

Winter, 2008

# CHICAGOHOMEBUZZ

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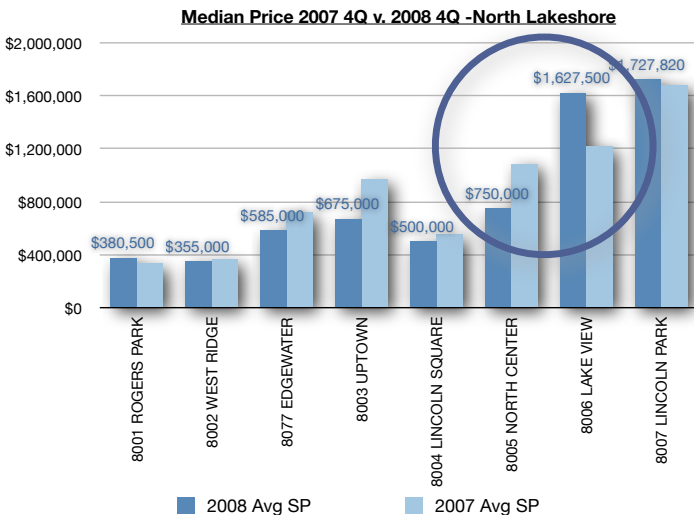
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## Single-family homes 4Q 2008 v 4Q 2007

NORTH - LAKESHORE													
		# UNITS		% Change		MEDIAN SALE PRICE		% Change		AVERAGE MARKET TIME		% Change	
Area	Neighborhood	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	6	2	200%	\$380,500	\$332,500	14%	\$387,316	\$332,500	16%	204	192	6%
8002	WEST RIDGE	17	21	-19%	\$355,000	\$365,000	-3%	\$361,155	\$396,035	-9%	83	149	-44%
8077	EDGEWATER	5	0	500%	\$585,000	\$726,500	-19%	\$637,700	\$795,766	-20%	41	103	-60%
8003	UPTOWN	3	5	-40%	\$675,000	\$969,000	-30%	\$818,333	\$1,336,030	-39%	53	219	-76%
8004	LINCOLN SQUARE	13	19	-32%	\$500,000	\$560,000	-11%	\$542,337	\$643,383	-16%	237	95	149%
8005	NORTH CENTER	25	33	-24%	\$750,000	\$1,084,500	-31%	\$823,667	\$1,084,960	-24%	87	126	-31%
8006	LAKE VIEW	12	25	-52%	\$1,627,500	\$1,230,000	32%	\$1,596,583	\$1,348,818	18%	193	202	-4%
8007	LINCOLN PARK	33	35	-6%	\$1,727,820	\$1,683,173	3%	\$2,059,312	\$1,913,651	8%	135	182	-26%
<b>Totals:</b>		<b>114</b>	<b>140</b>	<b>-23%</b>	<b>\$825,103</b>	<b>\$868,834</b>	<b>-5%</b>	<b>\$903,300</b>	<b>\$981,393</b>	<b>-9%</b>	<b>129</b>	<b>159</b>	<b>-23%</b>
NORTH - CENTRAL													
		# UNITS		% Change		MEDIAN SALE PRICE		% Change		AVERAGE MARKET TIME		% Change	
Area	Neighborhood	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	11	12	-8%	\$290,000	\$375,050	-23%	\$308,255	\$383,916	-20%	83	152	-45%
8014	ALBANY PARK	21	16	31%	\$320,000	\$459,750	-30%	\$392,060	\$476,190	-18%	175	166	5%
8016	IRVING PARK	28	27	4%	\$250,450	\$450,000	-44%	\$425,950	\$533,033	-20%	224	140	60%
8021	AVONDALE	9	7	29%	\$193,000	\$350,000	-45%	\$282,111	\$374,785	-25%	164	224	-27%
8022	BUCKTOWN/LOGAN SQ.	26	29	-10%	\$413,000	\$600,000	-31%	\$560,998	\$713,565	-21%	126	185	-32%
8024	WEST TOWN	27	22	23%	\$722,000	\$680,000	6%	\$747,005	\$766,654	-3%	202	89	127%
<b>Totals:</b>		<b>2130</b>	<b>2120</b>	<b>0%</b>	<b>\$364,742</b>	<b>\$485,800</b>	<b>-33%</b>	<b>\$452,730</b>	<b>\$541,357</b>	<b>-20%</b>	<b>162</b>	<b>159</b>	<b>2%</b>
DOWNTOWN - GOLD COAST/LOOP													
		# UNITS		% Change		MEDIAN SALE PRICE		% Change		AVERAGE MARKET TIME		% Change	
Area	Neighborhood	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	5	11	-55%	\$1,350,000	\$2,725,000	-50%	\$4,837,000	\$2,992,636	62%	156	266	-41%
8028	WEST LOOP	4	15	-73%	\$220,000	\$390,000	-44%	\$328,750	\$658,307	-50%	168	75	124%
8032	LOOP	0	0	0%	\$0	\$0	0%	\$0	\$0	0%	0	0	0%
8033	SOUTH LOOP	0	0	0%	\$0	\$985,000	-100%	\$0	\$985,000	-100%	0	0	0%
<b>Totals:</b>		<b>9</b>	<b>26</b>	<b>-189%</b>	<b>\$785,000</b>	<b>\$1,366,667</b>	<b>-74%</b>	<b>\$2,582,875</b>	<b>\$1,545,314</b>	<b>40%</b>	<b>162</b>	<b>114</b>	<b>30%</b>
NORTHWEST													
		# UNITS		% Change		MEDIAN SALE PRICE		% Change		AVERAGE MARKET TIME		% Change	
Area	Neighborhood	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	10	9	11%	\$314,000	\$410,000	-23%	\$322,250	\$423,222	-24%	136	108	26%
8010	NORWOOD PARK	57	59	-3%	\$289,900	\$334,900	-13%	\$309,349	\$358,050	-14%	167	159	5%
8011	JEFFERSON PARK	24	36	-33%	\$260,000	\$337,500	-23%	\$295,896	\$340,372	-13%	204	119	71%
8012	FOREST GLEN	23	32	-28%	\$410,000	\$442,500	-7%	\$456,457	\$501,939	-9%	134	143	-6%
8015	PORTAGE PARK	64	38	68%	\$250,500	\$297,865	-16%	\$252,523	\$334,793	-25%	169	173	-2%
8017	DUNNING	44	41	7%	\$241,750	\$295,000	-18%	\$249,121	\$304,573	-18%	221	151	46%
8076	O'HARE	4	0	400%	\$327,500	\$413,500	-21%	\$329,875	\$413,500	-20%	152	0	0%
<b>Totals:</b>		<b>2234</b>	<b>2222</b>	<b>1%</b>	<b>\$299,093</b>	<b>\$361,609</b>	<b>-21%</b>	<b>\$316,496</b>	<b>\$382,350</b>	<b>-21%</b>	<b>169</b>	<b>122</b>	<b>28%</b>
WEST													
		# UNITS		% Change		MEDIAN SALE PRICE		% Change		AVERAGE MARKET TIME		% Change	
Area	Neighborhood	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	13	9	44%	\$230,000	\$325,000	-29%	\$223,945	\$310,288	-28%	139	193	-28%
8019	BELMONT CRAGIN	47	36	31%	\$175,500	\$270,000	-35%	\$175,229	\$273,483	-36%	194	131	48%
8020	HERMOSA	9	9	0%	\$149,900	\$280,000	-46%	\$158,122	\$265,722	-40%	204	97	110%
8023	HUMBOLDT PARK	25	15	67%	\$42,000	\$177,000	-76%	\$60,784	\$185,073	-67%	191	142	35%
8025	AUSTIN	62	45	38%	\$70,250	\$205,000	-66%	\$95,955	\$216,771	-56%	171	121	41%
8026	WEST GARFIELD PARK	6	3	100%	\$40,000	\$37,000	8%	\$60,150	\$690,000	-91%	103	0	0%
8027	EAST GARFIELD PARK	8	7	14%	\$52,500	\$287,000	-82%	\$53,007	\$307,721	-83%	146	114	28%
8029	NORTH LAWDALE	7	6	17%	\$49,000	\$109,000	-55%	\$43,000	\$92,666	-54%	159	60	165%
<b>Totals:</b>		<b>177</b>	<b>130</b>	<b>27%</b>	<b>\$101,144</b>	<b>\$211,250</b>	<b>-109%</b>	<b>\$108,774</b>	<b>\$292,716</b>	<b>-169%</b>	<b>163</b>	<b>107</b>	<b>34%</b>

CITY TOTALS (NORTH): 4,664 4,638 0.56% \$475,016 \$658,832 -38.70% \$872,835 \$748,626 14.23% 157.17 132.12 15.94%

## AT A GLANCE NORTH LAKESHORE SINGLE FAMILY



## AT A GLANCE



	2008	2007	%
UNITS SOLD	114	140	-22.81%
MEDIAN PRICE	\$825,103	\$868,834	-5.30%
AVERAGE PRICE	\$903,300	\$981,393	-8.65%
MARKET TIME	129	159	-22.75%
Lakeview	\$1,627,500	\$1,230,000	32.32%
North Center	\$750,000	\$1,084,500	-30.84%

Lakeview Median Prices UP 32%!!!  
North Center Median Prices DOWN 30%!!!