



**CHICAGOLAND2to4FLATS.info**  
 "Chicago's first comprehensive website for the multi-unit market"  
 brought to you by **Bill Bein**, Realtor® and Buyer's Agent  
 KELLER-WILLIAMS REALTY, 2106 N. Clark, Chicago, IL 60614  
 Direct/Cell: 773-510-9021; Fax: 773-342-1506; Email: [BBein@KW.com](mailto:BBein@KW.com)



## 2010 2 - to 4 - Flat Sales Data

Showing: Median Prices, 10 years of Price History, Short Sale / Foreclosure Data, and a record of Units Sold since 2006.  
 This chart was developed by Keller Williams Realty from data provided by the Chicago Association of Realtors.  
 (The price shown is the MEDIAN -- meaning half sold for more, half for less; also, note that we only show data for areas with at least 1 sale / mo.)

### North and West

#### Downtown (Gold Coast to South Loop and West Loop)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
8	Gold Coast														
32	Loop														
33	South Loop		Sales of less than 1.0 / month												
28	West Loop	\$145,500	-67%	-61%	-36%	50%	68%	28	19	13	38	71			
<b>TOTALS:</b>		<b>\$145,500</b>				<b>50%</b>	<b>68%</b>	<b>28</b>	<b>19</b>	<b>13</b>	<b>38</b>	<b>71</b>			

#### Near North (Lincoln Park to Lincoln Square and West Town)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
7	Lincoln Pk	\$394,000	-5%	9%	27%	8%	5%	740	745	915	1447	1351			
7	Lincoln Pk	\$805,000	-12%	-12%	57%	16%	17%	43	12	29	48	58			
6	Lake View	\$585,000	-29%	-21%	17%	15%	40%	53	50	37	89	118			
5	North Center	\$461,000	-22%	-22%	29%	15%	15%	61	47	65	82	121			
4	Lincoln Sq	\$430,500	-27%	-24%	23%	21%	33%	38	36	37	53	93			
24	West Town	\$285,000	-41%	-40%	3%	40%	48%	121	91	104	131	206			
<b>TOTALS:</b>		<b>\$457,547</b>				<b>26%</b>	<b>36%</b>	<b>316</b>	<b>236</b>	<b>272</b>	<b>403</b>	<b>596</b>			

#### Far North (Uptown to Rogers Park and West Ridge)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
3	Uptown	\$355,000	-39%	-41%	1%	54%	13%	13	8	12	16	20			
77	Edgewater	\$366,250	-38%	-38%	2%	44%	36%	34	14	19	33	49			
1	Rogers Pk	\$200,000	-62%	-62%	-35%	68%	75%	19	20	14	26	25			
2	West Ridge	\$260,000	-49%	-51%	-19%	70%	72%	70	67	56	48	83			
<b>TOTALS:</b>		<b>\$287,261</b>				<b>62%</b>	<b>64%</b>	<b>136</b>	<b>109</b>	<b>101</b>	<b>123</b>	<b>177</b>			

#### Near Northwest (Logan Square to Albany Park and North Pk)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
22	Logan Square	\$184,000	-60%	-56%	-24%	62%	66%	177	130	89	126	222			
21	Avondale	\$167,950	-57%	-57%	-27%	75%	69%	124	101	43	54	115			
16	Irving Pk	\$224,200	-47%	-49%	-10%	60%	63%	106	90	45	61	107			
14	Albany Pk	\$230,000	-46%	-52%	-12%	75%	72%	65	67	29	43	70			
13	North Pk	\$284,500	-41%	-47%	-10%	69%	74%	16	23	8	13	25			
<b>TOTALS:</b>		<b>\$198,076</b>				<b>67%</b>	<b>68%</b>	<b>488</b>	<b>411</b>	<b>214</b>	<b>297</b>	<b>539</b>			

#### Far Northwest (Jefferson Park and Portage Park to O'Hare)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
9	Edison Pk	\$146,000	-30%	-25%	14%	19%	3%	16	30	39	53	64			
9	Edison Pk		Sales of less than 1.0 / month												
10	Norwood Pk	\$317,500	-35%	-32%	3%	43%	45%	14	11	5	14	15			
11	Jefferson Pk	\$275,000	-40%	-38%	-4%	59%	68%	37	28	13	36	60			
12	Forest Glen		Sales of less than 1.0 / month												
15	Portage Pk	\$215,000	-47%	-53%	-19%	71%	50%	101	96	44	49	124			
17	Dunning	\$250,100	-47%	-38%	5%	60%	50%	25	12	14	15	27			
76	O'Hare		Sales of less than 1.0 / month												
<b>TOTALS:</b>		<b>\$240,607</b>				<b>65%</b>	<b>53%</b>	<b>177</b>	<b>147</b>	<b>76</b>	<b>114</b>	<b>226</b>			

#### West Side (Belmont Cragin to Austin and North Lawndale)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
18	Montclare	\$228,500	-40%	-50%	-20%	67%	74%	12	6	6	5	16			
19	Belmont Cragin	\$149,900	-62%	-62%	-34%	76%	74%	161	156	58	54	175			
20	Hermosa	\$95,000	-72%	-75%	-50%	83%	83%	53	63	22	26	72			
23	Humboldt Pk	\$52,500	-82%	-82%	-63%	81%	86%	222	242	115	99	233			
25	Austin	\$47,300	-82%	-82%	-64%	83%	84%	278	338	168	161	321			
26	W Garfield Pk	\$26,500	-86%	-89%	-67%	80%	86%	114	151	71	43	94			
27	E Garfield Pk	\$35,600	-85%	-87%	-69%	82%	86%	90	113	48	39	98			
29	North Lawndale	\$31,000	-87%	-87%	-62%	84%	78%	173	191	101	113	174			
<b>TOTALS:</b>		<b>\$61,925</b>				<b>81%</b>	<b>83%</b>	<b>1103</b>	<b>1260</b>	<b>589</b>	<b>540</b>	<b>1183</b>			

### Southeast, Southwest, and Far South

#### Near Southeast (Douglas to Hyde Park)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
34	Armour Sq														
35	Douglas		Sales of less than 1.0 / month												
36	Oakland														
37	Fuller Pk	\$17,250	-89%	-89%	-43%	67%	96%	15	25	16	5	18			
38	Gr Boulevard	\$85,000	-68%	-77%	-32%	79%	67%	43	18	17	18	29			
39	Kenwood		Sales of less than 1.0 / month												
40	Washington Pk	\$45,000	-78%	-83%	-69%	74%	83%	27	24	13	16	26			
41	Hyde Pk		Sales of less than 1.0 / month												
<b>TOTALS:</b>		<b>\$60,338</b>				<b>75%</b>	<b>84%</b>	<b>85</b>	<b>67</b>	<b>46</b>	<b>39</b>	<b>73</b>			

#### Southeast (Woodlawn and South Shore to Calumet Hgts)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
42	Woodlawn	\$44,520	-82%	-83%	-38%	73%	87%	97	110	55	45	102			
43	South Shore	\$50,000	-81%	-81%	-64%	85%	85%	85	81	42	50	90			
69	Ctr Grand Cross	\$30,000	-82%	-87%	-68%	83%	86%	103	129	68	57	108			
44	Chatham	\$74,900	-67%	-72%	-53%	76%	81%	41	62	30	48	71			
45	Avalon Pk		Sales of less than 1.0 / month												
46	South Chicago	\$18,050	-87%	-89%	-72%	83%	86%	92	133	72	65	138			
47	Burnside		Sales of less than 1.0 / month												
48	Calumet Hgts	\$16,000	-94%	-93%	-85%	64%	80%	11	15	9	10	16			
<b>TOTALS:</b>		<b>\$38,615</b>				<b>80%</b>	<b>85%</b>	<b>429</b>	<b>530</b>	<b>276</b>	<b>275</b>	<b>525</b>			

#### Southwest near Orange Line (Pilsen to Garfield Ridge)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
30	So. Lawndale	\$57,000	-77%	-77%	-54%	80%	82%	132	125	41	62	143			
31	Lower West	\$144,000	-55%	-53%	3%	73%	71%	40	41	27	40	63			
56	Garfield Ridge	\$155,000	-47%	-52%	-21%	85%	65%	13	3	9	7	11			
57	Archer Hgts	\$181,000	-49%	-49%	-9%	60%	60%	30	25	7	11	31			
58	Brighton Pk	\$105,000	-60%	-62%	-25%	74%	74%	133	104	61	61	139			
59	Mckinley Pk	\$181,000	-43%	-41%	25%	61%	47%	33	17	30	22	35			
60	Bridgeport	\$188,000	-48%	-42%	25%	36%	45%	33	51	33	37	57			
61	New City	\$20,000	-90%	-90%	-72%	87%	79%	196	273	127	119	240			
62	West Elsdon	\$172,500	-57%	-46%	-7%	67%	68%	18	19	7	5	12			
63	Gage Pk	\$85,000	-66%	-68%	-40%	75%	79%	67	61	26	23	64			
64	Clearing	\$164,000	-52%	-57%	-14%	57%	75%	14	12	6	5	15			
<b>TOTALS:</b>		<b>\$87,288</b>				<b>76%</b>	<b>74%</b>	<b>709</b>	<b>731</b>	<b>374</b>	<b>392</b>	<b>810</b>			

#### Southwest (Englewood to Auburn and Auburn-Gresham)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold							
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06			
65	West Lawn	\$206,450	-41%	-43%	11%	65%	59%	20	17	8	17	41			
66	Chicago Lawn	\$47,750	-81%	-82%	-64%	81%	83%	150	150	79	55	120			