

# EVANSTON

## 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

<b>Total sold</b>	334
<b>Average Market time</b>	134 days
<b>2008 Median sales price</b>	\$543,500 <b>(-1%)</b>
<b>2007 Median sales price</b>	\$550,000

	0-2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
<b>Number sold</b>	26	135	110	63
<b>Median price</b>	\$363,500 <b>(-10%)</b>	\$460,000 <b>(-4%)</b>	\$645,000 <b>(-11%)</b>	\$948,000 <b>(-4%)</b>
<b>Market Time</b>	90 days	137 days	151 days	115 days

**792 = the total number of single-family homes that listed in 2008**  
**262 = the number of those homes that have sold through 01/26/2009**

### CONDOMINIUMS

<b>Total sold</b>	422
<b>Average Market time</b>	174 days
<b>2008 Median sales price</b>	\$270,000 <b>(-5%)</b>
<b>2007 Median sales price</b>	\$284,500

	0-1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
<b>Number sold</b>	85	240	92	5
<b>Median price</b>	\$195,000 <b>(-2%)</b>	\$277,500 <b>(-1%)</b>	\$360,750 <b>(-11%)</b>	\$545,000 <b>(+13%)</b>
<b>Market Time</b>	164 days	186 days	158 days	107 days

**1298 = the total number of condos that listed in 2008**  
**305 = the number of those condos that have sold through 02/28/2009**

### 2-4 FLATS

<b>Total sold</b>	14
<b>Average Market time</b>	171 days
<b>2008 Median sales price</b>	\$402,500 <b>(-23%)</b>
<b>2007 Median sales price</b>	\$525,000

	0-2 Units	3 Units	4+ Units
<b>Number sold</b>	31	6	2

**154 = the total number of 2-4 flats that listed in 2008**  
**23 = the number of those 2-4 flats that have sold through 02/28/2009**

#### 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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