

CHICAGO RENTS ON THE DECLINE

Rents are on the decline from Gold Coast to Wrigleyville.

Photo: Vincent Desjardins (Flickr)



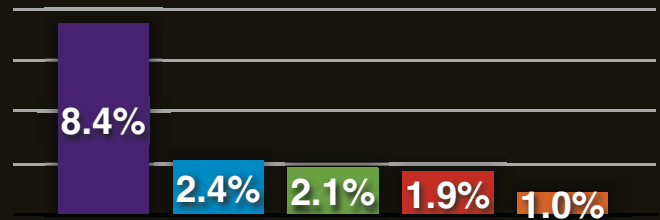
The burden on Chicagoans' pockets is finally getting a little bit lighter. Asking rents dipped in the Windy City over the last quarter of 2011, four percent lower at the close of 2011 than at the end of September.

RentJuice's Rent Index includes a weighted average measurement of rent and takes into account changes in the number of options available to renters in today's market. Even though average asking rents in Chicago are decreasing, for example, there are still neighborhoods that continue to inch higher in cost, partly due to changes in what's available. The largest rent hike (8%) was seen in Oak Lawn. Other notable increases in asking rent include United Center Park, River West, and Andersonville, all of which jumped by two percent. Northwestern-friendly Evanston also saw asking rents increase by one percent.

On the other hand, many neighborhoods followed the overall trend of declining asking rent. Neighborhoods where renters are now paying less are Lincoln Park (-4.6%), Gold Coast (-4.1%), Buena Park (-3.8%), Lincoln Square (-3.2%) and Albany Park (-2.9%).

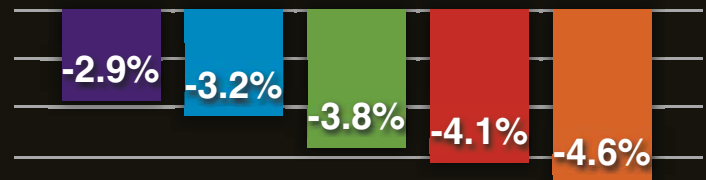
Greatest Increase, Asking Rents Q3 to Q4, 2011

- Oak Lawn
- United Center Park
- River West
- Andersonville
- Evanston

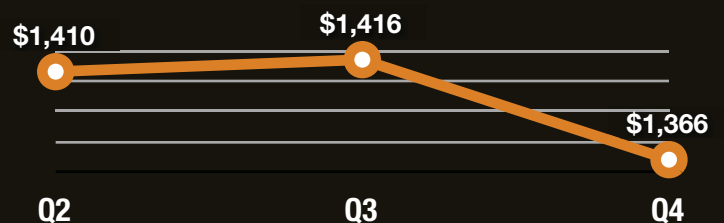


Greatest Decrease, Asking Rents Q3 to Q4, 2011

- Albany Park
- Lincoln Square
- Buena Park
- Gold Coast
- Lincoln Park



Chicago Asking Rents, 2011



Avg. Asking Rents, December 2011

River West	\$2,045
Streeterville	\$1,991
West Loop	\$1,947
Loop	\$1,921
South Loop - Printers Row	\$1,907
River North	\$1,834
Wrigleyville	\$1,787
Gold Coast	\$1,767
Wicker Park - Bucktown	\$1,736
Wicker Park	\$1,663
Oak Lawn	\$1,654
Old Town	\$1,626
United Center Park	\$1,585
Ukrainian Village - Noble Square	\$1,507
Roscoe Village	\$1,505
University Village	\$1,438
North Center - St Bens	\$1,415
Lincoln Park	\$1,404
AVERAGE	\$1,366
Lakeview	\$1,263
Buena Park	\$1,261
Avondale	\$1,230
Evanston	\$1,223
Andersonville	\$1,189
Logan Square - Palmer Square	\$1,113
Albany Park - Irving Park	\$1,090
Ravenswood	\$1,060
Humboldt Park	\$1,056
Uptown	\$1,028
West Rogers Park	\$1,015
Lincoln Square	\$978
Portage Park	\$975
Rogers Park	\$942
Hyde Park	\$920
Edgewater	\$915

Avg. Price Per Square Foot, December 2011

Gold Coast	\$2.66
River West	\$2.36
Streeterville	\$2.35
Loop	\$2.32
River North	\$2.32
Old Town	\$2.15
South Loop - Printers Row	\$2.03
AVERAGE	\$1.96
Lincoln Park	\$1.84
West Loop	\$1.82
University Village	\$1.68
Buena Park	\$1.65
Lakeview	\$1.64
Evanston	\$1.58
Wicker Park	\$1.47
Hyde Park	\$1.45
Rogers Park	\$1.42
Uptown	\$1.42
Wicker Park - Bucktown	\$1.42
Roscoe Village	\$1.38
Wrigleyville	\$1.38
Ukrainian Village - Noble Square	\$1.36
North Center - St Bens	\$1.35
Ravenswood	\$1.31
Edgewater	\$1.30
Andersonville	\$1.18
Humboldt Park	\$1.17
Logan Square - Palmer Square	\$1.17
United Center Park	\$1.15
Oak Lawn	\$1.10
Avondale	\$1.09
Albany Park - Irving Park	\$1.08
West Rogers Park	\$1.06

PLANNING AHEAD WON'T GET YOU AHEAD

Renters wanting a wide selection of properties should get a move on this January.

If renters are aiming to relocate, they should be ready to move at a moment's notice. More than half (54.3%) of Chicago's rentals are available during the month of January, with smaller numbers of units listed as available during February, March and April of this year. Long-term planning is possible in the Windy City, but less necessary when compared to a metropolitan area like Boston where three out of five rentals listed are not available until April.

Renters looking now in anticipation of a move in later months will have fewer units to choose from. With 31.2 percent of all rentals available in February, 10.1 percent in March, and four percent in April, it looks as though it's not the best time to be planning ahead in the Windy City.

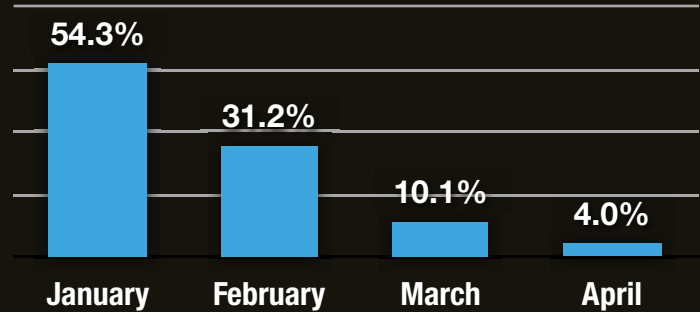
Photo: KCZooFan (Flickr)

45.3 percent of Chicago's available rental listings were available in the first half of January as of the end of Q4 2011.

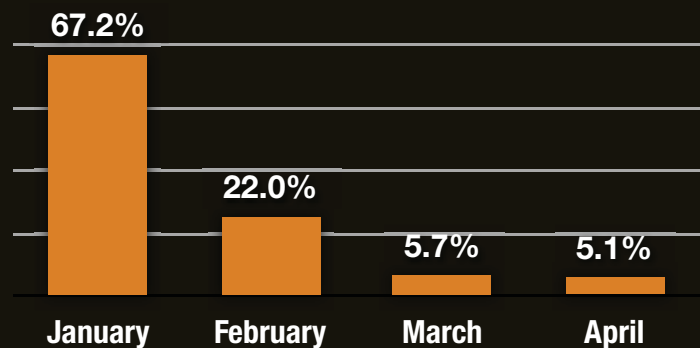


Availability by Move-in Date As of December 31st, 2011

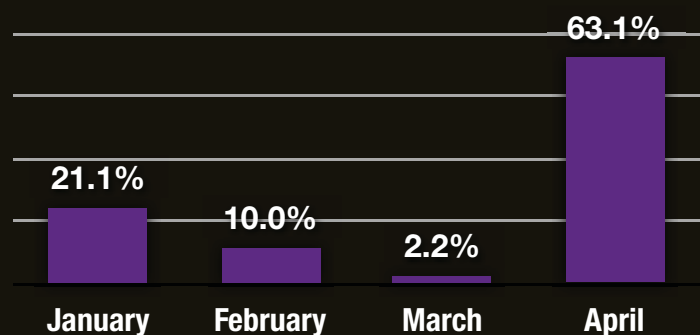
Chicago



New York City



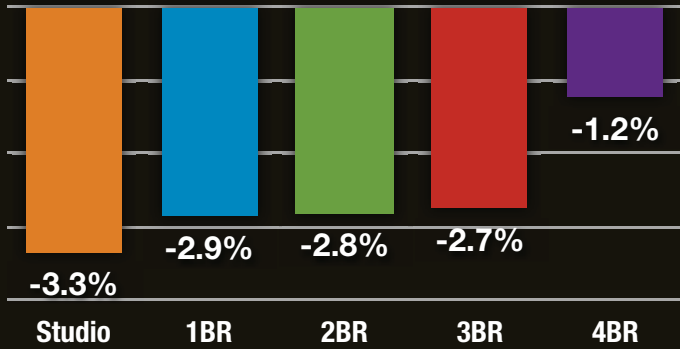
Boston



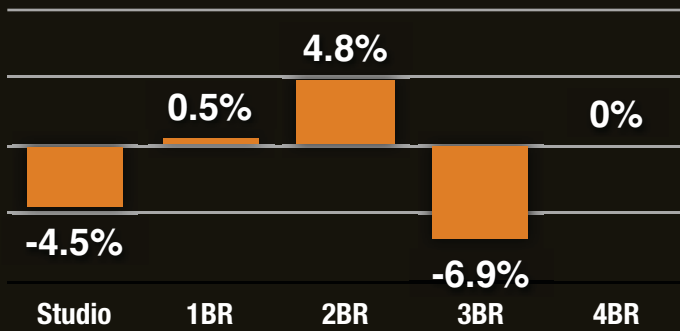
ALL CONFIGURATIONS ARE FALLING DOWN, FALLING DOWN

Tenants looking for a one or two bedroom will find a great selection and falling prices

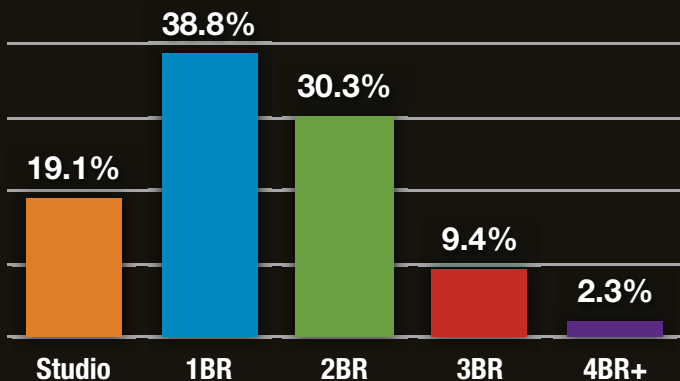
Change in Asking Rents By Configuration, Q3 to Q4 2011



Change in Configuration Availability, Q3 to Q4 2011



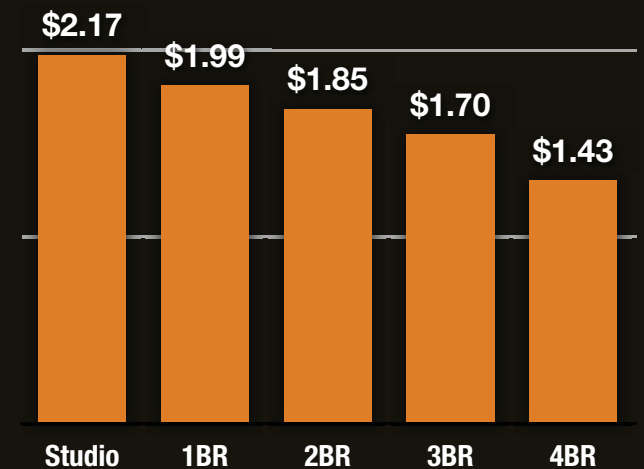
Availabilities by Configuration Chicago, Q4 2011



When Chicago renters begin looking for apartments at the start of 2012, they can expect to find reduced asking rents across the board. Those who are on the hunt for one and two bedrooms will find themselves with a bonus – an even greater selection than just a quarter ago. Prospective tenants looking for a unit larger than two bedrooms would do well to check out Wrigleyville, where 88 percent of current availabilities have at least that many. United Center Park (89%), Wicker Park (83%), and Roscoe Village (81%) also fall into this category.

Typically, price per square foot tends to fall as additional bedrooms are added. For example, the average price per square foot in Chicago for a studio is \$2.17. This significantly falls once you look at a one (\$1.99), two (\$1.85) or three bedroom (\$1.70) unit. Reporting on current availabilities in the Chicago market, the RentJuice Rent Index shows that one and two bedrooms are the best bet for renters right now based on price per square foot and availability.

Cost per Square Foot by Configuration, Q4 2011



APPENDIX A: AVAILABILITIES BY CONFIGURATION

Percentage of units on the market classified as each configuration

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR
Albany Park - Irving Park	7.1	25.7	45.7	14.8	5.7	0.5	0.5	-
Andersonville	8.5	34	42.6	12.8	2.1	-	-	-
Avondale	8.1	18.9	32.4	37.8	2.7	-	-	-
Buena Park	17.9	40.8	32.1	9.2	-	-	-	-
Edgewater	30.7	42.4	21.8	4.6	0.4	0.1	-	-
Evanston	9.4	43.1	35.3	8.2	2.7	1	0.1	-
Gold Coast	24.3	37.9	26.7	9.8	1	0.2	0.2	-
Humboldt Park	5.3	17.8	49.5	23.1	3.8	0.5	-	-
Hyde Park	33.7	42.2	16.6	6	0.9	0.3	-	-
Lakeview	25.1	38.4	18.8	11.5	4.3	1.6	0.1	-
Lincoln Park	25.3	30.5	25.5	12.5	5.3	0.5	0.3	0.1
Lincoln Square	24.2	48.5	9.1	3	15.2	-	-	-
Logan Square - Palmer Square	19.2	21.6	29.6	27.5	1.7	0.3	-	-
Loop	18.6	43.9	32	5.5	-	0.1	-	-
North Center - St Bens	3.9	25.5	39.2	21.6	3.9	5.9	-	-
Oak Lawn	-	24.6	44.3	23	8.2	-	-	-
Old Town	36.9	25.8	28.8	7.5	0.3	0.7	-	-
Portage Park	17.1	31.4	34.3	11.4	5.7	-	-	-
Ravenswood	20.2	45	22.2	9.3	3.3	-	-	-
River North	19.9	41.4	35.2	3.4	0.2	-	-	-
River West	12	38.9	42	6.7	0.4	-	-	-
Rogers Park	17.3	42.9	30.5	8	1	0.2	-	-
Roscoe Village	3.8	15.4	41	32.1	7.7	-	-	-
South Loop - Printers Row	9.7	40.1	41.1	8.7	0.4	-	-	-
Streeterville	19.8	45.5	27.5	6.7	0.4	-	-	-
Ukrainian Village - Noble Square	2.5	11.5	41	37.7	7.4	-	-	-
United Center Park	-	10.5	36.8	36.8	7.9	7.9	-	-

APPENDIX A: AVAILABILITIES BY CONFIGURATION

Percentage of units on the market classified as each configuration

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR
University Village	17.6	36.3	34.1	9.9	2.2	-	-	-
Uptown	15.3	43.1	31	8.4	1.5	0.6	-	-
West Loop	3.1	20	72.3	4.6	-	-	-	-
West Rogers Park	4	40.2	31.9	21.7	1.5	0.6	-	-
Wicker Park	8.6	8.6	44.3	31.4	5.7	1.4	-	-
Wicker Park - Bucktown	11.8	9.2	42.9	27.7	5	3.4	-	-
Wrigleyville	4.8	7.1	38.1	28.6	16.7	4.8	-	-
AVERAGE	19.1	38.8	30.3	9.4	1.8	0.5	-	-

APPENDIX B: AVERAGE ASKING PRICES

Average rent by specific configuration, in a given neighborhood

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR	AVERAGE
Albany Park - Irving Park	\$642	\$793	\$1,139	\$1,495	\$2,589	\$2,724	\$3,000	\$-	\$1,090
Andersonville	\$1,225	\$881	\$1,227	\$1,572	\$2,393	\$2,500	\$-	\$-	\$1,189
Avondale	\$674	\$793	\$1,254	\$1,504	\$1,827	\$-	\$-	\$2,000	\$1,230
Buena Park	\$835	\$1,061	\$1,482	\$1,787	\$3,776	\$2,897	\$-	\$-	\$1,261
Edgewater	\$671	\$883	\$1,365	\$1,658	\$2,052	\$2,240	\$-	\$-	\$915
Evanston	\$807	\$1,037	\$1,398	\$1,814	\$2,242	\$2,821	\$2,500	\$-	\$1,223
Gold Coast	\$1,147	\$1,520	\$2,485	\$4,461	\$7,044	\$7,500	\$8,000	\$-	\$1,767
Humboldt Park	\$737	\$859	\$1,047	\$1,356	\$1,856	\$1,785	\$1,425	\$-	\$1,056
Hyde Park	\$709	\$992	\$1,189	\$1,502	\$2,098	\$2,268	\$-	\$-	\$920
Lakeview	\$808	\$1,085	\$1,580	\$2,203	\$2,933	\$3,675	\$4,494	\$10,000	\$1,263
Lincoln Park	\$828	\$1,191	\$1,679	\$2,281	\$3,105	\$3,942	\$5,591	\$10,250	\$1,404
Lincoln Square	\$658	\$874	\$1,154	\$1,695	\$2,776	\$-	\$-	\$-	\$978
Logan Square - Palmer Square	\$764	\$945	\$1,203	\$1,521	\$2,399	\$3,399	\$-	\$-	\$1,113
Loop	\$1,434	\$1,713	\$2,413	\$3,567	\$-	\$1,690	\$-	\$-	\$1,921
North Center - St Bens	\$832	\$959	\$1,388	\$1,743	\$2,340	\$3,162	\$3,203	\$-	\$1,415
Oak Lawn	\$900	\$2,545	\$1,046	\$1,539	\$1,820	\$3,200	\$-	\$-	\$1,654
Old Town	\$1,178	\$1,565	\$2,027	\$2,908	\$3,158	\$5,933	\$-	\$-	\$1,626
Portage Park	\$735	\$759	\$1,097	\$1,472	\$1,893	\$-	\$-	\$-	\$975
Ravenswood	\$716	\$921	\$1,248	\$1,687	\$2,579	\$3,080	\$6,500	\$-	\$1,060
River North	\$1,264	\$1,667	\$2,365	\$3,419	\$5,303	\$9,430	\$-	\$-	\$1,834
River West	\$1,433	\$1,707	\$2,475	\$4,235	\$4,653	\$-	\$-	\$-	\$2,045
Rogers Park	\$627	\$870	\$1,181	\$1,499	\$1,778	\$2,234	\$-	\$-	\$942
Roscoe Village	\$701	\$950	\$1,405	\$1,989	\$2,644	\$3,358	\$-	\$-	\$1,505
South Loop - Printers Row	\$1,285	\$1,605	\$2,259	\$2,819	\$4,915	\$-	\$-	\$-	\$1,907
Streeterville	\$1,373	\$1,744	\$2,586	\$3,808	\$7,755	\$-	\$-	\$-	\$1,991
Ukrainian Village - Noble Square	\$1,405	\$1,030	\$1,376	\$1,872	\$2,556	\$2,644	\$-	\$-	\$1,507
United Center Park	\$1,413	\$1,176	\$1,540	\$1,663	\$2,158	\$2,433	\$-	\$-	\$1,585

APPENDIX B: AVERAGE ASKING PRICES

Average rent by specific configuration, in a given neighborhood

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR	AVERAGE
University Village	\$1,128	\$1,301	\$1,451	\$1,839	\$2,089	\$2,050	\$-	\$-	\$1,438
Uptown	\$679	\$900	\$1,313	\$1,661	\$2,338	\$3,737	\$-	\$-	\$1,028
West Loop	\$1,414	\$1,606	\$2,013	\$2,515	\$3,250	\$-	\$3,950	\$-	\$1,947
West Rogers Park	\$701	\$780	\$1,044	\$1,469	\$2,222	\$2,150	\$-	\$-	\$1,015
Wicker Park	\$954	\$1,099	\$1,524	\$2,163	\$2,850	\$5,727	\$-	\$-	\$1,663
Wicker Park - Bucktown	\$974	\$1,142	\$1,600	\$2,153	\$2,784	\$3,873	\$-	\$-	\$1,736
Wrigleyville	\$874	\$1,105	\$1,561	\$2,129	\$2,504	\$3,112	\$-	\$-	\$1,787
AVERAGE	\$895	\$1,193	\$1,654	\$2,095	\$2,821	\$3,736	\$4,818	\$8,125	\$1,366

APPENDIX C: DATE AVAILABLE

Percentage of units that are on the market that have a "date available" in a specific date range

NEIGHBORHOOD	JAN 1-14	JAN 15-31	FEB 1-14	FEB 15-29	MAR 1-14	MAR 15-31	APR 1+
Buena Park	40.0	10.0	40.0	10.0	-	-	-
Edgewater	86.5	1.9	7.7	-	-	-	3.8
Evanston	88.0	2.0	4.0	-	4.0	-	2.0
Gold Coast	24.1	11.4	34.2	8.9	21.5	-	-
Hyde Park	94.4	-	-	-	5.6	-	-
Lakeview	46.6	9.5	32.8	-	6.0	-	5.2
Lincoln Park	71.9	-	28.1	-	-	-	-
Logan Square - Palmer Square	52.9	-	35.3	-	5.9	-	5.9
Loop	18.5	17.3	35.1	8.9	15.3	2.0	2.8
Old Town	25.0	15.6	28.1	3.1	28.1	-	-
Ravenswood	63.6	3.0	18.2	-	9.1	-	6.1
River North	41.1	10.4	28.2	12.3	8.0	-	-
River West	58.5	3.8	24.5	-	13.2	-	-
Rogers Park	44.3	1.0	12.4	1.0	12.4	1.0	27.8
South Loop - Printers Row	51.0	19.6	25.5	2.0	-	-	2.0
Streeterville	30.4	3.7	47.2	7.5	11.2	-	-
University Village	23.1	7.7	38.5	30.8	-	-	-
Uptown	48.0	16.0	28.0	6.0	-	-	2.0
West Rogers Park	90.0	-	10.0	-	-	-	-

APPENDIX D: PRICE PER SQUARE FOOT

Average cost of each square foot of space in an apartment by neighborhood

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR	AVERAGE
Albany Park - Irving Park	\$1.08	\$1.04	\$1.19	\$0.98	\$0.79	-	\$1.07	-	\$1.08
Andersonville	\$1.32	-	\$1.15	\$1.09	-	-	-	-	\$1.18
Avondale	-	\$1.00	\$1.17	\$1.09	\$0.83	-	-	-	\$1.09
Buena Park	\$1.88	\$1.72	\$1.55	\$1.12	-	-	-	-	\$1.65
Edgewater	\$1.41	\$1.33	\$1.17	\$1.21	\$1.08	\$1.00	-	-	\$1.30
Evanston	\$1.95	\$1.65	\$1.53	\$1.36	\$1.35	\$1.11	\$0.83	-	\$1.58
Gold Coast	\$2.60	\$2.74	\$2.64	\$2.75	\$1.86	\$1.67	\$1.33	-	\$2.66
Humboldt Park	\$0.95	\$1.33	\$1.14	\$1.13	\$1.26	\$0.97	-	-	\$1.17
Hyde Park	\$1.81	\$1.54	\$1.36	\$1.12	\$1.04	\$0.98	-	-	\$1.45
Lakeview	\$1.86	\$1.68	\$1.63	\$1.48	\$1.53	\$1.54	\$1.44	\$1.47	\$1.64
Lincoln Park	\$1.94	\$1.91	\$1.85	\$1.64	\$1.73	\$1.92	\$1.85	-	\$1.84
Logan Square - Palmer Square	\$1.30	\$1.06	\$1.14	\$1.18	\$0.96	-	-	-	\$1.17
Loop	\$2.47	\$2.28	\$2.15	\$2.32	-	-	-	-	\$2.32
North Center - St Bens	-	\$1.36	\$1.32	\$1.43	\$1.35	\$1.28	-	-	\$1.35
Oak Lawn	-	\$1.13	\$1.11	\$1.12	\$0.89	-	-	-	\$1.10
Old Town	\$2.26	\$2.07	\$2.05	\$2.36	-	\$1.82	-	-	\$2.15
Ravenswood	\$1.55	\$1.47	\$1.26	\$1.17	\$1.23	-	-	-	\$1.31
River North	\$2.50	\$2.25	\$2.25	\$2.55	\$1.79	-	-	-	\$2.32
River West	\$2.60	\$2.32	\$2.24	\$2.77	\$2.71	-	-	-	\$2.36
Rogers Park	\$1.46	\$1.45	\$1.41	\$0.99	\$1.21	-	-	-	\$1.42
Roscoe Village	-	\$1.33	\$1.51	\$1.26	\$1.18	-	-	-	\$1.38
South Loop - Printers Row	\$2.39	\$2.07	\$1.96	\$1.81	\$1.95	-	-	-	\$2.03
Streeterville	\$2.57	\$2.24	\$2.21	\$2.41	\$2.20	-	-	-	\$2.35
Ukrainian Village - Noble Square	-	\$1.26	\$1.45	\$1.32	\$1.18	-	-	-	\$1.36
United Center Park	-	\$1.60	\$1.21	\$1.18	\$0.99	\$0.90	-	-	\$1.15
University Village	\$2.06	\$1.66	\$1.54	\$1.40	\$1.36	-	-	-	\$1.68

* Data reflects only listings that provide square footage as part of their listing

APPENDIX D: PRICE PER SQUARE FOOT

Average cost of each square foot of space in an apartment by neighborhood

NEIGHBORHOOD	STUDIO	1BR	2BR	3BR	4BR	5BR	6BR	7BR	AVERAGE
Uptown	\$1.64	\$1.54	\$1.26	\$1.15	\$1.14	\$1.08	-	-	\$1.42
West Loop	\$2.45	\$1.78	\$1.80	\$1.89	-	-	-	-	\$1.82
West Rogers Park	\$1.27	\$1.11	\$1.06	\$1.01	\$0.99	\$0.87	-	-	\$1.06
Wicker Park	\$1.56	\$1.57	\$1.52	\$1.40	\$1.23	-	-	-	\$1.47
Wicker Park - Bucktown	\$1.50	\$1.53	\$1.46	\$1.37	\$1.08	-	-	-	\$1.42
Wrigleyville	-	-	\$1.29	\$1.43	-	-	-	-	\$1.38
AVERAGE	\$2.17	\$1.99	\$1.85	\$1.70	\$1.43	\$1.36	\$1.33	\$1.47	\$1.96

* Data reflects only listings that provide square footage as part of their listing

APPENDIX E: WALK SCORE OF AVAILABLE UNITS

Rating of each neighborhood's walkability on a scale of 1-100 according to its availabilities

NEIGHBORHOOD	WALK SCORE
Albany Park - Irving Park	80.1
Andersonville	83.4
Avondale	80.2
Buena Park	88.2
Edgewater	89.3
Evanston	83.8
Gold Coast	96.2
Humboldt Park	80.6
Hyde Park	88.2
Lakeview	91.7
Lincoln Park	91.3
Lincoln Square	89.9
Logan Square - Palmer Square	88.2
Loop	90.9
North Center - St Bens	85
Oak Lawn	64.2
Old Town	88.7
Portage Park	82.7
Ravenswood	85.2
River North	97.5
River West	86.3
Rogers Park	87.1
Roscoe Village	84.4
South Loop - Printers Row	93.9
Streeterville	91.2
Ukrainian Village - Noble Square	86.8
United Center Park	76.4

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Rating of each neighborhood’s walkability on a scale of 1-100 according to its availabilities

NEIGHBORHOOD	WALK SCORE
University Village	83
Uptown	91.3
West Loop	84.5
West Rogers Park	76.8
Wicker Park	87.1
Wicker Park - Bucktown	88
Wrigleyville	89.6
AVERAGE	90.1

APPENDIX F: CHANGE IN AVERAGE ASKING RENTS

Average change in asking rents by neighborhood in the past quarter

NEIGHBORHOOD	SEPT'11	DEC '11	% CHANGE	ANNUALIZED %
Albany Park - Irving Park	\$1,122	\$1,090	-2.85%	-11.91%
Andersonville	\$1,167	\$1,189	1.89%	7.33%
Avondale	\$1,245	\$1,230	-1.20%	-4.91%
Buena Park	\$1,311	\$1,261	-3.81%	-16.15%
Edgewater	\$926	\$915	-1.19%	-4.84%
Evanston	\$1,211	\$1,223	0.99%	3.91%
Gold Coast	\$1,843	\$1,767	-4.12%	-17.54%
Humboldt Park	\$1,064	\$1,056	-0.75%	-3.04%
Hyde Park	\$938	\$920	-1.92%	-7.90%
Lakeview	\$1,291	\$1,263	-2.17%	-8.96%
Lincoln Park	\$1,471	\$1,404	-4.55%	-19.50%
Lincoln Square	\$1,010	\$978	-3.17%	-13.29%
Logan Square - Palmer Square	\$1,127	\$1,113	-1.24%	-5.06%
Loop	\$1,943	\$1,921	-1.13%	-4.61%
North Center - St Bens	\$1,424	\$1,415	-0.63%	-2.55%
Oak Lawn	\$1,526	\$1,654	8.39%	29.56%
Old Town	\$1,662	\$1,626	-2.17%	-8.95%
Portage Park	\$997	\$975	-2.21%	-9.12%
Ravenswood	\$1,061	\$1,060	-0.09%	-0.38%
River North	\$1,852	\$1,834	-0.97%	-3.94%
River West	\$2,003	\$2,045	2.10%	8.13%
Rogers Park	\$949	\$942	-0.74%	-2.98%
Roscoe Village	\$1,529	\$1,505	-1.57%	-6.43%
South Loop - Printers Row	\$1,926	\$1,907	-0.99%	-4.00%
Streeterville	\$2,006	\$1,991	-0.75%	-3.02%
Ukrainian Village - Noble Square	\$1,518	\$1,507	-0.72%	-2.93%
United Center Park	\$1,548	\$1,585	2.39%	9.22%

APPENDIX F: CHANGE IN AVERAGE ASKING RENTS

Average change in asking rents by neighborhood in the past quarter

NEIGHBORHOOD	JULY '11	SEPT. '11	% CHANGE	ANNUALIZED %
University Village	\$1,461	\$1,438	-1.57%	-6.45%
Uptown	\$1,043	\$1,028	-1.44%	-5.88%
West Loop	\$1,959	\$1,947	-0.61%	-2.47%
West Rogers Park	\$1,012	\$1,015	0.30%	1.18%
Wicker Park	\$1,670	\$1,663	-0.42%	-1.69%
Wicker Park - Bucktown	\$1,741	\$1,736	-0.29%	-1.15%
Wrigleyville	\$1,788	\$1,787	-0.06%	-0.22%
AVERAGE	\$1,416	\$1,366	-4%	-14.89%