



CHICAGOLAND2to4FLATS.info
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 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@KV.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

Southeast, Southwest, and Far South

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		
TOTALS:		\$145,500				50%	68%	28	19	13	38	71		

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											
TOTALS:		\$60,338				75%	84%	85	67	46	39	73		

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	\$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	
TOTALS:		\$457,547				26%	36%	316	236	272	403	596	

Southeast (Woodlawn and South Shore to Calumet Hghts)

#	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	Gr 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 Hghts	\$16,000	-94%	-93%	-85%	64%	80%	11	15	9	10	16		
TOTALS:		\$38,615				80%	85%	429	530	276	275	525		

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	
TOTALS:		\$287,261				62%	64%	136	109	101	123	177	

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	\$77,000	-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 Hghts	\$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	
TOTALS:		\$87,288				76%	74%	709	731	374	392	810	

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	
TOTALS:		\$198,076				67%	68%	488	411	214	297	539	

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											
TOTALS:		\$240,607				65%	53%	177	147	76	114	226		

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	
TOTALS:		\$61,925				81%	83%	1103	1260	589	540	1183	

Southwest (Englewood to Ashburn 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		
67	W Englewood	\$20,000	-87%	-88%	-52%	84%	85%	167	213	122	92	148		
68	Englewood	\$20,000	-90%	-89%	-59%	79%	82%	196	256	164	186	242		
70	Ashburn		Sales of less than 1.0 / month											
71	Auburn Gresh	\$45,000	-82%	-81%	-62%	81%	87%	89	100	52	72	127		
TOTALS:		\$36,264				55%	83%	622	736	425	422	678		

Far South (Mt Greenwood and Beverly to Hegewisch)