



CHICAGO LAND 2 TO 4 FLATS . INFO

Chicago's comprehensive website for the multi-unit market

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2007 Sales Data for Chicago S O U T H S I D E

Median Prices and 10 years of price growth history

developed from data provided by the Chicago Association of Realtors

(The median price is the middle price--half sold for more, half sold for less; also, please note that we only show data for areas with at least 1 sale/month)

HOMES

CONDO'S - TOWNHOMES

2- TO 4-FLATS

NEAR SOUTH

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
35 Douglas	\$500,000	66%	102%	314%	1.0
36 Oakland	less than 1.0 sold / month				
37 Fuller Park	less than 1.0 sold / month				
38 Grand Blvd	\$379,500	30%	130%	195%	3.3
39 Kenwood	\$682,500	34%	122%	135%	3.0
41 Hyde Park	\$592,000	-2%	50%	100%	2.2
Totals:	\$538,500	32%	101%	186%	10

NEAR SOUTH

Area	2007 Median \$	Price Growth:			Sold / month:		
		3 yrs	5 yrs	10 yrs	2007	2002	1997
35 Douglas	\$197,090	28%	43%	5%	10	4	2
36 Oakland	\$274,900	4%	8%	293%	1	0	0
37 Fuller Park	less than 1.0 sold / month						
38 Grand Blvd	\$239,700	28%	50%	108%	23	7	0
39 Kenwood	\$279,900	37%	56%	159%	17	13	6
41 Hyde Park	\$215,000	17%	28%	139%	25	22	18
Totals:	\$241,318	22%	37%	141%	65	42	24

NEAR SOUTH

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
35 Douglas	less than 1.0 sold / month				
36 Oakland	less than 1.0 sold / month				
37 Fuller Park	\$130,000	106%	171%	150%	1.1
38 Grand Blvd	\$267,500	0%	65%	149%	2.2
39 Kenwood	less than 1.0 sold / month				
41 Hyde Park	less than 1.0 sold / month				
Totals:	\$198,750	53%	118%	149%	3

SOUTHEAST (near lake)

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
34 Armour Square	less than 1.0 sold / month				
40 Washington Pk	less than 1.0 sold / month				
42 Woodlawn	\$258,050	54%	223%	298%	2.1
43 South Shore	\$184,000	84%	139%	215%	10.0
45 Avalon Park	\$160,000	47%	67%	133%	7.8
46 South Chicago	\$130,000	68%	95%	119%	9.3
48 Calumet Hgts	\$170,000	0%	11%	38%	9.4
51 South Deering	\$119,950	93%	127%	183%	5.5
52 East Side	\$162,500	-6%	26%	54%	9.9
55 Hegewisch	\$159,000	30%	68%	93%	4.8
69 Gtr Grand Cross	\$139,000	74%	121%	127%	10.2
Totals:	\$164,722	49%	98%	140%	69

SOUTHEAST (near lake)

Area	2007 Median \$	Price Growth:			Sold / month:		
		3 yrs	5 yrs	10 yrs	2007	2002	1997
34 Armour Square	less than 1.0 sold / month						
40 Washington Pk	less than 1.0 sold / month						
42 Woodlawn	\$202,450	22%	21%	141%	16	6	2
43 South Shore	\$150,000	20%	28%	172%	20	14	6
45 Avalon Park	less than 1.0 sold / month						
46 South Chicago	less than 1.0 sold / month						
48 Calumet Hgts	less than 1.0 sold / month						
51 South Deering	\$96,000	37%	92%	81%	3	4	2
52 East Side	less than 1.0 sold / month						
55 Hegewisch	less than 1.0 sold / month						
69 Gtr Grand Cross	\$156,000	105%	486%	300%	1	0	0
Totals:	\$151,113	46%	157%	173%	40	25	10

SOUTHEAST (near lake)

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
34 Armour Square	less than 1.0 sold / month				
40 Washington Pk	\$206,000	-1%	30%	204%	2.0
42 Woodlawn	\$249,900	26%	145%	257%	7.2
43 South Shore	\$267,000	28%	72%	108%	7.1
45 Avalon Park	less than 1.0 sold / month				
46 South Chicago	\$139,000	7%	85%	79%	9.3
48 Calumet Hgts	\$271,000	31%	121%	208%	1.3
51 South Deering	\$149,950	25%	105%	67%	0.6
52 East Side	\$167,500	35%	63%	97%	2.2
55 Hegewisch	\$133,000	-11%	35%	73%	1.0
69 Gtr Grand Cross	\$170,000	3%	22%	100%	7.9
Totals:	\$194,817	16%	75%	132%	39

SOUTHWEST SIDE

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
30 South Lawndale	\$188,700	14%	52%	139%	6.3
31 Pilsen	\$235,000	15%	48%	186%	1.1
56 Garfield Ridge	\$255,000	9%	42%	104%	28.7
57 Archer Heights	\$242,500	8%	45%	111%	6.4
58 Brighton Park	\$229,000	24%	62%	163%	7.7
59 McKinley Park	\$210,350	15%	50%	180%	2.9
60 Bridgeport	\$430,505	-15%	145%	257%	6.9
61 New City	\$147,000	75%	194%	200%	9.7
62 West Elsdon	\$238,700	10%	45%	110%	12.1
63 Gage Park	\$202,500	12%	46%	144%	14.8
64 Clearing	\$254,450	11%	46%	109%	14.6
Totals:	\$239,428	16%	70%	155%	111

SOUTHWEST SIDE

Area	2007 Median \$	Price Growth:			Sold / month:		
		3 yrs	5 yrs	10 yrs	2007	2002	1997
30 South Lawndale	less than 1.0 sold / month						
31 Pilsen	\$280,000	12%	92%	264%	5	1	0
56 Garfield Ridge	\$172,500	18%	61%	226%	2	1	0
57 Archer Heights	less than 1.0 sold / month						
58 Brighton Park	less than 1.0 sold / month						
59 McKinley Park	\$220,000	20%	-	-	4	0	0
60 Bridgeport	\$262,000	0%	11%	96%	5	1	1
61 New City	less than 1.0 sold / month						
62 West Elsdon	\$156,950	34%	63%	120%	2	1	1
63 Gage Park	less than 1.0 sold / month						
64 Clearing	\$162,750	16%	55%	113%	5	7	3
Totals:	\$209,033	17%	56%	164%	23	10	5

SOUTHWEST SIDE

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
30 South Lawndale	\$247,700	18%	50%	125%	10.9
31 Pilsen	\$320,000	29%	71%	191%	5.2
56 Garfield Ridge	\$290,000	5%	18%	64%	1.1
57 Archer Heights	\$353,000	12%	43%	114%	2.1
58 Brighton Park	\$265,000	10%	47%	117%	11.4
59 McKinley Park	\$319,925	21%	60%	167%	2.8
60 Bridgeport	\$362,500	21%	65%	263%	4.2
61 New City	\$199,900	33%	108%	239%	16.6
62 West Elsdon	\$400,000	43%	61%	150%	1.2
63 Gage Park	\$248,000	1%	43%	107%	5.4
64 Clearing	\$341,000	20%	31%	79%	1.1
Totals:	\$304,275	19%	54%	147%	62

FAR SOUTH SIDE

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
44 Chatham	\$177,750	27%	48%	97%	15.3
47 Burnside	\$144,000	68%	173%	311%	2.3
49 Roseland	\$108,000	27%	69%	57%	30.3
50 Pullman	\$124,500	25%	35%	73%	2.8
53 West Pullman	\$96,000	18%	42%	45%	20.7
54 Riverdale	less than 1.0 sold / month				
65 West Lawn	\$239,000	13%	47%	122%	26.8
66 Chicago Lawn	\$159,900	5%	33%	110%	27.1
67 W Englewood	\$70,000	17%	94%	144%	17.1
68 Englewood	\$67,000	20%	109%	91%	12.6
70 Ashburn	\$206,950	17%	48%	107%	41.7
71 Auburn Gresh	\$145,000	26%	58%	99%	24.0
72 Beverly	\$330,000	33%	56%	132%	13.4
73 Wash. Hgts	\$152,000	24%	51%	92%	17.3
74 Mt Greenwood	\$249,500	19%	52%	117%	10.8
75 Morgan Park	\$178,000	22%	58%	82%	15.6
Totals:	\$163,177	24%	65%	112%	278

FAR SOUTH SIDE

Area	2007 Median \$	Price Growth:			Sold / month:		
		3 yrs	5 yrs	10 yrs	2007	2002	1997
44 Chatham	\$115,300	28%	83%	146%	4	3	1
47 Burnside	less than 1.0 sold / month						
49 Roseland	less than 1.0 sold / month						
50 Pullman	\$119,750	43%	66%	79%	2	3	1
53 West Pullman	less than 1.0 sold / month						
54 Riverdale	less than 1.0 sold / month						
65 West Lawn	\$109,000	21%	25%	68%	3	0	0
66 Chicago Lawn	less than 1.0 sold / month						
67 W Englewood	less than 1.0 sold / month						
68 Englewood	less than 1.0 sold / month						
70 Ashburn	\$111,000	35%	50%	102%	2	5	3
71 Auburn Gresh	less than 1.0 sold / month						
72 Beverly	\$162,450	36%	67%	132%	2	1	1
73 Wash. Hgts	less than 1.0 sold / month						
74 Mt Greenwood	\$160,000	10%	80%	32%	2	1	1
75 Morgan Park	\$145,000	33%	53%	63%	2	2	1
Totals:	\$131,786	29%	61%	89%	12	12	7

FAR SOUTH SIDE

Area	2007 Median \$	Price Growth:			Sold/ month
		3 yrs	5 yrs	10 yrs	
44 Chatham	\$230,000	6%	33%	90%	5.1
47 Burnside	less than 1.0 sold / month				
49 Roseland	\$129,950	20%	83%	100%	7.8
50 Pullman	\$181,500	65%	44%	208%	1.0
53 West Pullman	\$88,500	-13%	59%	54%	3.5
54 Riverdale	less than 1.0 sold / month				
65 West Lawn	\$349,900	17%	55%	112%	2.8
66 Chicago Lawn	\$255,000	24%	61%	120%	10.1
67 W Englewood	\$158,750	35%	127%	179%	11.0
68 Englewood	\$199,900	71%	233%	263%	19.6
70 Ashburn	less than 1.0 sold / month				
71 Auburn Gresh	\$251,250	27%	73%	122%	9.1
72 Beverly	less than 1.0 sold / month				
73 Wash. Hgts	\$160,000	1%	40%	31%	1.1
74 Mt Greenwood	less than 1.0 sold / month				
75 Morgan Park	less than 1.0 sold / month				
Totals:	\$200,475	25%	81%	128%	71