

Appreciation By Year and Area
Data thru 9/30/11
Studio and Convertable Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

| Neighborhood Area | Code | Year | Median Sale Price | Median List Price | Price to Median List Price Ratio | Avg. Market Time (Days) | # Units Sold | %Change in Median Sale Price |
|---------------------------|------|------|-------------------|-------------------|----------------------------------|-------------------------|--------------|------------------------------|
| Rogers Park | 8001 | 2005 | \$83,000 | \$87,000 | 95.40% | 76 | 17 | |
| Rogers Park | 8001 | 2006 | \$99,200 | \$96,700 | 102.59% | 58 | 10 | 19.52% |
| Rogers Park | 8001 | 2007 | \$94,000 | \$94,000 | 100.00% | 81 | 12 | -5.24% |
| Rogers Park | 8001 | 2008 | \$104,450 | \$107,900 | 96.80% | 89 | 2 | 11.12% |
| Rogers Park | 8001 | 2009 | \$68,500 | \$77,450 | 88.44% | 302 | 2 | -34.42% |
| Rogers Park | 8001 | 2010 | \$33,500 | \$31,950 | 104.85% | 50 | 2 | -51.09% |
| Rogers Park | 8001 | 2011 | \$35,000 | \$36,200 | 96.69% | 55 | 3 | 4.48% |
| Total Appreciation | | | | | | | | -57.83% |
| West Ridge | 8002 | 2005 | \$78,000 | \$78,000 | 100.00% | 139 | 3 | |
| West Ridge | 8002 | 2006 | \$137,000 | \$124,400 | 110.13% | 259 | 7 | 75.64% |
| West Ridge | 8002 | 2007 | \$105,000 | \$109,900 | 95.54% | 348 | 3 | -23.36% |
| West Ridge | 8002 | 2008 | \$68,500 | \$79,900 | 85.73% | 166 | 3 | -34.76% |
| West Ridge | 8002 | 2009 | \$31,340 | \$39,950 | 78.45% | 121 | 2 | -54.25% |
| West Ridge | 8002 | 2010 | \$17,500 | \$18,900 | 92.59% | 59 | 5 | -44.16% |
| West Ridge | 8002 | 2011 | \$15,000 | \$53,998 | 27.78% | 107 | 2 | -14.29% |
| Total Appreciation | | | | | | | | -80.77% |
| Uptown | 8003 | 2005 | \$112,000 | \$115,000 | 97.39% | 128 | 73 | |
| Uptown | 8003 | 2006 | \$119,000 | \$119,950 | 99.21% | 95 | 50 | 6.25% |
| Uptown | 8003 | 2007 | \$118,000 | \$122,900 | 96.01% | 99 | 37 | -0.84% |
| Uptown | 8003 | 2008 | \$119,000 | \$124,950 | 95.24% | 170 | 20 | 0.85% |
| Uptown | 8003 | 2009 | \$105,000 | \$105,000 | 100.00% | 118 | 23 | -11.76% |
| Uptown | 8003 | 2010 | \$72,061 | \$78,450 | 91.86% | 99 | 12 | -31.37% |
| Uptown | 8003 | 2011 | \$52,500 | \$60,000 | 87.50% | 60 | 9 | -27.15% |
| Total Appreciation | | | | | | | | -53.13% |
| Lincoln Square | 8004 | 2005 | \$109,999 | \$114,499 | 96.07% | 111 | 2 | |
| Lincoln Square | 8004 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lincoln Square | 8004 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lincoln Square | 8004 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lincoln Square | 8004 | 2009 | \$36,000 | \$36,900 | 97.56% | 25 | 1 | N/A |
| Lincoln Square | 8004 | 2010 | \$20,000 | \$23,900 | 83.68% | 50 | 7 | -44.44% |
| Lincoln Square | 8004 | 2011 | \$16,000 | \$15,900 | 100.63% | 24 | 5 | -20.00% |
| Total Appreciation | | | | | | | | -85.45% |
| North Center | 8005 | 2005 | \$122,000 | \$139,000 | 87.77% | 137 | 1 | |
| North Center | 8005 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Center | 8005 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Center | 8005 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Center | 8005 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Center | 8005 | 2010 | \$274,135 | \$309,500 | 88.57% | 1 | 1 | N/A |
| North Center | 8005 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | 124.70% |
| Lakeview | 8006 | 2005 | \$130,250 | \$134,900 | 96.55% | 82 | 136 | |
| Lakeview | 8006 | 2006 | \$140,000 | \$143,900 | 97.29% | 76 | 145 | 7.49% |

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| Lakeview | 8006 | 2007 | \$148,500 | \$149,900 | 99.07% | 92 | 77 | 6.07% |
| Lakeview | 8006 | 2008 | \$131,000 | \$138,900 | 94.31% | 93 | 55 | -11.78% |
| Lakeview | 8006 | 2009 | \$123,475 | \$129,900 | 95.05% | 123 | 36 | -5.74% |
| Lakeview | 8006 | 2010 | \$102,000 | \$100,000 | 102.00% | 148 | 35 | -17.39% |
| Lakeview | 8006 | 2011 | \$86,000 | \$89,000 | 96.63% | 173 | 29 | -15.69% |
| Total Appreciation | | | | | | | | -33.97% |
| Lincoln Park | 8007 | 2005 | \$167,000 | \$169,500 | 98.53% | 36 | 121 | |
| Lincoln Park | 8007 | 2006 | \$161,000 | \$164,900 | 97.63% | 68 | 41 | -3.59% |
| Lincoln Park | 8007 | 2007 | \$161,950 | \$161,700 | 100.15% | 47 | 54 | 0.59% |
| Lincoln Park | 8007 | 2008 | \$152,000 | \$159,900 | 95.06% | 137 | 25 | -6.14% |
| Lincoln Park | 8007 | 2009 | \$136,950 | \$148,900 | 91.97% | 93 | 18 | -9.90% |
| Lincoln Park | 8007 | 2010 | \$129,000 | \$131,950 | 97.76% | 103 | 26 | -5.81% |
| Lincoln Park | 8007 | 2011 | \$104,000 | \$110,000 | 94.55% | 114 | 21 | -19.38% |
| Total Appreciation | | | | | | | | -37.72% |
| Near North | 8008 | 2005 | \$193,887 | \$194,950 | 99.45% | 97 | 346 | |
| Near North | 8008 | 2006 | \$170,000 | \$179,000 | 94.97% | 55 | 303 | -12.32% |
| Near North | 8008 | 2007 | \$205,800 | \$209,000 | 98.47% | 61 | 302 | 21.06% |
| Near North | 8008 | 2008 | \$196,000 | \$205,450 | 95.40% | 81 | 158 | -4.76% |
| Near North | 8008 | 2009 | \$165,000 | \$174,000 | 94.83% | 123 | 101 | -15.82% |
| Near North | 8008 | 2010 | \$151,500 | \$158,950 | 95.31% | 165 | 117 | -8.18% |
| Near North | 8008 | 2011 | \$127,500 | \$139,900 | 91.14% | 155 | 94 | -15.84% |
| Total Appreciation | | | | | | | | -34.24% |
| Edison Park | 8009 | 2005 | \$126,100 | \$124,900 | 100.96% | 20 | 1 | |
| Edison Park | 8009 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Edison Park | 8009 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Edison Park | 8009 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Edison Park | 8009 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Edison Park | 8009 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Edison Park | 8009 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Norwood Park | 8010 | 2005 | \$103,500 | \$107,900 | 95.92% | 273 | 2 | |
| Norwood Park | 8010 | 2006 | \$105,000 | \$109,900 | 95.54% | 86 | 3 | 1.45% |
| Norwood Park | 8010 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Norwood Park | 8010 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Norwood Park | 8010 | 2009 | \$58,000 | \$74,450 | 77.90% | 437 | 2 | N/A |
| Norwood Park | 8010 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Norwood Park | 8010 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | -43.96% |
| Jefferson Park | 8011 | 2005 | \$97,000 | \$99,900 | 97.10% | 212 | 1 | |
| Jefferson Park | 8011 | 2006 | \$114,750 | \$117,450 | 97.70% | 61 | 2 | 18.30% |
| Jefferson Park | 8011 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Jefferson Park | 8011 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |

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| Jefferson Park | 8011 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Jefferson Park | 8011 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Jefferson Park | 8011 | 2011 | \$30,000 | \$34,900 | 85.96% | 246 | 1 | N/A |
| Total Appreciation | | | | | | | | -69.07% |
| Forest Glen | 8012 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Forest Glen | 8012 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Forest Glen | 8012 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Forest Glen | 8012 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Forest Glen | 8012 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Forest Glen | 8012 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Forest Glen | 8012 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| North Park | 8013 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| North Park | 8013 | 2006 | \$120,500 | \$129,750 | 92.87% | 39 | 1 | N/A |
| North Park | 8013 | 2007 | \$89,900 | \$89,900 | 100.00% | 15 | 1 | -25.39% |
| North Park | 8013 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Park | 8013 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Park | 8013 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Park | 8013 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | -25.39% |
| Albany Park | 8014 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Albany Park | 8014 | 2006 | \$101,000 | \$109,900 | 91.90% | 93 | 2 | N/A |
| Albany Park | 8014 | 2007 | \$144,000 | \$149,900 | 96.06% | 274 | 1 | 42.57% |
| Albany Park | 8014 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Albany Park | 8014 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Albany Park | 8014 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Albany Park | 8014 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | 42.57% |
| Portage Park | 8015 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Portage Park | 8015 | 2006 | \$102,000 | \$109,900 | 92.81% | 252 | 1 | N/A |
| Portage Park | 8015 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Portage Park | 8015 | 2008 | \$105,000 | \$109,900 | 95.54% | 28 | 1 | N/A |
| Portage Park | 8015 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Portage Park | 8015 | 2010 | \$6,575 | \$14,900 | 44.13% | 36 | 1 | N/A |
| Portage Park | 8015 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | -93.55% |
| Irving Park | 8016 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Irving Park | 8016 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Irving Park | 8016 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Irving Park | 8016 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Irving Park | 8016 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Irving Park | 8016 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |

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| Irving Park | 8016 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Dunning | 8017 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Dunning | 8017 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Dunning | 8017 | 2007 | \$85,500 | \$89,900 | 95.11% | 70 | 1 | N/A |
| Dunning | 8017 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Dunning | 8017 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Dunning | 8017 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Dunning | 8017 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Montclare | 8018 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Montclare | 8018 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Montclare | 8018 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Montclare | 8018 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Montclare | 8018 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Montclare | 8018 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Montclare | 8018 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Belmont Cragin | 8019 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Belmont Cragin | 8019 | 2006 | \$59,700 | \$69,500 | 85.90% | 118 | 1 | N/A |
| Belmont Cragin | 8019 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Belmont Cragin | 8019 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Belmont Cragin | 8019 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Belmont Cragin | 8019 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Belmont Cragin | 8019 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Hermosa | 8020 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Hermosa | 8020 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Hermosa | 8020 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Hermosa | 8020 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Hermosa | 8020 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Hermosa | 8020 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Hermosa | 8020 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Avondale | 8021 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Avondale | 8021 | 2006 | \$81,250 | \$84,900 | 95.70% | 130 | 2 | N/A |
| Avondale | 8021 | 2007 | \$103,850 | \$114,200 | 90.94% | 246 | 2 | 27.82% |
| Avondale | 8021 | 2008 | \$99,500 | \$105,497 | 94.32% | 269 | 1 | -4.19% |
| Avondale | 8021 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Avondale | 8021 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Avondale | 8021 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | 22.46% |

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| Logan Square | 8022 | 2005 | \$145,000 | \$174,000 | 83.33% | 45 | 1 | |
| Logan Square | 8022 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Logan Square | 8022 | 2007 | \$144,000 | \$144,900 | 99.38% | 66 | 1 | N/A |
| Logan Square | 8022 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Logan Square | 8022 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Logan Square | 8022 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Logan Square | 8022 | 2011 | \$96,500 | \$99,000 | 97.47% | 15 | 1 | N/A |
| Total Appreciation | | | | | | | | -33.45% |
| Humboldt Park | 8023 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Humboldt Park | 8023 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Humboldt Park | 8023 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Humboldt Park | 8023 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Humboldt Park | 8023 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Humboldt Park | 8023 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Humboldt Park | 8023 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| West Town | 8024 | 2005 | \$182,725 | \$184,450 | 99.06% | 143 | 2 | |
| West Town | 8024 | 2006 | \$255,000 | \$249,000 | 102.41% | 105 | 3 | 39.55% |
| West Town | 8024 | 2007 | \$195,000 | \$199,900 | 97.55% | 7 | 1 | -23.53% |
| West Town | 8024 | 2008 | \$161,745 | \$164,990 | 98.03% | 205 | 4 | -17.05% |
| West Town | 8024 | 2009 | \$77,000 | \$99,500 | 77.39% | 154 | 4 | -52.39% |
| West Town | 8024 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Town | 8024 | 2011 | \$46,050 | \$54,950 | 83.80% | 138 | 2 | N/A |
| Total Appreciation | | | | | | | | -74.80% |
| Austin | 8025 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Austin | 8025 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Austin | 8025 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Austin | 8025 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Austin | 8025 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Austin | 8025 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Austin | 8025 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| West Garfield Park | 8026 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| West Garfield Park | 8026 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Garfield Park | 8026 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Garfield Park | 8026 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Garfield Park | 8026 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Garfield Park | 8026 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| West Garfield Park | 8026 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| East Garfield Park | 8027 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |

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| East Garfield Park | 8027 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| East Garfield Park | 8027 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| East Garfield Park | 8027 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| East Garfield Park | 8027 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| East Garfield Park | 8027 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| East Garfield Park | 8027 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Near West Side | 8028 | 2005 | \$185,000 | \$190,000 | 97.37% | 211 | 5 | |
| Near West Side | 8028 | 2006 | \$222,260 | \$214,900 | 103.42% | 140 | 5 | 20.14% |
| Near West Side | 8028 | 2007 | \$195,950 | \$177,400 | 110.46% | 193 | 4 | -11.84% |
| Near West Side | 8028 | 2008 | \$175,875 | \$182,400 | 96.42% | 105 | 2 | -10.24% |
| Near West Side | 8028 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Near West Side | 8028 | 2010 | \$164,500 | \$155,000 | 106.13% | 122 | 7 | N/A |
| Near West Side | 8028 | 2011 | \$136,500 | \$138,950 | 98.24% | 137 | 2 | -17.02% |
| Total Appreciation | | | | | | | | -26.22% |
| North Lawndale | 8029 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| North Lawndale | 8029 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Lawndale | 8029 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Lawndale | 8029 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Lawndale | 8029 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Lawndale | 8029 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| North Lawndale | 8029 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| South Lawndale | 8030 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| South Lawndale | 8030 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Lawndale | 8030 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Lawndale | 8030 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Lawndale | 8030 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Lawndale | 8030 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Lawndale | 8030 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Lower West Side | 8031 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| Lower West Side | 8031 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lower West Side | 8031 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lower West Side | 8031 | 2008 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lower West Side | 8031 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lower West Side | 8031 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Lower West Side | 8031 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | N/A |
| Loop | 8032 | 2005 | \$155,000 | \$165,000 | 93.94% | 88 | 29 | |
| Loop | 8032 | 2006 | \$143,900 | \$144,400 | 99.65% | 20 | 172 | -7.16% |
| Loop | 8032 | 2007 | \$177,000 | \$184,000 | 96.20% | 41 | 65 | 23.00% |

Appreciation By Year and Area
Data thru 9/30/11
Studio and Convertable Condos
Data Collected From:
Multiple Listing Service of Northern Illinois
Data Reliable But Not Guaranteed

| Neighborhood Area | Code | Year | Median Sale Price | Median List Price | Price to Median List Price Ratio | Avg. Market Time (Days) | # Units Sold | %Change in Median Sale Price |
|---------------------------|------|------|-------------------|-------------------|----------------------------------|-------------------------|--------------|------------------------------|
| Loop | 8032 | 2008 | \$181,500 | \$194,950 | 93.10% | 91 | 30 | 2.54% |
| Loop | 8032 | 2009 | \$171,000 | \$179,000 | 95.53% | 86 | 17 | -5.79% |
| Loop | 8032 | 2010 | \$169,000 | \$174,835 | 96.66% | 140 | 24 | -1.17% |
| Loop | 8032 | 2011 | \$88,000 | \$94,900 | 92.73% | 289 | 15 | -47.93% |
| Total Appreciation | | | | | | | | -43.23% |
| South Loop | 8033 | 2005 | \$0 | \$0 | N/A | 0 | 0 | |
| South Loop | 8033 | 2006 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Loop | 8033 | 2007 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Loop | 8033 | 2008 | \$154,325 | \$157,400 | 98.05% | 33 | 2 | N/A |
| South Loop | 8033 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| South Loop | 8033 | 2010 | \$103,500 | \$107,450 | 96.32% | 344 | 2 | N/A |
| South Loop | 8033 | 2011 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Total Appreciation | | | | | | | | -32.93% |
| Edgewater | 8077 | 2005 | \$111,000 | \$115,900 | 95.77% | 98 | 77 | |
| Edgewater | 8077 | 2006 | \$114,000 | \$110,950 | 102.75% | 96 | 58 | 2.70% |
| Edgewater | 8077 | 2007 | \$105,000 | \$115,900 | 90.60% | 67 | 33 | -7.89% |
| Edgewater | 8077 | 2008 | \$100,450 | \$112,000 | 89.69% | 135 | 22 | -4.33% |
| Edgewater | 8077 | 2009 | \$80,500 | \$83,000 | 96.99% | 140 | 16 | -19.86% |
| Edgewater | 8077 | 2010 | \$74,500 | \$79,999 | 93.13% | 139 | 14 | -7.45% |
| Edgewater | 8077 | 2011 | \$61,500 | \$64,900 | 94.76% | 101 | 9 | -17.45% |
| Total Appreciation | | | | | | | | -44.59% |
| Evanston | 201 | 2005 | \$128,000 | \$131,450 | 97.38% | 34 | 6 | |
| Evanston | 201 | 2006 | \$99,750 | \$102,400 | 97.41% | 53 | 6 | -22.07% |
| Evanston | 201 | 2007 | \$120,000 | \$129,500 | 92.66% | 41 | 5 | 20.30% |
| Evanston | 201 | 2008 | \$121,000 | \$129,900 | 93.15% | 130 | 3 | 0.83% |
| Evanston | 201 | 2009 | \$106,000 | \$115,500 | 91.77% | 187 | 4 | -12.40% |
| Evanston | 201 | 2010 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Evanston | 201 | 2011 | \$79,500 | \$90,000 | 88.33% | 182 | 2 | N/A |
| Total Appreciation | | | | | | | | -37.89% |
| Oak Park | 302 | 2005 | \$101,900 | \$99,900 | 102.00% | 88 | 5 | |
| Oak Park | 302 | 2006 | \$107,000 | \$107,500 | 99.53% | 74 | 1 | 5.00% |
| Oak Park | 302 | 2007 | \$129,900 | \$129,900 | 100.00% | 50 | 3 | 21.40% |
| Oak Park | 302 | 2008 | \$66,250 | \$85,050 | 77.90% | 59 | 2 | -49.00% |
| Oak Park | 302 | 2009 | \$0 | \$0 | N/A | 0 | 0 | N/A |
| Oak Park | 302 | 2010 | \$19,900 | \$19,900 | 100.00% | 598 | 1 | N/A |
| Oak Park | 302 | 2011 | \$28,500 | \$39,950 | 71.34% | 45 | 2 | 43.22% |
| Total Appreciation | | | | | | | | -72.03% |