



# 2010 Sales Data

## for Condo's / Townhomes and Single Family Homes for the SOUTH and SOUTHWEST sides of Chicago



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.)

### CONDO'S / TOWNHOMES

### SINGLE-FAMILY HOMES

#### 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		Sales of less than 1.0 / month									
35	Douglas	\$84,000	-57%	-43%	-56%	64%	50%	55	48	86	118	119
36	Oakland	\$239,500	-13%	-10%		50%	13%	12	15	15	13	13
37	Fuller Pk		Sales of less than 1.0 / month									
38	Gr Boulevard	\$36,315	-85%	-84%	-76%	84%	63%	178	153	146	270	422
39	Kenwood	\$154,900	-45%	-40%	3%	39%	33%	83	87	99	198	243
40	Washington Pk	\$25,500	-87%	-86%	-82%	92%	66%	64	67	79	95	191
41	Hyde Pk	\$170,000	-21%	-11%	38%	18%	13%	125	165	185	301	274
<b>TOTALS:</b>		<b>\$96,125</b>				<b>59%</b>	<b>41%</b>	<b>517</b>	<b>535</b>	<b>610</b>	<b>995</b>	<b>1262</b>

Collectively, the 3 yr price change was -59%.

#### 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		Sales of less than 1.0 / month									
35	Douglas	\$212,000	-58%	-39%	-7%	47%	31%	15	13	14	9	8
36	Oakland		Sales of less than 1.0 / month									
37	Fuller Pk		Sales of less than 1.0 / month									
38	Gr Boulevard	\$200,000	-47%	-47%	23%	50%	73%	36	44	30	24	45
39	Kenwood	\$452,000	-34%	-25%	77%	27%	73%	37	21	21	29	33
40	Washington Pk		Sales of less than 1.0 / month									
41	Hyde Pk	\$801,250	35%	30%	65%	0%	18%	18	11	20	21	32
<b>TOTALS:</b>		<b>\$391,759</b>				<b>33%</b>	<b>60%</b>	<b>106</b>	<b>89</b>	<b>85</b>	<b>83</b>	<b>118</b>

Collectively, the 3 yr price change was -31%.

#### 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	\$44,500	-78%	-78%	-61%	70%	61%	114	146	110	196	173
43	South Shore	\$25,150	-83%	-81%	-59%	85%	81%	144	126	124	236	253
69	Clr Grand Cross		Sales of less than 1.0 / month									
44	Chatham	\$16,000	-86%	-83%	-71%	89%	94%	27	16	22	49	79
45	Avalon Pk		Sales of less than 1.0 / month									
46	South Chicago	\$21,250	-77%	-78%	-48%	71%	40%	14	10	0	3	2
47	Burnside		Sales of less than 1.0 / month									
48	Calumet Hgts		Sales of less than 1.0 / month									
<b>TOTALS:</b>		<b>\$31,519</b>				<b>79%</b>	<b>71%</b>	<b>299</b>	<b>298</b>	<b>256</b>	<b>484</b>	<b>507</b>

Collectively, the 3 yr price change was -81%.

#### 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	\$40,500	-84%	-72%	-11%	76%	89%	21	27	20	18	27
43	South Shore	\$66,850	-64%	-58%	-25%	58%	72%	96	113	86	97	132
69	Clr Grand Cros	\$30,000	-78%	-75%	-50%	72%	79%	149	132	75	93	142
44	Chatham	\$85,000	-52%	-46%	-9%	52%	55%	149	134	151	176	178
45	Avalon Pk	\$66,500	-58%	-58%	-34%	58%	58%	66	74	57	76	80
46	South Chicago	\$35,000	-73%	-73%	-42%	69%	74%	107	111	90	86	120
47	Burnside	\$69,200	-52%	-45%	8%	64%	64%	28	28	21	21	33
48	Calumet Hgts	\$70,000	-59%	-57%	-23%	65%	54%	85	84	84	90	140
<b>TOTALS:</b>		<b>\$57,667</b>				<b>63%</b>	<b>67%</b>	<b>701</b>	<b>703</b>	<b>584</b>	<b>657</b>	<b>852</b>

Collectively, the 3 yr price change was -65%.

#### 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		Sales of less than 1.0 / month									
31	Lower West	\$210,050	-25%	-7%	144%	50%	38%	14	27	32	59	48
56	Garfield Ridge		Sales of less than 1.0 / month									
57	Archer Hgts		Sales of less than 1.0 / month									
58	Brighton Pk	\$91,450	-70%			92%	50%	12	2	12	13	3
59	Mckinley Pk	\$181,000	-18%	-43%		40%	0%	15	12	24	51	8
60	Bridgeport	\$225,000	-14%	13%	23%	35%	18%	23	28	34	58	46
61	New City		Sales of less than 1.0 / month									
62	West Elsdon	\$95,000	-39%	-30%	22%	54%	57%	13	7	5	22	18
63	Gage Pk		Sales of less than 1.0 / month									
64	Clearing	\$80,000	-51%	-46%	-13%	0%	42%	31	38	26	58	85
<b>TOTALS:</b>		<b>\$144,844</b>				<b>56%</b>	<b>32%</b>	<b>108</b>	<b>114</b>	<b>133</b>	<b>261</b>	<b>208</b>

Collectively, the 3 yr price change was -35%.

#### 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	\$44,750	-76%	-76%	-53%	89%	65%	64	47	37	50	73
31	Lower West	\$160,000	-32%	-20%	68%	53%	43%	15	14	7	5	22
56	Garfield Ridge	\$174,950	-31%	-31%	21%	36%	31%	246	254	218	243	325
57	Archer Hgts	\$150,000	-38%	-40%	9%	43%	49%	63	51	41	59	74
58	Brighton Pk	\$94,500	-59%	-56%	-12%	69%	60%	80	52	46	63	100
59	Mckinley Pk	\$106,000	-50%	-52%	15%	59%	41%	17	29	21	22	39
60	Bridgeport	\$270,000	-37%	-14%	136%	30%	21%	63	52	58	101	84
61	New City	\$18,000	-88%	-87%	-54%	79%	78%	87	93	54	87	128
62	West Elsdon	\$145,500	-39%	-40%	11%	53%	53%	104	99	55	80	146
63	Gage Pk	\$80,000	-60%	-62%	-25%	72%	69%	147	150	70	84	176
64	Clearing	\$172,500	-32%	-31%	15%	44%	33%	144	141	84	128	165
<b>TOTALS:</b>		<b>\$133,419</b>				<b>54%</b>	<b>48%</b>	<b>1030</b>	<b>982</b>	<b>691</b>	<b>922</b>	<b>1332</b>

Collectively, the 3 yr price change was -45%.

#### 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	\$25,000	-77%	-77%	-65%	80%	70%	30	10	13	30	28
66	Chicago Lawn		Sales of less than 1.0 / month									
67	W Englewood		Sales of less than 1.0 / month									
68	Englewood		Sales of less than 1.0 / month									
70	Ashburn		Sales of less than 1.0 / month									
71	Auburn Gresham		Sales of less than 1.0 / month									
<b>TOTALS:</b>		<b>\$25,000</b>				<b>80%</b>	<b>70%</b>	<b>30</b>	<b>10</b>	<b>13</b>	<b>30</b>	<b>28</b>

Collectively, the 3 yr price change was -77%.

#### 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	\$125,000	-48%	-47%	-4%	59%	58%	229	209	139	170	299
66	Chicago Lawn	\$60,000	-62%	-67%	-34%	65%	74%	312	332	193	180	326
67	W Englewood	\$11,000	-84%	-88%	-63%	90%	85%	202	232	208	161	196
68	Englewood	\$12,000	-82%	-84%	-57%	84%	79%	125	116	108	123	140
70	Ashburn	\$125,000	-40%	-38%	8%	50%	50%	383	377	242	315	513
71	Auburn Gresha	\$45,050	-69%	-69%	-42%	62%	70%	238	256	199	237	293
<b>TOTALS:</b>		<b>\$73,649</b>				<b>65%</b>	<b>67%</b>	<b>1489</b>	<b>1522</b>	<b>1089</b>	<b>1186</b>	<b>1767</b>

Collectively, the 3 yr price change was -55%.

#### Far South (Mt Greenwood and Beverly to Hegewisch)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
49	Roseland		Sales of less than 1.0 / month									
50	Pullman	\$38,600	-68%	-56%	-26%	42%	85%	12	26	12	24	20
51	South Deering	\$25,000	-74%	-70%	-56%	76%	83%	34	35	29	37	46
52	East Side		Sales of less than 1.0 / month									
53	West Pullman		Sales of less than 1.0 / month									
54	Riverdale		Sales of less than 1.0 / month									
55	Hegewisch		Sales of less than 1.0 / month									
72	Beverly		Sales of less than 1.0 / month									
73	Washington Hgts		Sales of less than 1.0 / month									
74	Mt Greenwood		Sales of less than 1.0 / month									
75	Morgan Pk	\$60,000	-59%	-53%	-27%	75%	35%	16	17	20	25	38
<b>TOTALS:</b>		<b>\$49,417</b>				<b>69%</b>	<b>73%</b>	<b>62</b>	<b>61</b>	<b>41</b>	<b>61</b>	<b>66</b>

Collectively, the 3 yr price change was -68%.

#### Far South (Mt Greenwood and Beverly to Hegewisch)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
49	Roseland	\$29,950	-72%	-74%	-46%	70%	71%	266	332	294	321	372
50	Pullman	\$47,000	-62%	-62%	-22%	63%	49%	27	35	24	29	35
51	South Deering	\$38,500	-69%	-64%	-43%	70%	66%	64	65	52	48	