

Winter, 2008

CHICAGOHOMEBUZZ

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Condos & Townhomes 4Q 2008 v 4Q 2007

NORTH - LAKESHORE

Area	Neighborhood	# UNITS		% Change			MEDIAN SALE PRICE			% Change			AVERAGE SALE			% Change			AVERAGE MARKET TIME		
		2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year								
8001	ROGERS PARK	66	86	-23%	\$201,200	\$188,750	7%	\$203,224	\$211,008	-4%	178	139	28%								
8002	WEST RIDGE	65	105	-38%	\$128,500	\$205,000	-37%	\$146,424	\$216,961	-33%	135	164	-18%								
8077	EDGEWATER	75	180	-58%	\$190,000	\$226,200	-16%	\$209,089	\$243,487	-14%	188	116	62%								
8003	UPTOWN	115	183	-37%	\$252,500	\$257,500	-2%	\$256,420	\$262,780	-2%	166	110	51%								
8004	LINCOLN SQUARE	49	128	-62%	\$290,000	\$275,000	5%	\$322,281	\$275,000	17%	128	89	44%								
8005	NORTH CENTER	41	78	-47%	\$347,500	\$386,500	-10%	\$358,670	\$386,500	-7%	147	148	-1%								
8006	LAKE VIEW	245	391	-37%	\$315,000	\$347,000	-9%	\$241,592	\$376,131	-36%	104	95	9%								
8007	LINCOLN PARK	128	218	-41%	\$427,100	\$432,500	-1%	\$443,146	\$478,738	-7%	115	105	10%								
Totals:		784	1,369	-75%	\$268,975	\$289,806	-8%	\$272,606	\$306,326	-12%	145	121	17%								

NORTH - CENTRAL

Area	Neighborhood	# UNITS		% Change			MEDIAN SALE PRICE			% Change			AVERAGE SALE			% Change			AVERAGE MARKET TIME		
		2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year								
8013	NORTH PARK	2	10	-80%	\$201,375	\$211,000	-5%	\$201,375	\$206,340	-2%	176	162	9%								
8014	ALBANY PARK	24	46	-48%	\$182,450	\$226,700	-20%	\$185,592	\$235,176	-21%	182	139	31%								
8016	IRVING PARK	50	45	11%	\$204,900	\$253,500	-19%	\$231,838	\$262,965	-12%	167	156	7%								
8021	AVONDALE	14	33	-58%	\$367,750	\$260,486	41%	\$374,021	\$314,161	19%	189	114	66%								
8022	BUCKTOWN/LOGAN SQ.	59	113	-48%	\$300,000	\$297,500	1%	\$312,692	\$315,459	-1%	192	114	68%								
8024	WEST TOWN	131	223	-41%	\$364,250	\$381,455	-5%	\$366,868	\$392,292	-6%	99	107	-7%								
Totals:		280	470	-68%	1620725	\$1,630,641	-1%	\$278,731	\$287,732	-3%	168	132	21%								

DOWNTOWN - GOLD COAST/LOOP

Area	Neighborhood	# UNITS		% Change			MEDIAN SALE PRICE			% Change			AVERAGE SALE			% Change			AVERAGE MARKET TIME		
		2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year								
8008	GOLD COAST	374	717	-48%	\$404,798	\$445,000	-9%	\$562,264	\$614,723	-9%	148	105	41%								
8028	WEST LOOP	142	229	-38%	\$326,250	\$321,000	2%	\$343,121	\$349,541	-2%	146	116	26%								
8032	LOOP	179	276	0%	\$358,000	\$557,000	0%	\$457,744	\$686,039	0%	76	57	0%								
8033	SOUTH LOOP	152	338	-55%	\$427,992	\$301,783	42%	\$558,008	\$351,261	59%	255	68	275%								
Totals:		516	1,284	-149%	\$365,524	\$355,928	3%	\$452,693	\$438,508	3%	147	96	34%								

NORTHWEST

Area	Neighborhood	# UNITS		% Change			MEDIAN SALE PRICE			% Change			AVERAGE SALE			% Change			AVERAGE MARKET TIME		
		2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year								
8009	EDISON PARK	8	11	-27%	\$192,950	\$205,000	-6%	\$188,894	\$229,000	-18%	75	151	-50%								
8010	NORWOOD PARK	11	6	83%	\$121,000	\$209,250	-42%	\$131,045	\$245,416	-47%	143	205	-30%								
8011	JEFFERSON PARK	9	17	-47%	\$167,900	\$249,000	-33%	\$175,533	\$243,229	-28%	175	186	-6%								
8012	FOREST GLEN	5	5	0%	\$363,000	\$239,500	52%	\$297,000	\$311,400	-5%	158	54	193%								
8015	PORTAGE PARK	8	20	-60%	\$212,000	\$142,000	49%	\$219,847	\$158,373	39%	212	104	104%								
8017	DUNNING	11	24	-54%	\$182,000	\$248,500	-27%	\$200,291	\$244,195	-18%	304	181	68%								
8076	O'HARE	14	17	-18%	\$115,000	\$160,000	-28%	\$127,700	\$153,588	-17%	157	152	3%								
Totals:		66	100	-52%	\$193,407	\$207,607	-7%	\$191,473	\$226,457	-18%	175	148	16%								

WEST

Area	Neighborhood	# UNITS		% Change			MEDIAN SALE PRICE			% Change			AVERAGE SALE			% Change			AVERAGE MARKET TIME		
		2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year								
8018	MONTCLARE	3	4	-25%	\$114,900	\$216,950	-47%	\$144,967	\$225,075	-36%	208	130	60%								
8019	BELMONT CRAGIN	6	13	-54%	\$105,950	\$175,000	-39%	\$114,650	\$185,115	-38%	80	100	-20%								
8020	HERMOSA	5	1	400%	\$385,000	\$265,000	45%	\$342,200	\$265,000	29%	41	71	-42%								
8023	HUMBOLDT PARK	3	9	-67%	\$245,000	\$154,000	59%	\$181,633	\$163,522	11%	136	0	0%								
8025	AUSTIN	5	15	-67%	\$35,000	\$167,000	-79%	\$80,340	\$180,487	-55%	213	159	34%								
8026	WEST GARFIELD PARK	1	3	-67%	\$250,000	\$167,000	50%	\$250,000	\$175,666	42%	1	0	0%								
8027	EAST GARFIELD PARK	6	11	-45%	\$193,850	\$240,000	-19%	\$172,617	\$246,736	-30%	208	0	0%								
8029	NORTH LAWNDALE	6	6	0%	\$298,500	\$213,500	40%	\$224,150	\$219,166	2%	81	133	-39%								
Totals:		35	62	-77%	\$203,525	\$199,806	2%	\$188,820	\$207,596	-10%	121	74	39%								

SUMMARY & TOTALS	2008	2007	1 Year	2008 Median	2007 Median	1 Year	2008 Avg SP	2007 Avg SP	1 Year	2008 Avg MT	2007 Avg MT	1 Year
CITY TOTALS (NORTH):	1,681	3,285	-95.42%	\$530,431	\$536,758	-1.19%	\$276,864	\$293,324	-5.94%	151.10	114.16	24.45%

NORTH LAKESHORE CONDOS & TOWNHOMES

Median Price 2007 4Q v. 2008 4Q -North Lakeshore



AT A GLANCE



	2008	2007	%
UNITS SOLD	784	1,369	-74.62%
MEDIAN PRICE	\$268,975	\$289,806	-7.74%
AVERAGE PRICE	\$272,606	\$306,326	-12.37%
MARKET TIME	145	121	16.80%
North Center	\$347,500	\$386,500	-10.09%
Lakeview	\$315,000	\$347,000	-9.22%

North Center median prices DOWN 10%!!!
Lakeview shows weakness down 9.22%