



2009 Sales Data for Chicago NORTH AND NORTHWEST

Showing: Median Prices, 10 years of Price History, and a record of Units Sold

(Developed from data provided by the Chicago Association of Realtors)

(The median price is the middle--half sold for more, half for less; also, please note that we only show data for areas with at least 1 sale/month.
The "SS / F" column shows the percentage of sales in 2009 that were either a Short Sale or a Foreclosure.)



KELLER WILLIAMS

DOWNTOWN (Gold Coast to South Loop)

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CONDO'S/TOWNHOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
08	Gold Coast	\$362,500	1%	0%	58%	11%	1875	2343	3131	3267	
32	Downtown	\$345,000	23%	33%	70%	8%	655	922	1046	1091	
33	South Loop	\$369,681	6%	16%	80%	10%	630	1146	1071	1522	
28	West Loop	\$298,900	-6%	3%	44%	10%	843	981	1575	2128	
Summary:		\$347,000	*SS / F = short sale/ foreclosure			10%	4003	5392	6823	8008	

SINGLE FAMILY HOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
08	Gold Coast	\$2,150,000	52%	52%	144%	50%	19	23	36	33	
32	Downtown	(sales of less than 1.0/month)									
33	South Loop	(sales of less than 1.0/month)									
28	West Loop	\$180,000	-47%	-29%	40%	0%	29	30	47	28	
Summary:		\$960,000	*SS / F = short sale/ foreclosure			33%	48	53	83	61	

2 - TO 4 - FLATS											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
08	Gold Coast	(sales of less than 1.0/month)									
32	Downtown	(sales of less than 1.0/month)									
33	South Loop	(sales of less than 1.0/month)									
28	West Loop	\$200,000	-53%	-45%	-13%	68%	19	13	38	71	
Summary:		\$200,000	*SS / F = short sale/ foreclosure			65%	19	13	38	71	

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NORTHEAST (near the lake)

KELLER WILLIAMS

CONDO'S/TOWNHOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
07	Lincoln Pk	\$395,000	3%	4%	40%	5%	745	915	1447	1351	
06	Lake View	\$319,000	1%	0%	39%	6%	1209	1778	2331	2531	
05	North Center	\$366,000	-2%	8%	59%	4%	266	310	495	445	
03	Uptown	\$245,000	-11%	-1%	53%	10%	599	820	992	1076	
04	Lincoln Sq	\$256,875	0%	2%	99%	15%	272	391	574	485	
77	Edgewater	\$205,000	-14%	5%	80%	15%	565	582	902	980	
01	Rogers Pk	\$181,500	-15%	-2%	51%	25%	367	404	680	958	
02	West Ridge	\$100,000	-52%	-42%	12%	51%	343	277	546	541	
Summary:		\$278,000	*SS / F = short sale/ foreclosure			13%	4366	5477	7967	8367	

SINGLE FAMILY HOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
07	Lincoln Pk	\$1,550,000	7%	25%	107%	3%	119	149	183	194	
06	Lake View	\$950,000	-8%	9%	86%	4%	99	106	129	156	
05	North Center	\$769,375	-5%	19%	132%	9%	140	178	192	216	
03	Uptown	\$662,500	-19%	6%	84%	0%	21	18	31	28	
04	Lincoln Sq	\$520,000	-20%	-2%	106%	15%	81	73	103	86	
77	Edgewater	\$547,500	-8%	-7%	83%	9%	44	41	69	61	
01	Rogers Pk	\$350,000	-30%	-13%	42%	26%	31	24	23	32	
02	West Ridge	\$307,500	-26%	-13%	51%	26%	126	87	116	133	
Summary:		\$781,000	*SS / F = short sale/ foreclosure			12%	661	676	846	906	

2 - TO 4 - FLATS											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
07	Lincoln Pk	\$768,000	-13%	2%	42%	17%	12	29	48	58	
06	Lake View	\$655,000	-16%	-3%	42%	40%	50	37	89	118	
05	North Center	\$525,000	-13%	-1%	59%	15%	47	65	82	121	
03	Uptown	\$544,500	-14%	8%	69%	13%	8	12	16	20	
04	Lincoln Sq	\$363,000	-37%	-28%	30%	33%	36	37	53	93	
77	Edgewater	\$422,500	-35%	-23%	24%	36%	14	19	33	49	
01	Rogers Pk	\$243,650	-51%	-53%	2%	75%	20	14	26	25	
02	West Ridge	\$276,000	-51%	-45%	2%	72%	67	56	48	83	
Summary:		\$446,000	*SS / F = short sale/ foreclosure			39%	254	269	395	567	

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NORTHSIDE (west of the river)

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CONDO'S/TOWNHOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
24	West Town	\$339,000	-6%	1%	49%	13%	878	1032	1540	1493	
22	Logan Sq	\$272,500	-11%	1%	45%	12%	337	469	653	680	
21	Avondale	\$284,900	0%	4%	22%	14%	71	126	149	118	
14	Albany Park	\$191,000	-9%	-2%	61%	32%	110	180	247	382	
16	Irving Park	\$190,000	-9%	-16%	78%	28%	195	208	385	416	
13	North Park	\$160,000	-22%	-17%	24%	49%	38	34	45	75	
Summary:		\$291,000	*SS / F = short sale/ foreclosure			17%	1629	2049	3019	3164	

SINGLE FAMILY HOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
24	West Town	\$670,000	-8%	12%	104%	23%	115	120	134	165	
22	Logan Sq	\$395,000	-35%	1%	89%	31%	135	134	162	186	
21	Avondale	\$225,000	-37%	-22%	51%	37%	63	41	53	67	
14	Albany Park	\$268,750	-29%	-17%	55%	34%	88	91	91	98	
16	Irving Park	\$292,500	-29%	-17%	69%	33%	139	118	158	216	
13	North Park	\$308,000	-27%	-14%	55%	22%	49	36	45	59	
Summary:		\$380,000	*SS / F = short sale/ foreclosure			30%	589	540	643	791	

2 - TO 4 - FLATS											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
24	West Town	\$285,000	-46%	-34%	8%	48%	91	104	131	206	
22	Logan Sq	\$167,500	-62%	-55%	-20%	66%	130	89	126	222	
21	Avondale	\$180,000	-56%	-51%	-3%	69%	101	43	54	115	
14	Albany Park	\$210,000	-59%	-50%	-1%	72%	67	29	43	70	
16	Irving Park	\$193,750	-56%	-51%	-1%	63%	90	45	61	107	
13	North Park	\$271,000	-53%	-41%	4%	74%	23	8	13	25	
Summary:		\$206,000	*SS / F = short sale/ foreclosure			64%	502	318	428	745	

KELLER WILLIAMS

NORTHWEST (toward O'Hare)

KELLER WILLIAMS

CONDO'S/TOWNHOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
09	Edison Park	\$203,500	-3%	11%	82%	3%	30	39	53	64	
10	Norwood Pk	\$150,000	-29%	-16%	49%	24%	41	51	58	105	
11	Jefferson Pk	\$180,000	-27%	4%	71%	30%	27	39	87	121	
12	Forest Glen	(sales of less than 1.0/month)									
15	Portage Pk	\$138,950	-36%	-23%	39%	37%	52	70	101	144	
17	Dunning	\$180,000	-25%	-8%	45%	24%	51	53	101	201	
76	O'Hare	\$91,500	-52%	-47%	-14%	66%	100	63	118	167	
Summary:		\$146,000	*SS / F = short sale/ foreclosure			38%	301	315	518	802	

SINGLE FAMILY HOMES											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
09	Edison Park	\$325,000	-24%	-13%	53%	13%	67	52	69	95	
10	Norwood Pk	\$270,000	-28%	-18%	35%	20%	262	213	245	299	
11	Jefferson Pk	\$250,000	-31%	-21%	39%	27%	131	102	151	175	
12	Forest Glen	\$393,000	-20%	-5%	42%	20%	132	141	168	147	
15	Portage Pk	\$216,575	-37%	-29%	29%	44%	264	215	221	313	
17	Dunning	\$207,000	-29%	-29%	23%	49%	326	200	224	354	
76	O'Hare	\$305,700	-31%	-20%	19%	18%	11	5	15	9	
Summary:		\$256,000	*SS / F = short sale/ foreclosure			34%	1193	928	1093	1392	

2 - TO 4 - FLATS											
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold				
			3 Yr	5 Yr	10 Yr		09	08	07	06	
09	Edison Park	(sales of less than 1.0/month)									
10	Norwood Pk	\$318,000	-41%	-27%	13%	45%	11	5	14	15	
11	Jefferson Pk	\$237,500	-49%	-40%	-2%	68%	28	13	36	60	
12	Forest Glen	(sales of less than 1.0/month)									
15	Portage Pk	\$240,000	-49%	-40%	7%	50%	96	44	49	124	
17	Dunning	\$232,500	-54%	-40%	3%	75%	12	14	15	27	
76	O'Hare	(sales of less than 1.0/month)									
Summary:		\$245,000	*SS / F = short sale/ foreclosure								