



Chicago Condos - Homes .Info

Chicago Land 2 to 4 Flats .Info



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

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

HOMES

NEAR SOUTH					
AREA	2005 Median \$	3 yr % growth	5 yr % growth	#	
35 DOUGLAS	\$350,000	42%	54%	1.3	
36 OAKLAND	Sales less than 1/mo--too small to compare				
37 FULLER PARK	Sales less than 1/mo--too small to compare				
38 GRAND BLVD	\$380,000	130%	133%	3.8	
39 KENWOOD	\$594,547	93%	132%	3.6	
Average:	\$464,385	93%	132%	9	

SOUTH EAST					
AREA	2005 Median \$	3 yr % growth	5 yr % growth	#	
34 ARMOUR SQUARE	Sales less than 1/mo--too small to compare				
40 WASHINGTON PK	Sales less than 1/mo--too small to compare				
41 HYDE PARK	\$617,000	56%	27%	2.7	
42 WOODLAWN	\$146,450	83%	221%	2.5	
43 SOUTH SHORE	\$159,000	47%	79%	11.3	
45 AVALON PARK	\$158,000	44%	56%	8.9	
46 SOUTH CHICAGO	\$128,706	57%	115%	11.5	
48 CALUMET HIGHTS	\$162,750	39%	79%	9.4	
51 SOUTH DEERING	\$106,700	43%	59%	7.0	
52 EAST SIDE	\$155,000	63%	72%	10.9	
55 HEGEWISCH	\$142,000	46%	51%	4.9	
Average:	\$164,442	39%	79%	69	

SOUTH WEST					
AREA	2005 Median \$	3 yr % growth	5 yr % growth	#	
30 SOUTH LAWNDALE	\$192,000	55%	102%	8.1	
31 LOWER WEST SIDE	\$197,500	24%	108%	1.2	
56 GARFIELD RIDGE	\$253,000	41%	74%	35.4	
57 ARCHER HEIGHTS	\$250,950	50%	82%	7.6	
58 BRIGHTON PARK	\$215,000	52%	100%	9.6	
59 MCKINLEY PARK	\$219,500	57%	137%	3.4	
60 BRIDGEPORT	\$312,500	78%	173%	6.1	
61 NEW CITY	\$134,500	169%	245%	9.7	
62 WEST ELSDON	\$241,000	46%	84%	16.7	
63 GAGE PARK	\$213,000	53%	99%	22.7	
64 CLEARING	\$248,000	43%	65%	18.2	
Average:	\$231,071	169%	245%	139	

FAR SOUTH					
AREA	2005 Median \$	3 yr % growth	5 yr % growth	#	
44 CHATHAM	\$156,000	30%	68%	15.9	
47 BURNSIDE	\$125,000	137%	95%	2.6	
49 ROSELAND	\$115,000	80%	109%	35.0	
50 PULLMAN	\$125,000	35%	106%	3.8	
53 WEST PULLMAN	\$112,647	66%	94%	26.0	
54 RIVERDALE	\$82,500	175%	71%	1.0	
65 WEST LAWN	\$237,500	46%	83%	39.8	
66 CHICAGO LAWN	\$182,000	52%	100%	39.4	
67 WEST ENGLEWOOD	\$90,000	150%	200%	22.5	
68 ENGLEWOOD	\$79,500	148%	184%	15.1	
69 GTR GR CROSSING	\$121,250	68%	102%	12.5	
70 ASHBURN	\$199,950	43%	72%	58.0	
71 AUBURN GRESHAM	\$142,000	54%	83%	28.2	
72 BEVERLY	\$295,000	40%	70%	13.8	
73 WASH. HEIGHTS	\$139,750	39%	65%	21.1	
74 MT GREENWOOD	\$238,750	45%	87%	11.9	
75 MORGAN PARK	\$155,000	37%	64%	16.8	
Average:	\$136,018	40%	70%	363	

CONDOS / TOWN HOMES

NEAR SOUTH						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
35 DOUGLAS	\$143,900	-30%	-45%	8.3	1.1	1.1
36 OAKLAND	Sales less than 1/mo--too small to compare					
37 FULLER PARK	Sales less than 1/mo--too small to compare					
38 GRAND BLVD	\$229,000	81%	76%	25.8	2.5	0.2
39 KENWOOD	\$259,000	9%	15%	15.7	10.1	8.8
Average:	\$224,327	29%	24%	50	14	10

SOUTH EAST						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
34 ARMOUR SQUARE	Sales less than 1/mo--too small to compare					
40 WASHINGTON PK	\$184,900	-16%	3%	15.5	1.6	1.6
41 HYDE PARK	\$192,250	23%	64%	28.7	18.7	2.9
42 WOODLAWN	\$199,000	58%	53%	15.6	3.7	0.2
43 SOUTH SHORE	\$133,950	-44%	-40%	24.3	7.2	8.8
45 AVALON PARK	\$137,450	-33%	-47%	1.0	0.3	1.1
46 SOUTH CHICAGO	Sales less than 1/mo--too small to compare					
48 CALUMET HIGHTS	Sales less than 1/mo--too small to compare					
51 SOUTH DEERING	\$82,750	-47%	-30%	4.5	4.4	2.9
52 EAST SIDE	Sales less than 1/mo--too small to compare					
55 HEGEWISCH	Sales less than 1/mo--too small to compare					
Average:	\$170,204	-8%	6%	90	36	18

SOUTH WEST						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
30 SOUTH LAWNDALE	Sales less than 1/mo--too small to compare					
31 LOWER WEST SIDE	\$226,950	45%	77%	1.0	0.1	5.8
56 GARFIELD RIDGE	\$147,000	-6%	15%	3.1	0.7	5.8
57 ARCHER HEIGHTS	Sales less than 1/mo--too small to compare					
58 BRIGHTON PARK	Sales less than 1/mo--too small to compare					
59 MCKINLEY PARK	Sales less than 1/mo--too small to compare					
60 BRIDGEPORT	\$199,456	27%	55%	4.5	0.7	5.8
61 NEW CITY	Sales less than 1/mo--too small to compare					
62 WEST ELSDON	\$135,000	-7%	4%	1.6	0.6	1.9
63 GAGE PARK	Sales less than 1/mo--too small to compare					
64 CLEARING	\$148,000	45%	100%	8.5	4.8	2.7
Average:	\$169,415	9%	32%	19	7	22

FAR SOUTH						
Area	2005 Median \$	3 yr % growth	5 yr % growth	Sold/mo. 2005	Sold/mo. 2000	Sold/mo. 1995
44 CHATHAM	\$95,400	-44%	-35%	5.4	2.3	1.6
47 BURNSIDE	Sales less than 1/mo--too small to compare					
49 ROSELAND	\$79,900	-31%	-5%	1.0	0.3	0.1
50 PULLMAN	\$88,000	-65%	-58%	2.7	1.9	0.0
53 WEST PULLMAN	\$72,950	-76%	-74%	1.2	0.7	1.1
54 RIVERDALE	Sales less than 1/mo--too small to compare					
65 WEST LAWN	\$110,000	-14%	18%	2.6	0.4	0.4
66 CHICAGO LAWN	Sales less than 1/mo--too small to compare					
67 WEST ENGLEWOOD	Sales less than 1/mo--too small to compare					
68 ENGLEWOOD	\$61,500	-80%	-78%	1.0	0.3	1.1
69 GTR GR CROSSING	\$90,750	-47%	-38%	1.0	0.3	1.6
70 ASHBURN	\$94,850	-26%	1%	3.3	3.8	0.4
71 AUBURN GRESHAM	\$59,900	-48%	-28%	1.0	0.8	0.1
72 BEVERLY	\$135,000	-46%	-36%	1.6	0.9	0.0
73 WASH. HEIGHTS	Sales less than 1/mo--too small to compare					
74 MT GREENWOOD	\$147,000	24%	42%	1.3	1.6	0.0
75 MORGAN PARK	\$127,825	-2%	28%	3.0	1.0	0.1
Average:	\$93,045	-44%	-33%	25	14	6

2- TO 4-FLATS

NEAR SOUTH				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
35 DOUGLAS	Sales less than 1/mo--too small to compare			
36 OAKLAND	Sales less than 1/mo--too small to compare			
37 FULLER PARK	\$150,000	213%	400%	1.0
38 GRAND BLVD	\$375,000	132%	200%	3.4
39 KENWOOD	Sales less than 1/mo--too small to compare			
Average:	\$323,864	138%	213%	4

SOUTH EAST				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
34 ARMOUR SQUARE	Sales less than 1/mo--too small to compare			
40 WASHINGTON PK	\$264,894	67%	81%	2.2
41 HYDE PARK	Sales less than 1/mo--too small to compare			
42 WOODLAWN	\$265,000	160%	271%	7.6
43 SOUTH SHORE	\$268,000	73%	91%	8.6
45 AVALON PARK	\$276,950	28%	47%	1.0
46 SOUTH CHICAGO	\$170,000	127%	162%	10.4
48 CALUMET HIGHTS	\$227,500	86%	107%	1.2
51 SOUTH DEERING	Sales less than 1/mo--too small to compare			
52 EAST SIDE	\$145,000	41%	37%	2.9
55 HEGEWISCH	\$145,000	47%	81%	1.0
Average:	\$223,066	95%	125%	35

SOUTH WEST				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
30 SOUTH LAWNDALE	Sales less than 1/mo--too small to compare			
31 LOWER WEST SIDE	\$470,000	21%	53%	2.1
56 GARFIELD RIDGE	\$440,000	28%	54%	7.7
57 ARCHER HEIGHTS	\$400,750	38%	69%	3.9
58 BRIGHTON PARK	\$470,000	21%	53%	2.1
59 MCKINLEY PARK	\$440,000	28%	54%	7.7
60 BRIDGEPORT	\$400,750	38%	69%	3.9
61 NEW CITY	\$470,000	21%	53%	2.1
62 WEST ELSDON	\$440,000	28%	54%	7.7
63 GAGE PARK	\$440,000	0%	85%	7.7
64 CLEARING	\$462,000	36%	74%	14.2
Average:	\$385,773	30%	61%	59

FAR SOUTH				
AREA	2005 Median \$	3 yr % growth	5 yr % growth	Avg. Sold/mo.
44 CHATHAM	\$260,000	51%	63%	5.1
47 BURNSIDE	\$109,500	57%	52%	1.1
49 ROSELAND	\$156,000	120%	156%	8.5
50 PULLMAN	\$182,500	45%	128%	1.3
53 WEST PULLMAN	\$147,900	165%	232%	3.9
54 RIVERDALE	Sales less than 1/mo--too small to compare			
65 WEST LAWN	\$359,950	60%	94%	3.6
66 CHICAGO LAWN	\$265,000	68%	99%	14.4
67 WEST ENGLEWOOD	\$173,000	147%	314%	11.6
68 ENGLEWOOD	\$175,655	193%	258%	19.1
69 GTR GR CROSSING	\$225,000	61%	139%	9.6
70 ASHBURN	\$351,000	37%	48%	1.0
71 AUBURN GRESHAM	\$230,000	59%	97%	9.4
72 BEVERLY	Sales less than 1/mo--too small to compare			
73 WASH. HEIGHTS	\$230,950	103%	93%	1.3
74 MT GREENWOOD	Sales less than 1/mo--too small to compare			
75 MORGAN PARK	\$160,000	3%	66%	1.0
Average:	\$211,148	87%	134%	91

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.