

Lakeview

2008 Market Results

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All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION:

Diversey – Irving Park Road
Lake Michigan – Halsted

Note: in the condo market, in my experience, there is a distinct difference in buyer attitude when purchasing a condo in east Lakeview (east of Halsted) versus west Lakeview. That's why I have split this into east and west Lakeview.

AREA DEFINITION:

Diversey – Irving Park Road
Halsted - Ashland

Note: this does not include Roscoe Village.

CONDOMINIUMS (EAST LAKEVIEW)

Total sold	893
Average Market time	109 days
2008 Median sales price	\$266,000 (-3%)
2007 Median sales price	\$275,000

	1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	412	336	127	18
Median price	\$199,100 (-4%)	\$320,000 (-3%)	\$475,000 (-10%)	\$766,125 (+4%)
Market Time	91 days	112 days	150 days	175 days

CONDOMINIUMS (WEST LAKEVIEW)

Total sold	846
Average Market time	113 days
2008 Median sales price	\$427,500 (+2%)
2007 Median sales price	\$416,500

	1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	91	483	253	19
Median price	\$258,200 (+1%)	\$406,000 (+3%)	\$535,000 (-2%)	\$683,750 (+8%)
Market Time	104 days	108 days	123 days	140 days

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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