GETTING THE MOST OUT OF THE GUIDE

Start with the Housing Facts section. This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

Read about different neighborhoods and narrow down your search to parts of the city that you like most.

Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Evanston/Chicago. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

Based on their feedback, we compiled a list of the best apartment buildings for students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Where Northwestern Graduate students live

- **30%** Downtown Evanston
- **20%** Northeast Evanston
- **15%** Rogers Park
- **10%** Uptown
- **25%** Other (<5% each)

Who Northwestern Graduate students live with

- **50%** Alone
- **25%** Spouse/partner
- **25%** Roommate (excluding spouse/partner)

26% of Northwestern Graduate students live with pets

What type of properties Northwestern Graduate students live in

- **35%** Large property (50+ units)
- **35%** Mid-size property (10-49 units)
- **30%** Small property (2-9 units)

What size residences Northwestern Graduate students live in

- **25%** Studios
- **35%** One bedrooms
- **30%** Two bedrooms
- **10%** Three or more bedrooms

Distribution of property ratings

- **25%** 0 - 6.9
- **25%** 7 - 7.9
- **20%** 8 - 8.9
- **30%** 9+

Average rent by apartment size

- **$1,150** STUDIO
- **$1,460** 1BR
- **$1,885** 2BR
- **$2,750** 3BR

Rent versus own

- **95%** Rent
- **5%** Own

Commute methods

- **40%** Public Transit
- **40%** Walking
- **10%** Biking
- **10%** Driving
Rent with Confidence

Time Savers

All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service

On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search

Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for Northwestern Graduate students

1 Downtown Evanston
30% of Northwestern Graduate students
Downtown Evanston is the most popular neighborhood for students. Most of the social gatherings happen here at the local apartment buildings and event venues. The walk to campus is 15-20 minutes and students who drive typically cut costs through car pooling or rideshare apps.

2 Northeast Evanston
20% of Northwestern Graduate students
This area is a quieter, more suburban area than Downtown and offers a very convenient commute to class. The Northeast offers diverse property types like rental houses and smaller walk-up properties which typically offer more space for the price.

3 Rogers Park (Chicago)
15% of Northwestern Graduate students
Rogers Park is a Chicago neighborhood that is directly south of Evanston and provides great waterfront access. Students like living here because of the various dining/bar options along N Clark Street, and access to outdoor activities at Loyola Park and Beach.

4 Uptown (Chicago)
10% of Northwestern Graduate students
Uptown is a Chicago neighborhood that lies between Evanston and downtown Chicago. Because of it’s quieter nature, Uptown is a good for families. The area has plenty of dining options and easy access to public transit. Montrose Beach is a popular spot to visit along with the various parks throughout the neighborhood.

Other Neighborhoods
less than 1% each

5 Lakeview (Chicago)
6 Edgewater (Chicago)
7 Southeast Evanston
8 Dewey-Darrow
9 Lincoln Park (Chicago)
10 North Evanston
ABOUT DOWNTOWN EVANSTON

This safe and highly walkable area is Evanston's center for shopping, dining, and nightlife, and is where the majority of Evanston's high-rise apartments and condos are located. Many social events take place here. Students often walk/bike to class, but many rely more on carpooling and rideshare during the colder seasons.

Walkable  Social  Commute
Great Community Amenities

MEDIAN RENTS IN DOWNTOWN EVANSTON

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<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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<tr>
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<td>$2,800</td>
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WHAT RESIDENTS THINK ABOUT DOWNTOWN EVANSTON

⭐⭐⭐⭐⭐
Review by NU Graduate Student  617-625 GROVE ST
Safe, walkable area, even late at night depending on the streets you take. Great for convenience in terms of getting to campus, no car needed, access to many public transit options. You lose out in terms of cheap food options and fun nightlife... But the lake and beach are within walking distance and you live close to other NU students making it well worth it for me.

⭐⭐⭐⭐⭐
Review by NU Graduate Student  1616 HINMAN AVE
Very walkable, I can get to pretty much anything I need on foot. Bus stops and the L are not far at all, but service is somewhat irregular. Lots of restaurants in the area, but not all that many very affordable options. No nightlife in the area. Beautiful views of the lake only a short walk away.
Northeast Evanston
Suburban Setting & Conveniently Located

ABOUT NORTHEAST EVANSTON

Students love this neighborhood for the diverse selection of property types and prices. In the Northeast, you’ll find rental houses and smaller "walk-up" apartments, which typically offer a homey experience and larger floorplans, despite providing very few community amenities. Students living here should prepare for a longer walk to the social gatherings in Downtown Evanston.

Safe  Great Value
Easy Commute  Quiet
Pet Friendly

MEDIAN RENTS IN NORTHEAST EVANSTON

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<thead>
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WHAT RESIDENTS THINK ABOUT NORTHEAST EVANSTON

⭐⭐⭐⭐
Review by NU Graduate Student  ❌ ENGELHEART

Seems to be a nice neighborhood that is available to both families and college residents. Nicely surrounded by quaint restaurants.

⭐⭐⭐⭐
Review by NU Graduate Student  ❌ GARRETT PLACE

The neighborhood is quiet, even during the holiday season, and football games. The area has lots of trees and flowers during spring and summer. On Halloween and Christmas, many houses decorate their porches and sidewalks.
Rogers Park
Diverse Waterfront Neighborhood

ABOUT ROGERS PARK

Rogers Park is a Chicago neighborhood that is directly south of Evanston and provides great waterfront access. Students like living here because of the various dining/bar options along N Clark Street, and access to outdoor activities at Loyola Park and Beach. It is easy to get to campus via public transit.

Diverse   Public Transit   Waterfront

MEDIAN RENTS IN ROGERS PARK

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WHAT RESIDENTS THINK ABOUT ROGERS PARK

⭐⭐⭐⭐⭐
Review by NU Graduate Student  1154 W LUNT AVE

I love living in Rogers Park. I live close to the lake as well as the red line and I feel like I can walk or train to most places. The rent prices are very affordable compared to other neighborhoods. People are friendly and it feels like a welcoming diverse neighborhood. Although safety can be a concern depending on the specific area, it is easy to avoid situations that feel unsafe. I can take either the CTA or the intercampus shuttle to campus.

⭐⭐⭐⭐⭐
Review by NU Graduate Student  1246 W PRATT

Quiet and safe, next to the beach, and easy access to everywhere. It also has good grocery stores nearby.
Uptown
Good for Families

ABOUT UPTOWN

Uptown is a Chicago neighborhood that lies between Evanston and downtown Chicago. Because of its quieter nature, Uptown is a good for families. The area has plenty of dining options and easy access to public transit. Montrose Beach is a popular spot to visit along with the various parks throughout the neighborhood.

Walkable  Quiet  Waterfront

Public Transit

MEDIAN RENTS IN UPTOWN

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WHAT RESIDENTS THINK ABOUT UPTOWN

★★★★★

Review by NU Graduate Student  W LAWRENCE AVE

Uptown is amazing! Unfortunately, there are a lot of constructions on nearby CTA stations.

★★★★★

Review by NU Graduate Student  4521 N. MALDEN

Uptown has a lot to offer. There are some beautiful buildings here, lots of trees, and it’s not far from the lake. Plenty of coffee shops and restaurants are easy to walk to.
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** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.
# Apartment Ratings

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<tr>
<th>Property Type</th>
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## About Our Categories

### Property Type

- **Apartment (Apt):** Properties with one building manager. Often have consistent pricing/features.
- **Condo:** Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings

- **Overall Rating:** Overall feedback on building quality.
- **Popularity:** Estimated # of students in the building.

### Living Situation Ratings

- **Families:** How students with partners and/or children rated the building.
- **Pet Owners:** How students with pets rated the building.

### Building Quality Ratings

- **Management:** Maintenance and service quality.
- **Amenities:** In-room and building features beyond the basics.
- **Value:** Building quality given cost of rent.
- **Social:** Building community and social scene.
- **Safety:** Building neighborhood safety.
MOST POPULAR

Buildings with the most Northwestern TGS students

READ MORE REVIEWS AT VERYAPT.COM

What the most popular properties typically offer:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

Studio $1,150
1 BR $1,460
2 BR $1,885
3 BR $2,750

TOP 5

1st
1575 OAK
Downtown Evanston
$$
8+ PEOPLE

Review by Northwestern Graduate Student
“Clean, with every appliances working, warm during winters although central heating has to be complemented with additional heating in the peak of the winter. No pests. Responsive maintenance. I like the location because it’s a good distance to walk in good weather and close to various bus stations including one that connects to the NU campus. Coin laundry is additional cost. Elevator is slow but better than not having one.”

2nd
MCMANUS LIVING-LEARNING CENTER
Downtown Evanston
$$
5+ PEOPLE

Review by Northwestern Graduate Student
“This building is primarily for Kellogg and international students but is also open to other graduate students. Pros: most ideal location and convenience (furniture provided, free laundry, deal exclusively with university personnel, etc); graduate student community; mostly well-maintained and clean. Cons: expensive; some dated furniture and appliances; common dorm-style living limitations [cont.]”

3rd
2738 N PINE GROVE
Lincoln Park
$
4+ PEOPLE

Review by Northwestern Graduate Student
“This apartment is definitely great for starting out if you’re on a tight budget. The location is excellent! You get a neighborhood living whiles surrounded by 2 main streets with diverse restaurants and lots of outdoor activities options. It’s close to transportation and grocery stores (Target, Trader Joe’s)...[cont.]”

1st
1575 OAK
8+ PEOPLE

2nd
MCMANUS LIVING-LEARNING CENTER
5+ PEOPLE

3rd
2738 N PINE GROVE
4+ PEOPLE

4th
1111 CHURCH STREET
EVANSTON
3+ PEOPLE

5th
1576 OAK
2+ PEOPLE
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

- High-end amenities
- Close proximity to work/school
- Nearby stores/grocery
- Excellent management

TOP 5

1st
816 FOREST AVE
Southeast Evanston, 816 Forest Ave

Review by Northwestern Graduate Student
“Excellent distance from Evanston Lakefront, which makes it very convenient to bike or walk to NU campus and for outdoor activities such as running. Fantastic bang-for-buck if you don’t mind having roommates. Neighborhood is very family friendly, and most of my neighbors are families with children. Being about 2 miles from campus, this area is great if you bike to work. We are also close to the purple line and I believe other public transit too so if you don’t want to bike or walk you can take those too.”

Studio $1,150
1 BR $1,460
2 BR $1,885
3 BR $2,750

2nd
1246 W PRATT
Rogers Park, 1246 W Pratt Blvd

Review by Northwestern Graduate Student
“What the property manager showed me in the virtual visit was exactly what I found. No surprises. The management service is outstanding, and the apartment is huge, with great closets. The building is recently renovated, has excellent appliances and heat included, and is close to Northwestern’s Shuttle stop and Morse station (red line).”

3rd
RESIDENCES OF SHERMAN PLAZA
Downtown Evanston, 807 Davis St

Review by Northwestern Graduate Student
“This building is absolutely perfect to live in. The location is very convenient for accessing downtown Evanston and for walking to campus and is right next to the CTA #201 bus line as well as the Davis Metra and L stations. Amenities are fairly nice, with a communal lounge area/outdoor space and small gym. The building is very secure and management is great...[cont.]”

4th
AQUA

5th
OPTIMA OLD ORCHARD WOODS
BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

- Great common spaces
- Convenient location
- Excellent management
- Newer construction

TOP 5

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<thead>
<tr>
<th>#</th>
<th>Property</th>
<th>Rating</th>
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<td>$4,700</td>
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<tr>
<td>1st</td>
<td>HALSTED FLATS</td>
<td>9.6</td>
<td>$4,700</td>
</tr>
<tr>
<td>3rd</td>
<td>THE MAIN</td>
<td>9.2</td>
<td>$4,700</td>
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<td>4th</td>
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<td>$4,700</td>
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<td>5th</td>
<td>6954 NORTH GREENVIEW AVENUE</td>
<td>8.0</td>
<td>$4,700</td>
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</table>

Review by Northwestern Graduate Student
“AQUA
The Loop
$4,700
AMENITY RATING

“Location and management company are excellent. Building is very well maintained and units are worth the rent.”

Review by Northwestern Graduate Student
“HALSTED FLATS
Lakeview
$4,700
AMENITY RATING

“Great place, but expensive and a bit of a hike to campus.”

Review by Northwestern Graduate Student
“The MAIN
Dewey-Darrow
$4,700
AMENITY RATING

“It is a very nice and new building with good amenities. Close to the Main Stations, and intercampus stops downstairs. However we lost our bikes (in the bike room) and thanks to the renter’s insurance we can get some money back. Also rent increases a lot yearly.”
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

✓ Great price-to-space trade off
✓ Good location
✓ Solid amenities and basic features

TOP 5

1st
THE GRANVILLE CONDOMINUMS
Edgewater, 1134 W Granville Ave
$ 9.7 VALUE RATING

Review by Northwestern Graduate Student
“The apartment is close to Noyes subway station and within 10-15 minutes’ walk to Tech Institute of Northwestern University. Quite safe. The price is affordable. Heat and dishwasher are provided. It is an old apartment, so the utilities might not be very new. Air conditioners are not installed, and you may need to buy a portable one. There is laundry in the building.”

2nd
722 CLARK ST
Downtown Evanston
$$ 9.4 VALUE RATING

Review by Northwestern Graduate Student
“The room was advertised as a studio, but it has a dining room and a walk-in closet. This makes the unit about 1.5 time more spatial than typical studio and the price is very reasonable considering the location in a less busy northern part but still in downtown Evanston. The room can get a bit cold in winter, but the house engineer is very friendly and responsive. He came in to fix my issue right away.”

3rd
1200 SIMPSON ST
Northeast Evanston
$ 9.0 VALUE RATING

Review by Northwestern Graduate Student
“It is an old apartment. The heaters are steam heaters for the whole building group (3 buildings), which you cannot control yourselves. The location is fairly close to the campus, especially Tech. However, getting groceries is a bit far without a bike. There is a bike parking room which outsiders cannot get in. There are storage rooms in the basement for tenants. The mailroom needs a key to enter or someone in the room to buzz you in...[cont.]”

Studio
$1,050

1 BR
$1,260

2 BR
$1,685

3 BR
$2,550
**Townhomes**
Smaller properties and how to find them

**ABOUT TOWNHOMES**

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

**WHY YOU SHOULD CONSIDER A TOWNHOME**

- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

**WHY YOU MAY WANT TO AVOID A TOWNHOME**

- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

**Finding a townhome**

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

**Preparing for a townhome search**

Most Northwestern Graduate students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

**TIPS AND ADVICE**

**Reliable Landlords**

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

**Noise and Neighbors**

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

**Lease Terms**

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
READY TO MOVE?

For more detailed reviews and personalized recommendations, visit our website below:

GET STARTED!