

## 2009 Suburban Single-Family Home Sales: NEAR WEST

1. Regular closed sale pricing is shown by size (small, medium, large) broken out by the bottom third, middle third, and top third.
2. Short Sales / Foreclosures are shown on the right with the total number, the median price, and their percent of the total # of sales.

### Berwyn – area 402

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> )	<b>72</b>	\$145,000 and less	\$145,000 - \$180,000	\$180,000 and up	190 at \$115,000 median (55% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath)	<b>47</b>	\$175,000 and less	\$175,000 - \$240,000	\$240,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> )	<b>5</b>	Median Price: \$225,000			

### Cicero – area 650

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>58</b>	\$90,000 and less	\$190,000 - \$133,000	\$133,000 and up	197 at \$70,000 median (69% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>14</b>	\$100,000 and less	\$100,000 - \$145,000	\$145,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>2</b>	Median Price: \$200,000			

### Elmwood Park – area 635

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>24</b>	\$149,000 and less	\$149,000 - \$250,000	\$250,000 and up	64 at \$174,000 median (45% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>24</b>	\$222,000 and less	\$222,000 - \$270,000	\$270,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>7</b>	Median Price: \$310,000			

### Forest Park – area 130

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>20</b>	\$183,000 and less	\$183,000 - \$242,000	\$242,000 and up	13 at \$185,000 median (26% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>12</b>	\$285,000 and less	\$285,000 - \$327,000	\$327,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>0</b>				

### Maywood – area 153

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>24</b>	\$35,000 and less	\$35,000 - \$85,000	\$85,000 and up	112 at \$37,000 median (69% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>15</b>	\$40,000 and less	\$40,000 - \$160,000	\$160,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>1</b>	Sold Price: \$165,000			

### Oak Park – area 302

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>89</b>	\$290,000 and less	\$290,000 - \$392,000	\$290,000 and up	68 at \$219,000 median (20% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>89</b>	\$359,000 and less	\$359,000 - \$460,000	\$359,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>32</b>	\$575,000 and less	\$575,000 - \$779,000	\$779,000 and up	

### River Forest – area 305

Size:	Regular Sales	Bottom 1/3	Middle 1/3	Top 1/3	Short/Forecls (Total # / median \$ / %)
<b>Small</b> (3 bdrm/1.1 bath <u>max</u> ):	<b>5</b>	Median Price: \$435,000			2 at \$400,000 median (3% of mkt)
<b>Medium</b> (3-4 bdrm/2-2.1 bath):	<b>27</b>	\$500,000 and less	\$500,000 - \$695,000	\$695,000 and up	
<b>Large</b> (4 bdrm/3 bath <u>min</u> ):	<b>23</b>	\$767,000 and less	\$767,000 - \$1,000,000	\$1,000,000 and up	