

UPTOWN

2008 Market Results

www.ChicagoHousingBubble.com

All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION:

Irving Park Road (4000N) – Foster (5200N)
Lake Michigan – approx. Clark (1400W)

Note: In the MLS, Uptown has a broad definition. I have tightened the coordinates to the area most buyers and sellers define as Uptown.

2-4 FLATS

Total sold	7
Average Market time	148 days
2008 Median sales price	\$580,000 (-9%)
2007 Median sales price	\$634,950

Total number of listed 2-4 flats in 2008: 28

Because of the VERY small sample size, I have chosen to omit the more detailed breakdown of these units.

SINGLE FAMILY HOMES

Total sold	7
Average Market time	224 days
2008 Median sales price	\$551,000 (-36%)
2007 Median sales price	\$862,500

Total number of listed single-family homes in 2008: 34

Because of the VERY small sample size, I have chosen to omit the more detailed breakdown of these units.

CONDOMINIUMS

Total sold	733
Average Market time	135 days
2008 Median sales price	\$263,000 (-3%)
2007 Median sales price	\$270,000

	0-1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	228	368	132	5
Median price	\$174,250 (+0%)	\$289,000 (-3%)	\$378,000 (-4%)	\$499,000 (+5%)
Market Time	123 days	137 days	151 days	46 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.

Prepared by:

Phil Byers

Byers Home Team - Keller Williams

(773) 883-5757 | pbyers@kw.com | www.ByersHomeTeam.com