

Bucktown

2008 Market Results

www.ChicagoHousingBubble.com

All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION:

North - Fullerton
Ashland - Western
(1 mile square)

Note: most websites and the MLS put Bucktown in different MLS-defined areas such as "West Town". For the purpose of being true to the attitudes of most buyers and sellers, I have tightened the Bucktown neighborhood to this area.

2-4 FLATS*

Total sold	26
Average Market time	139 days
2008 Median sales price	\$572,500 (-7%)
2007 Median sales price	\$613,000

	2 units	3 units	4 units
Number sold	15	7	4
Median price	\$480,000 (-9%)	\$665,000 (+2%)	\$682,000 (+14%)
Market Time	143 days	188 days	39 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.

CONDOMINIUMS

Total sold	373
Average Market time	103 days
2008 Median sales price	\$375,000 (-6%)
2007 Median sales price	\$399,000

	1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	39	226	105	3
Median price	\$283,000 (-1%)	\$364,750 (-6%)	\$502,000 (0%)	\$785,000 (+14%)
Market Time	95 days	92 days	131 days	42 days

SINGLE FAMILY HOMES

Total sold	89
Average Market time	185 days
2008 Median sales price	\$909,000 (+5%)
2007 Median sales price	\$862,500

	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Number sold	5	24	38	22
Median price	\$585,000 (+6%)	\$696,500 (-1%)	\$955,000 (-1%)	\$1,278,500 (-14%)
Market Time	100 days	109 days	202 days	258 days

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