

ALBANY PARK

2008 Market Results

www.ChicagoHousingBubble.com

All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION

Albany Park as defined by the MLS.

SINGLE FAMILY HOMES

Total sold	90
Average Market time	157 days
2008 Median sales price	\$338,000 (-5%)
2007 Median sales price	\$387,500

	0-2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Number sold	8	45	31	6
Median price	\$256,000 (-29%)	\$318,000 (-19%)	\$428,000 (+5%)	\$378,000 (-11%)
Market Time	53 days	149 days	204 days	116 days

270 = the number of single-family homes that listed in 2008

96 = the number of single-family homes that went under contract or sold in 2008

CONDOMINIUMS

Total sold	180
Average Market time	147 days
2008 Median sales price	\$217,250 (-5%)
2007 Median sales price	\$227,500

	0-1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	14	126	40	0
Median price	\$174,920 (+7%)	\$214,500 (-5%)	\$284,500 (-8%)	---
Market Time	76 days	160 days	130 days	---

576 = the number of condos that listed in 2008

184 = the number of condos that went under contract or sold in 2008

2-4 FLATS

Total sold	29
Average Market time	157 days
2008 Median sales price	\$385,000 (-6%)
2007 Median sales price	\$411,000

268 = the number of 2-4 flats that listed in 2008

45 = the number of 2-4 flats that went under contract or sold in 2008

REAL ESTATE MARKET ANALYSIS

If you have questions or comments about your specific property or any other property on the market, please call us at (773) 883-5757 for an analysis. This information alone should not be used to determine a property's value.

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