

2009 closed-sale prices: Northside Single-Family Homes in Chicago

- Regular sales are split by size (small, medium, large) with an additional split showing the bottom third, middle third, and top third.
- Short Sales / Foreclosures are listed on the right, with the total number, the median price, and their percent of the total # of sales.

Lincoln Park – area 07

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>)	1	Priced at \$205,000			0
Medium (3-4 bdrm/ 2-2.1 bath)	6	\$689,000 median price			0
Large (4 bdrm/3 bath <u>min</u>)	93	Less than \$1,460,000	\$1,460,000 - \$2,200,000	\$2,200,000 and up	4 - \$1,850,000 (4%)

Lakeview North Center (Roscoe Village and Ravenswood) – areas 06 and 05

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	7	\$525,000 median price			0
Medium (3-4 bdrm/ 2-2.1 bath):	19	Less than \$600,000	\$600,000 - \$797,000	\$797,000 and up	1 - \$490,000 (5%)
Large (4 bdrm/3 bath <u>min</u>):	62	Less than \$965,000	\$965,000 - \$1,575,000	\$1,575,000 and up	3 - \$1,100,000 (5%)

Lincoln Square – area 04

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	10	Less than \$235,000	\$235,000 - \$350,000	\$350,000 and up	3 - \$240,000 (23%)
Medium (3-4 bdrm/ 2-2.1 bath):	17	Less than \$474,000	\$474,000 - \$612,000	\$612,000 and up	6 - \$332,000 (26%)
Large (4 bdrm/3 bath <u>min</u>):	26	Less than \$630,000	\$630,000 - \$775,000	\$775,000 and up	2 - \$833,000 (7%)

Rogers Park and West Ridge – areas 01 and 02

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	39	Less than \$265,000	\$265,000 - \$312,000	\$312,000 and up	3 - \$240,000 (23%)
Medium (3-4 bdrm/ 2-2.1 bath):	42	Less than \$325,000	\$325,000 - \$465,000	\$465,000 and up	6 - \$332,000 (26%)
Large (4 bdrm/3 bath <u>min</u>):	11	Less than \$350,000	\$350,000 - \$575,000	\$575,000 and up	2 - \$833,000 (7%)

West Town (Ukrainian Village/Wicker Park/Bucktown) – area 22 and 24 *

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	4	\$276,000 median price			1 - \$220k (20%)
Medium (3-4 bdrm/ 2-2.1 bath):	22	Less than \$570,000	\$570,000 - \$722,000	\$722,000 and up	8 - \$365,000 (27%)
Large (4 bdrm/3 bath <u>min</u>):	75	Less than \$790,000	\$790,000 - \$1,032,000	\$1,032,000 and up	11 - \$760,000 (13%)

Logan Square / Avondale – areas 22 and 21 *

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	16	Less than \$215,000	\$215,000 - \$235,000	\$235,000 and up	18 - \$103,000 (53%)
Medium (3-4 bdrm/ 2-2.1 bath):	33	Less than \$222,000	\$222,000 - \$322,000	\$322,000 and up	20 - \$140,000 (38%)
Large (4 bdrm/3 bath <u>min</u>):	15	Less than \$265,000	\$265,000 - \$265,000	\$265,000 and up	8 - \$415,000 (35%)

Albany Park / Irving Park – areas 14 and 16

Size:	Regular Sales (# of Units)	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
Small (3 bdrm/1.1 bath <u>max</u>):	42	Less than \$222,000	\$222,000 - \$292,000	\$292,000 and up	16 - \$166,000 (28%)
Medium (3-4 bdrm/ 2-2.1 bath):	40	Less than \$277,000	\$277,000 - \$372,000	\$372,000 and up	21 - \$184,000 (34%)
Large (4 bdrm/3 bath <u>min</u>):	34	Less than \$429,000	\$429,000 - \$615,000	\$615,000 and up	20 - \$158,000 (37%)

* Area 22 EAST of Western Ave is in the West Town report (as part of Bucktown); the rest of area 22 (WEST of Western) is in the Logan Square / Avondale report.