

10-4-2023

To the Evanston Land Use Commission:

I spoke last week regarding the negative impact of noise, traffic, congestion on property values and that a zoning change in the U2 District would increase all those negative impacts and cause a decrease in property values and appreciation of surrounding properties. The ¼ mile of Evanston property surrounding the stadium pays between 9-10 million dollars of property taxes to the city and schools. If the city takes an action to decrease property values it also will decrease the taxes for our city and schools.

I also spoke to the point that one of the reports stated that East Central St. is blighted. The median single family home price in the area is over \$800,000. There are few commercial or apartment vacancies and only one home on the market in the ¼ mile surrounding the stadium.

Areas, like where SOFI stadium in Inglewood California, or Lincoln Yards in Chicago were blighted. North East Evanston is not blighted. It is a solid residential neighborhood with a thriving business district.

Below is my testimony from the 7/6/2023, copies of the slide presentation, the data from the Multiple Listing Service showing that the 32% of all listings which sold in in sept- 2022-Sept 2023 and articles referred to regarding how noise negatively impacts property values.

Thank you,

Mary Rosinski

1729 Chancellor
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Testimony from sept 6 2023.

Good evening, my name is Mary Rosinski, I have been full time real estate broker on the North Shore for 43 years, I hold a Managing Broker license, as well as Certified Residential Specialist, **Accredited Buyers' Agent** and **At home with Diversity certifications**.

I am member of the North Shore Barrington Board of Realtors and I serve on the Government Affairs Committee and the Diversity and Inclusion Committee.

In the 1990s I worked as an appraiser for George Anton appraisal company

One of the most important responsibilities we brokers have is to m accurately price properties. We need to balance important factors such as location, property condition, market and financial circumstances, against **positive and negative external influences known as externalities** – w factors outside owner's control.

As an expert in these areas, I'd like to **correct the record** on a few things I have heard.

First. I'd like to emphasize the importance of **removing the word "Blighted" from** the discussion surrounding the rezoning the U2 district for commercial use. The statement is not true.

"Blighted" implies property that no one wants. As stated in the Clark University study- New Stadiums are built in "blighted areas because property values are less.

The land in the stadium neighborhood is highly desirable, and land values in the area range between \$60 and \$90 a square foot depending on zoning use. The Median price of single-family homes in the area is \$861,000 and that represents a lot of tax revenue which average about 2% of property value.

– This is Not a Blighted area.

[slide 3 – Central St is not "blighted"]

The Central Street Business district, east and west of Greenbay, has an enviable reputation for being one of the more attractive business districts on the Shore, drawing people from all over Evanston as well as neighboring villages and cities.

The business rents are some of the highest on the Shore and there are few vacancies

The area east of the tracks has several strong draws including the Evanston Arts Center, Hewn Bakery, iKandi Hair Salon, Berglund Animal Hospital and many more

Central Street is not a blighted area.

[slide 4 – Location & positive externalities]

Location is the usually the most predominant factor in determining price, followed by the condition of the home, views, and positive and negative externalities.

As said earlier, Externalities are factors which exist outside the owner's control can have a positive impact and increase the value of property such as good parks, schools, walkable business, transportation.

Or

They can have negative impact and decrease home values, such as noise, pollution, traffic, congestion, blight and environmental concerns.

[The next 3 slides play for about 1 min while you say the next 2 paragraphs: slide 5 – negative externalities/location near stadium; slide 6 – noise impacts on property values; & slide 7 – traffic levels/Linberger quote]

The Activities at the Stadium and U2 district would be considered a negative externality by most buyers' standards, because they bring increased traffic, congestion, and noise to the area.

As you see can see in the noise/property value calculator, when decibel levels increase, home values decrease, Average the decibel levels are around 50 and 55 if the sound decibels go up to 80, the price reduction was \$66,000 or more the an 10%. If the decibel level is higher, the impact is more severe and property values decreases more.

Were it not for the fact that the large events in the U2 district are limited to collegiate and amateur events, rather were commercial events, the home values around the stadium would be more negatively impacted due to an elements of

significantly increased traffic, noise, lights, and chaos of the U2 activities not only on weekends but also weekdays and schools days.

The positive factors which exist in the neighborhoods immediately surrounding the stadium. all act to counterbalance the negative impacts of the stadium.

But this counterbalance will be lost if the type of events are changed to commercial events and the number of those events increases.

Even smaller commercial events still have a significant impact on traffic congestion, noise, and bring environmental and health concerns to the area.

SALES OVER LIST PRICE

The next mistake I'd like to correct is a statement by a group who spoke at the last LUC meeting.

It was said that the NU announcement about the Ryan Rebuild drove up values in the area. There is no significant data to justify that statement. Let's look at the data from 2023-23

The statement and the homes they mentioned are not evidence of anything other than the state of the housing market across the country which has been low inventory, high demand, high prices.

[slide 8 – homes sold near U2 district]

An analysis of the Evanston single family homes near the u2 district in 2022-2023 **shows that 38%** of the homes which sold after the NU announcement ,in the past 12 months, closed higher than list price or 5 out of 13,

[slide 9 – sales across Evanston]

The overall Evanston market showed that 36% of the homes in the previous 12 months sold above asking price. This represent 126 of 357 single family homes. There is no significant statistical difference.

Second, based on my experience in this field, it's my opinion that in the past year that because most buyers were not aware of the details of NU's proposed zoning changes, and therefore they have not incorporated it into their decision-making process yet.

The market will most likely not react positive or negatively until a decision has been made by the city and all detailed complete information is available.

It's not surprising that the market data doesn't show any effect on homes near the U2 District yet.

STADIUMS W/CONCERTS

I'd also like to correct the record on one other point. At the last hearing, NU gave **Wake Forest** and **Colorado at Boulder** as examples of colleges that host concerts in their football stadiums.

Commissioner Lindwall asked if those stadiums were located close to homes. NU representative said yes, but that's not true, as you can see from the slides, **neither** those stadiums, nor Notre Dame which some people have suggested is similar to Ryan Field, have ANY substantial residential neighborhoods nearby.

[slide 10 – Wake Forest]

Wake Forest has zero homes within 1000 feet.

[slide 11 – Boulder]

Boulder has only 8 homes within 1000 feet

[slide 12 – Notre Dame]

Notre Dame has zero homes within 1000 feet.

[slide 13 – NU]

But here's NU. Unlike those other schools, it has **more than 500 homes** within 1000 feet and that means 1000s of residents

WRAP-UP

In conclusion, the neighborhoods surrounding the stadium are thriving, they are the heart and soul of resident's lives. **These neighborhoods are the places where friendships** are made, people wish to raise families, create lasting memories, and eventually retire.

These neighborhoods are part of the foundation of the larger Evanston community. We should not destabilize them.

For many, the prospect of living next to a mega commercial entertainment center, similar to the United Center, which is what is NU is proposing, with its U2 rezoning text change, doesn't align with the long-term vision residents have or had when they purchased their homes.

People choose their neighborhoods with careful consideration, valuing the qualities that make them special and often, it's their largest investment.

Implementing a major zoning change, and creating a 29-acre commercial entertainment district, in the middle of residential neighborhoods, can drastically erode the trust that Evanston residents should be able to place in their government and the existing comprehensive plan and municipal code.

It would be hard to imagine Urban planners, who play a pivotal role in shaping the cities we live in, advocating for adding unnecessary negative externalities to established, and appreciating neighborhoods.

As we move forward, it is essential to uphold the vision and values of our communities, carefully weighing the impacts of proposed developments on the neighborhood fabric. **It's about fostering a delicate balance between growth and stability**, ensuring that our communities remain great places to live and thrive for generations to come.

This rationale behind the NU requested text change is based on a self-created financial hardship, they want to build a facility which they say they cannot afford unless the city changes the zoning.

The text change does not meet any of the standards.

The first announcements regarding changing zoning and concerts were around Sept 29 2022

Ryan Revamp: Northwestern announces plans for design of new Ryan Field



Illustration by Olivia Abeyta

If approved, construction on the new Ryan Field would begin after the 2023 football season.

Jacob Fulton, Editor in Chief

September 29, 2022

Nearly a century after first opening to the public, Ryan Field is gearing up for a major facelift.

Northwestern announced plans Wednesday for a new football stadium, after facility namesakes Pat Ryan (Kellogg '59) and Shirley Ryan (Weinberg '61) announced a record-breaking \$480 million donation to the University in September 2021 that included funds earmarked for the renovation. NU's Board of Trustees approved the design last week, which is reported to cost around \$800 million.

The privately-funded facility has a projected maximum capacity of 35,000 — 12,000 seats fewer than the current stadium — which ensures it will remain the smallest stadium in the Big Ten. If approved, construction would begin after the 2023 football season, with the facility slated to open in time for the 2026 season.

“I am excited about this project, which will create a world-class new stadium that is befitting our world-class institution, our amazing student-athletes, our fans, our alumni and the Evanston community,” University President Michael Schill said in a Wednesday news release. “I appreciate all the work my predecessor and the leadership team at the University have done to actively listen and solicit input from the community.”

The field, which first opened in 1926 as Dyche Stadium, has been through multiple rounds of renovations since its inception and was renamed in 1996 after the Ryan family. Located in northern Evanston, the stadium sits next to Welsh-Ryan Arena in the city’s 7th Ward, where NU’s footprint has been a point of contention for years.

Nearby residents have raised concerns about issues including noise and light pollution, student conduct, parking availability and transit, with some feeling the presence of both Ryan Field and Welsh-Ryan Arena has negatively impacted their quality of life. Chief among those concerns is the hosting of for-profit events such as concerts and professional conferences.

A divided City Council narrowly passed a zoning change in November 2019 that allowed NU to host a limited number of these for-profit events in the Welsh-Ryan area over a period of two years. Pitched as a trial program to assess the impact of these events on the community, the plan was upended when the COVID-19 pandemic shut down large-scale events across the country just months after the change went into effect.

However, the proposal faced fierce resident opposition both before and after its passage. As the pilot program’s end date neared in 2021, City Council considered a yearlong extension to the zoning change, but the proposal was shot down that June.

To ensure the stadium remains funded, NU is considering holding some concerts at the new Ryan Field, though no annual number of events has been officially proposed. To address resident concerns, University leaders have held conversations with community members since the renovation was announced, some of which were formally facilitated by Ald. Eleanor Revelle (7th).

The reduction in stadium capacity, stadium design elements meant to decrease light pollution and plans for increased game day transit options are all intended to address worries about the facility.

NU also projected that the construction process will create more than 2,900 jobs and generate more than \$10 million in direct revenue for the city. If the University ends up hosting concerts at the new Ryan Field, it would also bring in a projected \$35 million in city tax revenue over the course of a decade.

Discussions about the proposed plans are ongoing, as City Council has yet to approve the project. In the meantime, the University plans to continue conversations about the renovations and their impact on residents.

Looking forward, namesake donor Pat Ryan said he hopes the new facility will benefit both NU and the broader Evanston community.

“The new Ryan Field will be more than just an amazing home for Wildcat football,” Pat Ryan said in the release. “Our hope is that through this new stadium campus, Ryan Field is reimagined as an architecturally significant year-round gathering place for the Northwestern and Evanston communities that is accessible to all.”

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Twitter: [@jacobnfulton](https://twitter.com/jacobnfulton)

Related stories:



Blight is a shorthand term many people use to refer to properties they perceive as problematic in some way: **appearing unsafe, visually unpleasant, or a threat to neighborhood property values.**

Central Street is Not “Blighted”



A blighted area refers to a geographic location that has experienced a significant decline or deterioration in its physical, economic, or social conditions.

Blight can manifest in various ways and is often characterized by abandoned or deteriorated buildings, infrastructure decay, high crime rates, poverty, and overall neglect.

Central Street is not blighted.

Top positive impacts on appraisal values: Location, Location, Location

What makes a great home location? Here are a few factors that may increase your home appraisal value from a good location:

- Low crime
- Highly-rated schools
- Near hospital, fire station, and/or police station
- Walkable
- Well-maintained roads, streetlamps etc.
- Nearby homes are mainly owner-occupied, not rented, foreclosed, or for-sale
- Located in a suburban neighborhood, about 20 to 30 minutes from a large or mid-sized city
- Not located on a busy road

But Location Near Negative Externalities Causes Depreciation

“For appraisal purposes, depreciation refers to any condition that negatively affects the value of an improvement to real property, and takes into consideration:

[Among other things] Economic obsolescence, caused by factors that are external to the property, such as **being located close to a noisy airport or polluting factory.**”

<https://www.multiplicities.org/home/2018/4/13/the-housing-impacts-of-sports-stadiums>

Actual appraisal deducting 3.5% from home value for proximity to NU stadium:

skylights. Several windows are new stained glass. The floor plan is functional with adequate room sizes and closet space. No functional obsolescence was noted. Subject experiences external obsolescence for its location next to Northwestern University's Dyche Stadium and parking lot, as well as the additional noise, and foot traffic during games.

RETHINK THE MARKET

Noise Levels Directly Affect Property Values

Noise vs. Real Estate Price Calculator

Quieter areas are generally deemed more desirable, and real estate prices tend to reflect that.

You can change your house but you can't move your land - noise affects real estate prices.

<https://dqyvj.com/how-much-does-noise-affect-real-estate-prices/>

House Information	
Input Data	Values
Current Home Value	685000
Current Ldn, Median Home is about 55 Ldn.	55
New Ldn, Busy Streets raise this to about 75 Ldn.	80
<input type="button" value="Calculate"/> <input type="button" value="Reset"/>	
What might the house be worth?	
Calculated Results	Values
New Price	619689.35

Code created with assistance from [Political Calculations](#)

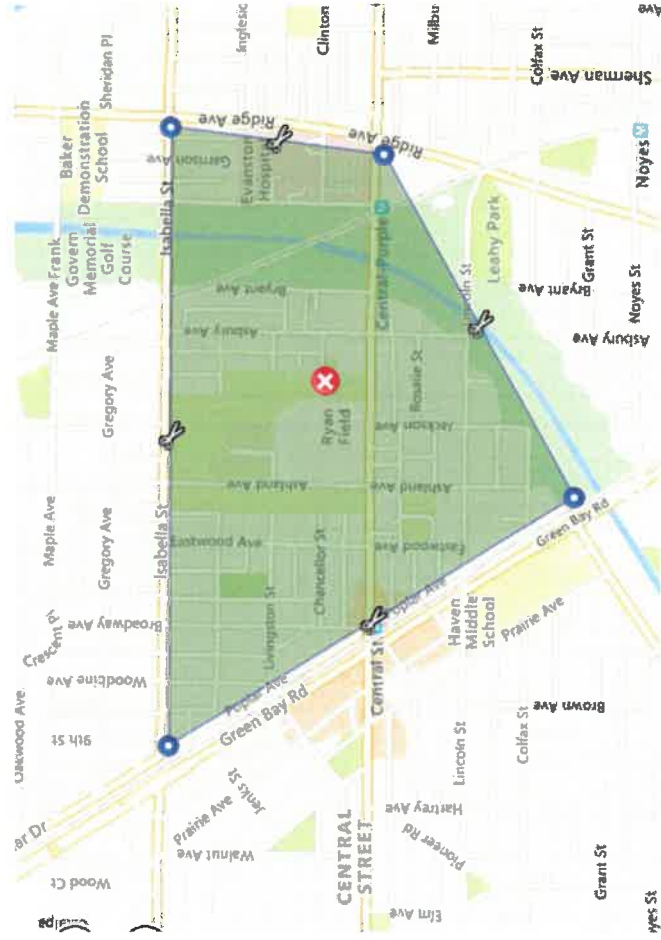
Increased Traffic is a Recognized Negative Externality

“There is broad acceptance by professionals brokering, valuing and financing single-family homes that **higher traffic levels negatively impact value.**”

Buyers and sellers also accept this premise and academic research supports it as well. Value reductions tend to increase in tandem with traffic volumes.”

--Mary Linberger, MAI

Single-Family Home Sales Near the U2 District After Ryan Field Announcement



Year	Home Sales
2021	12
2022	16

2022-23

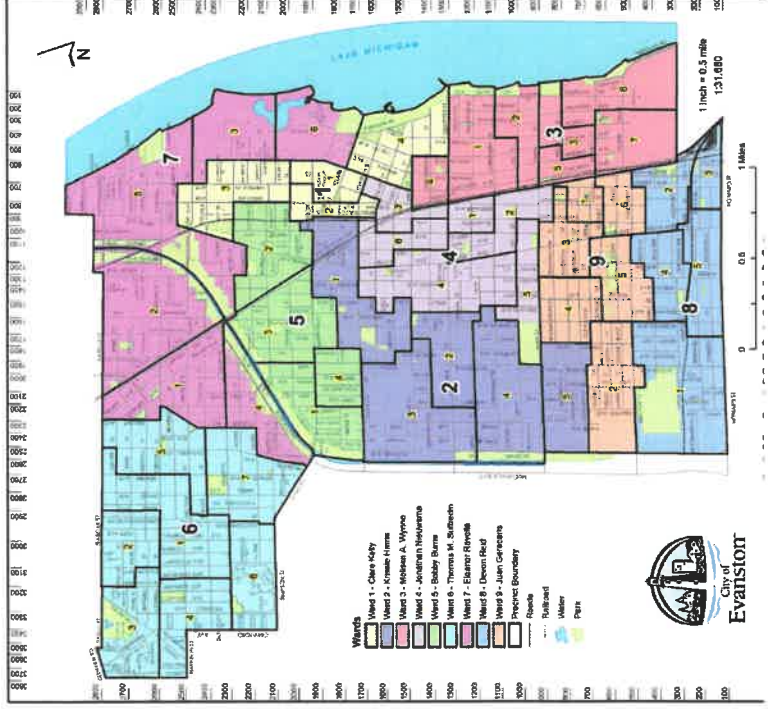
Market Conditions: Low Supply, High Demand

Single-Family Homes Sold: 13

Sold Above List Price: 5

% of Homes Sold Above List Price: 38%

Single-Family Home Sales in All of Evanston After Ryan Field Announcement



	2021	2022
Home Sales	440	357

2022-23

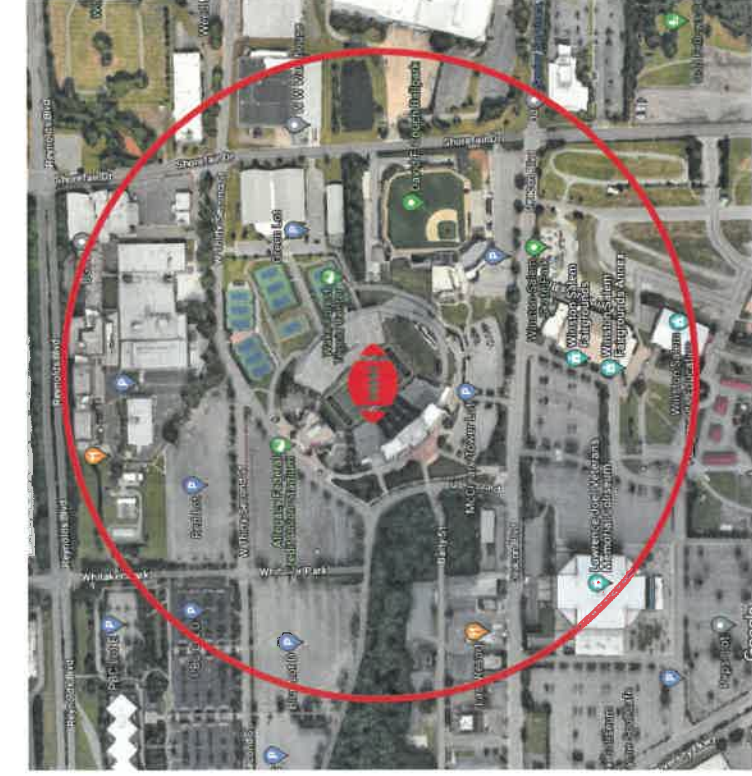
Market Conditions: Low Inventory/
High Demand = Fewer Home Sales

Single-Family Homes Sold: 357

Sold Above List Price: 126

% of Homes Sold Above List Price: 36%

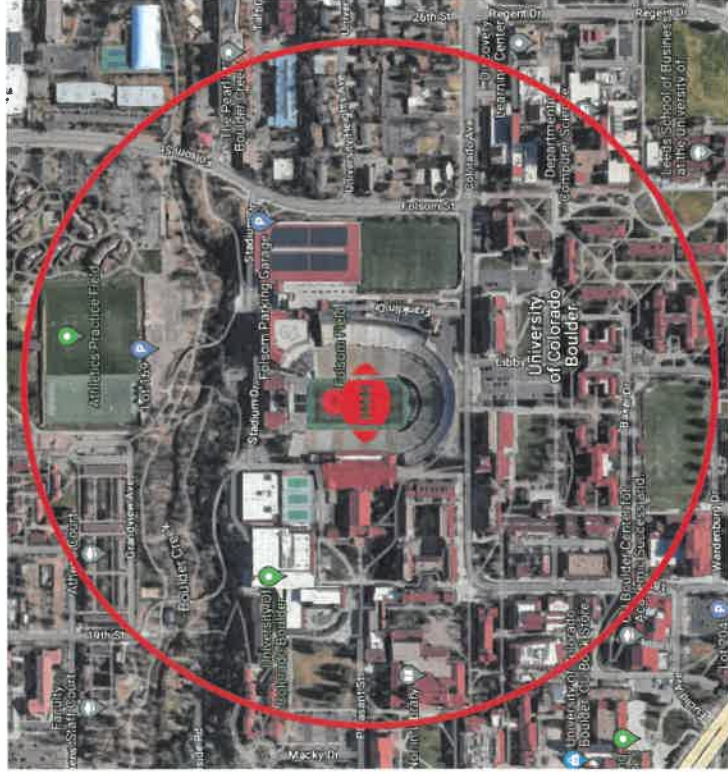
Allegacy Federal Credit Union Stadium (Wake Forest University)



- Distance to closest single-family home = 1,900 feet
- 0 single-family homes within 1,000 feet
- Ample off-street parking
- Multiple 4-lane access roads

Folsom Field (University of Colorado)

- Distance to closest single-family home = 650 feet
- 8 single-family homes within 1,000 feet
- 4-lane access roads on all sides (within $\frac{1}{2}$ mile of stadium)

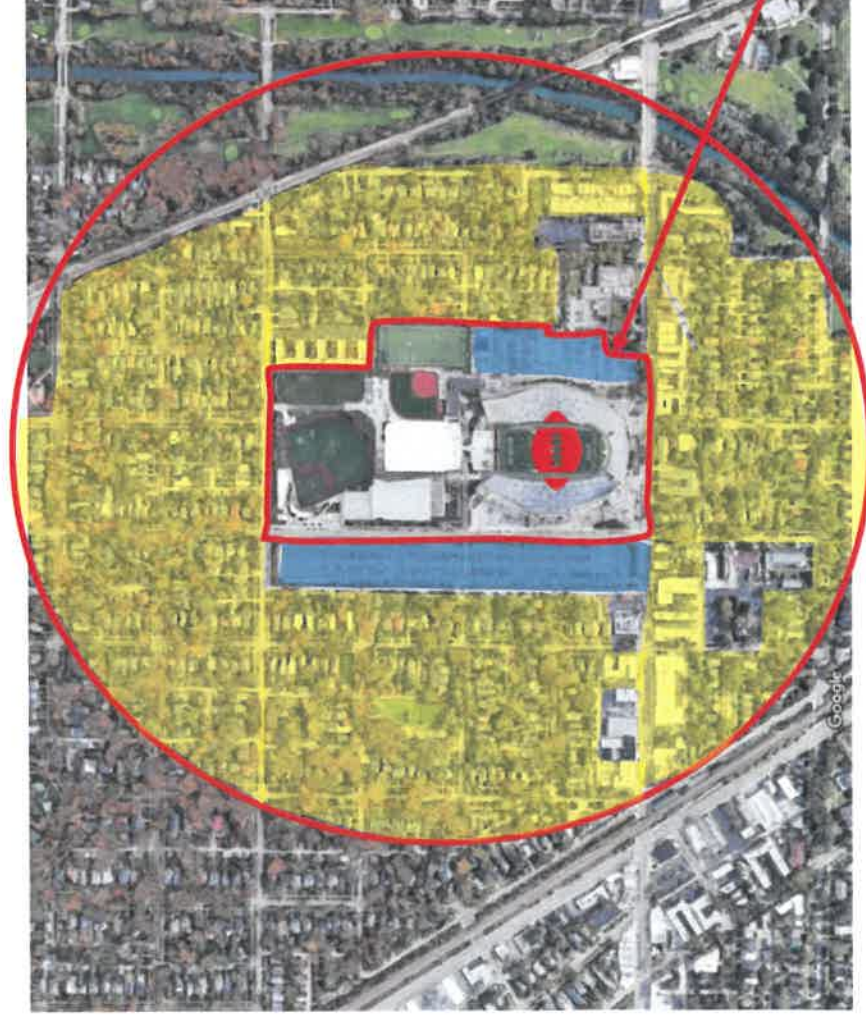


Notre Dame Stadium (University of Notre Dame)



- Distance to closest single-family home = 2,000 feet
- Multiple access roads
- Ample off-street parking
- No need for vehicles to enter residential neighborhoods

U2 Zoning District (Northwestern University)



- Distance to closest single-family home = 181 feet (proposed)
- 520 single-family homes and 21 multi-family dwellings within 1000 feet
- Extremely limited access roads and off-street parking

U2 District boundary

How Much Does Noise Affect Real Estate Prices?

Sound levels are measured in decibels - a 3 decibel decrease means a cut in power of about half.

If an Airport moves next door, for example, jet engines are going to be north of **110 decibels**. Busy roadways, on the other hand, will have levels above **80 decibels**.

It is well within the range of possibilities your house might (over the years) go from 45 or 55 Ldn to 80 Ldn or so. Now, with this calculator, you can know how much that affects your home price (about .4% of value per 1 Ldn increase).

*(The study used 55 Ldn as the median sound level at a house, about the level of a moderately busy suburban street. I did the math as a power, so $Value * .996^{dB}$. Just know that it would be worse if it was $Value * (1-.004*dB)$. Take it with a grain of salt but here you go!)*



Adverse External Influences

“Adverse external influences” are structures or entities near a property that negatively affect its value. Appraisers often use the phrase “External Obsolescence” when describing these influences.

Adverse influences include freeways, busy arterial through-streets, railroads, BART or mass transit trains, cemeteries, schools, and commercial buildings or establishments.

Real estate agents involved in transactions with external influences sometimes underestimate their effect and get frustrated when appraisers have difficulty supporting value. The most common problem involves properties on busy through-streets. A loud or busy street near a property can shave as much as \$50,000 to \$100,000 off the appraised value, depending on the price range.

Appraisals With Adverse External Influences



supports value, and this is often difficult to do.

Appraisers cannot simply correlate entirely to nearby comps that do not have adverse influences and make downward adjustments. This is what Realtors often want appraisers to do, but it is deemed too subjective by underwriters and appraisal guidelines preclude it.

Appraisers must include at least one similar comp with similar adverse influences that supports value.

Why Appraisers Cannot Push Values

If appraisal reviewers think there is anything suspicious about an appraisal, they will often go out of their way to eviscerate the appraisal and then cut the value significantly.

So, by coming in slightly low (like our appraiser above did), appraisers are often preventing much more significant value cuts that might come as a result of an appraisal review.

I can't emphasize this enough, as many seasoned appraisers well-understand this risk.

Questions? Keep In Touch With JVM Lending

If you have questions about the homebuying process or appraisals, contact JVM Lending. Our expert Mortgage Analysts and Client Advisors are available 7 days a week to answer questions and guide you through the mortgage and appraisal process.

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Single-Family Home Sales Near the U2 District After Ryan Field Announcement



	2021	2022
Home Sales	12	16

2022-23

Market Conditions: Low Supply, High Demand

Single-Family Homes Sold: 13

Sold Above List Price: 5

% of Homes Sold Above List Price: 38%

Sold Properties **ARLVA** Around Stadium
2022-23
 AFTER Announced

Property Type: Detached Single Status: Closed Map Search: polygon Months Back: 12 Months Contract Date: 09/26/2022 or later

	Total	Average LP	Average MT
Sold	13	\$900,530	23
Active	0	\$0	0
Under Contract	0	\$0	0
Other	0	\$0	0

	Max	Average	Median	Min
LP (13)	\$1,295,000	\$900,530	\$855,000	\$649,900
SP (13)	\$1,215,000	\$912,576	\$861,000	\$646,000

= Sold over LIST PRICE
 5 of 13 or
 38% of Properties
 Sold Above LIST

	Stat	Area	Street #	Str Name	Orig List Pr	List Price	Sold Pr	Closed Date	Contract Date	MT
1	CLSD	201	2745	Asbury	\$675,000	\$649,900	\$646,000	11/16/2022	10/11/2022	37
2	CLSD	201	2714	Woodbine	\$729,000	\$729,000	\$729,000	03/23/2023	02/19/2023	3
3	CLSD	201	1900	Livingston	\$760,000	\$760,000	\$760,000	03/31/2023	03/16/2023	1
4	CLSD	201	2661	Asbury	\$775,000	\$775,000	\$851,000	07/10/2023	05/15/2023	20
5	CLSD	201	2715	Broadway	\$799,000	\$799,000	\$928,000	06/05/2023	05/05/2023	3
6	CLSD	201	2763	Broadway	\$845,000	\$845,000	\$861,000	06/20/2023	05/21/2023	4
7	CLSD	201	2404	Ashland	\$885,000	\$855,000	\$800,000	08/31/2023	07/20/2023	38
8	CLSD	201	2625	Eastwood	\$859,000	\$859,000	\$845,000	05/31/2023	04/30/2023	20
9	CLSD	201	2617	Eastwood	\$900,000	\$900,000	\$900,000	04/17/2023	03/08/2023	146
10	CLSD	201	1724	Isabella	\$1,050,000	\$1,050,000	\$1,017,500	01/25/2023	11/20/2022	6
11	CLSD	201	2650	Eastwood	\$1,095,000	\$1,095,000	\$1,111,000	12/15/2022	11/06/2022	4
12	CLSD	201	2403	Ashland	\$1,095,000	\$1,095,000	\$1,215,000	07/24/2023	04/17/2023	5
13	CLSD	201	2712	Broadway	\$1,295,000	\$1,295,000	\$1,200,000	09/08/2023	07/17/2023	16

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Mary Rosinski, CRS | Coldwell Banker Realty | Cell: (847) 293-6167 | Email: Mary.Rosinski@cbexchange.com | 09/26/2023 07:17 PM

AFTER NO announcement @ Sept 29, 2023
 38% of Properties sold Above
 Asking Price. within 1/4 mile of
 STADIUM

ALL EVANSTON 2022-2023

Property Type: Detached Single Status: Closed Area: Evanston Contract Date: 09/20/2022 through 09/20/2023

	Total	Average LP	Average MT
Sold	328	\$767,281	41
Active	0	\$0	0
Under Contract	0	\$0	0
Other	0	\$0	0

Call of EVANSTON SOL
 9/20/2022 - 9/20-2023
 105 of 328

328 of Homes
 Sold. over
 Henry

	Max	Average	Median	Min
LP (328)	\$3,500,000	\$767,281	\$697,000	\$159,000
SP (328)	\$3,375,000	\$772,823	\$688,500	\$159,000

	Stat	Area	Street #	Str Name	Orig List Pr	List Price	Sold Pr	Closed Date	Contract Date	MT	
1	CLSD	201	1808	Hovland	\$159,000	\$159,000	(F)	03/29/2023	10/14/2022	457	
2	CLSD	201	1401	Grey	\$239,500	\$219,500		\$203,000	02/15/2023	01/27/2023	179
3	CLSD	201	2011	Grey	\$229,900	\$209,900	(F)	\$207,500	05/15/2023	04/13/2023	126
4	CLSD	201	1746	Brown	\$197,600	\$197,600	(F)	\$210,000	03/10/2023	02/02/2023	29
5	CLSD	201	1706	Crain	\$215,000	\$215,000		\$210,000	03/01/2023	02/13/2023	25
6	CLSD	201	625	Oakton	\$319,900	\$219,900	(F)	\$215,000	03/31/2023	03/07/2023	333

7	CLSD	201	231	Richmond	\$203,000	\$203,000	\$216,000 (F)	05/12/2023	03/13/2023	6
8	CLSD	201	1216	Fowler	\$259,000	\$246,000	\$225,000 (S)	06/27/2023	03/18/2023	23
9	CLSD	201	2125	Darrow	\$290,000	\$290,000	\$251,000	08/28/2023	08/02/2023	8
10	CLSD	201	231	Richmond	\$269,900	\$269,900	\$255,000	09/12/2023	08/28/2023	83
11	CLSD	201	633	Dodge	\$259,900	\$259,900	\$270,000	04/27/2023	04/01/2023	4
12	CLSD	201	1610	Pitner	\$299,900	\$299,900	\$270,000	04/21/2023	03/02/2023	71
13	CLSD	201	2404	Greenleaf	\$299,000	\$299,000	\$275,000	05/12/2023	03/03/2023	12
14	CLSD	201	1724	Lyons	\$299,900	\$299,900	\$277,500	07/19/2023	06/24/2023	42
15	CLSD	201	2137	Crawford	\$325,000	\$325,000	\$280,000	12/28/2022	12/06/2022	49
16	CLSD	201	1729	Brown	\$284,900	\$284,900	\$285,000	02/03/2023	12/11/2022	9
17	CLSD	201	1717	Simpson	\$289,900	\$289,900	\$285,000	09/08/2023	08/08/2023	7
18	CLSD	201	1910	Dewey	\$400,000	\$350,000	\$285,000	01/19/2023	11/09/2022	104
19	CLSD	201	828	Hartrey	\$288,000	\$288,000	\$288,000	06/09/2023	05/12/2023	13
20	CLSD	201	2322	Bradley	\$299,000	\$289,000	\$289,000 (S)	03/27/2023	02/13/2023	120
21	CLSD	201	1319	Darrow	\$305,000	\$305,000	\$295,000 (C)	01/09/2023	11/25/2022	166
22	CLSD	201	2014	Brown	\$295,500	\$285,000	\$296,000	11/07/2022	10/15/2022	83
23	CLSD	201	1818	Hovland	\$350,000	\$310,000	\$300,000	12/07/2022	10/31/2022	56
24	CLSD	201	1933	Church	\$299,000	\$299,000	\$308,250	09/11/2023	07/18/2023	6
25	CLSD	201	2413	Bradley	\$300,000	\$300,000	\$310,000	03/03/2023	01/23/2023	82
26	CLSD	201	2409	Lee	\$299,900	\$325,000	\$315,000	12/09/2022	11/01/2022	28
27	CLSD	201	1621	Lake	\$325,000	\$325,000	\$315,000	04/06/2023	03/15/2023	29
28	CLSD	201	2011	Cleveland	\$395,000	\$395,000	\$315,000	11/15/2022	10/06/2022	28
29	CLSD	201	2019	Ashland	\$334,000	\$334,000	\$316,500	05/19/2023	04/12/2023	228
30	CLSD	201	606	Wesley	\$319,000	\$319,000	\$325,000	09/28/2023	08/29/2023	9

31	CLSD	201	936	Grey	\$339,000	\$339,000	\$325,000	08/23/2023	07/24/2023	6
32	CLSD	201	2649	Crawford	\$359,900	\$359,900	\$328,000 (F)	02/14/2023	01/30/2023	56
33	CLSD	201	3320	Harrison	\$299,000	\$299,000	\$330,000	03/24/2023	03/01/2023	49
34	CLSD	201	333	Dodge	\$339,900	\$339,900	\$333,000	09/22/2023	08/15/2023	26
35	CLSD	201	2110	Asbury	\$409,000	\$380,000	\$340,000 (S)	03/20/2023	11/24/2022	14
36	CLSD	201	700	Hartrey	\$375,000	\$350,000	\$345,000	08/14/2023	07/11/2023	19
37	CLSD	201	1532	Fowler	\$389,000	\$350,000	\$345,000	11/10/2022	10/17/2022	62
38	CLSD	201	2130	Seward	\$359,900	\$359,900	\$349,900	07/06/2023	06/03/2023	80
39	CLSD	201	2343	Hastings	\$375,000	\$359,000	\$350,000 (F)	08/30/2023	07/06/2023	43
40	CLSD	201	2220	Payne	\$420,000	\$420,000	\$350,000	05/19/2023	04/17/2023	7
41	CLSD	201	9237	Lincolnwood	\$385,000	\$365,000	\$351,000	07/18/2023	05/29/2023	43
42	CLSD	201	2102	Asbury	\$359,000	\$359,000	\$355,000	11/18/2022	10/21/2022	72
43	CLSD	201	304	Elmwood	\$375,000	\$375,000	\$362,000	09/11/2023	07/29/2023	9
44	CLSD	201	1830	Lemar	\$370,000	\$370,000	\$365,000	04/13/2023	03/04/2023	244
45	CLSD	201	1516	Dempster	\$405,000	\$405,000	\$365,000	10/24/2022	10/24/2022	97
46	CLSD	201	1920	Washington	\$332,800	\$332,800	\$366,000 (F)	04/12/2023	03/16/2023	18
47	CLSD	201	2105	Seward	\$375,000	\$375,000	\$370,000	12/16/2022	11/14/2022	7
48	CLSD	201	1628	South	\$399,000	\$399,000	\$375,000	08/23/2023	08/07/2023	33
49	CLSD	201	1432	Washington	\$400,000	\$400,000	\$375,000	12/15/2022	11/22/2022	34
50	CLSD	201	1922	Seward	\$350,000	\$350,000	\$376,000	08/02/2023	07/12/2023	23
51	CLSD	201	1626	Dempster	\$349,000	\$349,000	\$376,250	03/14/2023	02/19/2023	3
52	CLSD	201	216	Richmond	\$425,000	\$407,000	\$380,000	01/30/2023	01/09/2023	139
53	CLSD	201	506	Elmwood	\$400,000	\$400,000	\$383,000	12/28/2022	12/05/2022	31
54	CLSD	201	1579	Dewey	\$487,500	\$415,000	\$385,000	05/16/2023	01/31/2023	72

55	CLSD	201	1716	Seward	\$389,900	\$389,900	\$389,900	\$389,000	03/21/2023	01/17/2023	201
56	CLSD	201	217	Hartrey	\$399,000	\$399,000	\$399,000	\$390,000	11/18/2022	09/23/2022	36
57	CLSD	201	1418	Brown	\$425,000	\$399,000	\$399,000	\$390,000	11/01/2022	09/26/2022	75
58	CLSD	201	2200	Hartzell	\$399,900	\$399,900	\$399,900	\$390,000	04/24/2023	04/05/2023	9
59	CLSD	201	1143	Fowler	\$399,900	\$399,900	\$399,900	\$394,000	10/31/2022	10/08/2022	54
60	CLSD	201	2013	Dobson	\$440,000	\$395,000	\$395,000	\$395,000	04/27/2023	03/23/2023	27
61	CLSD	201	3621	Central	\$410,000	\$410,000	\$410,000	\$395,000	06/16/2023	04/30/2023	12
62	CLSD	201	715	Asbury	\$369,000	\$369,000	\$369,000	\$396,000	07/14/2023	06/25/2023	4
63	CLSD	201	1233	Fowler	\$425,000	\$425,000	\$425,000	\$397,000	01/19/2023	12/09/2022	25
64	CLSD	201	1927	Warren	\$399,000	\$399,000	\$399,000	\$397,500	08/15/2023	06/07/2023	13
65	CLSD	201	2033	Ashland	\$399,999	\$399,999	\$399,999	\$398,900	10/31/2022	09/30/2022	70
66	CLSD	201	2008	Keeney	\$435,000	\$395,000	\$395,000	\$400,000	10/20/2022	09/26/2022	74
67	CLSD	201	217	Grey	\$469,000	\$425,000	\$425,000	\$402,500	01/18/2023	11/07/2022	137
68	CLSD	201	3465	Clifford	\$379,000	\$379,000	\$379,000	\$405,000	11/18/2022	10/23/2022	3
69	CLSD	201	801	Florence	\$405,000	\$399,000	\$399,000	\$405,000	03/21/2023	02/04/2023	53
70	CLSD	201	2235	Crawford	\$419,000	\$419,000	\$419,000	\$419,000	10/26/2022	09/22/2022	65
71	CLSD	201	2313	Lee	\$425,000	\$425,000	\$425,000	\$419,000	07/03/2023	05/23/2023	5
72	CLSD	201	3746	Church	\$439,000	\$439,000	\$439,000	\$420,000	12/21/2022	11/22/2022	6
73	CLSD	201	1800	Leland	\$409,900	\$409,900	\$409,900	\$422,500	04/28/2023	03/16/2023	9
74	CLSD	201	2412	Greenleaf	\$419,000	\$419,000	\$419,000	\$425,000	05/30/2023	03/27/2023	15
75	CLSD	201	2750	Crawford	\$425,000	\$425,000	\$425,000	\$425,000	05/12/2023	03/02/2023	4
76	CLSD	201	2016	Main	\$425,000	\$425,000	\$425,000	\$425,000	07/12/2023	05/13/2023	89
77	CLSD	201	2715	Reese	\$477,500	\$455,000	\$455,000	\$425,000 (F)	08/30/2023	06/08/2023	86
78	CLSD	201	2202	Payne	\$400,000	\$400,000	\$400,000	\$427,000 (F)	08/15/2023	06/16/2023	25

79	CLSD	201	3723	Golf	\$459,900	\$445,900	\$427,000	04/12/2023	02/26/2023	35
80	CLSD	201	1708	Greenwood	\$400,000	\$400,000	\$427,100	05/19/2023	04/18/2023	6
81	CLSD	201	9246	Ewing	\$425,000	\$425,000	\$427,500	03/23/2023	02/23/2023	9
82	CLSD	201	2637	Crawford	\$399,000	\$399,000	\$430,000	04/20/2023	04/03/2023	3
83	CLSD	201	9321	Ewing	\$439,900	\$439,900	\$435,900	05/01/2023	03/26/2023	19
84	CLSD	201	2122	Noyes	\$449,000	\$449,000	\$438,000	01/12/2023	10/24/2022	59
85	CLSD	201	1732	Main	\$439,900	\$439,900	\$439,900	07/13/2023	06/14/2023	8
86	CLSD	201	1916	Keeney	\$419,000	\$419,000	\$440,000	03/24/2023	02/02/2023	2
87	CLSD	201	2546	Princeton	\$495,000	\$449,000	\$440,000	05/17/2023	04/21/2023	69
88	CLSD	201	2013	Oakton	\$429,900	\$429,900	\$445,000	04/14/2023	02/26/2023	3
89	CLSD	201	3022	Thayer	\$425,000	\$425,000	\$450,000	12/30/2022	11/30/2022	9
90	CLSD	201	2339	Hartrey	\$445,000	\$445,000	\$450,000	06/20/2023	05/20/2023	3
91	CLSD	201	2010	Washington	\$450,000	\$450,000	\$450,000	05/26/2023	04/17/2023	28
92	CLSD	201	3401	Lyons	\$450,000	\$450,000	\$450,000	05/12/2023	03/23/2023	1
93	CLSD	201	2126	Wesley	\$477,000	\$477,000	\$450,000	01/27/2023	12/04/2022	99
94	CLSD	201	8	Salem	\$539,900	\$479,000	\$450,000	12/07/2022	10/31/2022	88
95	CLSD	201	2709	Simpson	\$574,900	\$510,000	\$465,000	11/29/2022	11/10/2022	211
96	CLSD	201	2325	Hastings	\$474,000	\$474,000	\$474,000	06/16/2023	04/18/2023	1
97	CLSD	201	2023	Darrow	\$439,000	\$439,000	\$475,000	06/23/2023	05/30/2023	7
98	CLSD	201	3625	Thayer	\$449,500	\$449,500	\$475,000	05/02/2023	03/29/2023	39
99	CLSD	201	720	Seward	\$460,000	\$460,000	\$480,000	02/27/2023	01/23/2023	276
100	CLSD	201	3231	Central	\$525,000	\$489,000	\$480,000	05/03/2023	03/03/2023	129
101	CLSD	201	305	Ashland	\$495,000	\$495,000	\$480,000	09/27/2023	08/09/2023	15
102	CLSD	201	1624	Seward	\$497,000	\$497,000	\$480,000	07/25/2023	06/28/2023	6

103	CLSD	201	423	Florence	\$465,000	\$465,000	\$485,000	05/17/2023	04/17/2023	189
104	CLSD	201	2435	Prospect	\$525,000	\$499,000	\$485,000	07/24/2023	06/23/2023	48
105	CLSD	201	9308	Forestview	\$479,000	\$479,000	\$490,000	08/04/2023	07/03/2023	5
106	CLSD	201	2731	Elgin	\$499,000	\$499,000	\$490,000	03/10/2023	01/18/2023	98
107	CLSD	201	9329	Crawford	\$500,000	\$500,000	\$493,298	09/27/2023	08/28/2023	22
108	CLSD	201	1140	Florence	\$579,000	\$529,000	\$495,000	12/28/2022	11/23/2022	50
109	CLSD	201	1508	Cleveland	\$499,000	\$499,000	\$499,000	02/17/2023	11/10/2022	29
110	CLSD	201	838	Grey	\$460,000	\$495,000	\$500,000	07/14/2023	05/13/2023	6
111	CLSD	201	1211	Washington	\$500,000	\$500,000	\$500,000	05/04/2023	04/03/2023	6
112	CLSD	201	2317	Hastings	\$549,999	\$549,999	\$500,000	08/15/2023	05/25/2023	125
113	CLSD	201	1531	Cleveland	\$525,000	\$525,000	\$507,500	07/06/2023	06/13/2023	6
114	CLSD	201	3521	Central	\$539,000	\$519,000	\$510,000	10/04/2023	08/22/2023	41
115	CLSD	201	9239	Central Park	\$545,000	\$545,000	\$515,000	09/18/2023	08/30/2023	6
116	CLSD	201	1428	Main	\$499,000	\$499,000	\$520,000	08/11/2023	07/21/2023	57
117	CLSD	201	3509	Arcadia	\$549,900	\$549,900	\$535,000	01/30/2023	01/01/2023	18
118	CLSD	201	2415	Prospect	\$575,000	\$575,000	\$537,500	01/18/2023	12/03/2022	53
119	CLSD	201	1098	Fowler	\$549,000	\$549,000	\$545,000	08/30/2023	08/02/2023	10
120	CLSD	201	3320	Payne	\$530,000	\$530,000	\$550,000	07/07/2023	06/12/2023	6
121	CLSD	201	2308	Simpson	\$599,000	\$575,000	\$550,000	12/05/2022	11/02/2022	109
122	CLSD	201	1206	Sherman	\$599,000	\$599,000	\$550,000	12/21/2022	09/26/2022	12
123	CLSD	201	1409	Dobson	\$539,000	\$539,000	\$555,000	04/11/2023	02/28/2023	8
124	CLSD	201	2525	Ashland	\$595,000	\$595,000	\$560,000	09/27/2023	09/11/2023	7
125	CLSD	201	2420	Prospect	\$574,900	\$574,900	\$565,000	04/10/2023	10/26/2022	34
126	CLSD	201	1721	Seward	\$570,000	\$570,000	\$570,000	04/14/2023	03/12/2023	4

127	CLSD	201	2407	Payne	\$544,000	\$544,000	\$573,500	07/27/2023	06/12/2023	5
128	CLSD	201	1025	Dewey	\$579,900	\$579,900	\$575,000	03/29/2023	02/10/2023	91
129	CLSD	201	1922	Wesley	\$579,000	\$579,000	\$579,000	12/30/2022	10/18/2022	6
130	CLSD	201	9340	Avers	\$550,000	\$550,000	\$580,000	08/30/2023	08/11/2023	4
131	CLSD	201	2306	Hastings	\$549,000	\$549,000	\$585,500	03/15/2023	02/25/2023	6
132	CLSD	201	2659	Lincolnwood	\$625,000	\$599,000	\$599,000	06/16/2023	05/07/2023	11
133	CLSD	201	2305	Grey	\$575,000	\$575,000	\$600,000	05/31/2023	05/04/2023	15
134	CLSD	201	3321	Colfax	\$595,000	\$595,000	\$605,000	03/30/2023	02/06/2023	13
135	CLSD	201	801	Asbury	\$630,000	\$619,000	\$608,000	11/15/2022	10/13/2022	35
136	CLSD	201	2335	Hartrey	\$565,000	\$565,000	\$615,000	12/02/2022	10/09/2022	1
137	CLSD	201	1216	Cleveland	\$575,000	\$575,000	\$615,000	09/06/2023	07/24/2023	5
138	CLSD	201	9300	Prairie	\$615,000	\$615,000	\$615,000	04/27/2023	04/01/2023	77
139	CLSD	201	1506	Dempster	\$630,000	\$615,000	\$615,000	04/24/2023	03/15/2023	122
140	CLSD	201	2234	Ewing	\$599,000	\$599,000	\$620,000	09/29/2023	07/24/2023	8
141	CLSD	201	1115	Grove	\$625,000	\$625,000	\$620,000	05/25/2023	04/09/2023	2
142	CLSD	201	2143	Ewing	\$585,000	\$585,000	\$621,000	07/25/2023	06/15/2023	9
143	CLSD	201	3226	Hartzell	\$600,000	\$600,000	\$621,000	06/08/2023	04/14/2023	14
144	CLSD	201	1629	Florence	\$625,000	\$625,000	\$625,000	09/14/2023	08/13/2023	5
145	CLSD	201	2123	McDaniel	\$575,000	\$575,000	\$626,000	07/31/2023	06/27/2023	5
146	CLSD	201	401	Florence	\$624,000	\$624,000	\$628,000	04/04/2023	03/07/2023	6
147	CLSD	201	416	Darrow	\$625,000	\$625,000	\$630,000	06/30/2023	04/12/2023	22
148	CLSD	201	2410	Thayer	\$640,000	\$640,000	\$640,000	08/15/2023	06/27/2023	6
149	CLSD	201	2745	Asbury	\$675,000	\$649,900	\$646,000	11/16/2022	10/11/2022	37
150	CLSD	201	424	Greenleaf	\$649,000	\$649,000	\$649,000	12/21/2022	11/04/2022	241

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151	CLSD	201	2355	Colfax	\$649,000	\$649,000	\$649,000	\$649,000	10/19/2022	09/25/2022	5
152	CLSD	201	2304	Prospect	\$625,000	\$625,000	\$650,000	\$650,000	04/03/2023	02/20/2023	4
153	CLSD	201	1002	Asbury	\$699,900	\$675,000	\$650,000	\$650,000	01/23/2023	12/11/2022	81
154	CLSD	201	2503	Payne	\$649,000	\$649,000	\$655,000	\$655,000	03/31/2023	02/02/2023	68
155	CLSD	201	3320	Hayes	\$615,000	\$615,000	\$658,000	\$658,000	06/21/2023	05/22/2023	5
156	CLSD	201	2627	Reese	\$674,900	\$674,900	\$660,000	\$660,000	12/14/2022	11/16/2022	5
157	CLSD	201	2337	Ridgeway	\$719,000	\$689,000	\$675,000	\$675,000	12/01/2022	09/30/2022	16
158	CLSD	201	9539	Central Park	\$850,000	\$769,000	\$675,000	\$675,000	03/07/2023	01/08/2023	222
159	CLSD	201	2329	Thayer	\$675,000	\$675,000	\$676,000	\$676,000	08/11/2023	06/20/2023	6
160	CLSD	201	2131	Lincolnwood	\$649,000	\$649,000	\$676,500	\$676,500	05/02/2023	02/06/2023	6
161	CLSD	201	829	Oakton	\$684,555	\$684,555	\$680,000	\$680,000	12/16/2022	11/11/2022	15
162	CLSD	201	2120	Wesley	\$649,000	\$649,000	\$685,000	\$685,000	02/24/2023	01/25/2023	8
163	CLSD	201	2225	Forestview	\$675,000	\$675,000	\$685,000	\$685,000	06/26/2023	06/07/2023	13
164	CLSD	201	1042	Florence	\$699,000	\$699,000	\$685,000	\$685,000	11/18/2022	09/21/2022	8
165	CLSD	201	2603	Harrison	\$700,000	\$700,000	\$692,000	\$692,000	05/02/2023	02/27/2023	254
166	CLSD	201	2709	Lawndale	\$695,000	\$695,000	\$695,000	\$695,000	03/17/2023	02/19/2023	3
167	CLSD	201	2760	Reese	\$749,900	\$749,900	\$697,000	\$697,000	03/02/2023	01/16/2023	40
168	CLSD	201	1120	Dobson	\$699,000	\$699,000	\$699,000	\$699,000	06/16/2023	05/16/2023	19
169	CLSD	201	839	Milburn	\$750,000	\$725,000	\$700,000	\$700,000	03/14/2023	02/14/2023	29
170	CLSD	201	3535	Grove	\$759,900	\$729,900	\$703,000	\$703,000	07/28/2023	06/28/2023	41
171	CLSD	201	1100	Hartrey	\$749,900	\$749,900	\$710,000	\$710,000	06/21/2023	05/27/2023	9
172	CLSD	201	1564	Florence	\$655,000	\$655,000	\$715,000	\$715,000	04/21/2023	02/28/2023	7
173	CLSD	201	1228.5-1230	Sherman	\$760,000	\$760,000	\$720,000	\$720,000	04/14/2023	03/14/2023	105
174	CLSD	201	830	Lincoln	\$700,000	\$700,000	\$722,000	\$722,000	06/16/2023	05/19/2023	15

175	CLSD	201	825	Asbury	\$725,000	\$725,000	\$725,000	\$725,000	06/27/2023	04/21/2023	66
176	CLSD	201	934	Asbury	\$800,000	\$748,000	\$725,000	\$725,000	03/16/2023	01/31/2023	90
177	CLSD	201	1115	Harvard	\$749,000	\$749,000	\$725,000	\$725,000	09/21/2023	08/28/2023	28
178	CLSD	201	2714	Woodbine	\$729,000	\$729,000	\$729,000	\$729,000	03/23/2023	02/19/2023	3
179	CLSD	201	2426	Isabella	\$729,000	\$729,000	\$730,000	\$730,000	10/31/2022	09/20/2022	8
180	CLSD	201	625	Clinton	\$700,000	\$700,000	\$735,000	\$735,000	07/19/2023	05/15/2023	6
181	CLSD	201	815	Colfax	\$749,000	\$749,000	\$735,000	\$735,000	05/26/2023	05/02/2023	35
182	CLSD	201	2645	Prairie	\$899,900	\$775,000	\$740,000	\$740,000	10/28/2022	10/04/2022	198
183	CLSD	201	1929	Wesley	\$735,000	\$735,000	\$745,000	\$745,000	06/01/2023	04/30/2023	3
184	CLSD	201	709	Brown	\$699,000	\$699,000	\$759,000	\$759,000	08/09/2023	05/23/2023	4
185	CLSD	201	1900	Livingston	\$760,000	\$760,000	\$760,000	\$760,000	03/31/2023	03/16/2023	1
186	CLSD	201	2948	Central	\$799,000	\$799,000	\$769,000	\$769,000	04/21/2023	03/08/2023	52
187	CLSD	201	2915	Lincoln	\$799,000	\$799,000	\$772,000	\$772,000	04/04/2023	02/15/2023	116
188	CLSD	201	1102	Elmwood	\$790,000	\$790,000	\$775,000	\$775,000	12/30/2022	11/27/2022	38
189	CLSD	201	1200	Elmwood	\$749,000	\$749,000	\$777,000	\$777,000	04/03/2023	03/19/2023	4
190	CLSD	201	81	Salem	\$749,900	\$749,900	\$780,000	\$780,000	08/29/2023	07/23/2023	4
191	CLSD	201	1911	Noyes	\$785,000	\$785,000	\$785,000	\$785,000	02/24/2023	12/25/2022	1
192	CLSD	201	2444	Hartrey	\$885,000	\$795,000	\$785,000	\$785,000	09/19/2023	08/29/2023	72
193	CLSD	201	2914	Payne	\$749,000	\$749,000	\$790,000	\$790,000	05/22/2023	03/19/2023	5
194	CLSD	201	3209	Otto	\$799,000	\$799,000	\$792,000	\$792,000	03/06/2023	02/06/2023	4
195	CLSD	201	1207	Harvard	\$799,000	\$799,000	\$799,000	\$799,000	07/07/2023	06/08/2023	3
196	CLSD	201	915	Reba	\$724,900	\$724,900	\$800,000	\$800,000	08/01/2023	06/29/2023	2
197	CLSD	201	2505	Lawndale	\$799,000	\$799,000	\$800,000	\$800,000	03/30/2023	02/27/2023	83
198	CLSD	201	2404	Ashland	\$885,000	\$855,000	\$800,000	\$800,000	08/31/2023	07/20/2023	38

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199	CLSD	201	9239	Harding	\$799,000	\$799,000	\$810,000	05/31/2023	04/28/2023	10
200	CLSD	201	40	Williamsburg	\$790,000	\$790,000	\$810,040	09/14/2023	06/12/2023	4
201	CLSD	201	1417	Lyons	\$825,000	\$825,000	\$812,500	09/18/2023	08/09/2023	30
202	CLSD	201	410	Wesley	\$800,000	\$800,000	\$820,000	07/25/2023	06/06/2023	6
203	CLSD	201	2124	Grant	\$749,000	\$749,000	\$826,000	09/14/2023	08/13/2023	6
204	CLSD	201	540	Florence	\$840,000	\$840,000	\$830,000	06/16/2023	05/11/2023	17
205	CLSD	201	1117	Main	\$830,000	\$830,000	\$832,000	03/28/2023	02/19/2023	4
206	CLSD	201	2716	Bennett	\$845,000	\$845,000	\$840,000	01/05/2023	10/16/2022	11
207	CLSD	201	2625	Eastwood	\$859,000	\$859,000	\$845,000	05/31/2023	04/30/2023	20
208	CLSD	201	3040	Park	\$849,000	\$849,000	\$849,000	05/17/2023	05/12/2023	1
209	CLSD	201	1205	Lee	\$775,000	\$775,000	\$850,000	04/04/2023	02/10/2023	5
210	CLSD	201	806	Clinton	\$815,000	\$815,000	\$850,000	12/01/2022	10/03/2022	4
211	CLSD	201	3206	Thayer	\$824,000	\$824,000	\$850,000	05/23/2023	01/14/2023	2
212	CLSD	201	2661	Asbury	\$775,000	\$775,000	\$851,000	07/10/2023	05/15/2023	20
213	CLSD	201	2516	Noyes	\$824,555	\$824,555	\$855,000	04/05/2023	01/30/2023	1
214	CLSD	201	2763	Broadway	\$845,000	\$845,000	\$861,000	06/20/2023	05/21/2023	4
215	CLSD	201	2118	Lake	\$850,000	\$850,000	\$865,000	06/28/2023	05/13/2023	3
216	CLSD	201	2233	Dodge	\$865,000	\$865,000	\$865,000	03/22/2023	01/23/2023	7
217	CLSD	201	2200	Pioneer	\$845,000	\$845,000	\$866,000	08/21/2023	07/03/2023	3
218	CLSD	201	826	Grey	\$869,000	\$869,000	\$869,000	06/16/2023	05/16/2023	1
219	CLSD	201	1422	Florence	\$900,000	\$900,000	\$872,000	11/18/2022	09/20/2022	7
220	CLSD	201	3600	Glenview	\$875,000	\$875,000	\$875,000	08/25/2023	07/15/2023	2
221	CLSD	201	621	Asbury	\$875,000	\$875,000	\$875,000	08/15/2023	07/15/2023	6
222	CLSD	201	904	Colfax	\$885,000	\$885,000	\$875,000	04/28/2023	02/24/2023	16

223	CLSD	201	2730	Princeton	\$899,000	\$899,000	\$875,000	08/01/2023	04/05/2023	8
224	CLSD	201	1410	Greenleaf	\$895,000	\$895,000	\$885,000	03/07/2023	02/05/2023	156
225	CLSD	201	1415	Leonard	\$759,000	\$759,000	\$888,000	07/13/2023	06/24/2023	5
226	CLSD	201	2509	Noyes	\$865,000	\$865,000	\$895,000	08/07/2023	07/15/2023	20
227	CLSD	201	1817	Greenwood	\$925,000	\$899,000	\$895,000	07/24/2023	06/24/2023	10
228	CLSD	201	1633	Florence	\$825,000	\$825,000	\$896,000	05/30/2023	05/16/2023	6
229	CLSD	201	2519	Ridgeway	\$899,000	\$899,000	\$899,000	06/30/2023	04/01/2023	10
230	CLSD	201	2635	Lawndale	\$824,000	\$824,000	\$900,000	04/19/2023	03/03/2023	3
231	CLSD	201	2617	Eastwood	\$900,000	\$900,000	\$900,000	04/17/2023	03/08/2023	146
232	CLSD	201	2773	Sheridan	\$750,000	\$750,000	\$906,896	05/10/2023	04/10/2023	4
233	CLSD	201	428	Greenwood	\$995,000	\$995,000	\$912,020	12/02/2022	09/22/2022	78
234	CLSD	201	1049	Hinman	\$899,000	\$899,000	\$915,000	08/24/2023	04/20/2023	2
235	CLSD	201	1612	Madison	\$925,000	\$925,000	\$918,000	12/05/2022	10/16/2022	1
236	CLSD	201	2319	Sherman	\$859,000	\$859,000	\$925,000	12/20/2022	10/31/2022	4
237	CLSD	201	2813	Thayer	\$925,000	\$925,000	\$925,000	11/30/2022	10/30/2022	5
238	CLSD	201	2715	Broadway	\$799,000	\$799,000	\$928,000	06/05/2023	05/05/2023	3
239	CLSD	201	748	Judson	\$925,000	\$925,000	\$930,000	09/22/2023	08/22/2023	2
240	CLSD	201	1002	Judson	\$975,000	\$975,000	\$930,000	08/01/2023	05/19/2023	30
241	CLSD	201	2405	Payne	\$850,000	\$850,000	\$931,100	07/18/2023	06/18/2023	5
242	CLSD	201	2919	Hartzell	\$899,997	\$899,997	\$940,000	06/15/2023	04/25/2023	9
243	CLSD	201	1615	Ashland	\$975,000	\$975,000	\$945,000	10/03/2023	08/10/2023	24
244	CLSD	201	9539	Central Park	\$949,000	\$949,000	\$949,000	06/26/2023	05/28/2023	2
245	CLSD	201	525	Judson	\$999,000	\$999,000	\$950,000	12/22/2022	12/10/2022	66
246	CLSD	201	1222	Greenwood	\$939,000	\$939,000	\$960,000	02/14/2023	01/10/2023	5

247	CLSD	201	2236	Wesley	\$975,000	\$975,000	\$970,000	09/13/2023	07/28/2023	23
248	CLSD	201	551	Judson	\$895,000	\$895,000	\$975,000	06/30/2023	05/01/2023	4
249	CLSD	201	1942	Orrington	\$915,000	\$915,000	\$976,000	07/31/2023	05/10/2023	3
250	CLSD	201	1206	Main	\$995,000	\$995,000	\$980,000	12/05/2022	10/09/2022	89
251	CLSD	201	2047	Orrington	\$844,000	\$844,000	\$1,000,000	07/31/2023	06/05/2023	5
252	CLSD	201	1126	Hinman	\$950,000	\$950,000	\$1,000,000	05/08/2023	04/07/2023	2
253	CLSD	201	3135	Park	\$1,050,000	\$1,050,000	\$1,005,000	06/30/2023	04/12/2023	28
254	CLSD	201	817	Central	\$1,025,000	\$998,000	\$1,010,000	06/30/2023	04/16/2023	21
255	CLSD	201	1724	Isabella	\$1,050,000	\$1,050,000	\$1,017,500	01/25/2023	11/20/2022	6
256	CLSD	201	1023	Maple	\$995,000	\$995,000	\$1,020,000	05/11/2023	04/20/2023	7
257	CLSD	201	2413	Hartrey	\$832,125	\$832,125	\$1,024,000	02/28/2023	02/09/2023	10
258	CLSD	201	2725	Harrison	\$1,118,000	\$1,050,000	\$1,056,000	06/13/2023	04/14/2023	36
259	CLSD	201	650	Judson	\$1,000,000	\$1,000,000	\$1,060,000	05/24/2023	04/20/2023	29
260	CLSD	201	803	Milburn	\$969,000	\$969,000	\$1,072,500	09/05/2023	08/13/2023	3
261	CLSD	201	2539	Lawndale	\$1,025,000	\$1,025,000	\$1,075,000	06/20/2023	04/17/2023	5
262	CLSD	201	3023	Hartzell	\$1,050,000	\$1,050,000	\$1,075,000	02/22/2023	01/26/2023	93
263	CLSD	201	735	South	\$1,195,000	\$1,095,000	\$1,085,000	05/15/2023	03/16/2023	28
264	CLSD	201	2406	Pioneer	\$950,000	\$950,000	\$1,100,000	08/15/2023	05/21/2023	5
265	CLSD	201	3700	Old Glenview	\$1,100,000	\$1,100,000	\$1,100,000	06/01/2023	02/14/2023	8
266	CLSD	201	2227	Lincolnwood	\$1,100,000	\$1,100,000	\$1,100,000	04/28/2023	01/23/2023	43
267	CLSD	201	1120	Grant	\$979,000	\$979,000	\$1,110,000	07/17/2023	05/28/2023	3
268	CLSD	201	2314	Lawndale	\$1,045,000	\$1,045,000	\$1,110,000	04/28/2023	02/21/2023	5
269	CLSD	201	2650	Eastwood	\$1,095,000	\$1,095,000	\$1,111,000	12/15/2022	11/06/2022	4
270	CLSD	201	1462	Wesley	\$1,049,000	\$1,049,000	\$1,120,000	06/05/2023	04/08/2023	4

271	CLSD	201	2012	Maple	\$999,900	\$999,900	\$1,122,000	05/25/2023	03/20/2023	7
272	CLSD	201	2530	Lawndale	\$1,150,000	\$1,150,000	\$1,125,000	11/18/2022	10/03/2022	5
273	CLSD	201	1843	Ashland	\$1,225,000	\$1,225,000	\$1,145,000	06/22/2023	05/05/2023	19
274	CLSD	201	216	Kedzie	\$1,169,000	\$1,169,000	\$1,149,000	01/03/2023	11/13/2022	40
275	CLSD	201	719	Milburn	\$1,249,000	\$1,249,000	\$1,155,000	09/07/2023	07/28/2023	80
276	CLSD	201	2205	Forestview	\$1,100,000	\$1,100,000	\$1,172,000	05/17/2023	03/13/2023	7
277	CLSD	201	2323	Marcy	\$1,385,000	\$1,199,000	\$1,199,000	01/06/2023	11/04/2022	18
278	CLSD	201	3130	Hartzell	\$1,099,000	\$1,099,000	\$1,200,000	06/23/2023	05/08/2023	1
279	CLSD	201	2737	Highland	\$1,200,000	\$1,200,000	\$1,200,000	01/03/2023	11/18/2022	65
280	CLSD	201	2511	Hurd	\$1,200,000	\$1,200,000	\$1,200,000	08/18/2023	07/15/2023	10
281	CLSD	201	1327	Church	\$1,399,000	\$1,250,000	\$1,200,000	02/01/2023	12/02/2022	222
282	CLSD	201	2712	Broadway	\$1,295,000	\$1,295,000	\$1,200,000	09/08/2023	07/17/2023	16
283	CLSD	201	1509	Forest	\$1,300,000	\$1,300,000	\$1,209,000	08/07/2023	06/16/2023	8
284	CLSD	201	2403	Ashland	\$1,095,000	\$1,095,000	\$1,215,000	07/24/2023	04/17/2023	5
285	CLSD	201	2309	Grey	\$1,275,000	\$1,275,000	\$1,225,000	06/15/2023	03/28/2023	4
286	CLSD	201	1244	Dryden	\$1,250,000	\$1,250,000	\$1,250,000	06/21/2023	05/15/2023	5
287	CLSD	201	2720	Grant	\$1,250,000	\$1,250,000	\$1,250,000	05/12/2023	04/14/2023	5
288	CLSD	201	1432	Asbury	\$1,260,000	\$1,260,000	\$1,250,000	12/08/2022	10/15/2022	9
289	CLSD	201	2107	Lincoln	\$1,150,000	\$1,150,000	\$1,257,000	05/01/2023	03/26/2023	4
290	CLSD	201	723	Monticello	\$1,200,000	\$1,200,000	\$1,260,000	01/31/2023	12/12/2022	1
291	CLSD	201	2612	Prospect	\$1,400,000	\$1,285,000	\$1,270,000	05/08/2023	03/09/2023	61
292	CLSD	201	3131	Thayer	\$1,325,000	\$1,325,000	\$1,275,000	11/10/2022	10/19/2022	9
293	CLSD	201	1408	Ridge	\$1,345,000	\$1,299,000	\$1,285,000	12/30/2022	11/14/2022	208
294	CLSD	201	1134	Sherman	\$1,299,000	\$1,299,000	\$1,299,000	03/31/2023	03/29/2023	1

295	CLSD	201	3120	Thayer	\$1,250,000	\$1,250,000	\$1,300,000	06/22/2023	05/14/2023	4
296	CLSD	201	651	Forest	\$1,250,000	\$1,250,000	\$1,307,000	10/28/2022	10/03/2022	4
297	CLSD	201	1124	Sheridan	\$1,495,000	\$1,495,000	\$1,350,000	05/23/2023	03/27/2023	42
298	CLSD	201	2119	Wesley	\$1,300,000	\$1,300,000	\$1,375,000	01/17/2023	11/13/2022	5
299	CLSD	201	9454	Drake	\$1,425,000	\$1,425,000	\$1,385,000	11/01/2022	10/03/2022	28
300	CLSD	201	2237	Sherman	\$1,500,000	\$1,500,000	\$1,400,000	07/14/2023	05/12/2023	310
301	CLSD	201	3127	Park	\$1,350,000	\$1,350,000	\$1,425,000	06/16/2023	06/07/2023	10
302	CLSD	201	2319	Lincoln	\$1,490,000	\$1,490,000	\$1,425,000	09/08/2023	07/19/2023	27
303	CLSD	201	2036	Orrington	\$1,550,000	\$1,550,000	\$1,443,000	05/19/2023	04/17/2023	34
304	CLSD	201	9560	Drake	\$1,499,900	\$1,499,900	\$1,444,000	06/21/2023	04/23/2023	279
305	CLSD	201	2416	Central Park	\$1,450,000	\$1,450,000	\$1,450,000	06/20/2023	03/12/2023	4
306	CLSD	201	2401	Park	\$1,495,000	\$1,495,000	\$1,450,000	08/03/2023	05/10/2023	7
307	CLSD	201	1122	Judson	\$1,495,000	\$1,495,000	\$1,460,000	04/14/2023	02/11/2023	6
308	CLSD	201	1239	Asbury	\$1,524,900	\$1,524,900	\$1,462,000	12/02/2022	11/07/2022	66
309	CLSD	201	709	Foster	\$1,590,000	\$1,550,000	\$1,475,000	12/09/2022	11/10/2022	49
310	CLSD	201	2327	Pioneer	\$1,350,000	\$1,350,000	\$1,480,000	08/01/2023	05/07/2023	3
311	CLSD	201	1616	Judson	\$1,349,000	\$1,349,000	\$1,487,500	07/07/2023	05/04/2023	4
312	CLSD	201	649	Sheridan	\$1,399,000	\$1,399,000	\$1,500,000	12/03/2022	11/02/2022	51
313	CLSD	201	3039	Normandy	\$1,549,000	\$1,549,000	\$1,530,000	01/24/2023	12/05/2022	7
314	CLSD	201	315	Davis	\$1,545,000	\$1,545,000	\$1,600,000	06/22/2023	03/14/2023	39
315	CLSD	201	1126	Michigan	\$1,550,000	\$1,550,000	\$1,600,000	06/16/2023	03/30/2023	1
316	CLSD	201	2655	Sheridan	\$1,250,000	\$1,250,000	\$1,651,895	11/01/2022	10/24/2022	4
317	CLSD	201	720	Central	\$1,695,000	\$1,695,000	\$1,675,000	07/14/2023	04/17/2023	328
318	CLSD	201	414	Church	\$1,750,000	\$1,750,000	\$1,750,000	05/23/2023	04/23/2023	3

319	CLSD	201	221	Dempster	\$1,800,000	\$1,800,000	\$1,750,000	09/12/2023	08/06/2023	2
320	CLSD	201	1119	Judson	\$1,899,000	\$1,899,000	\$1,775,000	10/31/2022	10/03/2022	125
321	CLSD	201	2881	Sheridan	\$1,795,000	\$1,795,000	\$1,795,000	07/20/2023	05/21/2023	11
322	CLSD	201	1112	Hinman	\$1,695,000	\$1,695,000	\$1,850,000	04/17/2023	03/13/2023	5
323	CLSD	201	2687	Stewart	\$2,000,000	\$2,000,000	\$2,017,350	06/02/2023	10/09/2022	265
324	CLSD	201	2510	Orrington	\$2,195,000	\$2,195,000	\$2,100,000	01/20/2023	12/03/2022	1
325	CLSD	201	1220	Judson	\$1,950,000	\$1,950,000	\$2,146,187	05/08/2023	03/27/2023	5
326	CLSD	201	1030	Sheridan	\$2,350,000	\$2,350,000	\$2,250,000	04/14/2023	02/16/2023	101
327	CLSD	201	643	Sheridan	\$2,999,000	\$2,999,000	\$3,200,000	01/10/2023	10/31/2022	5
328	CLSD	201	214	Greenwood	\$3,650,000	\$3,500,000	\$3,375,000	07/28/2023	05/29/2023	233

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