

ChicagoNeighborhood.info

2010 Chicago CITY Condo/Townhome Data

The areas shown here are for those parts of the city that dominate the condo / townhome market.

Note that we have separated REGULAR sales (on the left) from SHORT SALE / FORECLOSED (on the right).
 For Downtown and Near North combined, short sales/foreclosures represented just 13% of the market (983 out of 7,540);
 for the North/Northwest they were 47% of all sales (1137 out of 2404); for the south, they were 52% (214 out of 409).

Regular CONDO sales: SMALL: 1 or 2 bedroom – just 1 bath. MEDIUM: 2 bedroom /2 bath. LARGE: 3 bedroom /2 bath or larger.	Regular TOWNHOME sales: SMALL townhomes are likely to be on a 1-car garage (a small footprint). LARGE townhomes are likely to be on a 2-car garage (a larger footprint).	SHORT SALE and FORECLOSED: <i>Here we don't separate by size – instead we show a total for each category and their median price and then the % of the total market SS/F has had in the last two years.</i>
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DOWNTOWN	Regular Condominium Sales (# of sales in '10 & median price)			Regular Townhome Sales (# of sales in '10 & median price)	
	SMALL (1-2 bd / 1 bth)	MEDIUM (2 bd / 2 bth)	LARGE (3 bd / 2 bth +)	SMALL (on a 1-car gar)	LARGE (on a 2-car gar)
	Gold Coast (08)	522 – 231k	528 – 430k	261 – 1.25m	16 – 585k
Downtown (32)	218 – 245k	233 – 480k	116 – 1.12m	2 – 2.8m	0
South Loop (33)	110 – 245k	209 – 368k	59 – 695k	15 – 435k	27 – 511k
West Loop (28)	168 – 238k	208 – 340k	72 – 455k	9 – 476k	23 – 472k

Short Sale / Foreclosure (The final columns show what percent of TOTAL sales were short-sale or foreclosure in '10 and '09.			
CONDO	TOWN-HOME	% '10	% '09
334 – 193k	4 – 360k	18%	11%
100 -179k	1 – 110k	13%	8%
100 – 199k	6 – 390k	19%	10%
127 – 182k	11 – 395k	20%	10%

NEAR NORTH	Regular Condominium Sales (# of sales in '10 & median price)			Regular Townhome Sales (# of sales in '10 & median price)	
	SMALL (1-2 bd / 1 bth)	MEDIUM (2 bd / 2 bth)	LARGE (3 bd / 2 bth +)	SMALL (on a 1-car gar)	LARGE (on a 2-car gar)
	Lincoln Park (07)	157 – 234k	201 – 382k	117 – 555k	79 – 521k
Lakeview (06)	345 – 225k	324 – 369k	224 – 498k	42 – 450k	43 – 543k
North Center (05)	65 – 268k	74 – 358k	101 – 450k	8 – 390k	16 – 407k
Lincoln Sq (04)	70 – 213k	55 – 310k	36 – 400k	1 – 363k	8 – 455k
West Town (24)*	82 – 235k	300 – 341k	202 – 455k	15 – 417k	40 – 585k

Short Sale / Foreclosure (The final columns show what percent of TOTAL sales were short-sale or foreclosure in '10 and '09.			
CONDO	TOWN-HOME	% '10	% '09
56 – 145k	2 – 240k	8%	5%
113 – 168k	3 – 390k	10%	6%
22 – 295k	1 – 410k	8%	4%
90 – 43k	3 – 145k	16%	15%
77 – 245k	5 – 338k	12%	10%

NORTH/NORTHWEST	Regular Condominium Sales (# of sales in '10 & median price)			Regular Townhome Sales (# of sales in '10 & median price)	
	SMALL (1-2 bd / 1 bth)	MEDIUM (2 bd / 2 bth)	LARGE (3 bd / 2 bth +)	SMALL (on a 1-car gar)	LARGE (on a 2-car gar)
	Logan Square / Avondale (22-21)*	34 – 194k	67 – 260k	46 – 310k	2 – 375k
Albany Park / Irving Pk (14-16)	57 – 170k	43 – 230k	26 – 263k	0	7 – 440k
Uptown (03)	107 – 164k	119 – 275k	91 – 350k	1 – 400k	3 – 412k
Edgewater (77)	149 – 154k	131 – 241k	52 – 335k	3 – 393k	2 – 337k
Rogers Pk / West Ridge (01 -02)	106 – 114k	88 – 189k	56 – 250k	1 – 182k	8 – 310k
Jeff Pk to Edison Pk (9, 10, 11, 12)	30 – 120k	20 – 169k	3 – 324k	2 – 150k	4 – 420k
Portage to O-Hare (15, 17, 76)	24 – 102k	40 – 170k	6 -220k	3 – 208k	3 – 215k

Short Sale / Foreclosure (The final columns show what percent of TOTAL sales were short-sale or foreclosure in '10 and '09.			
CONDO	TOWN-HOME	% '10	% '09
82 – 51k	4 – 220k	30%	14%
126 – 70k	10 – 245k	51%	30%
86 – 113k	1 – 360k	20%	10%
105 – 94k	3 – 168k	23%	15%
503 – 56k	20 -119k	63%	38%
29 – 115k	4 – 138k	36%	24%
154 – 63k	10 – 200k	69%	38%

SOUTH	Regular Condominium Sales (# of sales in '10 & median price)			Regular Townhome Sales (# of sales in '10 & median price)	
	SMALL (1-2 bd / 1 bth)	MEDIUM (2 bd / 2 bth)	LARGE (3 bd / 2 bth +)	SMALL (on a 1-car gar)	LARGE (on a 2-car gar)
	Kenwood area (35, 36, 38, 39)	16 – 112k	26 – 173k	49 – 250k	5 – 263k
Hyde Park (41)	25 – 146k	20 – 148k	19 – 292k	5 – 430k	3 – 349k

Short Sale / Foreclosure (The final columns show what percent of TOTAL sales were short-sale or foreclosure in '10 and '09.			
CONDO	TOWN-HOME	% '10	% '09
197 – 39k	15 – 40k	67%	50%
21 – 76k	1 – 261k	18%	13%

* We include in West Town (area 24) sales from area 22 (Logan Square) that are east of Western Ave, as that section is part of Bucktown.