



ChicagoCondos-Homes.Info

ChicagoLand2to4Flats.Info



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2005 Sales / Price Appreciation Data for the NORTH side of Chicago

This spreadsheet was developed from data provided by the Chicago Association of Realtors.

HOMES				
NORTH-EAST (near lake)				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
1 ROGERS PARK	\$477,500	37%	69%	4.1
2 WEST RIDGE	\$390,000	37%	66%	15.1
77 EDGEWATER	\$605,625	35%	78%	6.9
3 UPTOWN	\$750,000	104%	83%	2.6
4 LINCOLN SQ	\$547,000	43%	80%	9.6
5 NORTH CENTER	\$761,500	66%	80%	19.5
6 LAKE VIEW	\$1,100,000	58%	91%	14.4
7 LINCOLN PARK	\$1,258,750	35%	44%	16.7
Average:	\$798,015	48%	68%	89
NORTHSIDE (west of river)				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
13 NORTH PARK	\$396,450	40%	67%	6.6
14 ALBANY PARK	\$370,000	51%	82%	11.5
16 IRVING PARK	\$385,550	43%	84%	20.1
21 AVONDALE	\$350,000	60%	119%	7.1
22 LOGAN SQUARE	\$525,000	52%	123%	20.8
24 WEST TOWN	\$623,500	46%	70%	15.6
Average:	\$462,130	48%	90%	82
DOWNTOWN				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
8 GOLD COAST	\$1,500,000	8%	20%	2.6
28 NEAR WEST SIDE	\$310,000	43%	72%	2.3
32 LOOP	sales less than 1/mo--too small to compare			
33 NEAR SOUTH SIDE	sales less than 1/mo--too small to compare			
Average:	\$941,564	12%	25%	5
NORTHWEST				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
9 EDISON PARK	\$389,900	36%	60%	9.5
10 NORWOOD PARK	\$368,250	40%	64%	30.1
11 JEFFERSON PARK	\$356,000	40%	70%	18.7
12 FOREST GLEN	\$484,250	38%	63%	17.3
15 PORTAGE PARK	\$335,000	37%	74%	36.9
17 DUNNING	\$332,000	37%	70%	40.5
76 O'HARE	\$416,500	23%	53%	1.3
Average:	\$364,033	38%	68%	154
WEST SIDE				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
18 MONTCLARE	\$316,500	44%	81%	10.7
19 BELMONT CRAGIN	\$305,250	42%	83%	39.1
20 HERMOSA	\$290,000	49%	87%	8.8
23 HUMBOLDT PARK	\$195,000	70%	123%	15.1
25 AUSTIN	\$195,637	57%	78%	37.5
26 WEST GARFIELD PK	\$135,500	117%	268%	2.1
27 EAST GARFIELD PK	\$215,000	179%	157%	1.9
29 NORTH LAWNDALE	\$107,000	46%	139%	3.4
Average:	\$250,407	50%	87%	115

CONDOS / TOWN HOMES						
NORTH-EAST (near lake)						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
1 ROGERS PARK	\$194,900	24%	50%	93.4	39.8	16.1
2 WEST RIDGE	\$189,250	28%	74%	52.7	35.4	23.5
77 EDGEWATER	\$200,000	13%	54%	96.2	71.6	47.2
3 UPTOWN	\$251,717	15%	50%	110.2	65.3	40.8
4 LINCOLN SQ	\$271,492	38%	88%	44.2	33.8	7.8
5 NORTH CENTER	\$365,000	12%	28%	43.9	17.4	3.0
6 LAKE VIEW	\$307,000	9%	22%	236.6	155.3	108.7
7 LINCOLN PARK	\$360,000	2%	16%	159.0	103.9	88.9
Average:	\$278,716	11%	32%	836	523	336
NORTHSIDE (west of river)						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
13 NORTH PARK	\$265,000	20%	47%	5.8	3.6	1.1
14 ALBANY PARK	\$209,450	23%	46%	34.7	11.3	1.6
16 IRVING PARK	\$217,550	24%	45%	30.8	13.0	2.9
21 AVONDALE	\$262,450	11%	17%	11.5	5.0	0.2
22 LOGAN SQUARE	\$292,500	18%	39%	55.3	27.5	8.8
24 WEST TOWN	\$361,450	18%	31%	143.2	65.3	16.5
Average:	\$307,354	19%	34%	281	126	31
DOWNTOWN						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
8 GOLD COAST	\$360,600	25%	29%	353.0	183.5	122.2
28 NEAR WEST SIDE	\$315,000	23%	31%	140.4	62.2	8.5
32 LOOP	\$315,000	39%	54%	72.9	41.2	29.3
33 NEAR SOUTH SIDE	\$335,000	6%	42%	82.9	26.4	6.3
Average:	\$331,770	22%	33%	931	439	197
NORTHWEST						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
9 EDISON PARK	\$195,000	24%	52%	5.6	5.3	3.3
10 NORWOOD PARK	\$195,000	28%	59%	9.1	6.3	5.8
11 JEFFERSON PARK	\$215,000	48%	65%	7.9	6.7	3.9
12 FOREST GLEN	\$381,000	87%	47%	2.5	0.9	1.9
15 PORTAGE PARK	\$207,500	33%	77%	5.7	5.2	3.0
17 DUNNING	\$217,000	28%	48%	16.0	7.6	3.8
76 O'HARE	\$185,000	23%	52%	17.4	9.8	7.0
Average:	\$208,590	32%	55%	64	42	29
WEST SIDE						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
18 MONTCLARE	\$170,000	33%	82%	4.6	3.3	1.6
19 BELMONT CRAGIN	\$164,950	43%	97%	3.3	0.8	0.4
20 HERMOSA	\$167,000	32%	28%	1.0	0.0	0.1
23 HUMBOLDT PARK	\$143,500	-5%	91%	1.5	0.1	0.0
25 AUSTIN	\$180,000	52%	73%	6.0	2.5	1.1
26 WEST GARFIELD PK	sales less than 1/mo--too small to compare					
27 EAST GARFIELD PK	\$210,500	40%	61%	3.8	0.6	0.1
29 NORTH LAWNDALE	\$157,500	107%	-6%	1.0	0.2	0.0
Average:	\$177,687	38%	74%	20	7	3

2- TO 4-FLATS				
NORTH-EAST (near lake)				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
1 ROGERS PARK	\$532,250	54%	74%	4.3
2 WEST RIDGE	\$535,000	39%	67%	10.0
77 EDGEWATER	\$585,000	38%	63%	4.9
3 UPTOWN	\$599,000	17%	70%	1.4
4 LINCOLN SQ	\$564,250	31%	61%	8.6
5 NORTH CENTER	\$589,250	40%	65%	13.6
6 LAKE VIEW	\$745,000	27%	49%	14.4
7 LINCOLN PARK	\$920,000	34%	80%	7.8
Average:	\$647,695	34%	63%	65
NORTHSIDE (west of river)				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
13 NORTH PARK	\$533,750	46%	69%	1.9
14 ALBANY PARK	\$480,000	45%	85%	9.3
16 IRVING PARK	\$437,000	37%	75%	13.3
21 AVONDALE	\$390,900	34%	70%	13.7
22 LOGAN SQUARE	\$420,000	40%	74%	27.1
24 WEST TOWN	\$468,000	34%	69%	23.4
Average:	\$439,463	38%	73%	89
DOWNTOWN				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
8 GOLD COAST	sales less than 1/mo--too small to compare			
28 NEAR WEST SIDE	\$375,000	26%	66%	5.2
32 LOOP	sales less than 1/mo--too small to compare			
33 NEAR SOUTH SIDE	sales less than 1/mo--too small to compare			
Average:	\$375,000	26%	66%	5
NORTHWEST				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
9 EDISON PARK	\$527,000	less than 1/mo		
10 NORWOOD PARK	\$470,000	21%	53%	2.1
11 JEFFERSON PARK	\$440,000	28%	54%	7.7
12 FOREST GLEN	sales less than 1/mo--too small to compare			
15 PORTAGE PARK	\$462,000	36%	74%	14.2
17 DUNNING	\$400,750	38%	69%	3.9
76 O'HARE	sales less than 1/mo--too small to compare			
Average:	\$447,951	33%	66%	28
WEST SIDE				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
18 MONTCLARE	\$460,000	52%	61%	1.6
19 BELMONT CRAGIN	\$390,000	34%	73%	19.3
20 HERMOSA	\$380,000	47%	100%	7.3
23 HUMBOLDT PARK	\$285,000	73%	104%	24.9
25 AUSTIN	\$266,000	76%	102%	32.1
26 WEST GARFIELD PK	\$236,700	94%	198%	9.2
27 EAST GARFIELD PK	\$271,450	70%	139%	8.4
29 NORTH LAWNDALE	\$239,900	121%	198%	14.8
Average:	\$302,739	61%	99%	103

The AVERAGE price you see at the bottom of each area is a weighted average--based on the percentage of sales and price of each different census tract.
The SOLD/MO is an average based on the last 3 years.