



# 2010 Sales Data

## for Condo's / Townhomes and Single Family Homes for the NORTH SIDE and WEST SIDE 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

#### Downtown (Gold Coast to South Loop and West Loop)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
8	Gold Coast	\$350,000	-11%	-3%	25%	18%	11%	1933	1875	2343	3131	3267
32	Loop	\$395,000	-1%	25%	93%	13%	8%	801	655	922	1046	1091
33	South Loop	\$321,000	-4%	-5%	36%	19%	10%	567	630	1146	1071	1522
28	West Loop	\$283,250	-13%	-10%	17%	20%	10%	685	843	981	1575	2128
<b>TOTALS:</b>		<b>\$343,447</b>				<b>17%</b>	<b>10%</b>	<b>3986</b>	<b>4003</b>	<b>5392</b>	<b>6823</b>	<b>8008</b>

Collectively, the 3 yr price change was -8%.

#### Downtown (Gold Coast to South Loop and West Loop)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
8	Gold Coast	\$1,950,000	-2%	23%	55%	7%	50%	15	19	23	36	33
32	Loop	Sales of less than 1.0 / month										
33	South Loop	Sales of less than 1.0 / month										
28	West Loop	\$274,000	-39%	-12%	52%	36%	0%	28	29	30	47	28
<b>TOTALS:</b>		<b>\$858,651</b>				<b>26%</b>	<b>20%</b>	<b>43</b>	<b>48</b>	<b>53</b>	<b>83</b>	<b>61</b>

Collectively, the 3 yr price change was -13%.

#### Near North (Lincoln Park to Lincoln Square and West Town)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
7	Lincoln Pk	\$394,000	-5%	9%	27%	8%	5%	740	745	915	1447	1351
6	Lake View	\$334,750	0%	9%	33%	10%	6%	1180	1209	1778	2331	2531
5	North Center	\$370,000	-3%	0%	29%	8%	4%	304	266	310	495	445
4	Lincoln Sq	\$231,000	-18%	-15%	60%	16%	15%	277	272	391	574	485
24	West Town	\$344,500	-8%	-5%	25%	15%	13%	774	878	1032	1540	1493
<b>TOTALS:</b>		<b>\$344,939</b>				<b>11%</b>	<b>8%</b>	<b>3275</b>	<b>3370</b>	<b>4426</b>	<b>6387</b>	<b>6305</b>

Collectively, the 3 yr price change was -5%.

#### Near North (Lincoln Park to Lincoln Square and West Town)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
7	Lincoln Pk	\$1,312,500	-13%	4%	50%	10%	3%	151	119	149	183	194
6	Lake View	\$1,000,000	-13%	-9%	74%	7%	4%	109	99	106	129	156
5	North Center	\$748,750	-12%	-3%	77%	11%	9%	144	140	178	192	216
4	Lincoln Sq	\$515,000	-18%	-4%	69%	18%	15%	65	81	73	103	86
24	West Town	\$628,750	-12%	0%	71%	28%	23%	128	115	120	134	165
<b>TOTALS:</b>		<b>\$886,034</b>				<b>15%</b>	<b>11%</b>	<b>597</b>	<b>554</b>	<b>626</b>	<b>741</b>	<b>817</b>

Collectively, the 3 yr price change was -13%.

#### Far North (Uptown to Rogers Park and West 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
3	Uptown	\$237,500	-12%	-6%	41%	20%	10%	432	599	820	992	1076
77	Edgewater	\$199,999	-15%	0%	54%	23%	15%	474	565	582	902	980
1	Rogers Pk	\$119,000	-45%	-39%	-8%	57%	25%	350	367	404	680	958
2	West Ridge	\$70,000	-67%	-63%	-36%	68%	51%	480	343	277	546	541
<b>TOTALS:</b>		<b>\$157,056</b>				<b>42%</b>	<b>22%</b>	<b>1736</b>	<b>1874</b>	<b>2083</b>	<b>3120</b>	<b>3555</b>

Collectively, the 3 yr price change was -33%.

#### Far North (Uptown to Rogers Park and West 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
3	Uptown	\$540,000	-36%	-28%	32%	29%	0%	21	21	18	31	28
77	Edgewater	\$527,900	-22%	-13%	55%	14%	9%	49	44	41	69	61
1	Rogers Pk	\$302,500	-14%	-37%	7%	16%	26%	19	31	24	23	32
2	West Ridge	\$261,500	-59%	-33%	11%	40%	26%	116	126	87	116	133
<b>TOTALS:</b>		<b>\$357,505</b>				<b>27%</b>	<b>20%</b>	<b>205</b>	<b>222</b>	<b>170</b>	<b>239</b>	<b>254</b>

Collectively, the 3 yr price change was -44%.

#### Near Northwest (Logan Square to Albany Park and North Pk)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
22	Logan Sq	\$262,500	-14%	-10%	25%	25%	12%	266	337	469	653	680
21	Avondale	\$207,500	-27%	-24%	-8%	33%	14%	91	71	126	149	118
16	Irving Pk	\$175,000	-22%	-20%	17%	43%	28%	129	195	208	385	416
14	Albany Pk	\$139,450	-37%	-33%	-2%	56%	32%	144	110	180	247	382
13	North Pk	\$115,000	-45%	-57%	-36%	55%	49%	33	38	34	45	75
<b>TOTALS:</b>		<b>\$203,859</b>				<b>38%</b>	<b>21%</b>	<b>663</b>	<b>751</b>	<b>1017</b>	<b>1479</b>	<b>1671</b>

Collectively, the 3 yr price change was -23%.

#### Near Northwest (Logan Square to Albany Park and North Pk)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
22	Logan Sq	\$410,000	-39%	-18%	-31%	40%	42%	157	135	134	162	186
21	Avondale	\$178,750	-47%	-50%	12%	39%	37%	66	63	41	53	67
16	Irving Pk	\$258,000	-40%	-33%	23%	43%	31%	172	139	118	158	216
14	Albany Pk	\$256,250	-47%	-31%	26%	45%	34%	90	88	91	91	98
13	North Pk	\$302,750	-26%	-24%	28%	37%	22%	54	49	36	45	59
<b>TOTALS:</b>		<b>\$296,762</b>				<b>39%</b>	<b>32%</b>	<b>539</b>	<b>474</b>	<b>420</b>	<b>509</b>	<b>626</b>

Collectively, the 3 yr price change was -40%.

#### Far Northwest (Jefferson Park and Portage Park to O'Hare)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
9	Edison Pk	\$146,000	-30%	-25%	14%	19%	3%	16	30	39	53	64
10	Norwood Pk	\$125,000	-40%	-36%	2%	39%	24%	31	41	51	58	105
11	Jefferson Pk	\$128,000	-49%	-42%	-2%	52%	30%	31	27	39	87	121
12	Forest Glen	\$217,200	-40%	-43%	-16%	20%	33%	20	6	15	13	11
15	Portage Pk	\$120,000	-34%	-42%	2%	68%	37%	53	52	70	101	144
17	Dunning	\$153,500	-36%	-30%	5%	41%	24%	80	51	53	101	201
76	O'Hare	\$68,000	-59%	-63%	-44%	80%	66%	120	100	63	118	167
<b>TOTALS:</b>		<b>\$117,729</b>				<b>57%</b>	<b>39%</b>	<b>351</b>	<b>307</b>	<b>330</b>	<b>531</b>	<b>813</b>

Collectively, the 3 yr price change was -44%.

#### Far Northwest (Jefferson Park and Portage Park to O'Hare)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
9	Edison Pk	\$267,500	-21%	-32%	10%	25%	13%	70	67	52	69	95
10	Norwood Pk	\$255,000	-29%	-31%	13%	25%	20%	239	262	213	245	299
11	Jefferson Pk	\$230,000	-15%	-35%	10%	37%	27%	111	131	102	151	175
12	Forest Glen	\$380,000	-31%	-22%	28%	14%	20%	139	132	141	168	147
15	Portage Pk	\$197,750	-46%	-41%	2%	48%	44%	278	264	215	221	313
17	Dunning	\$196,000	-32%	-41%	1%	57%	49%	339	326	200	224	354
76	O'Hare	\$320,500	-25%	-23%	18%	8%	18%	12	11	5	15	9
<b>TOTALS:</b>		<b>\$238,455</b>				<b>38%</b>	<b>34%</b>	<b>1188</b>	<b>1193</b>	<b>928</b>	<b>1093</b>	<b>1392</b>

Collectively, the 3 yr price change was -33%.

#### West Side (Belmont Cragin to Austin and North Lawndale)

#	AREA Name	Median Price	% Price Chge			Short Sale - Forecls %		# Units Sold				
			3 yr	5 yr	10 yr	2010	2009	'10	'09	'08	'07	'06
18	Montclare	\$112,500	-52%	-34%	20%	94%	33%	18	15	22	41	31
19	Belmont Crag	\$72,000	-59%	-63%	-14%	74%	63%	35	23	30	53	109
20	Hermosa	\$37,750	-78%	-76%		88%	71%	16	14	11	19	19
23	Humboldt Pk	\$22,000	-88%	-85%	-71%	84%	63%	44	24	23	36	35
25	Austin	\$68,500	-61%	-61%	-34%	57%	54%	42	37	32	84	94
26	W Garfield Pk	\$13,100	-92%	-91%	-95%	82%	71%	11	7	7	6	11
27	E Garfield Pk	\$40,000	-83%	-81%	-69%	88%	63%	51	38	33	56	103
29	No. Lawndale	\$18,250	-91%	-90%	-89%	100%	71%	20	24	30	46	54
<b>TOTALS:</b>		<b>\$48,705</b>				<b>81%</b>	<b>61%</b>	<b>237</b>	<b>182</b>	<b>188</b>	<b>341</b>	<b>456</b>

Collectively, the 3 yr price change for the WEST side was -75%.

#### West Side (Belmont Cragin to Austin and North Lawndale)