	106.20%	127	47	75.96%
Near West Side	8028	2008	\$659,246	\$614,929	107.21%	132	30	67.82%
Near West Side	8028	2009	\$224,913	\$245,417	91.65%	166	29	-67.46%
<b>Total Appreciation</b>								<b>-15.21%</b>
North Lawndale	8029	1999	\$75,513	\$81,100	93.11%	72	14	
North Lawndale	8029	2000	\$46,616	\$52,553	88.70%	72	12	-38.27%
North Lawndale	8029	2001	\$67,190	\$71,085	94.52%	91	21	44.14%
North Lawndale	8029	2002	\$72,970	\$76,210	95.75%	88	20	8.60%
North Lawndale	8029	2003	\$83,058	\$86,490	96.03%	83	29	13.82%
North Lawndale	8029	2004	\$101,634	\$105,333	96.49%	67	61	22.37%
North Lawndale	8029	2005	\$117,243	\$125,374	93.51%	51	32	15.36%
North Lawndale	8029	2006	\$144,694	\$149,444	96.82%	57	34	23.41%
North Lawndale	8029	2007	\$136,957	\$145,654	94.03%	107	22	-5.35%
North Lawndale	8029	2008	\$68,665	\$75,965	90.39%	171	23	-52.54%
North Lawndale	8029	2009	\$39,510	\$42,467	93.04%	147	23	-71.15%
<b>Total Appreciation</b>								<b>-47.68%</b>
South Lawndale	8030	1999	\$86,872	\$91,219	95.23%	45	58	
South Lawndale	8030	2000	\$93,174	\$96,014	97.04%	62	96	7.25%
South Lawndale	8030	2001	\$104,599	\$109,262	95.73%	84	69	12.26%
South Lawndale	8030	2002	\$122,372	\$124,682	98.15%	69	92	16.99%
South Lawndale	8030	2003	\$142,303	\$143,504	99.16%	79	80	16.29%
South Lawndale	8030	2004	\$159,334	\$163,524	97.44%	64	105	11.97%
South Lawndale	8030	2005	\$207,238	\$192,450	107.68%	51	104	30.07%
South Lawndale	8030	2006	\$198,930	\$202,328	98.32%	79	73	-4.01%
South Lawndale	8030	2007	\$179,242	\$186,855	95.93%	124	50	-9.90%
South Lawndale	8030	2008	\$126,399	\$138,078	91.54%	166	37	-36.46%
South Lawndale	8030	2009	\$62,603	\$64,862	96.52%	121	47	-65.07%
<b>Total Appreciation</b>								<b>-27.94%</b>
Lower West Side	8031	1999	\$98,347	\$104,489	94.12%	59	19	
Lower West Side	8031	2000	\$111,100	\$117,360	94.67%	26	5	12.97%
Lower West Side	8031	2001	\$114,663	\$124,059	92.43%	57	15	3.21%
Lower West Side	8031	2002	\$151,777	\$157,872	96.14%	53	18	32.37%
Lower West Side	8031	2003	\$143,425	\$159,312	90.03%	69	12	-5.50%
Lower West Side	8031	2004	\$200,871	\$213,585	94.05%	45	21	40.05%
Lower West Side	8031	2005	\$230,825	\$250,674	92.08%	62	12	14.91%
Lower West Side	8031	2006	\$325,336	\$343,768	94.64%	110	22	40.94%
Lower West Side	8031	2007	\$239,300	\$247,820	96.56%	111	5	-26.45%
Lower West Side	8031	2008	\$278,333	\$296,983	93.72%	69	6	-14.45%
Lower West Side	8031	2009	\$144,064	\$155,851	92.44%	142	14	-39.80%
<b>Total Appreciation</b>								<b>46.49%</b>
Loop	8032	1999	\$0	\$0	N/A	0	0	N/A
Loop	8032	2000	\$0	\$0	N/A	0	0	N/A

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Loop	8032	2001	\$0	\$0	N/A	0	0	N/A
Loop	8032	2002	\$0	\$0	N/A	0	0	N/A
Loop	8032	2003	\$0	\$0	N/A	0	0	N/A
Loop	8032	2004	\$0	\$0	N/A	0	0	N/A
Loop	8032	2005	\$0	\$0	N/A	0	0	N/A
Loop	8032	2006	\$0	\$0	N/A	0	0	N/A
Loop	8032	2007	\$0	\$0	N/A	0	0	N/A
Loop	8032	2008	\$0	\$0	N/A	0	0	N/A
Loop	8032	2009	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>N/A</b>
South Loop	8033	1999	\$443,562	\$462,562	95.89%	47	8	
South Loop	8033	2000	\$639,111	\$650,222	98.29%	25	9	44.09%
South Loop	8033	2001	\$676,800	\$739,580	91.51%	60	5	5.90%
South Loop	8033	2002	\$620,500	\$649,300	95.56%	86	6	-8.32%
South Loop	8033	2003	\$740,625	\$788,308	93.95%	89	12	19.36%
South Loop	8033	2004	\$789,921	\$822,304	96.06%	29	6	6.66%
South Loop	8033	2005	\$829,600	\$867,690	95.61%	75	10	5.02%
South Loop	8033	2006	\$1,217,400	\$1,237,780	98.35%	59	5	46.75%
South Loop	8033	2007	\$998,400	\$1,056,360	94.51%	157	5	-17.99%
South Loop	8033	2008	\$760,000	\$819,000	92.80%	20	1	-37.57%
South Loop	8033	2009	\$837,333	\$900,000	93.04%	229	3	-16.13%
<b>Total Appreciation</b>								<b>88.77%</b>
Edgewater	8077	1999	\$322,079	\$335,237	96.08%	28	64	
Edgewater	8077	2000	\$355,568	\$370,902	95.87%	32	75	10.40%
Edgewater	8077	2001	\$432,474	\$452,456	95.58%	47	66	21.63%
Edgewater	8077	2002	\$459,907	\$481,439	95.53%	45	71	6.34%
Edgewater	8077	2003	\$454,540	\$471,020	96.50%	92	64	-1.17%
Edgewater	8077	2004	\$578,734	\$570,566	101.43%	75	92	27.32%
Edgewater	8077	2005	\$611,867	\$623,894	98.07%	88	92	5.73%
Edgewater	8077	2006	\$647,251	\$665,127	97.31%	97	62	5.78%
Edgewater	8077	2007	\$721,074	\$746,141	96.64%	108	69	11.41%
Edgewater	8077	2008	\$688,158	\$721,745	95.35%	153	41	6.32%
Edgewater	8077	2009	\$598,449	\$623,754	95.94%	182	44	-17.01%
<b>Total Appreciation</b>								<b>85.81%</b>
Evanston	201	1999	\$354,857	\$366,110	96.93%	40	557	
Evanston	201	2000	\$389,547	\$398,840	97.67%	24	523	9.78%
Evanston	201	2001	\$403,964	\$416,100	97.08%	28	517	3.70%
Evanston	201	2002	\$472,787	\$488,084	96.87%	31	540	17.04%
Evanston	201	2003	\$490,398	\$508,267	96.48%	85	618	3.72%
Evanston	201	2004	\$532,247	\$549,826	96.80%	64	570	8.53%
Evanston	201	2005	\$595,613	\$615,743	96.73%	87	519	11.91%
Evanston	201	2006	\$621,530	\$642,305	96.77%	72	459	4.35%
Evanston	201	2007	\$655,019	\$683,325	95.86%	114	369	5.39%
Evanston	201	2008	\$617,230	\$651,054	94.80%	134	334	-0.69%
Evanston	201	2009	\$460,542	\$491,210	93.76%	162	310	-29.69%
<b>Total Appreciation</b>								<b>29.78%</b>
Park Ridge	68	1999	\$334,304	\$348,782	95.85%	42	458	
Park Ridge	68	2000	\$377,713	\$393,909	95.89%	42	422	12.98%
Park Ridge	68	2001	\$400,932	\$417,767	95.97%	38	412	6.15%
Park Ridge	68	2002	\$423,379	\$442,353	95.71%	39	388	5.60%
Park Ridge	68	2003	\$475,707	\$498,845	95.36%	53	450	12.36%
Park Ridge	68	2004	\$502,950	\$521,272	96.49%	78	417	5.73%
Park Ridge	68	2005	\$608,090	\$630,911	96.38%	75	366	20.90%
Park Ridge	68	2006	\$625,160	\$655,259	95.41%	97	329	2.81%
Park Ridge	68	2007	\$609,014	\$647,245	94.09%	164	266	-2.58%
Park Ridge	68	2008	\$511,768	\$550,874	92.90%	193	223	-18.14%
Park Ridge	68	2009	\$432,782	\$469,537	92.17%	208	263	-28.94%
<b>Total Appreciation</b>								<b>29.46%</b>
Oak Park	302	1999	\$262,487	\$268,454	97.78%	29	533	
Oak Park	302	2000	\$287,312	\$293,816	97.79%	59	543	9.46%
Oak Park	302	2001	\$327,408	\$335,169	97.68%	62	458	13.96%
Oak Park	302	2002	\$372,171	\$382,481	97.30%	66	492	13.67%
Oak Park	302	2003	\$398,469	\$409,875	97.22%	74	495	7.07%
Oak Park	302	2004	\$455,373	\$469,733	96.94%	65	532	14.28%
Oak Park	302	2005	\$475,128	\$488,608	97.24%	78	494	4.34%
Oak Park	302	2006	\$512,224	\$530,000	96.65%	78	406	7.81%
Oak Park	302	2007	\$525,871	\$551,033	95.43%	106	379	2.66%
Oak Park	302	2008	\$484,748	\$509,795	95.09%	134	331	-5.36%
Oak Park	302	2009	\$400,699	\$423,352	94.65%	138	335	-23.80%
<b>Total Appreciation</b>								<b>52.65%</b>