

Andersonville/Edgewater 2008 Market Results

All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION:

Foster to Hollywood North
Lake to Ashland West
1 mile square

Note: most websites and the MLS define Andersonville and Edgewater as just "Edgewater". Instead of using the pre-defined areas, I've used what buyers and sellers use to define the area (in my experience).

SINGLE FAMILY HOMES

Total sold	18
Average Market time	126 days
2008 Median sales price	\$834,000 (+8%)
2007 Median sales price	\$770,000

	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Number sold	0	3	8	7
Median price	---	\$530,000	\$828,500	\$995,000
Market Time	---	63 days	157 days	119 days

CONDOMINIUMS

Total sold	346
Average Market time	156 days
2008 Median sales price	\$244,000 (-5%)
2007 Median sales price	\$255,500

	0/1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	124	184	37	1
Median price	\$160,000	\$290,000	\$418,500	\$542,000
Market Time	138 days	158 days	199 days	374 days

2-4 FLATS*

Total sold	13
Average Market time	119 days
2008 Median sales price	\$570,000 (-5%)
2007 Median sales price	\$597,500

	2 units	3 units	4 units
Number sold	7	5	1
Median price	\$550,000	\$570,000	\$850,000
Market Time	84 days	116 days	388 days

* The number of listings and sales are very small in this sample. This causes the statistics to be a less reliable indicator of value. If you have specific questions about your property, please call for a consultation.

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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