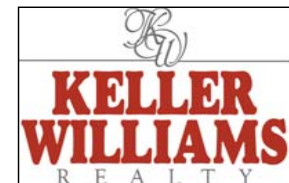




2009 Sales Data for Chicago WEST AND SOUTHWEST

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.)



WEST SIDE (Humboldt Park to Austin)



CONDO'S/TOWNHOMES											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
18	Montclare	\$196,000	8%	23%	135%	33%	15	22	41	31	
19	Belmont Crag	\$70,000	-70%	-51%	-45%	63%	23	30	53	109	
20	Hermosa	\$48,000	-73%	-70%	-	71%	14	11	19	19	
23	Humboldt Pk	\$22,999	-90%	-91%	-	63%	24	23	36	35	
25	Austin	\$94,000	-90%	-41%	11%	54%	37	32	84	94	
26	W Garfield Pk	<i>(sales of less than 1.0 / month)</i>									
27	E Garfield Pk	\$43,000	-79%	-76%	-49%	63%	38	33	56	103	
29	N Lawndale	\$20,450	-89%	-78%	-68%	71%	24	30	46	54	
Summary:		\$65,000	*SS / F = short sale/foreclosure			61%	175	181	335	445	

SINGLE FAMILY HOMES											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
18	Montclare	\$185,000	-44%	-35%	19%	58%	85	43	47	92	
19	Belmont Crag	\$150,000	-54%	-44%	5%	67%	292	137	180	320	
20	Hermosa	\$117,673	-61%	-55%	-12%	65%	78	23	35	67	
23	Humboldt Pk	\$37,100	-84%	-75%	-57%	76%	136	81	77	135	
25	Austin	\$52,000	-77%	-66%	-54%	67%	294	191	219	367	
26	W Garfield Pk	\$16,950	-89%	-81%	-45%	67%	18	22	12	23	
27	E Garfield Pk	\$35,000	-86%	-73%	-64%	80%	25	16	17	30	
29	N Lawndale	\$15,600	-89%	-83%	-79%	65%	23	23	22	34	
Summary:		\$95,000	*SS / F = short sale/foreclosure			68%	951	536	609	1068	

2 - TO 4 - FLATS											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
18	Montclare	<i>(sales of less than 1.0 / month)</i>									
19	Belmont Crag	\$153,500	-62%	-57%	-22%	74%	156	58	54	175	
20	Hermosa	\$125,000	-67%	-62%	-28%	83%	63	22	26	72	
23	Humboldt Pk	\$39,000	-87%	-83%	-70%	86%	242	115	99	233	
25	Austin	\$44,300	-85%	-79%	-62%	84%	338	168	161	321	
26	W Garfield Pk	\$27,500	-90%	-85%	-71%	86%	151	71	43	94	
27	E Garfield Pk	\$40,100	-87%	-80%	-54%	86%	113	48	39	98	
29	N Lawndale	\$36,000	-87%	-81%	-58%	78%	191	101	113	174	
Summary:		\$57,000	*SS / F = short sale/foreclosure			83%	1254	583	535	1167	



SOUTHWEST SIDE (Pilsen to Ashburn)



CONDO'S/TOWNHOMES											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
30	So Lawndale	<i>(sales of less than 1.0 / month)</i>									
31	Pilsen	\$237,000	-11%	-5%	-	0%	27	32	59	48	
56	Garfield Ridge	\$97,500	-36%	-33%	26%	38%	8	7	22	21	
57	Archer Hght	<i>(sales of less than 1.0 / month)</i>									
58	Brighton Pk	<i>(sales of less than 1.0 / month)</i>									
59	McKinley Pk	\$290,000	-8%	58%	-	0%	12	24	51	8	
60	Bridgeport	\$267,500	2%	2%	69%	18%	28	34	58	46	
61	New City	<i>(sales of less than 1.0 / month)</i>									
62	West Elsdon	<i>(sales of less than 1.0 / month)</i>									
63	Gage Pk	<i>(sales of less than 1.0 / month)</i>									
64	Clearing	\$154,627	-9%	11%	94%	42%	38	26	58	85	
65	West Lawn	\$34,500	-67%	-62%	-48%	70%	10	13	30	28	
66	Chgo Lawn	<i>(sales of less than 1.0 / month)</i>									
70	Ashburn	<i>(sales of less than 1.0 / month)</i>									
Summary:		\$203,000	*SS / F = short sale/foreclosure			32%	123	136	278	236	

SINGLE FAMILY HOMES											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
30	So Lawndale	\$50,000	-76%	-70%	-44%	85%	47	37	50	73	
31	Pilsen	\$134,200	-52%	-35%	58%	43%	14	7	5	22	
56	Garfield Ridge	\$183,750	-32%	-21%	36%	31%	254	218	243	325	
57	Archer Hght	\$155,000	-41%	-31%	24%	49%	51	41	59	74	
58	Brighton Pk	\$102,499	-54%	-45%	4%	60%	52	46	63	100	
59	McKinley Pk	\$180,000	-18%	-1%	86%	41%	29	21	22	39	
60	Bridgeport	\$263,000	-43%	-53%	157%	21%	52	58	101	84	
61	New City	\$20,000	-87%	-76%	-55%	78%	93	54	87	128	
62	West Elsdon	\$150,000	-41%	-31%	22%	53%	99	55	80	146	
63	Gage Pk	\$75,000	-67%	-59%	-19%	69%	150	70	84	176	
64	Clearing	\$187,500	-29%	-18%	44%	33%	141	84	128	165	
65	West Lawn	\$135,000	-46%	-36%	14%	58%	209	139	170	299	
66	Chgo Lawn	\$47,950	-76%	-68%	-44%	74%	332	193	180	326	
70	Ashburn	\$121,500	-43%	-31%	11%	50%	377	242	315	513	
Summary:		\$140,000	*SS / F = short sale/foreclosure			54%	1900	1265	1587	2470	

2 - TO 4 - FLATS											
#	Name	Median \$	% Price Chg			SS	# Units Sold				
		2009	3 Yr	5 Yr	10 Yr		-F*	09	08	07	06
30	So Lawndale	\$55,000	-80%	-74%	-55%	82%	125	41	62	143	
31	Pilsen	\$131,000	-60%	-47%	5%	71%	41	27	40	63	
56	Garfield Ridge	<i>(sales of less than 1.0 / month)</i>									
57	Archer Hght	\$180,000	-52%	-43%	0%	60%	25	7	11	31	
58	Brighton Pk	\$101,800	-65%	-58%	-27%	74%	104	61	61	139	
59	McKinley Pk	\$160,000	-46%	-40%	21%	47%	17	30	22	35	
60	Bridgeport	\$213,000	-36%	-29%	64%	45%	51	33	37	57	
61	New City	\$22,000	-90%	-85%	-63%	79%	273	127	119	240	
62	West Elsdon	\$180,000	-44%	-36%	-5%	68%	19	7	5	12	
63	Gage Pk	\$60,000	-79%	-76%	-53%	79%	61	26	23	64	
64	Clearing	\$162,500	-51%	-43%	-4%	75%	12	6	5	15	
65	West Lawn	\$112,000	-71%	-63%	-37%	59%	17	8	17	41	
66	Chgo Lawn	\$42,450	-85%	-79%	-66%	83%	150	79	55	120	
70	Ashburn	<i>(sales of less than 1.0 / month)</i>									
Summary:		\$77,000	*SS / F = short sale/foreclosure			75%	895	452	457	960	