



# 2009 Sales Data for Chicago SOUTH SIDE



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.)

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## NEAR SOUTH (Douglas to Hyde Park)

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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
35	Douglas	\$97,700	-46%	-36%	-45%	50%	48	86	118	119
36	Oakland	\$225,000	-46%	-33%	54%	13%	15	15	13	13
37	Fuller Park	(sales of less than 1.0 / month)								
38	Gr Blvd	\$57,000	-77%	-70%	-49%	63%	153	146	270	422
39	Kenwood	\$200,000	-11%	-2%	55%	33%	87	99	198	243
41	Hyde Pk	\$200,000	-4%	9%	67%	13%	165	185	301	274
<b>Summary:</b>		<b>\$144,000</b>	*SS / F = short sale/ foreclosure			37%	468	531	900	1071

SINGLE FAMILY HOMES										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
35	Douglas	\$309,999	-55%	3%	68%	31%	13	14	9	8
36	Oakland	(sales of less than 1.0 / month)								
37	Fuller Park	(sales of less than 1.0 / month)								
38	Gr Blvd	\$144,950	-74%	-51%	12%	73%	44	30	24	45
39	Kenwood	\$379,000	-61%	-26%	-3%	38%	21	21	29	33
41	Hyde Pk	\$540,000	-6%	-11%	77%	18%	11	20	21	32
<b>Summary:</b>		<b>\$273,000</b>	*SS / F = short sale/ foreclosure			53%	89	85	83	118

2 - TO 4 - FLATS										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
35	Douglas	(sales of less than 1.0 / month)								
36	Oakland	(sales of less than 1.0 / month)								
37	Fuller Park	\$14,900	-93%	-76%	-48%	96%	25	16	5	18
38	Gr Blvd	\$96,000	-74%	-64%	-23%	67%	18	17	18	29
39	Kenwood	(sales of less than 1.0 / month)								
41	Hyde Pk	(sales of less than 1.0 / month)								
<b>Summary:</b>		<b>\$49,000</b>	*SS / F = short sale/ foreclosure			82%	43	33	23	47

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## SOUTHEAST (Woodlawn to Hegewisch)

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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
34	Armour Sq	(sales of less than 1.0 / month)								
40	Washing Pk	\$44,000	-77%	-72%	-59%	66%	67	79	95	191
42	Woodlawn	\$46,500	-78%	-72%	-60%	61%	146	110	196	173
43	South Shore	\$32,250	-79%	-74%	-48%	81%	126	124	236	253
44	Chatham	\$19,950	-83%	-78%	-69%	94%	16	22	49	79
45	Avalon Pk	(sales of less than 1.0 / month)								
46	South Chicago	(sales of less than 1.0 / month)								
48	Calumet Hghts	(sales of less than 1.0 / month)								
51	South Deering	\$24,900	-75%	-64%	-56%	83%	35	29	37	46
52	East Side	(sales of less than 1.0 / month)								
55	Hegewisch	(sales of less than 1.0 / month)								
69	Grand Cross	\$21,000	-91%	-72%	-30%	100%	8	10	15	22
<b>Summary:</b>		<b>\$38,088</b>	*SS / F = short sale/ foreclosure			70%	398	374	628	764

SINGLE FAMILY HOMES										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
34	Armour Sq	(sales of less than 1.0 / month)								
40	Washing Pk	(sales of less than 1.0 / month)								
42	Woodlawn	\$27,000	-89%	-84%	-51%	89%	27	20	18	27
43	South Shore	\$43,000	-78%	-69%	-43%	72%	113	86	97	132
44	Chatham	\$73,700	-57%	-47%	-29%	55%	134	151	176	178
45	Avalon Pk	\$71,500	-57%	-43%	-19%	58%	74	57	76	80
46	South Chicago	\$35,000	-76%	-63%	-49%	74%	111	90	86	120
48	Calumet Hghts	\$87,750	-18%	-32%	-3%	54%	84	84	90	140
51	South Deering	\$34,000	-71%	-61%	-57%	66%	65	52	48	73
52	East Side	\$97,000	-39%	-24%	9%	40%	77	67	89	132
55	Hegewisch	\$125,500	-16%	0%	39%	19%	42	34	46	58
69	Grand Cross	\$32,500	-77%	-64%	-57%	73%	132	75	93	142
<b>Summary:</b>		<b>\$60,000</b>	*SS / F = short sale/ foreclosure			62%	859	716	819	1082

2 - TO 4 - FLATS										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
34	Armour Sq	(sales of less than 1.0 / month)								
40	Washing Pk	\$36,500	-89%	-82%	-71%	83%	24	13	16	26
42	Woodlawn	\$39,000	-86%	-80%	-56%	87%	110	55	45	102
43	South Shore	\$47,000	-83%	-77%	-64%	85%	81	42	50	90
44	Chatham	\$69,125	-75%	-71%	-48%	81%	62	30	48	71
45	Avalon Pk	(sales of less than 1.0 / month)								
46	South Chicago	\$17,000	-91%	-87%	-74%	86%	133	72	65	138
48	Calumet Hghts	\$45,000	-82%	-78%	-79%	80%	15	9	10	16
51	South Deering	(sales of less than 1.0 / month)								
52	East Side	\$35,000	-82%	-72%	-63%	77%	13	10	14	28
55	Hegewisch	(sales of less than 1.0 / month)								
69	Grand Cross	\$35,000	-86%	-79%	-53%	86%	129	68	57	108
<b>Summary:</b>		<b>\$37,000</b>	*SS / F = short sale/ foreclosure			85%	567	299	305	579

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## FAR SOUTH (Englewood to Riverdale)

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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
47	Burnside	(sales of less than 1.0 / month)								
49	Roseland	(sales of less than 1.0 / month)								
50	Pullman	\$15,000	-86%	-82%	-74%	85%	26	12	24	20
53	W Pullman	(sales of less than 1.0 / month)								
54	Riverdale	(sales of less than 1.0 / month)								
67	W Englewd	(sales of less than 1.0 / month)								
68	E Englewd	(sales of less than 1.0 / month)								
71	Auburn Gresh	(sales of less than 1.0 / month)								
72	Beverly	(sales of less than 1.0 / month)								
73	Wash Hghts	(sales of less than 1.0 / month)								
74	Mt Greenwd	(sales of less than 1.0 / month)								
75	Morgan Park	\$75,000	-44%	-31%	17%	35%	17	20	25	38
<b>Summary:</b>		<b>\$38,000</b>	*SS / F = short sale/ foreclosure			62%	43	32	49	58

SINGLE FAMILY HOMES										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
47	Burnside	\$47,500	-66%	-45%	-34%	64%	28	21	21	33
49	Roseland	\$25,250	-80%	-70%	-67%	71%	332	294	321	372
50	Pullman	\$75,000	-45%	-25%	3%	49%	35	24	29	35
53	W Pullman	\$20,400	-82%	-75%	-69%	70%	258	207	229	234
54	Riverdale	(sales of less than 1.0 / month)								
67	W Englewd	\$10,000	-90%	-83%	-64%	85%	232	208	161	196
68	E Englewd	\$10,000	-89%	-82%	-58%	79%	116	108	123	140
71	Auburn Gresh	\$40,000	-74%	-65%	-49%	70%	256	199	237	293
72	Beverly	\$236,000	-22%	-5%	43%	26%	127	122	140	150
73	Wash Hghts	\$50,250	-67%	-59%	-41%	62%	242	176	179	211
74	Mt Greenwd	\$220,000	-9%	5%	77%	11%	115	99	131	127
75	Morgan Park	\$112,500	-35%	-23%	0%	47%	149	168	168	196
<b>Summary:</b>		<b>\$67,000</b>	*SS / F = short sale/ foreclosure			63%	1890	1626	1739	1987

2 - TO 4 - FLATS										
#	Name	Median \$ 2009	% Price Chge			SS -F*	# Units Sold			
			3 Yr	5 Yr	10 Yr		09	08	07	06
47	Burnside	\$15,250	-89%	-90%	-85%	80%	10	1	5	8
49	Roseland	\$15,225	-92%	-86%	-77%	89%	63	39	52	93
50	Pullman	(sales of less than 1.0 / month)								
53	W Pullman	\$12,000	-93%	-89%	-66%	85%	55	35	30	48
54	Riverdale	(sales of less than 1.0 / month)								
67	W Englewd	\$18,000	-92%	-85%	-47%	85%	213	122	92	148
68	E Englewd	\$21,000	-89%	-82%	-46%	79%	256	164	186	242
71	Auburn Gresh	\$32,063	-87%	-84%	-74%	83%	100	52	72	127
72	Beverly	(sales of less than 1.0 / month)								
73	Wash Hghts	\$35,000	-86%	-82%	-71%	91%	11	8	7	16
74	Mt Greenwd	(sales of less than 1.0 / month)								
75	Morgan Park	(sales of less than 1.0 / month)								
<b>Summary:</b>		<b>\$26,000</b>	*SS / F = short sale/ foreclosure			83%	708	421	444	682